

CALIFORNIA COASTAL COMMISSION

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Th7b



Prepared March 10, 2010 (for March 11, 2010 hearing)

To: Commissioners and Interested Persons

From: Dan Carl, District Manager
 Katie Morange, Coastal Planner

Subject: STAFF REPORT ADDENDUM for Th7b
 CDP Application Number 3-10-003 (Del Monte Forest to Carmel Beach Trail)

The purpose of this addendum is to modify the staff recommendation for the above-referenced item. Specifically, staff would like to clarify the permit conditions related to new landscaping proposed along the trail and minor improvements to existing trail segments within the alignment. Thus, the staff report is modified as shown below (where applicable, text in underline format indicates text to be added, and text in ~~strikethrough~~ format indicates text to be deleted):

Revise Special Condition 1 on staff report page 13 as follows:

1. **Final Plans.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit two full size sets of revised Final Plans to the Executive Director for review and approval. The revised Final Plans shall be in substantial conformance with the plans submitted to the Coastal Commission (dated received in the Commission's Central Coast District Office on January 15, 2010, and titled "Carmel Way Pedestrian Trail," "North San Antonio Avenue Pedestrian Trail," and "Carmel Beach Stairs" prepared by WWD Corporation) except that they shall be revised and supplemented to: 1) provide a boardwalk across the North Dunes area constructed of natural wood materials designed in such as way as to blend as much as possible with the dune aesthetic; 2) omit decomposed granite at the top stairway landing and instead make a seamless connection between the boardwalk and the top stairway landing; 3) provide an overlook area at the top of the stairway, including a bench if feasible; 4) modify the path alignment on Carmel Way to avoid crossing the parking area near the Carmel gate and instead extend along the seaward side of the parking area off pavement (and on a decomposed granite path segment); 5) extend the decomposed granite path segment near the restroom along Carmel Way so that it provides seamless connection to decomposed granite path segments on either side; ~~and~~ 6) modify fence design so that supporting poles do not extend above pickets, and use 4"x4" poles and 2"x4" supports if feasible; 7) repair and/or improve, as necessary, the existing trail between the 4th Street/North San Antonio intersection and the dune area so that it is safe and functional for public access use; 8) demarcate a 4-foot wide area of the existing trail (through striping, stenciling, or other method to clearly delineate the path) where it extends across pavement at the 4th Street/North San Antonio intersection (extending from North San Antonio Avenue to the existing decomposed granite trail segment); and 9) require all trail landscaping to be native plant species of local stock and appropriate to the surrounding habitat type, and prohibit non-native and/or invasive plant species along the trail.



...

Revise the first paragraph of the findings on staff report page 10 as follows:

The proposed trail and associated improvements are for the specific purpose of expanding and enhancing public recreational and interpretive access in the southern Del Monte Forest and Carmel Beach North Dune areas, and to provide California Coastal Trail (CCT) connection through this area. The trail would comprise an important new link in the CCT that would connect the existing Del Monte Forest trail system to the City of Carmel's trail system. The project area has long been identified as a significant gap in the CCT that limits access into the Forest, and ultimately limits access through the Forest and connecting to upcoast Pacific Grove at Asilomar Dunes. The project's multiple public access improvements, including restoration of the historic Redondo Trail, development of a new pathway along Carmel Way and North San Antonio Avenue, and a new path and stairway to Carmel Beach, would increase and improve public access and recreational opportunities that are currently not available or are underutilized at this location. Coastal Act policies demand that maximum public recreational access opportunities and low-cost recreation facilities be protected, encouraged, and provided. The proposed project will further Coastal Act goals in the Del Monte Forest and City of Carmel. To ensure full consistency with Coastal Act access requirements, Special Condition 1 requires minor repair and improvements to existing access segments along the alignment as necessary to ensure the entirety of the trail is safe and functional for public access use; Special Conditions 32 and 6 require that the trail be maintained and unobstructed in perpetuity for public use;; and Special Condition 4 requires that the Del Monte Forest trail map be updated to show the new trail and its connectivity to the existing system.

Revise the third paragraph of the findings on staff report page 12 as follows:

As such, a boardwalk through the dunes is appropriate to provide maximum public access, and it would also be consistent with the Coastal Act's ESHA protection requirements. Accordingly, Special Condition 1 requires a boardwalk over this approximately 520-foot long segment of the trail alignment. The project has also been conditioned (Special Conditions 1 and 2) to require directional and interpretive signage along this accessway to enhance the public's understanding and knowledge of dune habitat. In addition, to ensure that construction activities do not degrade the forest, dune, and beach habitat areas, Special Condition 5 requires a construction plan that minimizes construction activities and staging and otherwise protects these areas from construction equipment and materials, and Special Condition 1 requires that the all trail landscaping (such landscaping is only proposed along North San Antonio Avenue) be native, non-invasive species of local stock and appropriate to the surrounding habitat type (i.e., dune and forest) so as not to introduce any invasives and/or non-native plants that could compromise the native habitats. Finally, although not part of this project, the recently Commission-certified Del Mar Master Plan provides a detailed restoration and habitat protection plan for this area that will re-establish the natural dune system and provide for continuation of the habitat.



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Staff Report prepared by:	K.Morange
Staff Report approved by:	D.Carl
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COASTAL DEVELOPMENT PERMIT APPLICATION

Application number3-10-003, Del Monte Forest to Carmel Beach Trail

Applicant.....Pebble Beach Company

Project locationAlong the existing historic Redondo Trail alignment and the west side of Carmel Way (between the Pebble Beach Golf Links maintenance driveway and the City of Carmel gate) in the Del Monte Forest, and along North San Antonio Avenue (from the Carmel Gate to 4th Avenue) and the existing 4th Avenue beach accessway to Carmel Beach in the City of Carmel, Monterey County.

Project descriptionConstruct new public access pedestrian trail segments and improve existing trails to connect the Del Monte Forest trail system to Carmel Beach as part of the California Coastal Trail (includes trail and new stairway improvements in the Forest; decomposed granite walkway along Carmel Way and North San Antonio Avenue; a new trail through the North Del Mar Dunes area; and a new stairway to Carmel Beach).

Local approvalsCity of Carmel Planning Commission design study MP 09-9; Monterey County design approval PLN090414.

File documents.....Monterey County certified Del Monte Forest Area Local Coastal Program (LCP); City of Carmel certified LCP, including Del Mar Dunes Master Plan; Coastal Commission file for CDP 3-06-033; Coastal Commission file for LCP amendment CML-3-09 Part 1.

Staff recommendation ...Approval with Conditions

A. Staff Recommendation

1. Summary of Staff Recommendation

The proposed trail improvements and new trail would be located where the Del Monte Forest area of unincorporated Monterey County connects to the northern edge of the City of Carmel. The project is divided into three segments: (1) trail improvements along 960 feet of the existing historic Redondo Trail



alignment in the Del Monte Forest, (2) a new approximately 0.24-mile long trail/footpath along Carmel Way/North San Antonio Avenue, and (3) trail improvements along the existing 4th Avenue accessway, including new stairs to Carmel Beach. The total length of existing trail improvements and new trail would be approximately 0.6 mile.

On December 13, 2006, the Coastal Commission approved CDP 3-06-033 for a seawall at the 5th hole of the Pebble Beach Golf Links (PBGL). To mitigate for the loss of sandy beach and associated public access and recreational beach area associated with the seawall, the permit was conditioned to require a trail from Carmel Way along the southern end of the PBGL property at Pescadero Canyon to Carmel Beach. The Applicant is requesting to shift the alignment of the required trail associated with that CDP decision to provide a different connection to Carmel Beach slightly further downcoast, and also to expand the scope of the trail project to include additional trail area so as to better connect Carmel Beach through trail access to the Del Monte Forest trail system. (The proposed project is subject to a new permit application because the location shifted to include property in the City of Carmel on City property, and a different Monterey County area in Del Monte Forest than was associated with the originally required trail.)

Because the proposed project is located in the Coastal Commission's original jurisdiction, Monterey County's certified LCP jurisdiction, and the City of Carmel's certified LCP jurisdiction, and based on consent of all required parties, this application is being considered as a consolidated CDP application pursuant to Coastal Act Section 30601.3. As such, the applicable standard of review is Chapter 3 of the Coastal Act, with the Monterey County and City of Carmel LCPs as non-binding guidance.

The proposed trail and associated improvements would expand and enhance public recreational access in the southern Del Monte Forest and in the Carmel Beach North Dune areas, and comprise an important new link in the California Coastal Trail (CCT) that would connect the existing Del Monte Forest trail system to the City of Carmel's trail system and Carmel Beach. The project area has long been identified as a significant gap in the CCT that limits access into the Forest, and ultimately limits access through the Forest and connecting to upcoast Pacific Grove at Asilomar Dunes. The project's multiple public access improvements would increase and improve public access and recreational opportunities that are currently not available or are underutilized at this location. The project is consistent with Coastal Act policies that demand maximum public recreational access opportunities and low-cost recreation facilities be protected, encouraged, and provided.

Some of the subject trail segments occur in environmentally sensitive habitat areas (ESHA), namely native Monterey pine forest in the Del Monte Forest and dunes associated with Carmel Beach. However, all trail alignments associated with the project in these areas already exist, and the project would simply result in upkeep, maintenance, and some improvement to them. In any case, the project components in these ESHAs can also be considered resource dependent because they provide for enjoyment and observation of rare and sensitive habitats that could not be provided were the trail not located within the habitat. In other words, and as has long been recognized with the Del Monte Forest trail system, one of the primary objectives of the proposed project is to maximize opportunities to educate, inform, and inspire users of the trail system so as to enhance their enjoyment of the Forest and the dunes, and



possibly more importantly to encourage them to take action to help protect such resources here and elsewhere. Interpretive trail opportunities like this, particularly in close proximity to urban areas with significant numbers of users and potential users, are limited, and thus it is critically important that their interpretive utility in this regard is maximized. The trail improvements proposed have been sited and designed to prevent significant disruption and impacts to these habitats, and has been conditioned to require interpretive and other signage to educate users of the trail about these areas.

There is one component of the proposed project that does not adequately protect habitats and provide adequate access connectivity, however. This segment is that portion of the existing 4th Avenue beach accessway that currently extends across the dunes themselves. As proposed, new post and rope demarcation would be provided, but users would still be directed to walk through the dune sands directly. Although such demarcation helps direct users, the bare sand trail would preclude members of the public in wheelchairs and other assisted wheeled devices, including walkers and strollers, from using the trail. It would also make it difficult for users not interested, inclined, or otherwise physically able to try to walk across shifting dune sands. In short, a sand trail component like this would lessen the utility of the trail connection proposed, and this is inappropriate at such a critical public access link in not only the area's trail system but also the California Coastal Trail.

In addition, a sand trail keeps users in the dunes themselves (as opposed to separated from them), which can lead to habitat impacts. Conversely, a boardwalk segment through the dunes would both facilitate access (including ADA access, and access for users not otherwise able or interested in traversing dune sand), and best protect the dune habitat from disturbance. In fact, the recent City of Carmel LCP amendment certified by the Commission in January of this year for this North Dune area explicitly calls out the use of boardwalks for this purpose at this precise location. The Commission has had long experience with boardwalk projects as a means of protecting dune habitats, and there is nothing specific to this location that would conclusively argue for a different approach here. As such, the permit has been conditioned to require an ADA boardwalk instead of a bare sand trail for this segment of the alignment.

As proposed and conditioned, the project represents an exceptional public recreational access project, with components that will be sited and designed in such a way as to provide maximum public benefit at this important public site while ensuring no significant disruption of habitat values. Staff recommends that the Commission **approve, with conditions**, a CDP for the proposed project. The required motion is found directly below.

2. Staff Recommendation on Coastal Development Permit

Staff recommends that the Commission, after public hearing, **approve** the proposed project subject to the standard and special conditions below.

Motion: I move that the Commission approve coastal development permit number 3-10-003 pursuant to the staff recommendation.

Staff Recommendation of Approval: Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and



findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution to Approve the Permit: The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

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B. Findings and Declarations

The Commission finds and declares as follows:

1. Project Background, Location, and Description

On December 13, 2006, the Coastal Commission approved CDP 3-06-033 for a seawall at the 5th hole of the Pebble Beach Golf Links (PBGL). To mitigate for the loss of sandy beach and associated public access and recreational beach area associated with the seawall, the permit was conditioned to require reestablishment of that segment of the historic Redondo Trail from Carmel Way along the southern end of the PBGL property at Pescadero Canyon to Carmel Beach. Due to constraints associated with active golf play and adjacent private property, the Applicant is requesting to shift the alignment of the required trail associated with that CDP decision to provide a different connection to Carmel Beach slightly further downcoast, and also to expand the scope of the trail project to include additional trail area so as to better connect Carmel Beach through trail access to the Del Monte Forest trail system. The new proposed stairway access would be approximately 350 feet downcoast from the previously-required stairway. In order to facilitate the development of a trail that would be part of the California Coastal Trail in this area, the request also includes improvements to the historic Redondo Trail in the Del Monte Forest and a developed pathway from the Redondo Trail south into the City of Carmel to the proposed beach accessway. The proposed project is subject to a new permit application because the location shifted to include property in the City of Carmel on City property, and a different Monterey County area in Del Monte Forest than was associated with the originally required trail. The Commission will still need to process an amendment to CDP 3-06-033 to reflect the change to the trail requirement.

The proposed trail improvements and new trail would be located where the Del Monte Forest meets the northern portion of the City of Carmel (see Exhibit A). The project is divided into three segments: (1) trail improvements along 960 feet of the existing Redondo Trail, (2) a new approximately 0.24-mile long trail/footpath along Carmel Way/North San Antonio Avenue, and (3) trail improvements along the existing 4th Avenue accessway, including new stairs to Carmel Beach (see Exhibit B). The total length of existing trail improvements and new trail would be approximately 0.6 mile.

The first segment (Redondo Trail improvements) would begin where the existing Redondo Trail connects to the more inland Del Monte Forest trails, and would consist of clearing and restoring the existing Redondo Trail footpath and constructing a new wood stairway just south of Carmel Way within the alignment of the existing trail. The improvements in this area also include one new crosswalk and signage across 17-Mile Drive and two new crosswalks and signage across Carmel Way to link the footpath. The second segment of the alignment would begin at the PBGL maintenance driveway on the west side of Carmel Way and would consist of a new 4-foot wide decomposed granite footpath and curb adjacent to the roadway that would terminate at the North San Antonio/4th Avenue intersection in the City of Carmel. At the third and final segment, the trail would turn west down the existing beach accessway at 4th Avenue. At the end of the existing developed accessway, a new sand trail would be demarcated through the dunes through rope and poles, and would terminate at a new wood stairway that would provide access to the northern portion of Carmel Beach.



2. Coastal Development Permit Determination

A. Standard of Review

The proposed project is located in the Coastal Commission's original jurisdiction, Monterey County's certified LCP jurisdiction, and the City of Carmel's certified LCP jurisdiction. To simplify the coastal permitting process in such multi-jurisdictional cases, Coastal Act Section 30601.3 allows for the Commission to act upon a consolidated CDP application if the applicants, the local government(s) in question, and the Commission (through its Executive Director) agree to the Commission processing and acting upon a consolidated CDP application, provided public participation is not substantially impaired. In this case, the City, the County, and the Commission have all agreed to such a consolidated CDP application process. Pursuant to Coastal Act Section 30601.3, the standard of review for this consolidated CDP application is Chapter 3 of the Coastal Act, with the City's LCP providing non-binding guidance for the portion of the proposed project in the City and the County's LCP providing non-binding guidance for the portion of the proposed project in the County. As such, applicable Coastal Act policies are cited in the analysis that follows, as well as certain LCP policies as guidance as relevant.

B. Applicable Policies

1. Public Access and Recreation

Coastal Act Sections 30210 through 30213, and 30221 and 30223 require that new development maximize public recreational access, provide visitor-serving recreational facilities, protect oceanfront land and suitable upland areas for recreational use and development, and in general establish that coastal-dependent, visitor-serving, and public recreational access developments have priority over other types of uses and development. In particular:

Section 30210: *In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.*

Section 30211: *Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.*

Section 30212(a): *Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where: (1) It is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) Adequate public access exists nearby, or (3) Agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.*



Section 30213: *Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred. ...*

Section 30221: *Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.*

Section 30223: *Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.*

Monterey County (Del Monte Forest Area) Land Use Plan applicable public access policies:

Policy Guidance Statement. *The provision of visual and physical public access to the shoreline and the enjoyment of recreational values throughout the Del Monte Forest Area, consistent with the basic purpose of the California Coastal Act, shall be encouraged.....*

Policy 131. *Where public access already occurs in environmentally sensitive habitat areas, it shall be limited to low-intensity recreational, scientific, or educational uses such as nature study and observation, education programs in which collecting is restricted, photography, and hiking. Access in such areas shall be controlled through designs which confine it to designated trails and paths.*

Policy 135. *Plans to improve existing trails or create new trails shall ensure as a condition of approval that environmentally sensitive habitats are protected from overuse.*

Policy 137. *Access improvements, including trails, stairs, ramps, railings, restrooms, and parking facilities, shall be sited and designed in a manner compatible with the scenic character of the surrounding environment....*

City of Carmel Land Use Plan applicable public access policies:

Goal 4-1. *Provide for maximum public access to, and recreational use of, the shoreline consistent with private property rights and environmental protection.*

Objective 4-1. *Maintain frequent and safe points of access along the beach.*

Policy 4-1. *Development shall not interfere with the public's right of access to the sea.*

Policy 4-2. *Continue to provide vertical access along the Carmel shoreline at approximately one or two block intervals.*

Policy 4-3. *Improve and sign the vertical access at Fourth Avenue. Consider development of a pedestrian path from the foot of Jane Powers walkway to the Fourth Avenue beach access*



through Sand and Sea. Investigate and implement opportunities to establish or reestablish additional vertical access from North San Antonio to the beach to the extent feasible.

