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DEL MONTE FOREST LOCAL COASTAL PLAN AMENDMENT

MEASURE "A" ANALYSIS
TO THE
MONTEREY COUNTY
BOARD OF SUPERVISORS



MARCH 2005

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COASTAL COMMISSION
CENTRAL COAST AREA

**DEL MONTE FOREST LAND USE PLAN LCP AMENDMENT
MEASURE "A" ANALYSIS**

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EXECUTIVE SUMMARY

A. BACKGROUND

The California Coastal Commission (CCC) certified the Monterey County Del Monte Forest Land Use Plan (DMF LUP) in 1984 and the Coastal Implementation Plan (CIP) in 1987. Taken together, these documents constitute the County's Local Coastal Plan (LCP) in accordance with State law. Measure "A", the "Del Monte Forest Plan: Forest Preservation and Development Limitations," was approved by Monterey County voters on November

7, 2000. This measure changed a number of elements of the Del Monte Forest Local Coastal Plan (DMF LCP), including specific land use and zoning designations for a number of properties. However, Measure "A" will not become effective until certified by the CCC as a LCP amendment. This LCP amendment includes only those changes set forth in the Measure "A" initiative as described in this analysis.

CONTENTS

- A. Background
- B. Summary of Measure "A"
- C. Purpose of Analysis
- D. Findings and Conclusions

B. SUMMARY OF MEASURE "A"

The proposed amendment contained within Measure "A" includes changes to the Del Monte Forest LCP which are fully described in SECTION II. The changes consist of the primary components:

- 1) **LAND USE AND ZONING DESIGNATION CHANGES:** Measure "A" revises land use designations on approximately 570 acres, resulting in an increase in designated open space lands, a decrease in designated residential lands, and a decrease in residential density.
- 2) **LUP POLICY CHANGES:** Measure "A" revises the text for four policies related to provision of employee housing (Policies 78a, 82, and 116), and removal of designated resource constraint areas (Policy 113).
- 3) **OTHER LUP TEXT CHANGES:** Revises text regarding land use by planning area, circulation, and resource constraint compliance; add text for open space management for Planning Units with new open space designations; and revises Figure 15 regarding siting of new trails.
- 4) **COASTAL IMPLEMENTATION PLAN (CIP):** Revises text of four sections to be consistent with LUP policy changes.

C. PURPOSE OF LCP AMENDMENT ANALYSIS

In considering Measure "A" as an LCP amendment, the California Coastal Commission has requested information on the effects of these changes on coastal resources and other LCP provisions. The intent of the analysis contained herein is to provide an assessment of coastal issues requested by the Coastal Commission in letters to Monterey County dated November 21, 2000 and March 3, 2001 as referenced parenthetically below. This analysis compares the potential land use changes under Measure "A" with the current (pre-Measure "A") LCP and analyzes the cumulative impacts to coastal resources, access, public services and traffic as a result of these changes. The primary areas of requested analyses include:

D. FINDINGS AND CONCLUSIONS

Land Use and Potential Development.

- **Residential Development.** The overall effect of Measure "A" is to significantly reduce the amount of residentially designated land as identified in the Land Use section of the LUP by 440 acres, reduce the number of potential new residential lots by 815 lots, and reduce the development density of most of the remaining residentially designated lands (approximately 85 out of 95 acres), thus resulting in less residential development potential than under the current (pre-Measure "A") LCP. Measure "A" would modestly increase the employee housing development potential by at least 12 specified units in Planning Unit B and would allow potential additional development associated with new visitor serving and open space recreation sites (approximately 224 acres), that would be offset by a reduction in the amount of residentially zoned lands, that also potentially could support employee housing.
- **Visitor-Serving Development.** Measure "A" would increase visitor serving uses through designation of a new area (4 acres/24 units) and increase the potential number of new visitor units at the Spanish Bay Resort and The Lodge of Pebble Beach by an estimated maximum of 150 and 106 units, respectively.¹ The actual number of new units would be determined based on adherence to LUP policies, compliance with CIP and zoning regulations, outcome of environmental review, and the general development plan amendment and the coastal development permit process.
- **Open Space.** Measure "A" would increase the amount of land designated Open Space Forest by 216 acres and would increase the amount of land designated Open Space Recreation by 220 acres with specified references to potential development of a new driving range and an equestrian center, the latter of which would represent an increase in land use intensity at the Sawmill Gulch site. However, redesignation of the Sawmill Gulch site from Open Space Forest to Open Space Recreation (41 acres) would be at least

¹ As a matter of comparison, it should be noted that on October 10, 2000, the Del Monte Forest Property Owners and the Pebble Beach Company entered into an agreement whereby, among other things, PBC agreed to limit the number of visitor serving units to a maximum of 210 units. The agreement was recorded on April 18, 2001. Thus, the estimated number for this analysis is conservatively high. Furthermore, the current Pebble Beach Company development application proposes 160 new visitor-serving units.

partially offset with the redesignation of approximately 100 acres to Open Space Forest adjacent to the Huckleberry Hill Natural Area.