Policy 4-7. *Protect the public’s historic right of unrestricted access to the entire beach in Carmel-by-the-Sea from the southern to the northern city limit by prohibiting development that interferes with such rights and by actively defending established prescriptive rights....*

Objective 4-2. *Establish a local segment of the California Coastal Trail through Carmel-by-the-Sea by connecting existing pedestrian paths and developing new pedestrian paths or routes as required to create a continuous trail through the City.*

Policy 4-12. *Provide safe and adequate pedestrian access from the Carmel gate at the north city boundary to Ocean Avenue while protecting environmental resources.*

Goal 4-2. *Develop a Master Plan for the Del Mar and North Dunes area...*

Policy 4-18. *Improve the pedestrian experience through the Del Mar parking area for those arriving on foot and from parked vehicles to the beach. Consider construction of boardwalks or other improvements to aid beach circulation, protect tree roots and protect the sensitive vegetation in the North Dunes area.*

Policy 4-19. *Provide disabled access consistent with ADA requirements. Provide access that blends with the beach and allows disabled individuals the opportunity to enjoy a more natural beach experience.*

Policy 4-22. *Continue to support passive beach activities that are consistent with maintaining the natural beach setting....*

Policy 4-29. *Post “beach access/pedestrians only” signs at the top of pedestrian easements to help visitors locate these access routes including North Dunes access routes and the easement from San Antonio through Sand and Sea.*

The City of Carmel Del Mar Master Plan (certified as part of the LCP) provides additional direction for access and habitat restoration in the North Dunes area. Specifically, the Dune Restoration and Management Program component of the Master Plan provides for the re-creation of a self-sustaining dune habitat while providing safe visitor access and enjoyment of the dunes. In particular:

Goal 11: *Provide safe pedestrian access to the dunes, minimizing impact to the dune habitat. Consider constructing an ADA compliant boardwalk in North and Del Mar Dunes.*

2. Environmentally Sensitive Habitat Areas

The Coastal Act is very protective of environmentally sensitive habitat areas (ESHA) which is defined in the Coastal Act as follows:



Section 30107.5. *“Environmentally sensitive area” means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.*

Non-resource dependent development within ESHAs is prohibited, and adjacent development must be sited and designed so as to maintain the productivity of these natural systems. In particular, Coastal Act Section 30240 states:

Section 30240(a). *Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.*

Section 30240(b). *Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

Monterey County (Del Monte Forest Area) Land Use Plan applicable ESHA policies:

Policy Guidance Statement. *The environmentally sensitive habitat areas of the Del Monte Forest Area are unique, limited, and fragile resources, which are important to the enrichment of residents and visitors alike. Accordingly, they shall be protected, maintained, and, where possible, enhanced and restored in accordance with the policies of this LUP and the associated policies and maintenance standards of the OSAC Plan. All categories of land uses, both public and private, shall be subordinate to the protection of these areas.*

Policy 8. *Environmentally sensitive habitat areas that are not designated as rehabilitation areas shall be protected against any significant disruption of habitat values. Within environmentally sensitive habitat areas, new land uses shall be limited to those that are dependent on the resources therein. Land uses immediately adjacent to environmentally sensitive habitat areas shall be compatible with long-term maintenance of the resource; development shall be sited and designed to prevent impacts which would significantly degrade the protected habitat. In designated open space areas, conformance to the applicable OSAC Plan maintenance standards shall be considered the test of consistency with this policy.*

Policy 9. *Improvements to facilitate recreational or visitor uses, including vegetation removal, excavation, grading, or filling in designated environmentally sensitive habitat areas shall be sited, designed and managed to avoid any significant disruption of the protected resources. Areas which are especially sensitive to recreational use include riparian, habitats, wetlands, and sites of known rare and endangered species of plants and animals. Bird rookeries, major roosting and haul-out sites, and other wildlife breeding or nursery areas identified in Figure 2 of this LUP are generally appropriate only for off-site observation. Any uses of these areas shall be mitigated consistent with OSAC maintenance standards for the affected area and shall be*



required to demonstrate enhancement of the affected habitat as part of the use proposal.

Policy 14. *Near environmentally sensitive habitat areas, the removal of indigenous vegetation and land disturbance (grading, excavation, paving, etc.) shall be restricted to the minimum amount necessary to accommodate development. This policy shall not restrict the activities of the Del Monte Forest Foundation in implementing OSAC Plan maintenance standards.*

City of Carmel Land Use Plan applicable ESHA policies:

Goal 5-12. *Identify, protect and manage Environmentally Sensitive Habitat Areas (ESHAs) to ensure their long-term integrity and the biological productivity of these habitats.*

Objective 5-40. *Ensure that long-term management activities maintain the natural dune ecology of Carmel Beach in a manner consistent with public safety. Protect areas of the beach from the loss of habitat, where special status plant species are growing.*

C. Consistency Analysis

The proposed trail and associated improvements are for the specific purpose of expanding and enhancing public recreational and interpretive access in the southern Del Monte Forest and Carmel Beach North Dune areas, and to provide California Coastal Trail (CCT) connection through this area. The trail would comprise an important new link in the CCT that would connect the existing Del Monte Forest trail system to the City of Carmel's trail system. The project area has long been identified as a significant gap in the CCT that limits access into the Forest, and ultimately limits access through the Forest and connecting to upcoast Pacific Grove at Asilomar Dunes. The project's multiple public access improvements, including restoration of the historic Redondo Trail, development of a new pathway along Carmel Way and North San Antonio Avenue, and a new path and stairway to Carmel Beach, would increase and improve public access and recreational opportunities that are currently not available or are underutilized at this location. Coastal Act policies demand that maximum public recreational access opportunities and low-cost recreation facilities be protected, encouraged, and provided. The proposed project will further Coastal Act goals in the Del Monte Forest and City of Carmel. To ensure full consistency with Coastal Act access requirements, Special Conditions 3 and 6 require that the trail be maintained and unobstructed in perpetuity for public use, and Special Condition 4 requires that the Del Monte Forest trail map be updated to show the new trail and its connectivity to the existing system.

The proposed project involves access enhancements in both disturbed, landscaped areas and roadway shoulders as well as within sensitive habitat areas. The northern segment of the project along the historic Redondo Trail is within the native Monterey pine forest habitat, considered an environmentally sensitive habitat area by the Commission.¹ The project would involve trimming and clearing overgrown understory vegetation along the trail to restore it to its historic bare soil alignment and installing a new wood stairway and signage to improve linkages to the larger Del Monte Forest trail system. The trail would be re-opened and returned to use as a part of larger forest trail system, which is generally

¹ See, for example, adopted Commission findings for Monterey County LCP amendment LCPA 1-07 (Measure A) in 2007.



comprised of both single-track and fire-road hiking and equestrian nature trails. As such, this segment of the proposed project is consistent with Coastal Act public access policies because it restores and maximizes access in an area where it is currently not available or usable. Furthermore, the type of trail and enhancements in this segment are appropriate for the area and existing trail system to which it is connected.

The enhancements associated with the Redondo Trail segment are also consistent with Coastal Act ESHA policies. Section 30240(a) of the Coastal Act allows for resource dependent uses in ESHA provided that they will not significantly disturb the habitat(s), and the Commission has considered uses such as low impact interpretive facilities, boardwalks, sand ladders, and trails in dunes and other ESHAs to be resource dependent. In this case, the trail alignment here already exists, and the project would simply result in upkeep, maintenance, and some improvement to it. In any case, the project components in this ESHA can be considered resource dependent because it provides for enjoyment and observation of rare and sensitive habitats that could not be provided were the trail not located within the habitat. In other words, and as has long been recognized with the Del Monte Forest trail system, one of the primary objectives of the proposed project is to maximize opportunities to educate, inform, and inspire users of the trail system so as to enhance their enjoyment of the Forest and the dunes, and possibly more importantly to encourage them to take action to help protect such resources here and elsewhere. Interpretive trail opportunities like this, particularly in close proximity to urban areas with significant numbers of users and potential users, are limited, and thus it is critically important that their interpretive utility is maximized. The trail improvements proposed have been sited and designed to prevent significant disruption and impacts to these habitats, including because such improvements follow an historic trail alignment and do not involve widening or new trail spurs. As such, the trail will not result in any significant disruption of habitat values. In addition, Special Conditions 1 and 2 require interpretive and other signage to inform users of the trail about the sensitive nature of the Monterey pine forest habitat, and other sensitive resources in this area. As designed and conditioned, restoration of the historic Redondo Trail is consistent with the ESHA policies of the Coastal Act.

On the other (southern) end of the alignment, at the Carmel Beach North Dune area in Carmel, the trail would extend over dune habitat before it descends down the proposed stairway to the beach. This dune habitat is part of one of the last intact dune features within the Carmel city limits, and because of the privacy and protection from wind it provides, receives thousands of visitors each year. As a consequence, unmanaged access and other human activities in and among the dune area have greatly altered the natural state of the dunes. The original composition and distribution of native central dune scrub vegetation has been reduced, with only a fraction of the native dune plant species present in small isolated patches. The proposed project would direct the public to a single path alignment through the North Dunes area and down to the beach, eliminating scattered pedestrian traffic that has contributed to the fragmentation and trampling of the dune habitat.

Although the segment of the proposed project through the North Dune area provides a critical public access link in not only the area's trail system but also the CCT, the approximately 520-foot long bare soil/sand pathway at the end of the existing improved accessway and through the dunes to the beach stairway does not maximize public access for all individuals. The bare soil/sand trail would preclude



members of the public in wheelchairs and other assisted wheeled devices, including walkers and strollers, from accessing the bluffs above Carmel Beach at this location. It would also make it difficult for users not interested, inclined, or even physically able to try to walk across shifting dune sands. Although the City's LCP envisions handicapped beach access at Ocean Avenue and approximately 9th Avenue, these ADA-compliant access points have not yet been developed, and it is unknown when they would be developed. As such, it is appropriate to require an ADA accessible path at this location to ensure maximum access for all members of the public.

Furthermore, the City of Carmel's certified Land Use Plan and recently certified Del Mar Master Plan² encourage construction of a boardwalk at this location to provide disabled access consistent with ADA requirements and to aid beach circulation, protect tree roots and protect the sensitive vegetation in the North Dunes area. As described above, a public access boardwalk in dune ESHA is considered a resource-dependent development because it would provide for enjoyment and observation of this rare and sensitive habitat that could not be provided were the trail not located within the habitat. The boardwalk would limit trampling and other human disturbance in the dunes by directing public use to a single trail, reducing the disruption of habitat values that currently occurs with unmanaged access. The Commission has had long experience with boardwalk projects as a means of protecting dune habitats,³ and there is nothing specific to this location that would conclusively argue for a different approach here.

As such, a boardwalk through the dunes is appropriate to provide maximum public access, and it would also be consistent with the Coastal Act's ESHA protection requirements. Accordingly, Special Condition 1 requires a boardwalk over this approximately 520-foot long segment of the trail alignment. The project has also been conditioned (Special Conditions 1 and 2) to require directional and interpretive signage along this accessway to enhance the public's understanding and knowledge of dune habitat. In addition, to ensure that construction activities do not degrade the forest, dune, and beach habitat areas, Special Condition 5 requires a construction plan that minimizes construction activities and staging and otherwise protects these areas from construction equipment and materials. Finally, although not part of this project, the recently Commission-certified Del Mar Master Plan provides a detailed restoration and habitat protection plan for this area that will re-establish the natural dune system and provide for continuation of the habitat.

D. Conclusion

As proposed and conditioned by this permit, the project will provide new public recreational access, including as an important new link in the California Coastal Trail in the southern Del Monte Forest/northern City of Carmel. The project, as conditioned, represents an exceptional public recreational and interpretive access project, with components that will be sited and designed in such a way as to provide maximum public benefit at this important public site while protecting sensitive habitat. As such, the project can be found consistent with the Coastal Act policies discussed above.

² LCP Amendment Number CML-3-09 Part 1 (Del Mar Master Plan), certified by the Commission on January 14, 2010.

³ See, for example CDP 3-01-101 (Del Monte Beach), CDP 3-01-003 (Grover Beach Boardwalk), and CDP 3-87-258 (Asilomar State Beach Boardwalk).



3. Conditions of Approval

A. Standard Conditions

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

B. Special Conditions

1. **Final Plans.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit two full size sets of revised Final Plans to the Executive Director for review and approval. The revised Final Plans shall be in substantial conformance with the plans submitted to the Coastal Commission (dated received in the Commission's Central Coast District Office on January 15, 2010, and titled "Carmel Way Pedestrian Trail," "North San Antonio Avenue Pedestrian Trail," and "Carmel Beach Stairs" prepared by WWD Corporation) except that they shall be revised and supplemented to: 1) provide a boardwalk across the North Dunes area constructed of natural wood materials designed in such a way as to blend as much as possible with the dune aesthetic; 2) omit decomposed granite at the top stairway landing and instead make a seamless connection between the boardwalk and the top stairway landing; 3) provide an overlook area at the top of the stairway, including a bench if feasible; 4) modify the path alignment on Carmel Way to avoid crossing the parking area near the Carmel gate and instead extend along the seaward side of the parking area off pavement (and on a decomposed granite path segment); 5) extend the decomposed granite path segment near the restroom along Carmel Way so that it provides seamless connection to decomposed granite path segments on either side; and 6) modify fence design so that supporting poles do not extend above pickets, and use 4"x4" poles and 2"x4" supports if feasible.

The revised Final Plans shall identify all signs, handouts, brochures, and any other project elements that will be used to direct, facilitate, manage, and provide public access as part of the approved



project, including identification of all public education/interpretation features that will be provided along the trail (educational displays, interpretive signage, etc.). Sign details showing the location, materials, design, and text of all signs shall be provided. The signs shall be designed so as to provide clear information without impacting public views and site character. At a minimum, public access directional signs shall be placed at both ends of the trail (i.e., at the beginning of improvements to the Redondo Trail where it intersects the first fire road component of the Del Monte Forest trail system, and at Carmel Beach at the base of the stairs), at each major junction along the trail, and elsewhere along the trail as determined to be appropriate by the Executive Director, and shall be visible from both directions. The signs shall include the following text: "Public Access" (or equivalent, subject to review and approval by the Executive Director) and shall include the widely recognized public access "feet" symbol. At a minimum, interpretive/educational signage describing the historic use of the Redondo Trail and its relationship to the Del Monte Forest Trail System shall be located along that segment of the trail (and the historic Redondo Trail sign shall be restored), and interpretive/educational signage describing the natural history of trail habitats (native Monterey pine forest and dunes) shall be located along the trail in appropriate locations for each habitat type. Additionally, signs describing hiker etiquette may be allowed where necessary, or such language combined with directional or interpretive signage as necessary. All signs shall be adequately sized and placed so as to allow them to be easily read by trail users, but not so they distract from the trail experience by being overly large or degrading views. Signage shall acknowledge the participants in the design and provision of the trail (including its interpretative access components) including the Pebble Beach Company, the City, the County, and the California Coastal Commission, and shall clearly reflect that the path system is a component of the California Coastal Trail. Signs shall be made up of materials and colors consistent with the trail character and Del Monte Forest and City of Carmel sign aesthetics.

The Permittee shall undertake development in accordance with the approved Final Plans.

2. **Public Access Management Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit for Executive Director review and approval two full-scale sets of a public access management plan (Access Plan). The Access Plan shall clearly describe the manner in which general public access associated with the approved project is to be managed and provided, with the objective of maximizing public access along the trail and stairway (including all pathways) and all related areas and public access amenities (i.e., landscaping, irrigation, restroom, overlooks, interpretive signs and facilities, etc.) described in this special condition. The Access Plan shall at a minimum include the following:
 - a. **Clear Depiction of Public Access Areas and Amenities.** All public access areas and amenities, including all of the areas and amenities described above, shall be clearly identified as such on the Access Plan (including with hatching and closed polygons so that it is clear what areas are available for public access use).
 - b. **Overlook.** A public access overlook shall be provided at the top of the stairway and a bench shall be included that is designed to best utilize views and interpretation possibilities.



- c. Public Access Signs/Materials.** All signs and related materials associated with the final plans (see Special Condition 1) shall be identified.
- d. Public Use.** Trail use shall be limited to pedestrian/hiking/bicycle/equestrian use only (i.e., motorized vehicles will not be allowed). The trail shall be available for general public use in perpetuity, and shall not be obstructed in any way.
- e. No Public Access Disruption.** Development and uses within the public access areas that disrupt and/or degrade public access (including areas set aside for private uses, and barriers to public access such as trash enclosures, temporary structures, private use signs, etc.) shall be prohibited. The public use areas shall be maintained in a manner that maximizes public use and enjoyment.
- f. Public Access Use Hours.** All public access areas and amenities shall be available to the general public free of charge during at least daylight hours (i.e., one hour before sunrise to one hour after sunset).
- g. Minor Adjustments.** The Access Plan shall provide that minor adjustments may be allowed by the Executive Director if such adjustments: (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources.
- h. Public Access Areas and Amenities Maintained.** The public access components of the project shall be maintained in a structurally sound manner and their approved state in perpetuity. At a minimum, vegetation growing on or adjacent to trails that might obstruct use shall be cleared at least once per year, or more often as necessary to maintain the permitted widths of the trail segments at shoulder height.

The Permittee shall undertake development in accordance with the approved Access Plan, which shall govern all general public access to the site pursuant to this coastal development permit.

- 3. Revised Gate Handout.** WITHIN SIX MONTHS OF TRAIL COMPLETION, the Permittee shall submit a revised Del Monte Forest gate handout to the Executive Director for review and approval. The revised gate handout shall be consistent with the requirements of all previous coastal development permits issued the Permittee, and consistent with the Monterey County certified Local Coastal Program. The revised handout shall clearly and accurately identify all public access amenities within Del Monte Forest (including all trails, parking areas, destinations, facilities, etc.), including the reconstructed trail from Carmel Way to the sand at Carmel Beach, at a scale and in a design that is easily understood. At the Permittee's discretion, the revised gate handout may be developed and submitted to the Executive Director as a separate public access insert to the gate handout, provided it is clear that such insert is to be distributed (with the rest of the gate handout) to all visitors entering Del Monte Forest.
- 4. Construction Plan.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit shall submit two copies of a Construction Plan to the Executive Director for review and approval. The Construction Plan shall, at a minimum, include the following:



- a. Construction Areas.** The Construction Plan shall identify the specific location of all construction areas, all staging areas, and all construction access corridors in site plan view. All such areas within which construction activities and/or staging are to take place shall be minimized to the maximum extent feasible in order to have the least impact on public access and other coastal resources, including by using inland areas for staging and storing construction equipment and materials as feasible.
- b. Construction Methods.** The Construction Plan shall specify the construction methods to be used, including all methods to keep the construction areas separated from Monterey pine, dune, and sandy beach areas (including using unobtrusive fencing (or equivalent measures) to delineate construction areas).
- c. Construction BMPs.** The Construction Plan shall also identify the type and location of all erosion control/water quality best management practices that will be implemented during construction to protect coastal water quality, including the following: (a) silt fences, straw wattles, or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction-related runoff and/or sediment from discharging to the bay; (b) equipment washing, refueling, and/or servicing shall take place on paved areas at least 50 feet from Carmel Bay. All construction equipment shall be inspected and maintained at an off-site location to prevent leaks and spills of hazardous materials at the project site; (c) the construction site shall maintain good construction housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain (including covering exposed piles of soil and wastes); dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the site); and (d) all erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each work day.
- d. Construction Site Documents.** The Construction Plan shall provide that copies of the signed coastal development permit and the approved Construction Plan be maintained in a conspicuous location at the construction job site at all times, and that such copies are available for public review on request. All persons involved with the construction shall be briefed on the content and meaning of the coastal development permit and the approved Construction Plan, and the public review requirements applicable to them, prior to commencement of construction.
- e. Construction Coordinator.** The Construction Plan shall provide that a construction coordinator be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and that their contact information (i.e., address, phone numbers, etc.) including, at a minimum, a telephone number that will be made available 24 hours a day for the duration of construction, is conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both regular inquiries and emergencies). The construction coordinator shall record the name, phone number, and nature of all complaints



received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

- f. Notification.** The Permittee shall notify planning staff of the Coastal Commission's Central Coast District Office at least 3 working days in advance of commencement of construction, and immediately upon completion of construction.

The Permittee shall undertake construction in accordance with the approved Construction Plan.

- 5. Assumption of Risk, Waiver of Liability and Indemnity Agreement.** The Permittee acknowledges and agrees, on behalf of itself and all successors and assigns: (i) that the site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunamis, tidal scour, coastal flooding, and the interaction of same; (ii) to assume the risks to the Permittee and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to unconditionally waive any claim of damage or liability against the Commission, its officers, agents, and employees for injury or damage from such hazards; (iv) to indemnify and hold harmless the Commission, its officers, agents, and employees with respect to the Commission's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards; and (v) that any adverse effects to property caused by the permitted project shall be fully the responsibility of the property owner.
- 6. Deed Restriction.** PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the Permittee shall submit to the Executive Director for review and approval documentation demonstrating that the Permittees have executed and recorded against the privately-owned parcel(s) governed by this permit a deed restriction, in a form and content acceptable to the Executive Director: (1) indicating that, pursuant to this permit, the California Coastal Commission has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; and (2) imposing the special conditions of this permit as covenants, conditions and restrictions on the use and enjoyment of the Property. The deed restriction shall include legal descriptions of the privately-owned parcels governed by this permit. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this permit shall continue to restrict the use and enjoyment of the subject property so long as either this permit or the development it authorizes, or any part, modification, or amendment thereof, remains in existence on or with respect to the subject property.

C. California Environmental Quality Act (CEQA)

Section 13096 of the California Code of Regulations requires that a specific finding be made in



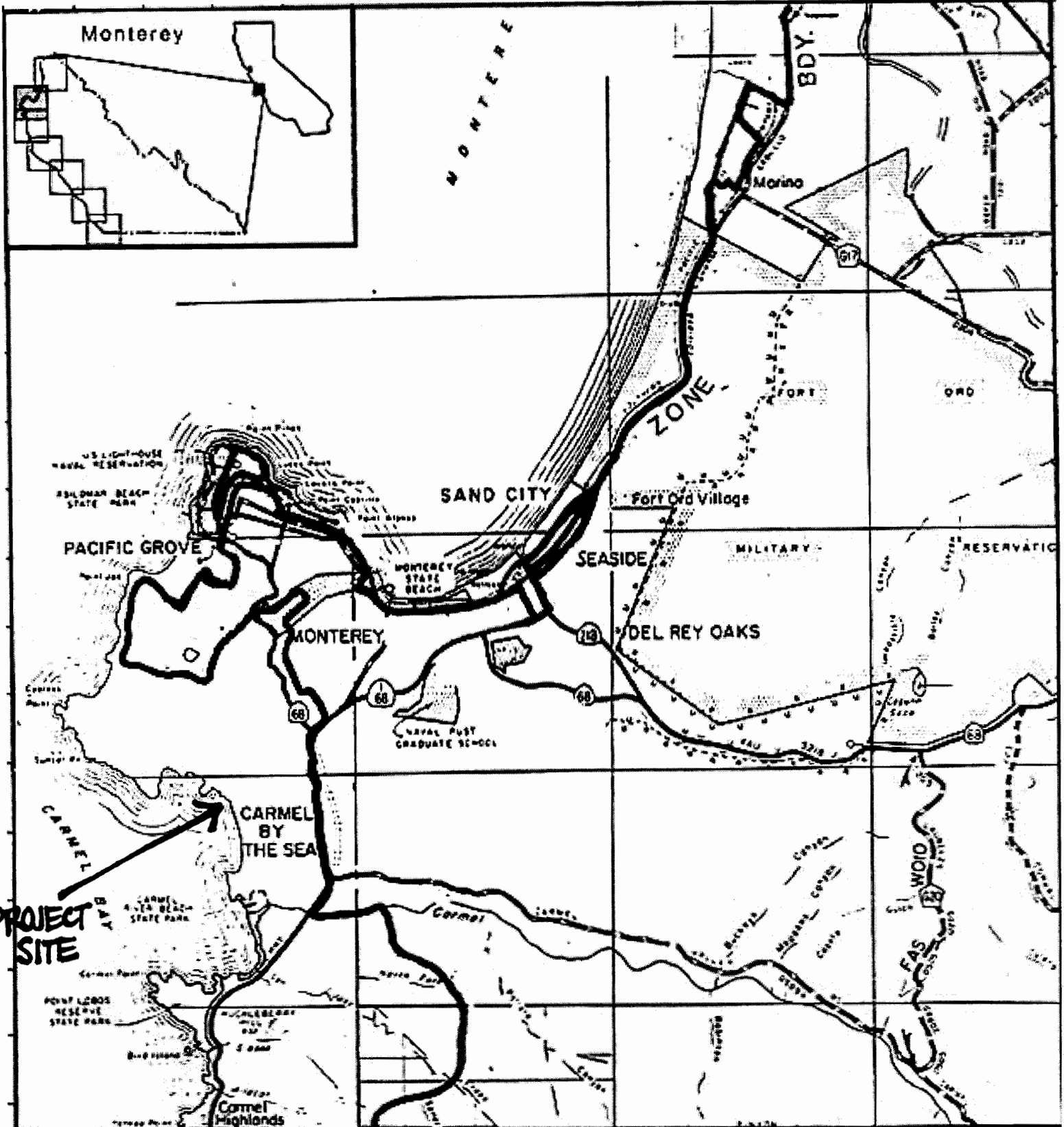
conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of CEQA. Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

For the portion of the project in unincorporated Monterey County, the County, acting as the lead CEQA agency, determined that the project was categorically exempt in Class 15301(c). For the portion of the project in the City of Carmel, the City, acting as the lead agency, conducted an environmental review for the Del Mar Master Plan (which included this project) and issued a Mitigated Negative Declaration.

The Coastal Commission's review and analysis of land use proposals has been certified by the Secretary of Resources as being the functional equivalent of environmental review under CEQA. The Commission has reviewed the relevant coastal resource issues with the proposed project, and has identified appropriate and necessary modifications to address adverse impacts to such coastal resources. All public comments received to date have been addressed in the findings above. All above findings are incorporated herein in their entirety by reference.

The Commission finds that only as modified and conditioned by this permit will the proposed project avoid significant adverse effects on the environment within the meaning of CEQA. As such, there are no additional feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse environmental effects that approval of the proposed project, as modified, would have on the environment within the meaning of CEQA. If so modified, the proposed project will not result in any significant environmental effects for which feasible mitigation measures have not been employed consistent with CEQA Section 21080.5(d)(2)(A).





LOCATION MAP



CARMEL WAY PEDESTRIAN TRAIL

PEBBLE BEACH COMPANY
PEBBLE BEACH, CALIFORNIA 93953
MONTEREY COUNTY - STATE OF CALIFORNIA

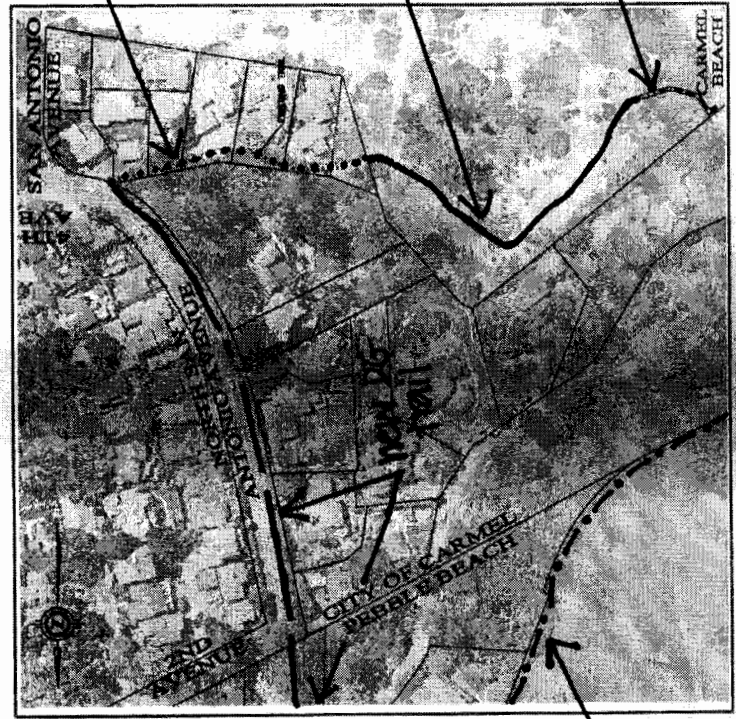


Connection to existing Del Monte Forest Trail system

historic Redondo trail

NORTH SAN ANTONIO AVENUE PEDESTRIAN TRAIL

N. SAN ANTONIO AVENUE
CARMEL, CALIFORNIA 93921
MONTEREY COUNTY - STATE OF CALIFORNIA

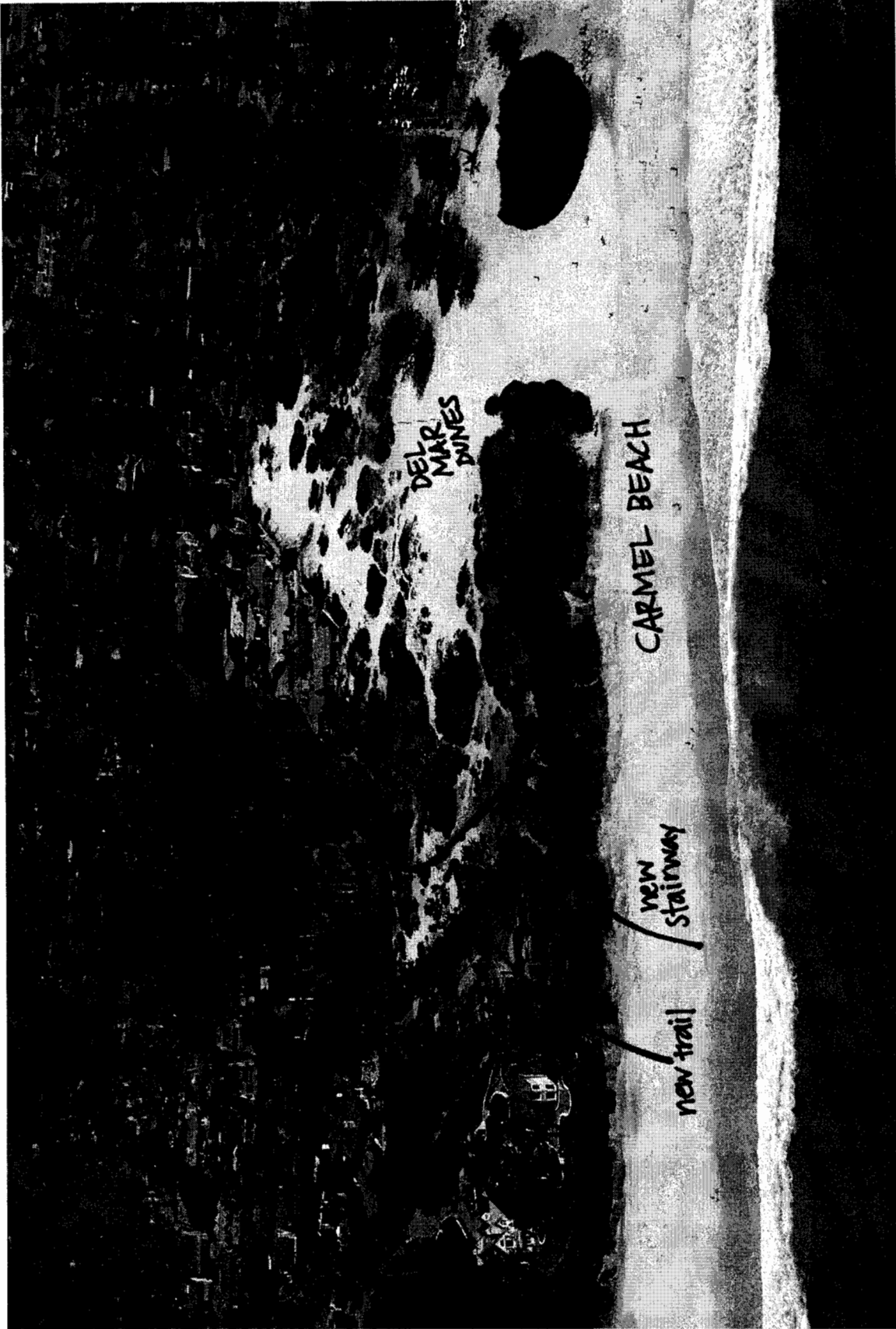


existing accessway

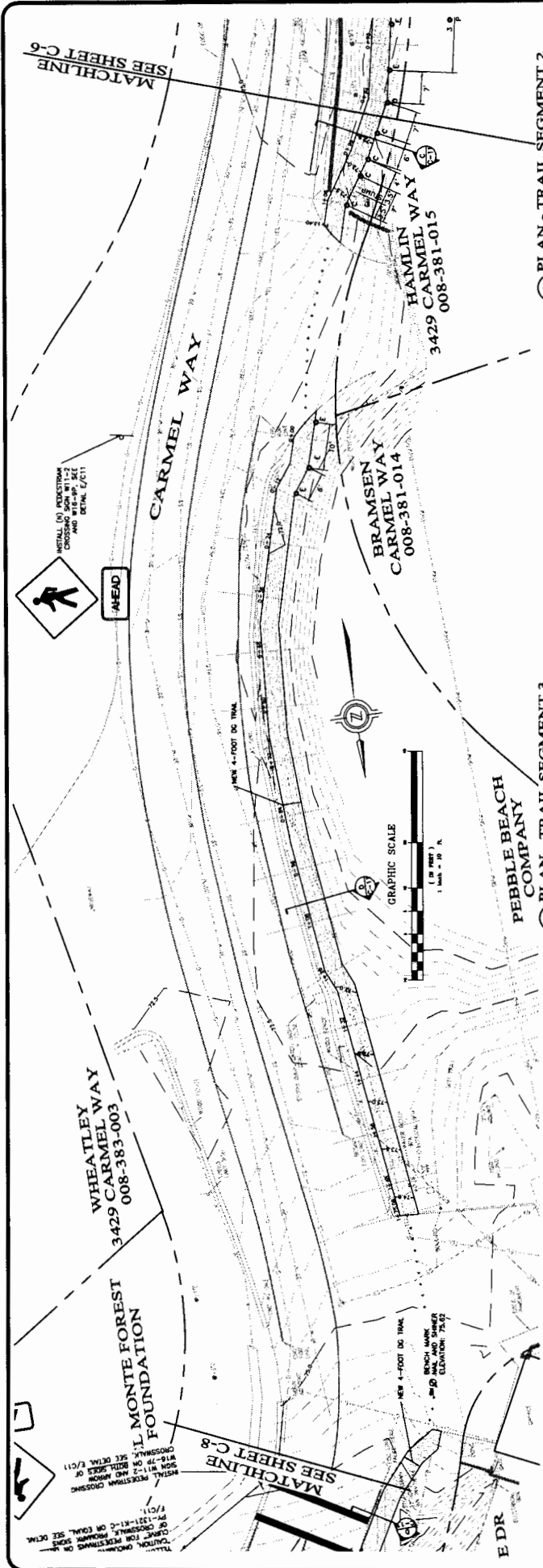
new trail through dunes

new stairway to beach

beach accessway previously required by CDP 3-06-0323 (to be replaced by proposed project)

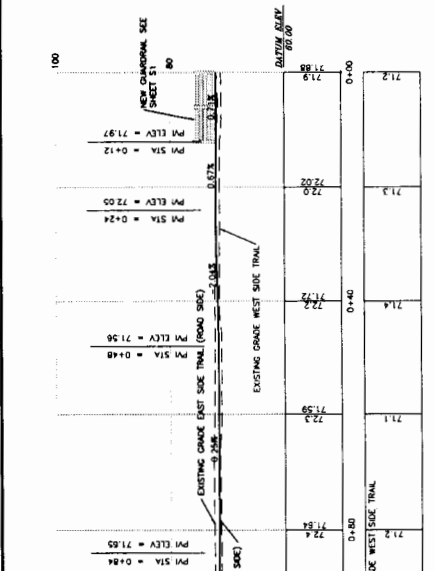
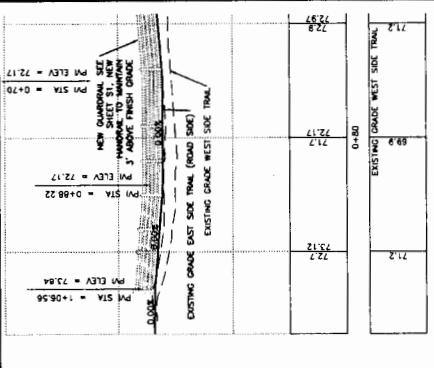


Source: California Coastal Records Project Photo #200805931



A PLAN - TRAIL SEGMENT 2
Scale 1"=10'

B PLAN - TRAIL SEGMENT 3
Scale 1"=10'



A PROFILE - TRAIL SEGMENT 2
Scale 1"=10'

B PROFILE - TRAIL SEGMENT 3
Scale 1"=10'

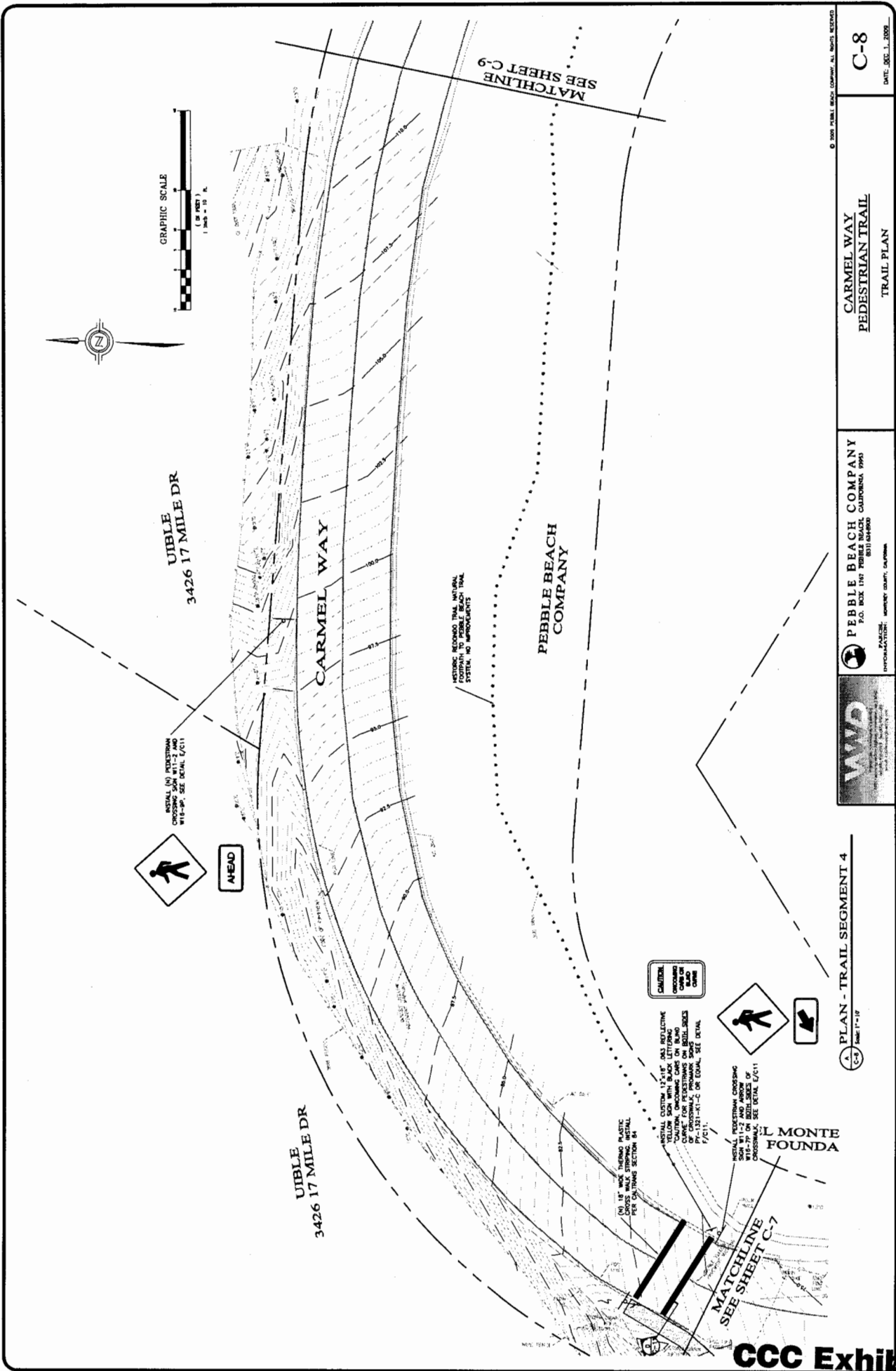
- LEGEND:**
- NEW AC PAVEMENT
 - NEW DO TRAIL
 - NEW AC CURB OR AC ROLLED BERM
 - TRAIL CONNECTION
 - NEW 12" CONCRETE PIER IN 4" FILL, 6" EMBANKMENT, SEE SHEET S1
 - NEW 12" CONCRETE PIER IN 2" FILL, 4"-6" EMBANKMENT, SEE SHEET S1
 - NEW 12" CONCRETE PIER IN 1" FILL, 3"-5" EMBANKMENT, SEE SHEET S1