Public Access. Measure "A" has no effect on the provision of or requirements for public access, but allows site-specific siting of trails in Planning Units M, N, O, U, V at the time development plans are prepared and submitted for a coastal development permit.

Coastal Resources. The overall effect of Measure "A" is to reduce development potential with redesignation of residential lands to open space lands, which generally would provide: a) better protection to water and marine resources by reducing potential runoff (due to reduction in structural development), providing increased watershed protection with increased open space, and maintaining some existing drainages in open space; b) an overall better protection of biological and forest resources of the Del Monte Forest than the current (pre-Measure "A") LCP with an increased area designated open space forest; c) increased preservation of the forested and open space character of Del Monte Forest with additional lands designated open space that would have a beneficial aesthetic benefit with less structural development; and d) expand and enhance the recreational potential and visitor amenities in the Del Monte Forest.

Coastal development that is allowed under the current LCP (pre-Measure "A") or under Measure "A" would require approval of coastal development permits for most development on existing designated and re-designated lands under Measure "A". Measure "A" does not change any existing LCP coastal permitting processes except as related to removal of the resource constraint overlays related to traffic and water and sewer infrastructure. Future development would have to comply with applicable LUP resource policies, CIP standards, and conditions developed through coastal development permit and CEQA review processes address potential impacts to resources under any land use designation scenario. Monterey County retains discretion through CEQA review and permit review to condition future development to avoid, reduce, and mitigate for direct and cumulative effect on coastal resources.

Public Services and Traffic. Given the reduction in residentially designated land, combined with the modest increase in employee housing allowed and the limited addition of visitor serving units, the overall effect of Measure "A" is a reduction in potential potable water demand, wastewater generation, and traffic generated by new development. Estimated water demand would be within the water entitlement granted to the Pebble Beach Company by the Monterey Peninsula Water Management District. Estimated wastewater generation demand would be within the wastewater treatment plant capacity that is allocated to the Pebble Beach Community Services District.

Consistency with Coastal Act. Measure "A" makes no changes to the County's Local Coastal Plan which would be inconsistent with the Coastal Act. Measure "A" does not change policies within the certified LUP relevant to provision of access. Measure "A" increases the amount of land designated Open Space Recreation by 220 acres that would facilitate development of commercial recreational facilities (open to the public), which is considered a priority use under Coastal Act Section 30222. Measure "A" would also facilitate development of additional visitor-serving units available to the public.

Measure "A" reduces the amount of residentially designated lands and reduces the density in most areas of the remaining residentially designated lands. Measure "A" does not include commercial or industrial land use designations. The reduction in development potential would provide better protection to water, marine and land resources as a result of increased open space. Future development allowable under either the existing (pre-Measure "A") LUP or Measure "A" would have to comply with all relevant water, marine, wetland, ESHA, biological resource policies, which are not changed or affected by Measure "A."

Measure "A" does not include development sites that are located on or adjacent to the coast, and does not affect coastal areas suitable for water-oriented recreational activities. Neither the current (pre-Measure "A") LCP or Measure "A" include commercial or recreational boating facilities or facilities or land uses that would result in potential hazards due to oil spills or propose dredging, shoreline alterations, or channelizations. There are no agricultural or timber lands within the Del Monte Forest LCP. Measure "A" does not change LUP policies or CIP standards related to the maintenance, enhancement, and restoration of wetlands; marine habitats; ESHA; scenic resources; circulation and parking; or hazards. Measure "A" has no effect on public access or transit. Measure "A" promotes additional commercial recreational facilities adjacent to existing residential and visitor-serving areas. LUP policies and CIP standards regarding circulation and parking are not changed by Measure "A".

Implementing Measure "A" will not fundamentally change the overall character of the Del Monte Forest, its neighborhoods, or visitor destinations because, in general, it promotes development similar to the residential, recreational, and visitor-serving development that exist at present. It will provide a future land use development emphasis on increasing open space by reducing the current residential use potential while adding the potential for limited visitor serving uses. Measure "A" does not include public works facilities. There are no sewage treatment plants, coastal dependent uses, or industrial uses within the existing LCP or Measure "A".

I. INTRODUCTION

A. BACKGROUND

The California Coastal Commission (CCC) certified the Monterey County Del Monte Forest Land Use Plan (DMF LUP) and Coastal Implementation Plan (CIP) in 1987. Taken together, these documents constitute the County's Local Coastal Plan (LCP) in accordance with State law. This certification enables the County to consider and issue permits for projects located in the coastal zone that are consistent with the certified LCP. Amendments to a certified LCP must be reviewed and certified by the CCC before they may take effect. Since its initial certification, the DMF LUP has been amended a number of times.