C-7
DATE: DEC. 1, 2009

CARMEL WAY PEDESTRIAN TRAIL
TRAIL PLAN AND PROFILE

PEBBLE BEACH COMPANY
P.O. BOX 1967, PEBBLE BEACH, CALIFORNIA 93955
8051 SANDROCK
MONTEREY COUNTY, CALIFORNIA





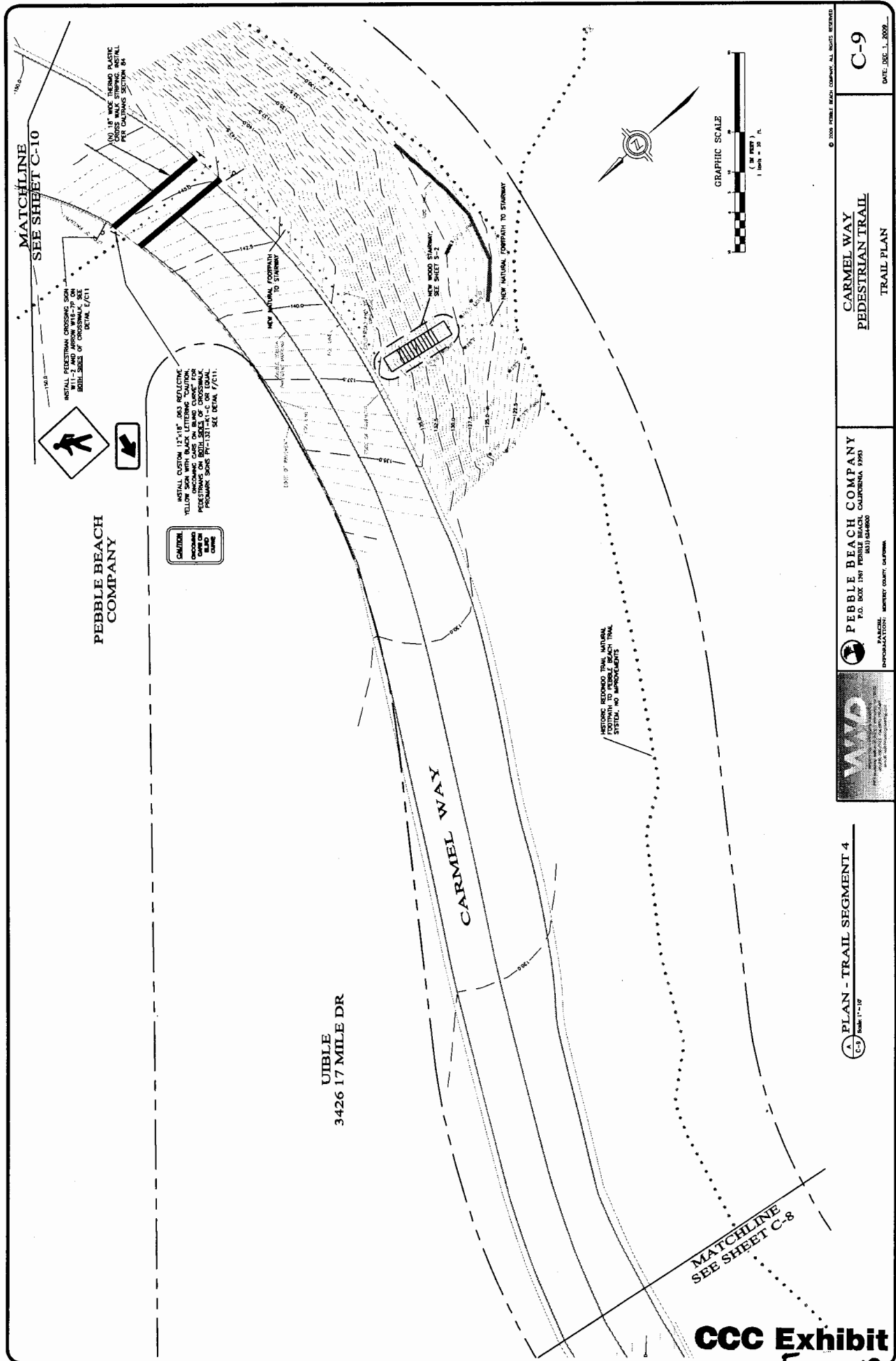
© 2005 PEBBLE BEACH COMPANY. ALL RIGHTS RESERVED.
C-8
 DATE: DEC. 1, 2005

**CARMEL WAY
 PEDESTRIAN TRAIL**
 TRAIL PLAN

PEBBLE BEACH COMPANY
 P.O. BOX 1167 PEBBLE BEACH, CALIFORNIA, 95955
 PEPPERIDGE CONSULTING GROUP, CALIFORNIA



PLAN - TRAIL SEGMENT 4
 C-8 JAN 17 '07



C-9
DATE: DEC. 1, 2009

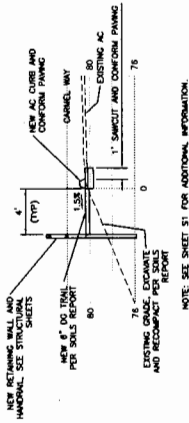
CARMEL WAY
PEDESTRIAN TRAIL
TRAIL PLAN

PEBBLE BEACH COMPANY
P.O. BOX 1717 PEPPER HARBOR
CALIFORNIA, 95051
PEPPER HARBOR, MONTEREY COUNTY, CALIFORNIA



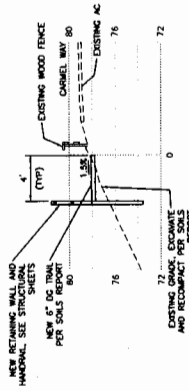
PLAN - TRAIL SEGMENT 4
SCALE: 1" = 20'

D



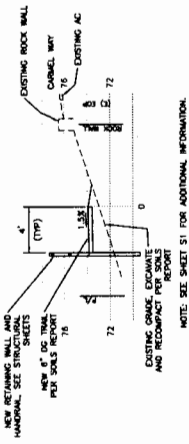
NOTE: SEE SHEET S1 FOR ADDITIONAL INFORMATION.

A SECTION - DG TRAIL
C-111 Sheet 11-7



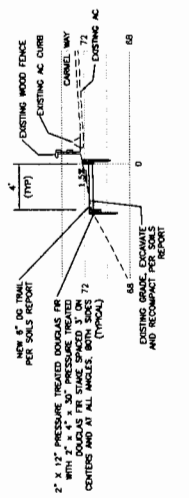
NOTE: SEE SHEET S1 FOR ADDITIONAL INFORMATION.

B SECTION - DG TRAIL
C-111 Sheet 11-7

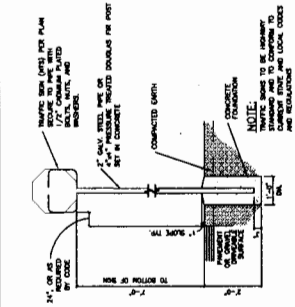


NOTE: SEE SHEET S1 FOR ADDITIONAL INFORMATION.

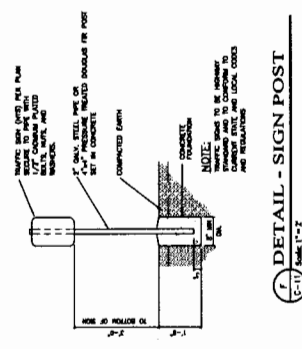
C SECTION - DG TRAIL
C-111 Sheet 11-7



D SECTION - DG TRAIL
C-111 Sheet 11-7

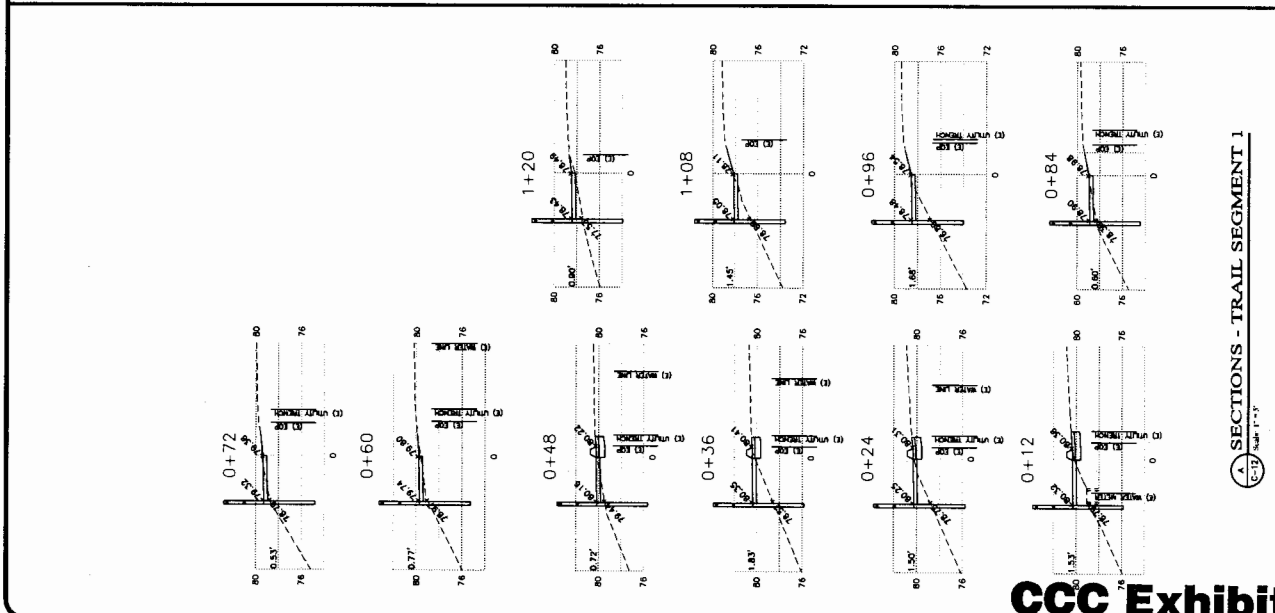
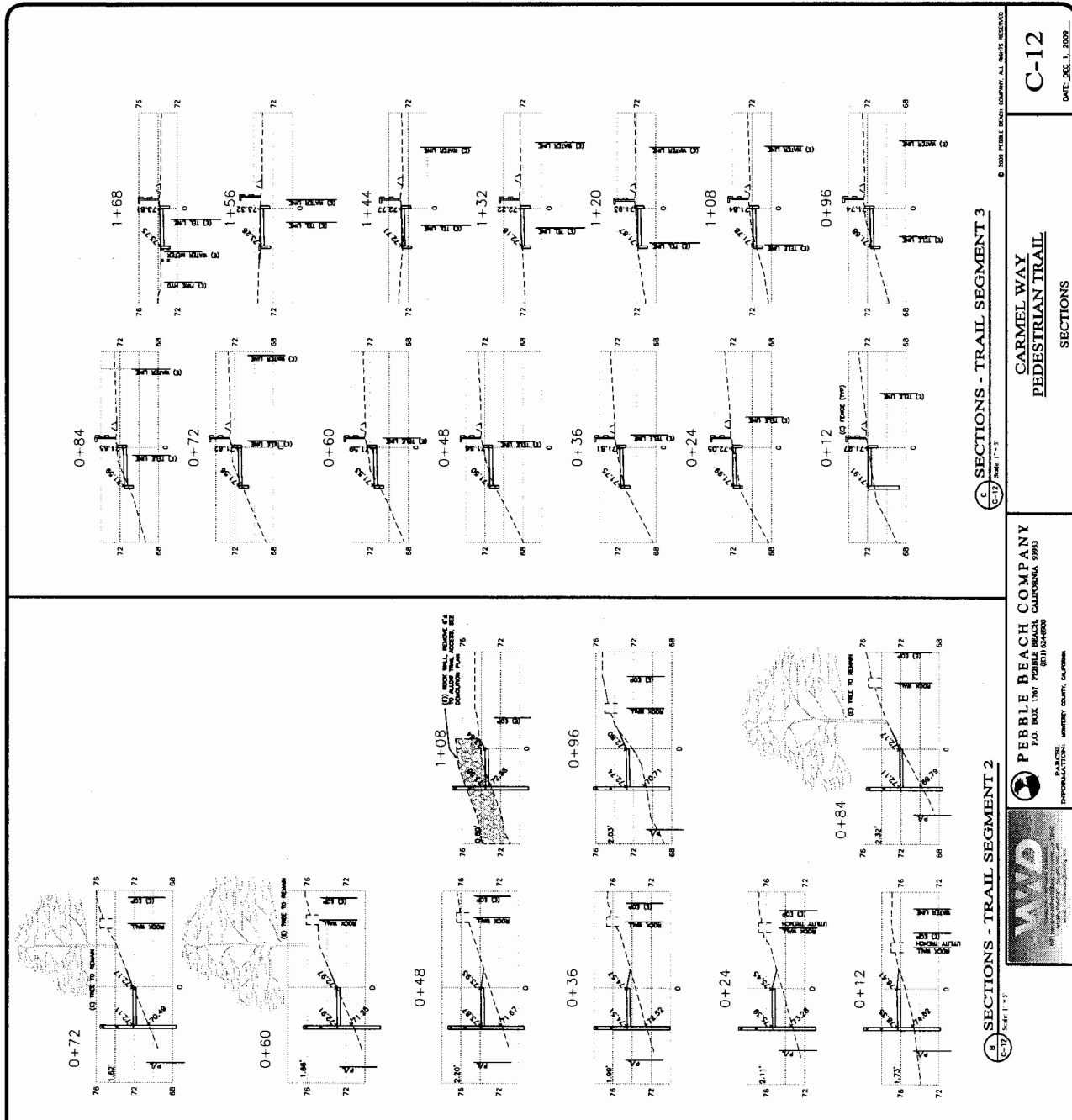


E DETAIL - SIGN POST
C-111 Sheet 11-7



F DETAIL - SIGN POST
C-111 Sheet 11-7





C-12
DATE: DEC. 1, 2009

PEBBLE BEACH COMPANY
CALIFORNIA, 95603

PEBBLE BEACH COMPANY
740 BOX TNR PEPPER
95603
SAN DIEGO COUNTY, CALIFORNIA



SECTION 2 - TRAIL SEGMENT 2
Scale: 1" = 4'

SECTION 3 - TRAIL SEGMENT 3
Scale: 1" = 4'

SECTION 1 - TRAIL SEGMENT 1
Scale: 1" = 4'

GENERAL STRUCTURAL ENGINEERING NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2007 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2007 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE CODES. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2007 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE CODES.

2. ALL DETAILS, SECTIONS AND NOTES SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR DETAILS UNLESS OTHERWISE NOTED. DETAILS NOT FULLY SHOWN OR NOTED SHALL BE DEVELOPED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2007 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE CODES.

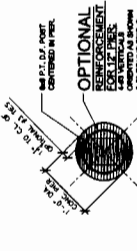
3. FOUNDATION DESIGN IS BASED ON A GEOLOGICAL INVESTIGATION REPORT PREPARED BY MARCO ENGINEERING & ASSOCIATES, INC., CONSULTING GEOLOGICAL & SOILS ENGINEERS, PALMDALE, CA, REPORT NO. W9900. SPECIFICATIONS OF THE REPORT SHALL BE USED AS DIRECTED BY THE GEOLOGICAL ENGINEER. A COPY OF THE REPORT SHALL BE ON FILE ON THE JOB SITE.

4. CONSTRUCTION AND FINISHES: A. POST-TENSIONING: ALL POST-TENSIONING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2007 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE CODES. B. REINFORCEMENT: ALL REINFORCEMENT SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2007 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE CODES.

5. CONCRETE SHALL HAVE A 28-DAY MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE NOTED. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2007 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE CODES.

6. REINFORCEMENT SHALL BE DETACHED BARS CONFORMING TO ASTM A618 GRADE 60. BARS SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED. ALL REINFORCEMENT SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2007 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE CODES.

7. SPECIAL INSULATION IS REQUIRED FOR THE FOUNDATIONS AS FOR ALL OTHER CONCRETE FOUNDATIONS. ALL INSULATION SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2007 CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE CODES.



12" DIA. CONC. PIER SECTION
SCALE: 1" = 1'-0"

EMBEDMENT, RETENTION AND SPACING OF 1'-0" DIAMETER CONCRETE PIER		
4'-0" DEPTH OF ACTIVE FILL		
EMBEDMENT IN NATIVE	HEIGHT OF RETENTION	6#8 POST & PIER SPACING D.F. #1 D.F. SEL. STR.
8'-0"	< 1'-0"	10'-0"
8'-0"	< 1'-0"	10'-0"
8'-0"	< 1'-0"	10'-0"
8'-0"	< 1'-0"	10'-0"
2'-0" DEPTH OF ACTIVE FILL		
EMBEDMENT IN NATIVE	HEIGHT OF RETENTION	6#8 POST & PIER SPACING D.F. #1 D.F. SEL. STR.
4'-0"	< 1'-0"	10'-0"
5'-0"	< 2'-0"	10'-0"
8'-0"	< 2'-0"	10'-0"
1'-0" DEPTH OF ACTIVE FILL		
EMBEDMENT IN NATIVE	HEIGHT OF RETENTION	6#8 POST & PIER SPACING D.F. #1 D.F. SEL. STR.
3'-0"	< 1'-0"	10'-0"
3'-6"	< 1'-0"	10'-0"
4'-0"	< 1'-0"	10'-0"
4'-6"	< 2'-0"	10'-0"
5'-0"	< 2'-0"	10'-0"

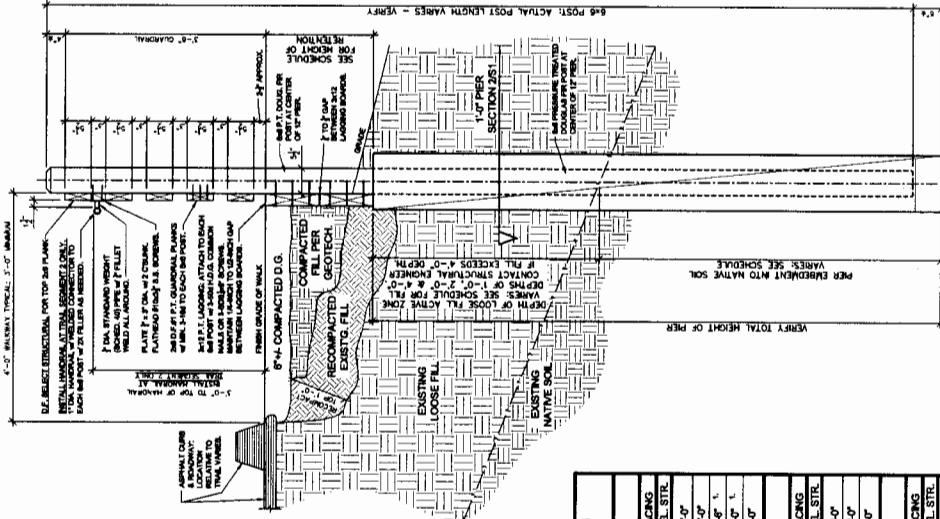
L: INTERPOLATED OR ESTIMATED VALUE



Project / Owner
Carmel Way
Pedestrian Trail
Pebble Beach
California

DATE: 09-01-09
DRAWN BY: S.C. MAYONE
DATE: 12-01-09
CHECKED BY: [Blank]
DATE: [Blank]

PROJECT DATE: 12-01-09



1'-0" DIAMETER PIER THRU 4'-0" OF FILL
SCALE: 1" = 1'-0"

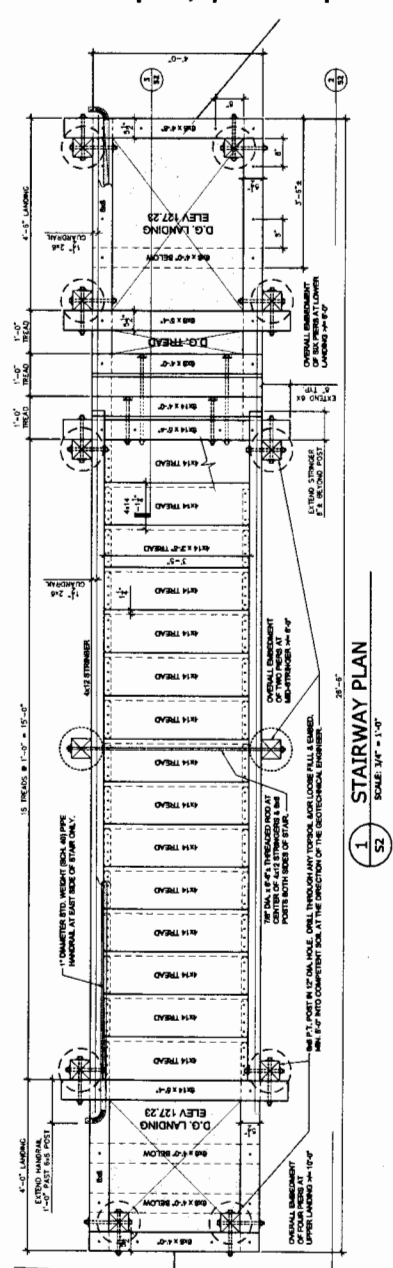
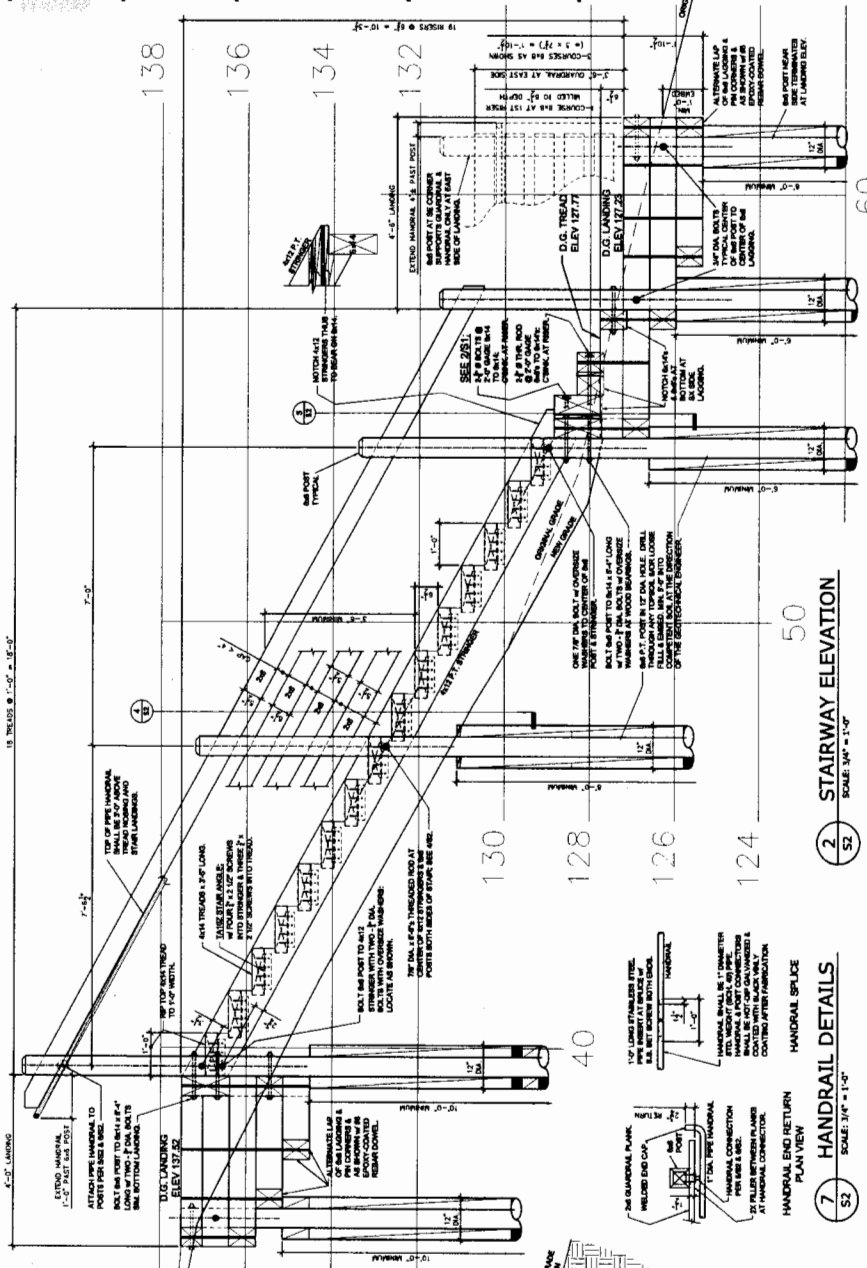
Sheet Title
Walkway
Structural
Details
Sheet Number
S1



Project / Owner
Carmel Way
Pedestrian Trail
Pebble Beach
California

Project Number: DP-016.2
DRAWN BY: S. C. MAYONE
DATE: 11-22-09
Revision: _____
Date: _____

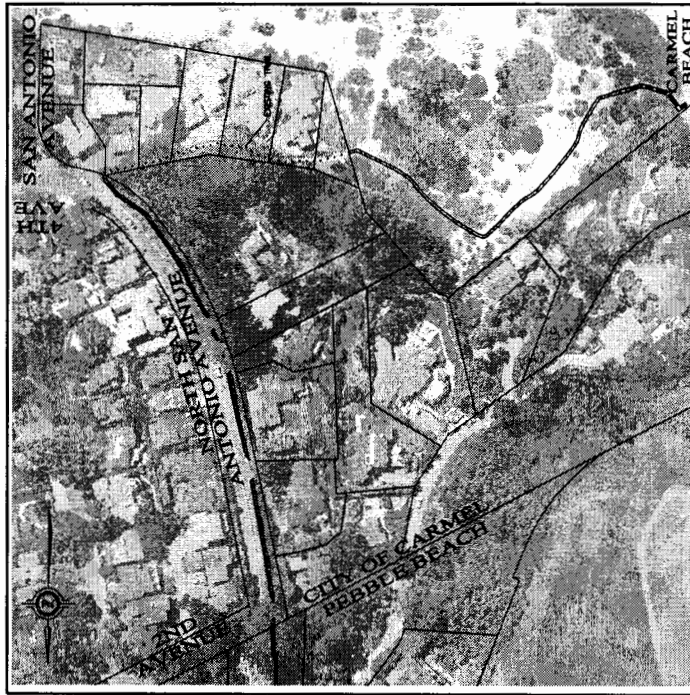
POINT DATE: 11-23-09



Stairway
Structural Plan
Section & Details
Sheet Title
Sheet No. S2

NORTH SAN ANTONIO AVENUE PEDESTRIAN TRAIL

N. SAN ANTONIO AVENUE 93921
CARMEL, CALIFORNIA
MONTEREY COUNTY - STATE OF CALIFORNIA



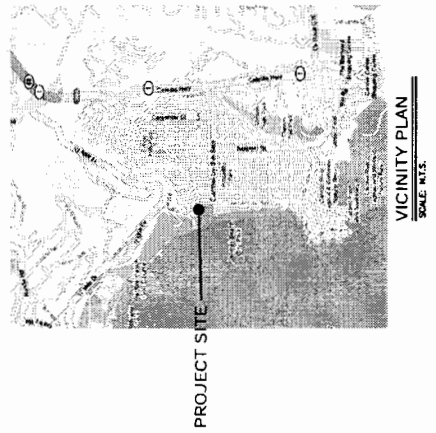
SITE PLAN
SCALE: 1" = 80'

ABBREVIATIONS

EXISTING	PROPOSED
AS AGGREGATE BASE	CU CURB AND GUTTER
APPROX APPROXIMATE	EDGE OF PAVEMENT
ASSOCIATION	PROPERTY LINE / RIGHT OF WAY
BEAM BEAM	BUILDING
BEAM BEAM RETURN	MAJOR CONTOUR
BEAM BEAM RETURN	MINOR CONTOUR
BEAM BEAM RETURN	WATER (SEE AS NOTED)
BEAM BEAM RETURN	PRECIPITATION WATER
BEAM BEAM RETURN	STORM DRAIN
BEAM BEAM RETURN	OVERHEAD WIRES
BEAM BEAM RETURN	SANITARY SEWER
BEAM BEAM RETURN	SANITARY SEWER GREASE WASTE
BEAM BEAM RETURN	JOINT UTILITY TRENCH
BEAM BEAM RETURN	ELECTRICAL LINE
BEAM BEAM RETURN	GAS
BEAM BEAM RETURN	IRRIGATION - POTABLE WATER
BEAM BEAM RETURN	IRRIGATION - NON-POTABLE WATER
BEAM BEAM RETURN	LIMITS OF WORK
BEAM BEAM RETURN	PAVEMENT STRIPING
BEAM BEAM RETURN	FENCE (SEE SHEET C2)
BEAM BEAM RETURN	WALL
BEAM BEAM RETURN	LIGHT
BEAM BEAM RETURN	WALL LIGHT
BEAM BEAM RETURN	STORM DRAIN CATCH BASIN/INLET
BEAM BEAM RETURN	SANITARY SEWER MANHOLE
BEAM BEAM RETURN	SANITARY SEWER CLEANOUT
BEAM BEAM RETURN	WATER METER
BEAM BEAM RETURN	WATER VALVE
BEAM BEAM RETURN	GAS METER
BEAM BEAM RETURN	GAS VALVE
BEAM BEAM RETURN	PHONE
BEAM BEAM RETURN	BACKFLOW PREVENTER W/PIE
BEAM BEAM RETURN	DEPARTMENT CONNECTION
BEAM BEAM RETURN	SKIN
BEAM BEAM RETURN	TREE (AND DESC)
BEAM BEAM RETURN	SPOT GRADE

LEGEND

EXISTING	PROPOSED
AS AGGREGATE BASE	CU CURB AND GUTTER
APPROX APPROXIMATE	EDGE OF PAVEMENT
ASSOCIATION	PROPERTY LINE / RIGHT OF WAY
BEAM BEAM	BUILDING
BEAM BEAM RETURN	MAJOR CONTOUR
BEAM BEAM RETURN	MINOR CONTOUR
BEAM BEAM RETURN	WATER (SEE AS NOTED)
BEAM BEAM RETURN	PRECIPITATION WATER
BEAM BEAM RETURN	STORM DRAIN
BEAM BEAM RETURN	OVERHEAD WIRES
BEAM BEAM RETURN	SANITARY SEWER
BEAM BEAM RETURN	SANITARY SEWER GREASE WASTE
BEAM BEAM RETURN	JOINT UTILITY TRENCH
BEAM BEAM RETURN	ELECTRICAL LINE
BEAM BEAM RETURN	GAS
BEAM BEAM RETURN	IRRIGATION - POTABLE WATER
BEAM BEAM RETURN	IRRIGATION - NON-POTABLE WATER
BEAM BEAM RETURN	LIMITS OF WORK
BEAM BEAM RETURN	PAVEMENT STRIPING
BEAM BEAM RETURN	FENCE (SEE SHEET C2)
BEAM BEAM RETURN	WALL
BEAM BEAM RETURN	LIGHT
BEAM BEAM RETURN	WALL LIGHT
BEAM BEAM RETURN	STORM DRAIN CATCH BASIN/INLET
BEAM BEAM RETURN	SANITARY SEWER MANHOLE
BEAM BEAM RETURN	SANITARY SEWER CLEANOUT
BEAM BEAM RETURN	WATER METER
BEAM BEAM RETURN	WATER VALVE
BEAM BEAM RETURN	GAS METER
BEAM BEAM RETURN	GAS VALVE
BEAM BEAM RETURN	PHONE
BEAM BEAM RETURN	BACKFLOW PREVENTER W/PIE
BEAM BEAM RETURN	DEPARTMENT CONNECTION
BEAM BEAM RETURN	SKIN
BEAM BEAM RETURN	TREE (AND DESC)
BEAM BEAM RETURN	SPOT GRADE



VICINITY PLAN
SCALE: N.T.S.

SHEET INDEX

- C1 LOW LOGS/LINE
- C2 COVER SHEET
- C3 CONSTRUCTION NOTES
- C4 DEMOLITION PLAN
- C5 EXISTING PLAN
- C6 FINISH PLAN AND PROFILE
- C7 TOTAL PLAN AND PROFILE
- C8 TOTAL PLAN
- C9 TOTAL PLAN
- C10 DETAILS AND TYPICAL SECTIONS
- C11 SECTIONS

- S1 STRUCTURAL JOBSHIRE
- S2 WALKWAY STRUCTURAL DETAILS AND NOTES

CONSULTANT LIST

- ONE ENGINEER:
WHD CORPORATION
1000 WASHINGTON HWY., SUITE 1
MOUNTAIN VIEW, CA 94039
831-855-3773 / F 831-855-3425
- STRUCTURAL ENGINEER:
WYBICKI STRUCTURAL ENGINEERING, INC.
1000 WASHINGTON HWY., SUITE 1
MOUNTAIN VIEW, CA 94039
831-372-4450 / F 831-372-4459
- SOILS ENGINEER:
WHD CORPORATION
1000 WASHINGTON HWY., SUITE 1
MOUNTAIN VIEW, CA 94039
831-855-3773 / F 831-855-3425

BENCHMARK

BENCHMARK DESCRIPTION:
WALL AND SIMMER
ELEVATION: 111.70
A FOUND WALL AND SIMMER IN THE EAST SIDE OF NORTH SAN ANTONIO AVENUE
SEE SITE MAP ON SHEET C3 FOR LOCATION
ELEVATIONS ARE BASED ON WAD 1988 BENCHMARK NO. 841 3406 W
111 EAST LAKE
INTERSECTION OF WASHINGTON STREET AND LIGHTHOUSE AVENUE, A
WAD 1988 BENCHMARK NO. 841 3407
FOR A GUIDANCE. ELEVATION: 111.70

EARTH WORK

CUT = 8 CU YARDS
FILL = 94 CU YARDS
NET = 74 CU YARDS FILL
EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE
ESTIMATES ONLY AND NO ALLOWANCE WAS MADE FOR SWELL OR
SETTLING. THESE QUANTITIES ARE FOR INFORMATION ONLY. VERIFY
THESE QUANTITIES BY OBTAINING HIS OWN CALCULATIONS.
(ENGINEER'S CALCULATIONS ARE TO SUB-GRADE)

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WAD
WATERWAYS AND DRAINAGE
11111 WASHINGTON STREET, SUITE 100
MOUNTAIN VIEW, CA 94039
TEL: 831-372-4450 FAX: 831-372-4459
WWW.WADENGINEERING.COM

PEBBLE BEACH COMPANY
P.O. BOX 1001 PEBBLE BEACH
CARMEL, CALIFORNIA 93955
INFORMATION: 831-372-4450

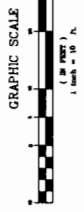
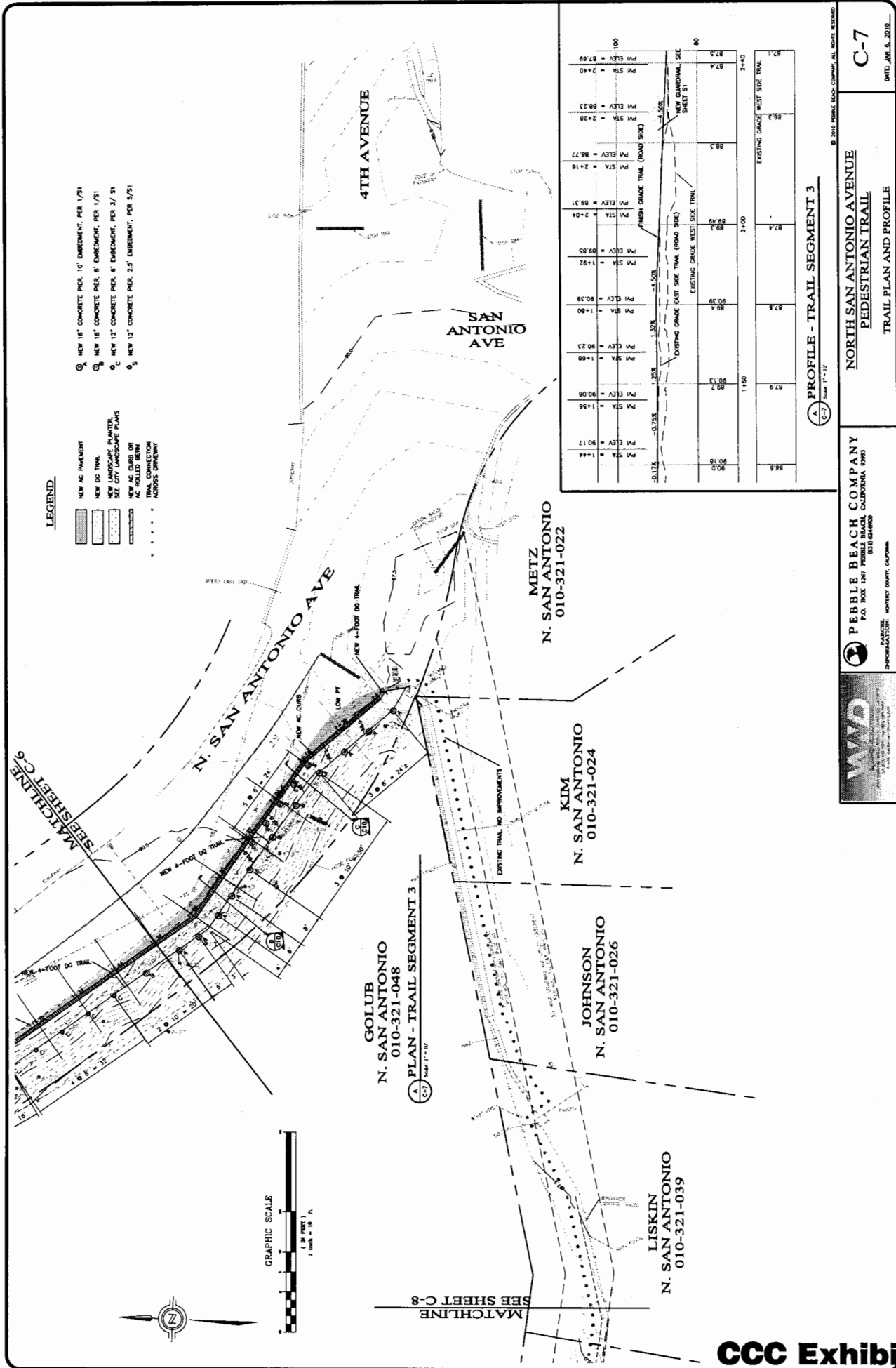
NORTH SAN ANTONIO AVENUE
PEDESTRIAN TRAIL
COVER SHEET

C-1
DATE: JAN. 6, 2010

LEGEND

- NEW AC PAVEMENT
- NEW 6" TRAK
- NEW LANDSCAPE PLANTER
- NEW 6" CONCRETE PDR. 4' ELEVATION
- NEW 12" CONCRETE PDR. 8' ELEVATION
- NEW 12" CONCRETE PDR. 2.5' ELEVATION
- NEW 12" CONCRETE PDR. 8' ELEVATION
- NEW 12" CONCRETE PDR. 2.5' ELEVATION
- TRAIL CONNECTION ACROSS DRIVEWAY

- NEW 18" CONCRETE PDR. 10' ELEVATION, PER 1/21
- NEW 18" CONCRETE PDR. 8' ELEVATION, PER 1/21
- NEW 12" CONCRETE PDR. 8' ELEVATION, PER 3/ 51
- NEW 12" CONCRETE PDR. 2.5' ELEVATION, PER 5/21



PROFILE - TRAIL SEGMENT 3
Scale 1" = 10'

Stationing	PM STA	PM ELEV	Grading Notes	EXISTING GRADE WEST SIDE TRAIL	EXISTING GRADE EAST SIDE TRAIL	NEW CHANGING SIDE SHEET 51
88.6	PM STA = 1.44	PM ELEV = 90.17				
89.0	PM STA = 1.56	PM ELEV = 90.08				
89.3	PM STA = 1.68	PM ELEV = 90.23				
89.6	PM STA = 1.80	PM ELEV = 90.39				
89.9	PM STA = 1.92	PM ELEV = 89.85				
90.2	PM STA = 2.04	PM ELEV = 89.31				
90.5	PM STA = 2.16	PM ELEV = 88.77				
90.8	PM STA = 2.28	PM ELEV = 88.23				
91.1	PM STA = 2.40	PM ELEV = 87.69				

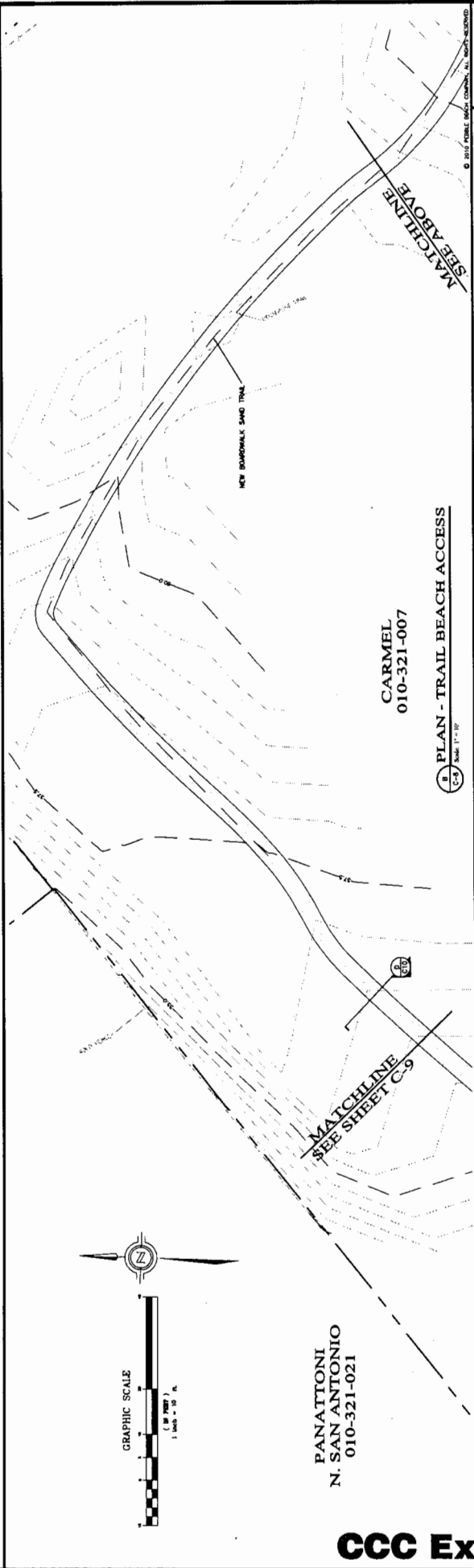
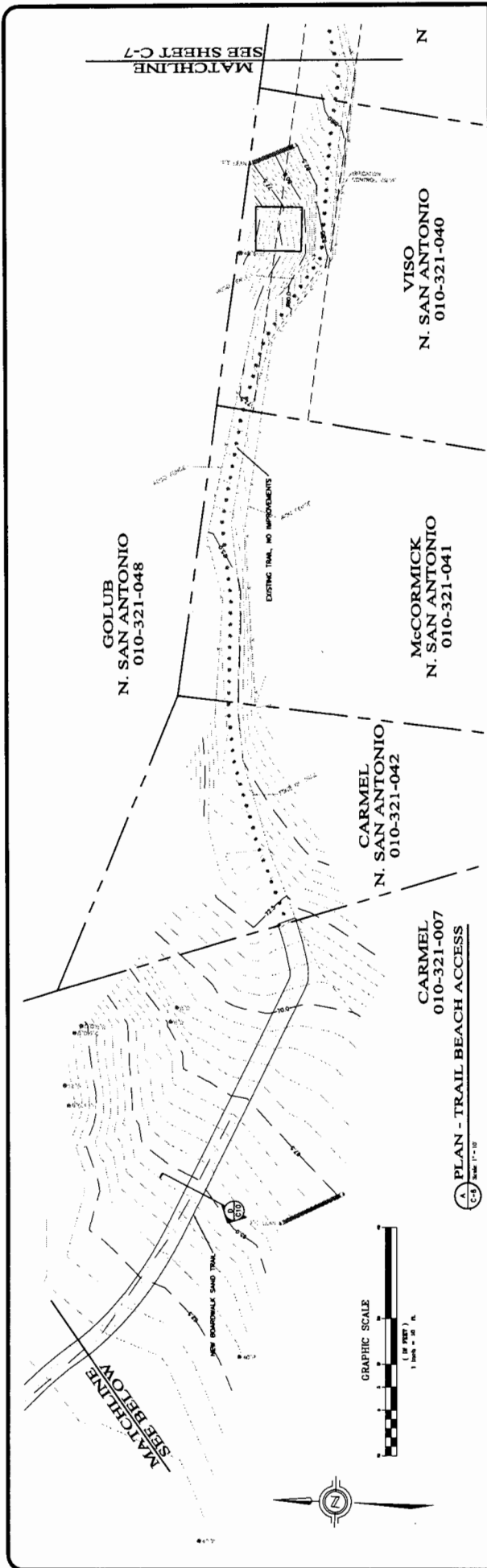
W&P
WATER & POWER
ENGINEERS & ARCHITECTS
P.O. BOX 1707 PEBBLE BEACH, CALIFORNIA 93955
PEPPER HARBOR, MONTEREY COUNTY, CALIFORNIA

C-7
DATE: JUN 8, 2018

PEBBLE BEACH COMPANY
P.O. BOX 1707 PEBBLE BEACH, CALIFORNIA 93955

**NORTH SAN ANTONIO AVENUE
PEDESTRIAN TRAIL**

TRAIL PLAN AND PROFILE



TRAIL PLAN

C-8

DATE: JAN. 5, 2010

NORTH SAN ANTONIO AVENUE
PEDESTRIAN TRAIL

W&D
WATERWAYS DESIGN, INC.
1000 S. GARDEN AVENUE, SUITE 100
SAN ANTONIO, TEXAS 78205
TEL: 214-343-1111
WWW.WANDDESIGN.COM

PEBBLE BEACH COMPANY
P.O. BOX 1001 PEBBLE BEACH, CALIFORNIA 95555
(415) 624-8800

PROJECT: PEDESTRIAN TRAIL, NORTH SAN ANTONIO AVENUE
SCALE: 1" = 20'

PANATTONI
N. SAN ANTONIO
010-321-021

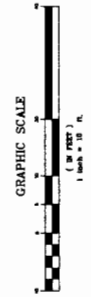
CARMEL
010-321-007

NEW BEACH STAIRWAY, SEE 'DANIEL BOCH
STAIRWAY' AT 'HARD, HOUNCH AND
ASSOCIATES, INC.'

MATCHLINE
SEE SHEET C-8

NEW BOARDWALK SAND TRAIL

PLAN - TRAIL BEACH ACCESS
Scale: 1" = 10'



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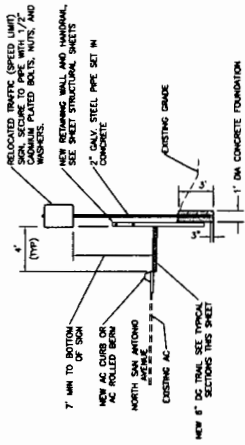
C-9
DATE: JAN. 8, 2010

NORTH SAN ANTONIO AVENUE
PEDESTRIAN TRAIL
TRAIL PLAN

PEBBLE BEACH COMPANY
P.O. BOX 107, PEBBLE BEACH, CALIFORNIA, 93955
9311 034900
FAX: 408/241-1111
www.pebblebeach.com

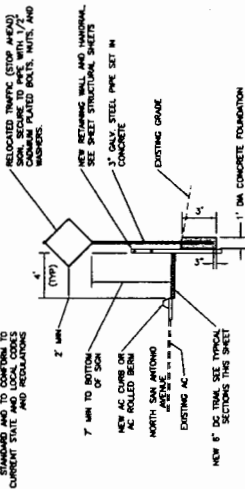


NOTE:
TRAFFIC SIGNS TO BE HIGHWAY
SIGNAGE TO BE CONFORM TO
CURRENT STATE AND LOCAL CODES
AND REGULATIONS

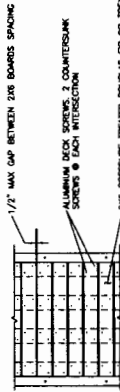


(E) DETAIL - SIGN INSTALLATION
C-10 Scale 1"=1'-7"

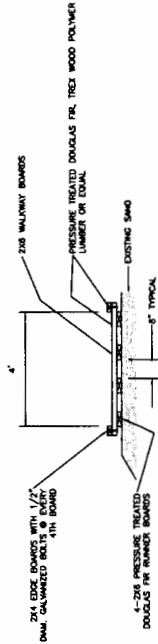
NOTE:
TRAFFIC SIGNS TO BE HIGHWAY
SIGNAGE TO BE CONFORM TO
CURRENT STATE AND LOCAL CODES
AND REGULATIONS



(F) DETAIL - SIGN INSTALLATION
C-10 Scale 1"=1'-7"

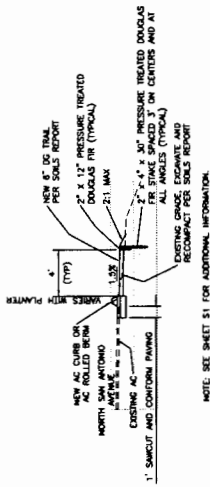


PLAN - WALKWAY



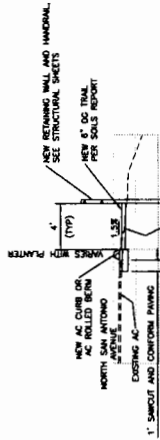
SECTION - SAND TRAIL BOARDWALK
C-10 Scale 1"=1'-7"

NOTE:
INSTALL NEW
BOARDWALK PAIR (SLOPE)
CONFORM WITH THE ACCESSIBILITY
PROVISIONS OF THE CALIFORNIA
BUILDING CODE (CBC) AND
OF THE LATEST REVISION FOR NON-
RESIDENTIAL APPLICATIONS.



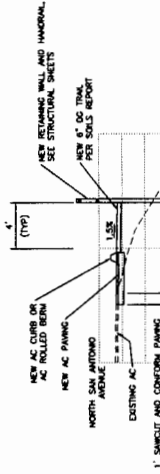
(A) SECTION - DG TRAIL
C-10 Scale 1"=1'-7"

NOTE: SEE SHEET S1 FOR ADDITIONAL INFORMATION.



(B) SECTION - DG TRAIL
C-10 Scale 1"=1'-7"

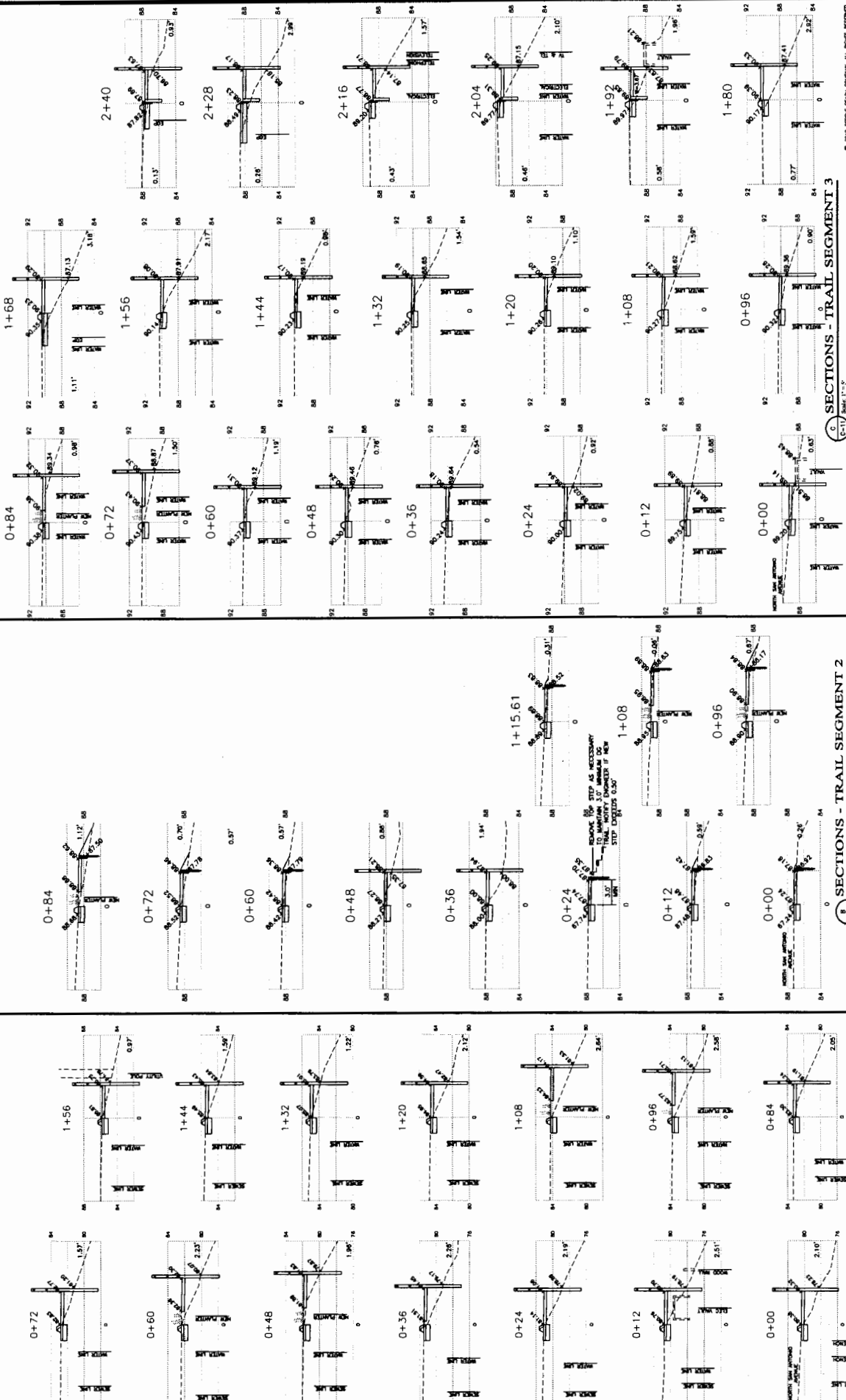
NOTE: SEE SHEET S1 FOR ADDITIONAL INFORMATION.



(C) SECTION - DG TRAIL
C-10 Scale 1"=1'-7"

NOTE: SEE SHEET S1 FOR ADDITIONAL INFORMATION.





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 DATE: JAN. E. 2010.

C-11
 NORTH SAN ANTONIO AVENUE
 PEDESTRIAN TRAIL
 SECTIONS

W&P
 WOODWARD & CLARK
 ENGINEERS
 1000 CALIFORNIA STREET, SUITE 100
 SAN ANTONIO, TEXAS 78205
 (214) 520-1000

PEBBLE BEACH COMPANY
 P.O. BOX 1797, PEBBLE BEACH, CALIFORNIA 93951
 (408) 688-8800
 PEDESTRIAN TRAIL
 WINTER QUARTERS, CALIFORNIA



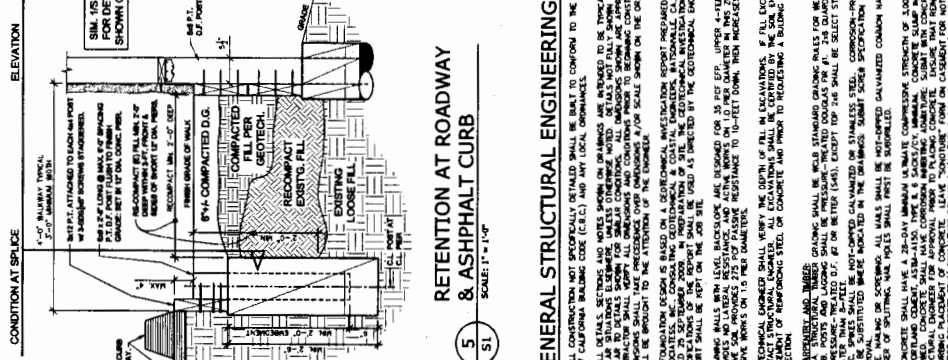
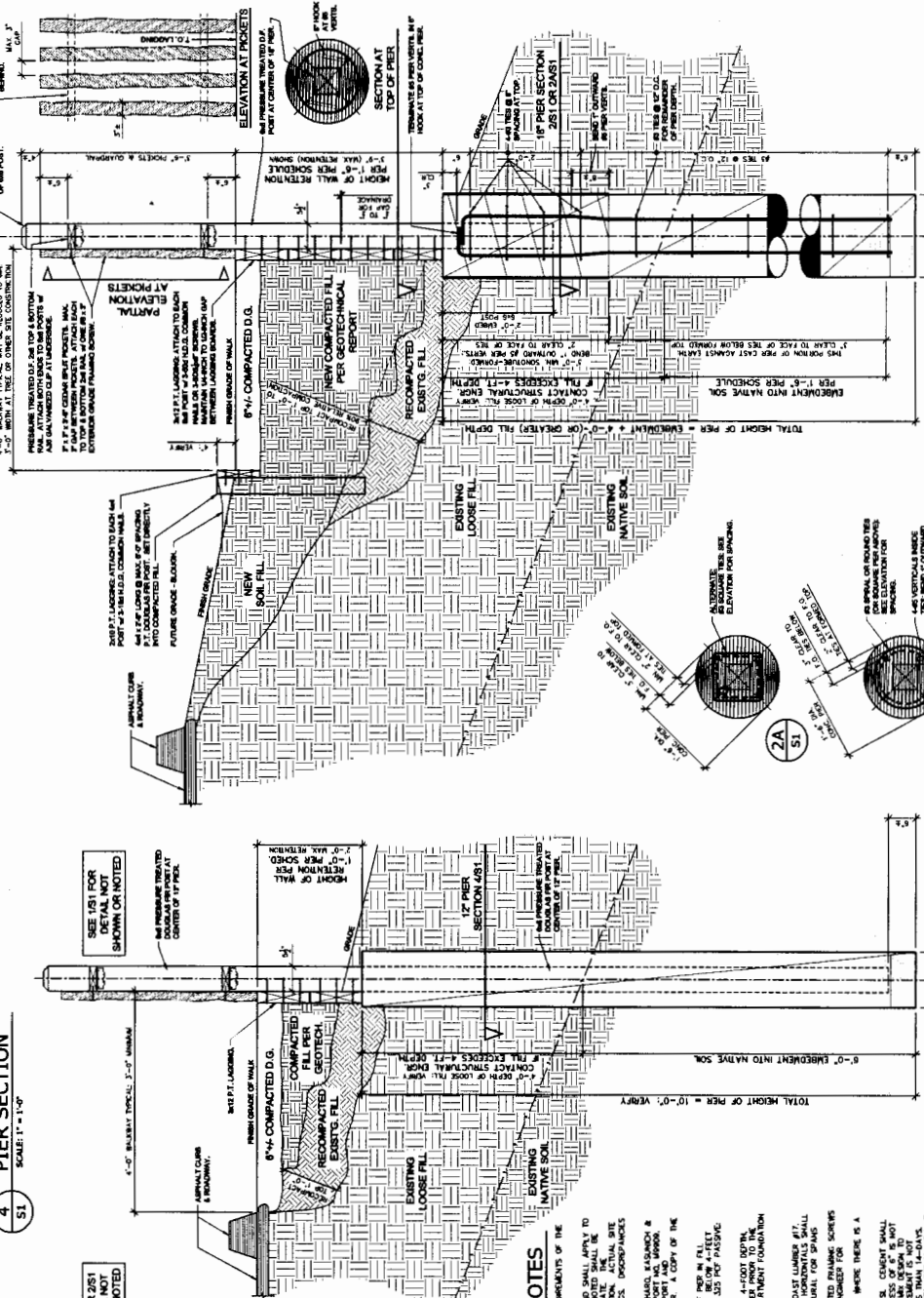
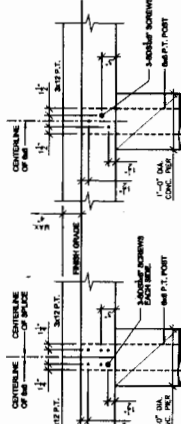
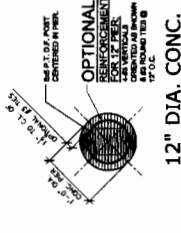
As per Notes on the Specifications
 Prepared / Checked
**Camel Way /
 N. San Antonio
 Avenue Trail**
**Carroll-By-The-Sea
 California**
 SHEET NUMBER 09-016.1
 DRAWN BY S.C. MAYONE
 DATE 1-06-10
 Revision One
 SHEET DATE 1-06-10

HEIGHT OF RETENTION	PIER SPACING	EMBEDMENT IN NATIVE SOIL
< 2'-0"	10'-0"	8'-0" L.
< 2'-0"	10'-0"	8'-0" L.
< 3'-0"	8'-0"	10'-0" L.
< 3'-0"	7'-0"	10'-0" L.
< 3'-0"	6'-0"	10'-0" L.

1. MINIMUM ALLOWABLE STRESS ALLOWABLE
 2. PIER SPACING TO BE SPECIFIED ON CIVIL PLANS DRAWING
 3. 4'-0" MINIMUM TYPICAL SHALL BE REDUCED TO MAX. 3'-0" MINIMUM AT THE TOP OF THE RETENTION WALL

HEIGHT OF RETENTION	8" DIA. POST & PIER SPACING	D.F. SEL. STR.
< 1'-0"	10'-0"	10'-0"
< 1'-0"	9'-0"	10'-0"
< 1'-0"	8'-0"	10'-0"
< 1'-0"	7'-0"	10'-0"
< 1'-0"	6'-0"	10'-0"
< 1'-0"	5'-0"	10'-0"
< 1'-0"	4'-0"	10'-0"

1. INTERPOLATED OR ESTIMATED VALUE



RETENTION AT ROADWAY & ASPHALT CURB
 SCALE: 1" = 1'-0"

- GENERAL STRUCTURAL ENGINEERING NOTES**
1. ALL RETENTION WALL STRUCTURES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2007 CALIFORNIA BUILDING CODE (CBC) AND ANY LOCAL ORDINANCES.
 2. ALL DETAILS, SECTIONS AND NOTES SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS UNLESS OTHERWISE NOTED. DETAILS NOT FULLY SHOWN OR NOTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ALL SITE CONDITIONS SHALL BE VERIFIED BY THE ENGINEER. ALL SCALE SHOWN ON THE DRAWINGS. DIMENSIONS SHALL BE REPORTED TO THE EXTENSION OF THE DIMENSIONS AS SHOWN ON THE DRAWINGS.
 3. FOUNDATION DESIGN IS BASED ON A GEOTECHNICAL INVESTIGATION REPORT PREPARED BY HARRIS, BLANCHARD & ASSOCIATES, INC. CONSULTING GEOTECHNICAL & COASTAL ENGINEERS, 2400 MARINELL AVENUE, REDWOOD CITY, CALIFORNIA 94063. THE REPORT SHALL BE USED AS DIRECTED BY THE GEOTECHNICAL ENGINEER. A COPY OF THE REPORT SHALL BE ON FILE AT THE JOB SITE.
 4. **CAUTIONARY AND NOTES:**
 - a. ALL RETENTION WALLS SHALL BE CONSTRUCTED TO BE PROTECTED FROM COLLAPSE BY THE USE OF PROTECTIVE STRUCTURAL BRACING.
 - b. ALL RETENTION WALLS SHALL BE CONSTRUCTED TO BE PROTECTED FROM COLLAPSE BY THE USE OF PROTECTIVE STRUCTURAL BRACING.
 - c. ALL RETENTION WALLS SHALL BE CONSTRUCTED TO BE PROTECTED FROM COLLAPSE BY THE USE OF PROTECTIVE STRUCTURAL BRACING.
 5. **CONCRETE:** ALL CONCRETE SHALL BE 3000 PSI STRENGTH CONCRETE WITH A MINIMUM OF 4% AIR ENTRAINMENT. ALL CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE STANDARD PRACTICES FOR CASTING REINFORCED CONCRETE STRUCTURES. ALL SITS, SECTIONS AND DIMENSIONS SHALL BE TOOK-UP IN THE FIELD.
 6. **REINFORCING BARS:** ALL REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A603, GRADE 60. BARS SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED. ALL REINFORCING BARS SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE STANDARD PRACTICES FOR CASTING REINFORCED CONCRETE STRUCTURES. ALL SITS, SECTIONS AND DIMENSIONS SHALL BE TOOK-UP IN THE FIELD.
 7. **SECTIONS:** ALL SECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2007 CALIFORNIA BUILDING CODE (CBC) AND ANY LOCAL ORDINANCES.

TRAIL SEGMENT 1: SECTION 0+12
 3'-9" RETENTION
 SCALE: 1" = 1'-0"

18" DIA. CONC. PIER SECTION
 SCALE: 1" = 1'-0"

TRAIL SEGMENT 3: SECTION 1+08
 1'-8" RETENTION
 SCALE: 1" = 1'-0"

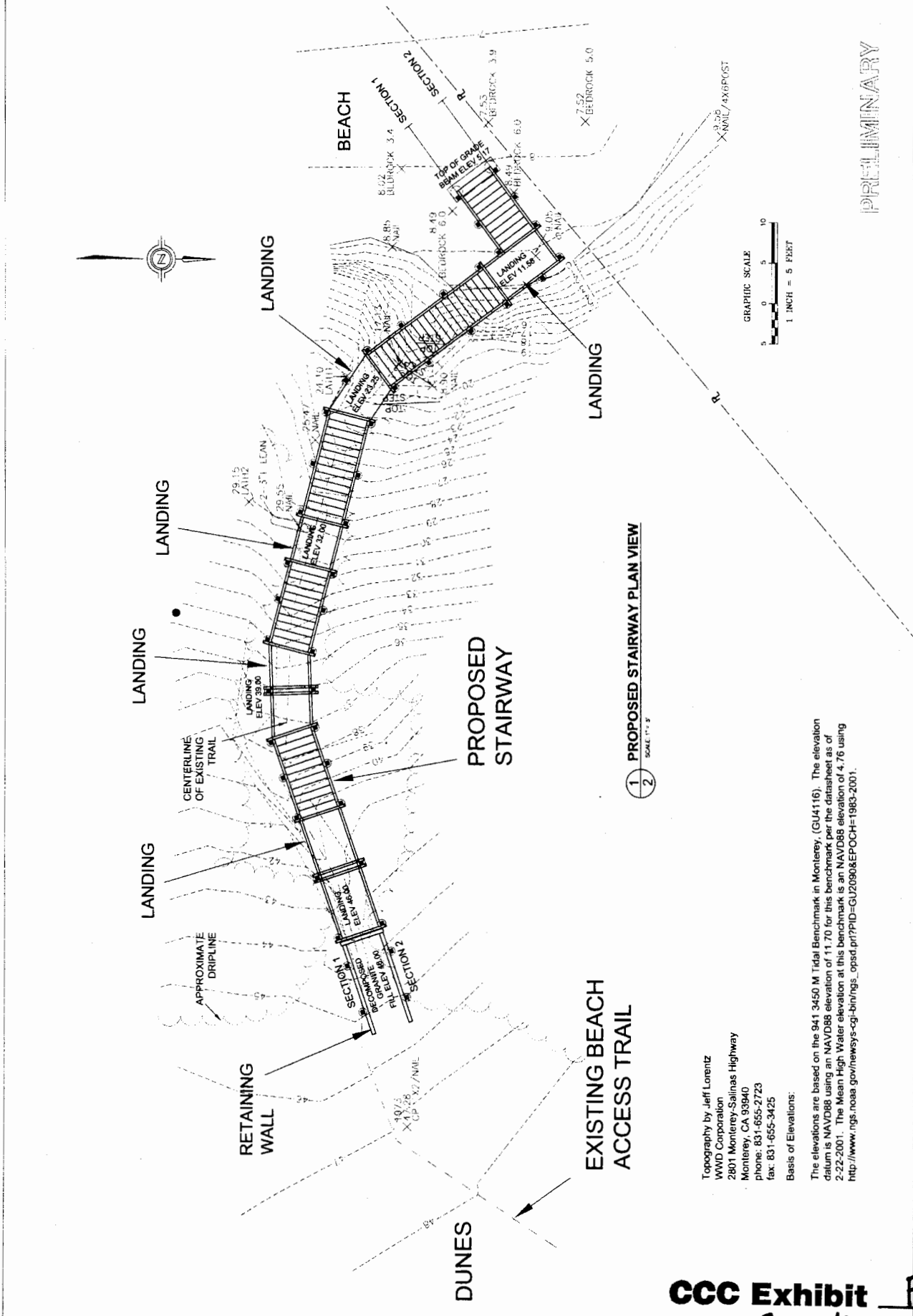
RETENTION AT ROADWAY & ASPHALT CURB
 SCALE: 1" = 1'-0"

REVISIONS	BY

PROPOSED STAIRWAY PLAN VIEW
CARMEL BEACH STAIRS
DEL MAR DUNES, CARMEL-BY-THE-SEA, CALIFORNIA

HARO, KASUNICH AND ASSOCIATES, INC.
 CONSULTING CIVIL, GEOTECHNICAL & COSTAL ENGINEERS
 115 EAST LAKE AVE., WATSONVILLE, CA 95076 (831) 722-4175

Date	10/15/09
Scale	1" = 5 FT
Drawn	MF
Job	
Sheet	2
OF 11 SHEETS	



PRELIMINARY

1 PROPOSED STAIRWAY PLAN VIEW
 2 SCALE 1" = 5'

Topography by Jeff Lorenz
 WWD Corporation
 2801 Monterey-Salinas Highway
 Monterey, CA 93940
 phone: 831-655-2723
 fax: 831-655-3425
 Basis of Elevations:

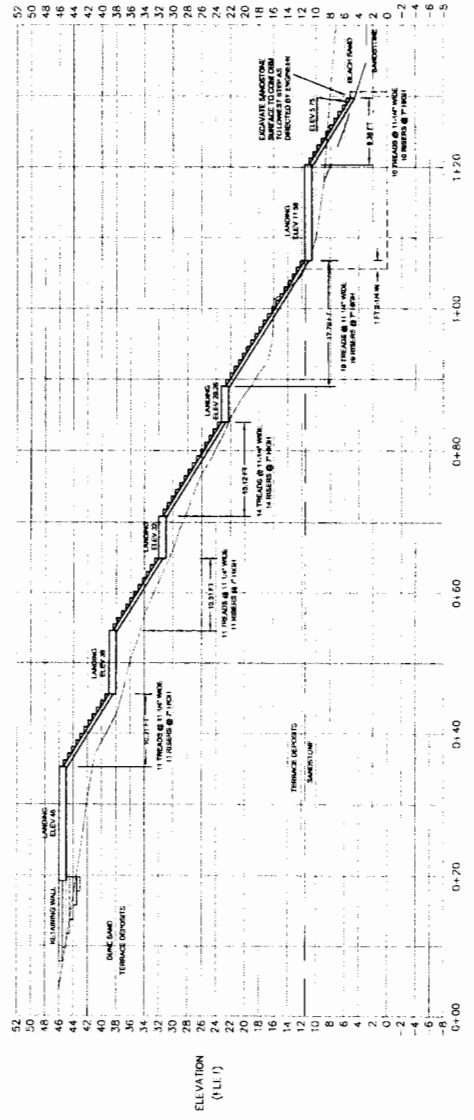
The elevations are based on the 941 3450 M Tidal Benchmark in Monterey, (GU4116). The elevation datum is NAVD88 using an NAVD88 elevation of 11.70 for this benchmark per the datasheet as of 2-22-2001. The Mean High Water elevation at this benchmark is an NAVD88 elevation of 4.76 using http://www.ngs.noaa.gov/newsws/cgi-bin/ngs_opsd.prl?PID=GU20960&EPOCH=1983-2001.

REVISIONS	BY

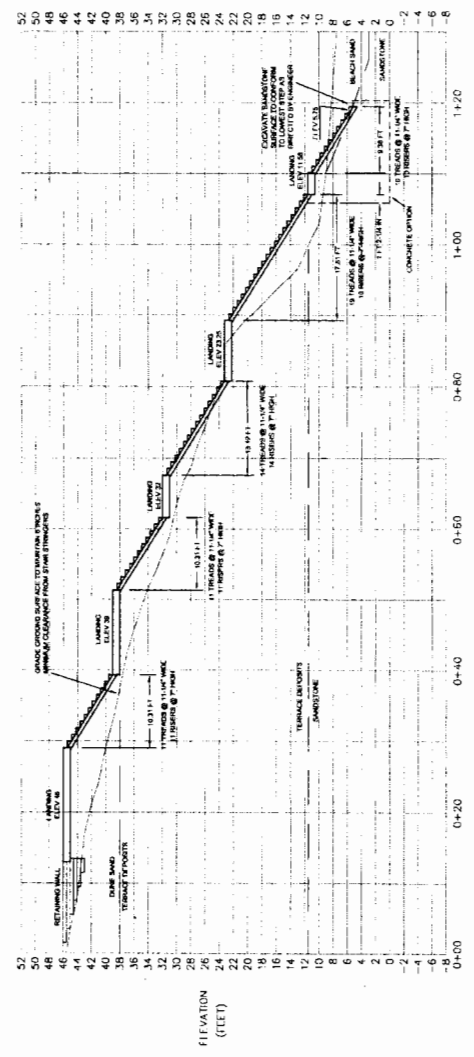
**STAIRWAY CROSS SECTIONS
CARMEL BEACH STAIRS
DEL MAR DUNES, CARMEL-BY-THE-SEA, CALIFORNIA**

HARG, KASUNICH AND ASSOCIATES, INC.
118 EAST LANE, WESTBURY, CA 94091 (415) 221-1175
DRAWN BY: JAS
DATE: 10/18/09

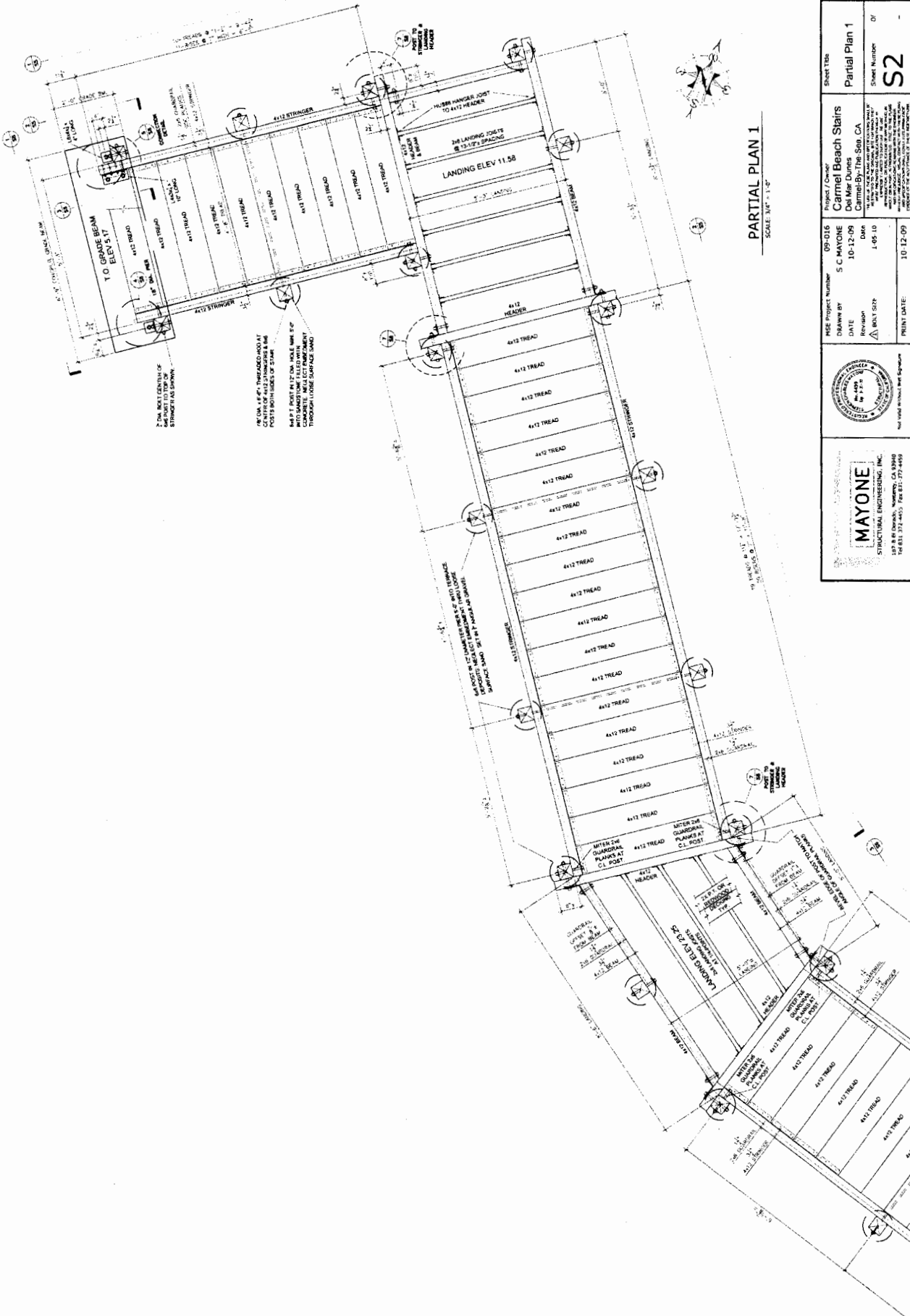
Sheet	3
OF 11 SHEETS	
Scale	1" = 8 FT H/V
Drawn	JAS
Date	10/18/09



SECTION 2 - UP-COAST EDGE
SCALE: 1" = 8 FT H/V

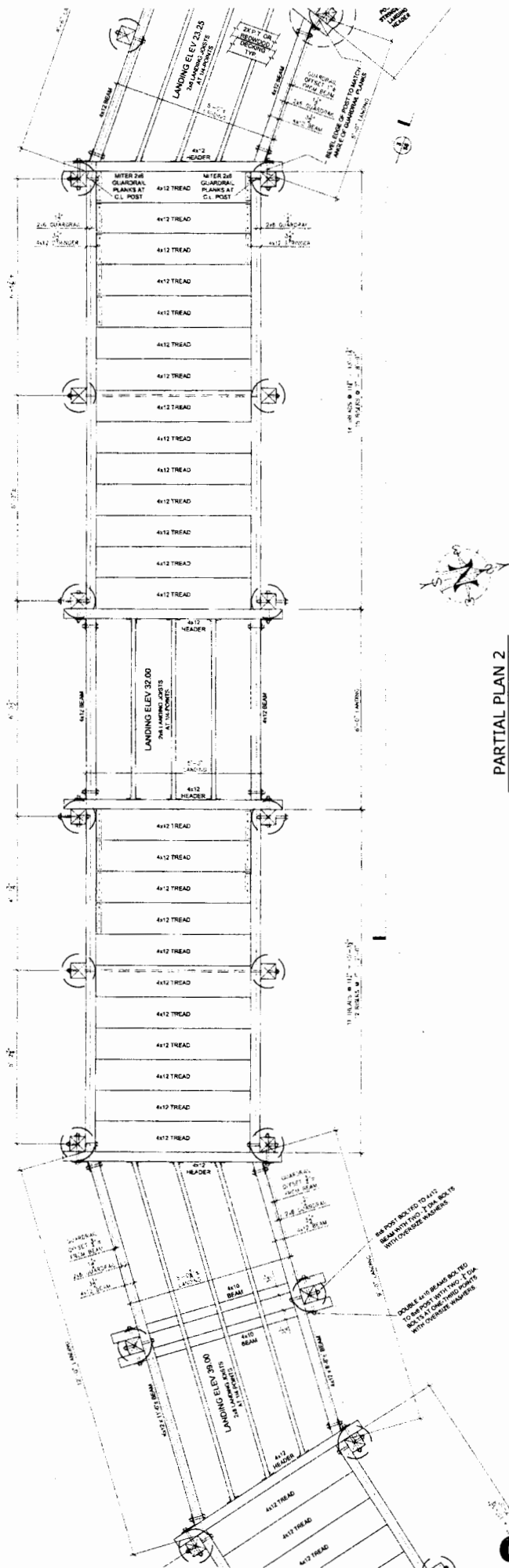


SECTION 1 - DOWN-COAST EDGE
SCALE: 1" = 8 FT H/V



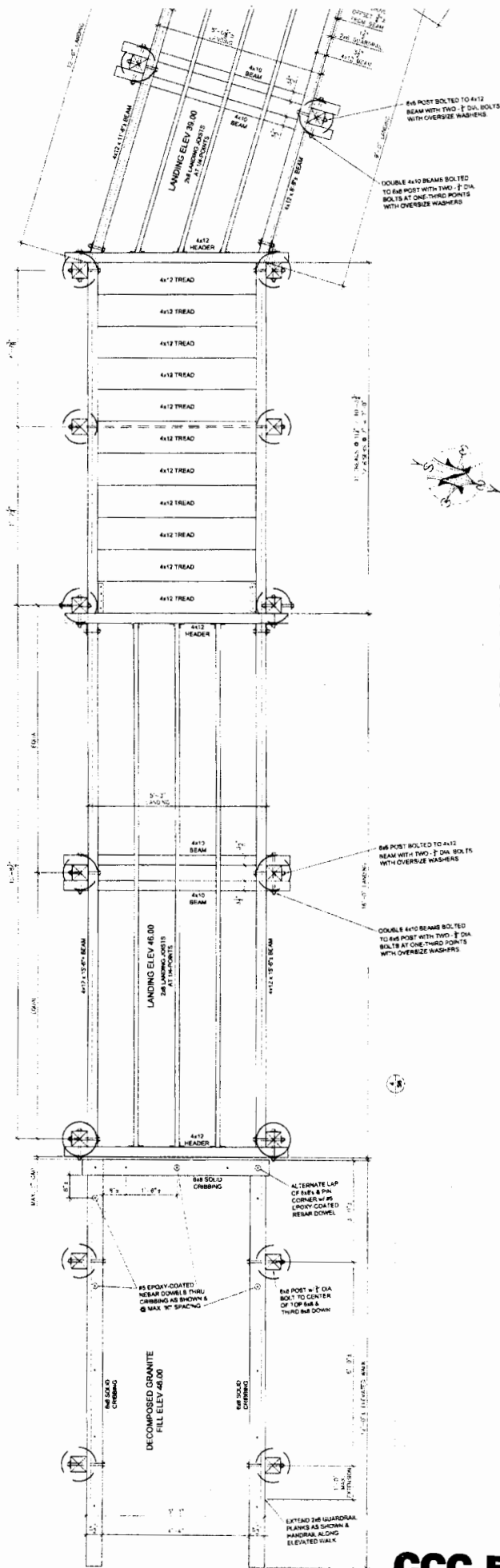
PARTIAL PLAN 1
SCALE: 3/4" = 1'-0"

	Project / Owner Carmel Beach Stairs Carmel-By-The-Sea, CA	Sheet Title Partial Plan 1
	Date 10-12-09	Sheet Number 01
Revision 1-BOL 5/07	Date 1-05-10	Sheet Number S2
Print Date 10-12-09	Project Number 09-016	Designer S. C. MAYONE
Mayone Structural Engineering, Inc. 157 S. B. Stevens, Monterey, CA 93940 Tel: 831.372.4455 Fax: 831.372.4499	Not valid without seal signature	



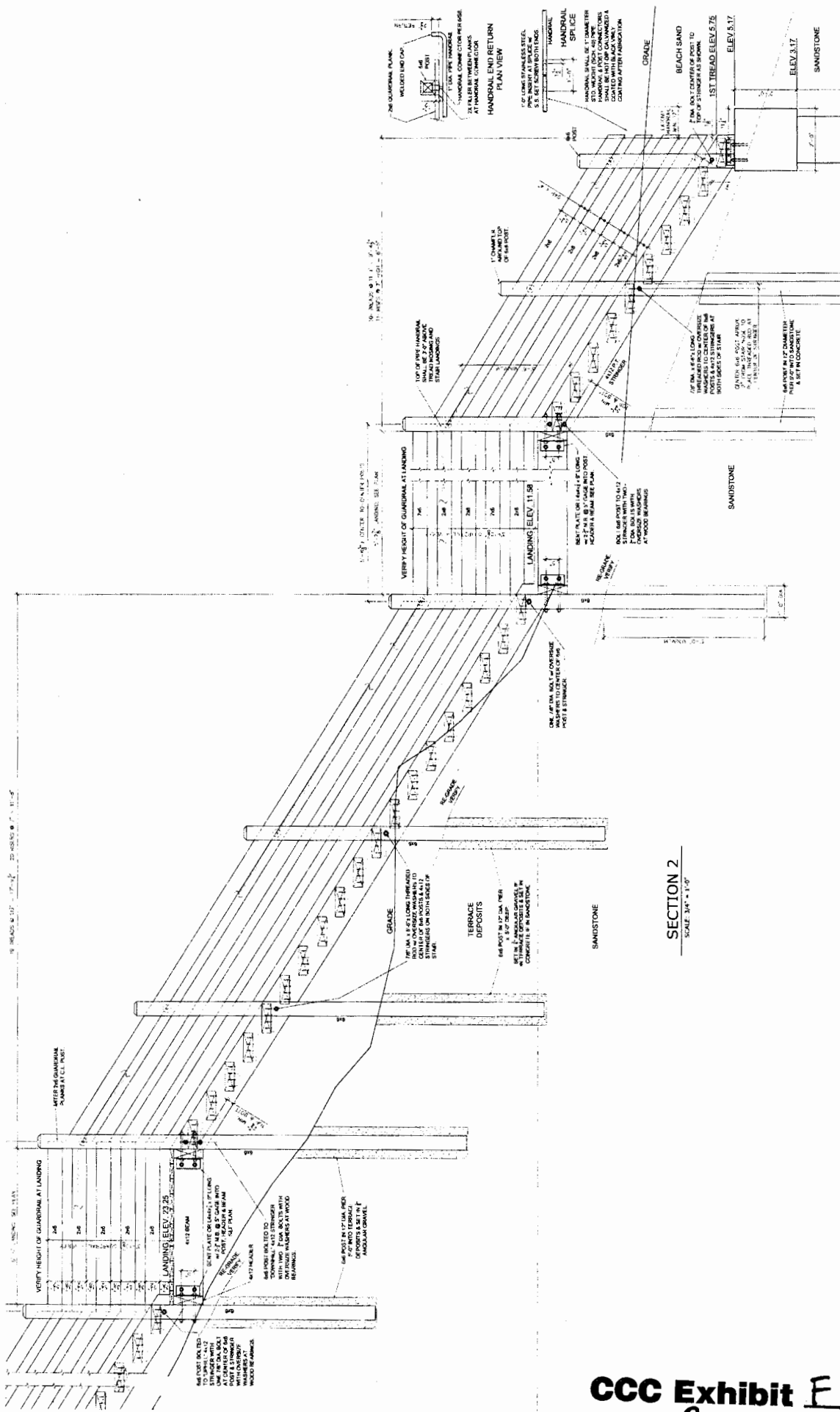
PARTIAL PLAN 2
SCALE: 3/4" = 1'-0"

MAYONE STRUCTURAL ENGINEERING, INC. 8775 El Dorado, Redding, CA 96002 Tel: 916-337-4455 Fax: 916-337-4959		Project / Owner Carmel Beach Stairs Del Mar Duques Carmel By The Sea, CA	Sheet Title Partial Plan 2
		Date 10-17-09	Sheet Number S3
Project Number 09-018	Drawn By S.C. MAYONE	Revision 10-17-09	Print Date 10-17-09

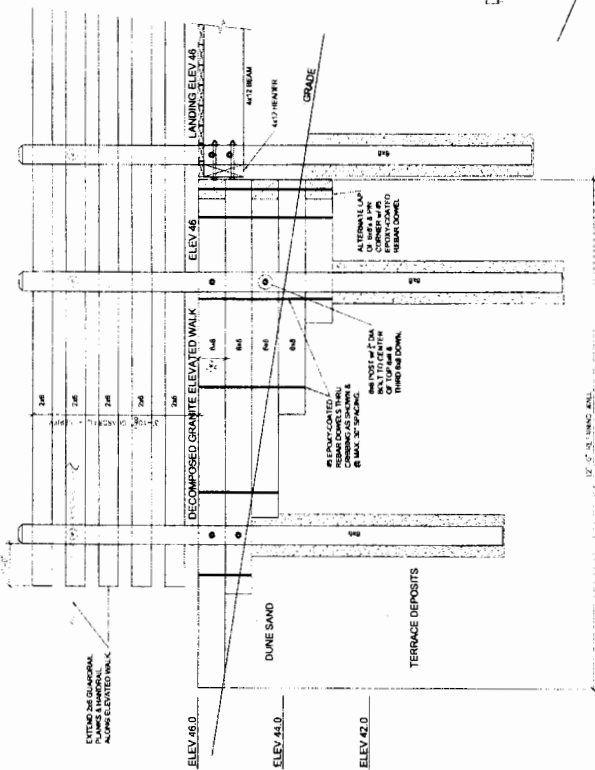


PARTIAL PLAN 3
SCALE: 3/4" = 1'-0"

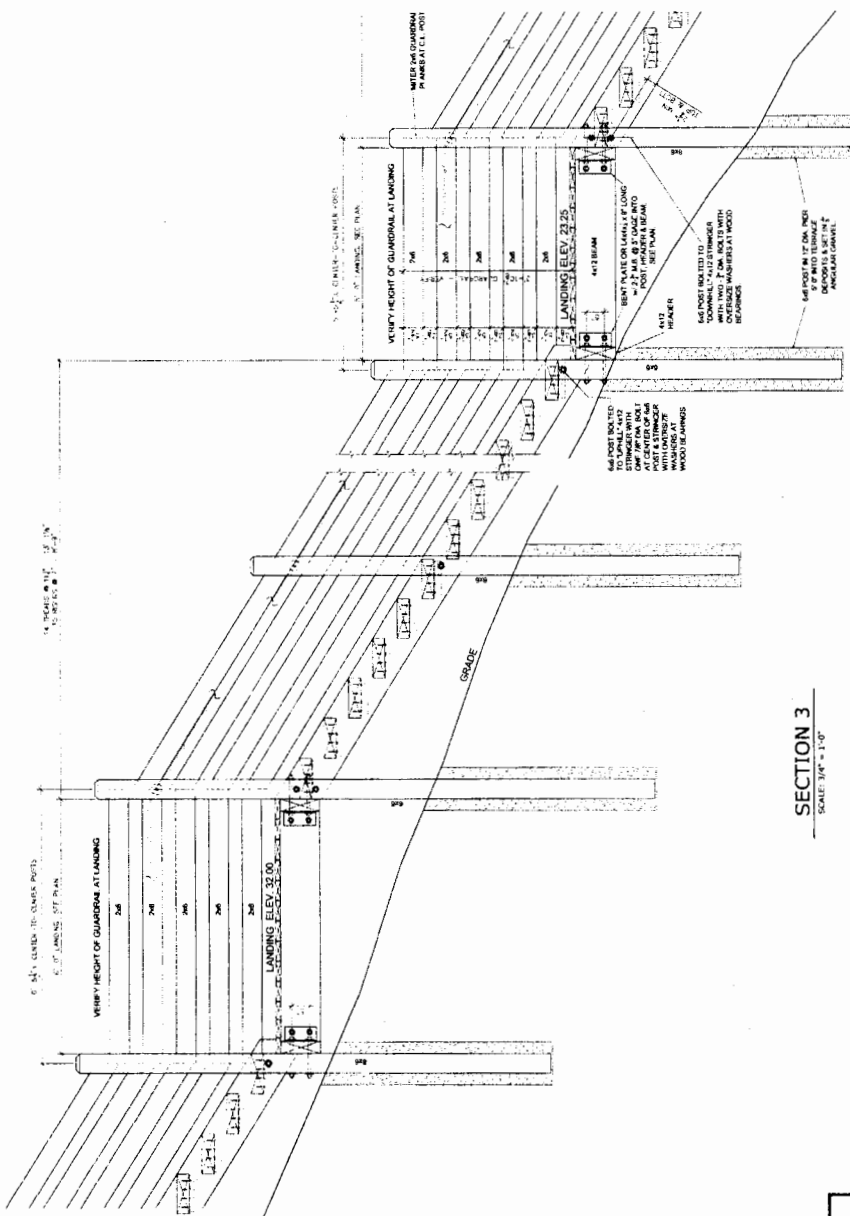
Project / Owner Central Beach Stairs Central Beach Central Beach, CA		Sheet Title Partial Plan 3	
Project Number 09-016		Sheet Number S4	
Drawn By S. C. MAYONE		Date 10-12-09	
Date 10-12-09		Print Date 10-12-09	
MAYONE STRUCTURAL ENGINEERING, INC. 1878 E. Oxnard, Newport, CA 95959 Tel 931-371-4955 Fax 931-371-4459			



	SHEET NUMBER S5	SHEET TITLE Sections 1 & 2
	PROJECT / OWNER Carmel Beach Stairs Del Mar Dunes Carmel-by-the-Sea, CA	DRAWN BY S.C. MAYONE
PROJECT NUMBER 09-016	REVISIONS 1-05-10	PRINT DATE 10-12-09
	MAYONE STRUCTURAL ENGINEERING, INC. 18728 E. DORADO, HOLLYWOOD, CA 92640 TEL: 951-277-4415 FAX: 951-577-4459	SEE YOUR ARCHITECT FOR ANY REVISIONS



SECTION 4
SCALE: 3/4" = 1'-0"



SECTION 3
SCALE: 3/4" = 1'-0"

	MAYONE STRUCTURAL ENGINEERING, INC. 14131 37th Ave., Suite 207, San Diego, CA 92121 Tel: (619) 572-4455, Fax: (619) 572-4459	Project / Owner Carmel Beach Stairs Del Mar Dunes Carmel-By-The-Sea, CA	SHEET TITLE Sections 3 & 4
	MSE Project Number 09-016	Drawn By S C MAYONE	Date 10-12-09
Revision 10-12-09	Date 10-12-09	PRINT DATE: 10-12-09	OF



Project / Owner
Camel Beach Stairs

Del Mar Dunes
Camel-By-The-Sea
California

NSC Project Number: 09-015
DRAWN BY: S. C. MAYONE
DATE: 10-12-09
REVISION: DWG
BY: B. J. STEIN
DATE: 10-12-09

PROJECT DATE: 10-12-09

STAIR FRAMING
DETAILS

Sheet Number
S8