CONTENTS

- A. Background
- B. Purpose of LCP Amendment & Analysis
- C. Relationship of Measure "A" to Pebble Beach Company Development Application

Measure "A", the "Del Monte Forest Plan: Forest Preservation and Development Limitations," was approved by Monterey County voters on November 7, 2000. This measure changed a number of elements of the Del Monte Forest Local Coastal Plan (DMF LCP) and affected specific land use and zoning designations for a number of properties with an overall effect to increase lands designated for forest and recreational open space and decrease lands designated for residential use.

According to the preamble, the purpose of Measure "A" is:

- *"To preserve additional Monterey pine trees and related habitat in Del Monte Forest,*
- *To significantly reduce future residential development and increase open space in the Del Monte Forest,*
- *To encourage future visitor-serving development adjacent to existing visitor-serving or recreational facilities in the Del Monte Forest,*
- *To require that any future development in the Del Monte Forest area be consistent with the protections currently provided by the California Coastal Act,*
- *To require that any future development in the Del Monte Forest area be subject to full and complete environmental review and include public participation through the holding of public hearings."*

B. PURPOSE OF LCP AMENDMENT ANALYSIS

Coastal Commission staff has interpreted Section 30514 of the Public Resources Code to require Coastal Commission certification of the LCP amendments contained in Measure "A" prior to it becoming effective. This section states that "a certified local coastal program and all local implementing ordinances, regulations, and other actions may be amended by the appropriate local government, but no such amendment shall take effect until it has been certified by the commission." Thus, although approved by County voters in November 2000, Measure "A" will not become effective until certified by the CCC as a LCP amendment. This LCP amendment includes only those changes set forth in the Measure "A" initiative as described in this analysis.

As an initiative, Measure "A", does not require an environmental review under CEQA. However, in considering Measure "A" as an LCP amendment, the California Coastal Commission has requested information on the effects of these changes on coastal resources and other LCP provisions. The intent of the analysis contained herein is to provide an assessment of coastal issues requested by the Coastal Commission in letters to Monterey County dated November 21, 2000 and March 3, 2001 as referenced parenthetically below.. This analysis compares the potential land use changes under Measure "A" with the current (pre-Measure "A") LCP and analyzes the cumulative impacts to coastal resources, access, public services and traffic as a result of these changes. The key areas of requested analyses include:

- Analysis of potentially adverse cumulative impacts on coastal resources (including ESHA and pine forest resources) and access due to change in density or public service provision [addressed in Section IV] and how the change can be found consistent with Coastal Act policies (Chapters 3 and 6) (November 2000) [addressed in Section VI].
- Analysis of how amendment provisions along with existing County environmentally sensitive habitat and tree removal policies (not proposed for amendment) will protect special status species, environmentally sensitive habitat, and Monterey pine forest (March 2001) [addressed in Section IV].
- Background regarding status and adequacy of water and sewer capacity and highway capacity and circulation regarding proposed lifting of the resource constraint overlay (March 2001) [addressed in Section IV].
- Discussion of the amendment's relationship to and effect on other sections of the previously certified LCP including the public access component (November 2000) [addressed in Section V].

Exhibit C includes the referenced Coastal Commission letters with a summary matrix that identifies where in this analysis or other submittal materials, the requests have been addressed.

The analysis is presented in the following sections:

- II. DESCRIPTION OF LCP AMENDMENT
- III. EXISTING CONDITIONS
- IV. EFFECTS OF LCP AMENDMENT ON COASTAL RESOURCES
- V. EFFECTS OF LCP AMENDMENT ON OTHER SECTIONS OF THE CERTIFIED DEL MONTE FOREST LCP
- VI. CONSISTENCY OF LCP AMENDMENT WITH COASTAL ACT POLICIES

C. RELATIONSHIP OF MEASURE "A" TO PEBBLE BEACH COMPANY DEVELOPMENT APPLICATION

The proposed LCP amendment as directed by Measure "A" provides changes to land uses, policies and regulations in the Del Monte Forest LCP. It is the County's General Plan for this area. The Pebble Beach Company (PBC) development application, the "Del Monte Forest Preservation and Development Plan" (DMF/PDP), also is currently under review by Monterey County. The application is not part of the LCP amendment, but is referenced here with regards to its relationship to Measure "A".

All proposed DMF/PDP sites are affected by Measure "A." Additionally all parcels affected by Measure "A" are included in the DMF/PDP, except for two sites.² Although the Corporation Yard employee housing site land use designations were not affected by Measure "A", the Resource Constraint Overlay was removed from this site as described in the SECTION II.

PBC proposed land uses are consistent with land uses and densities established under Measure "A." The DMF/PDP identifies specific uses and siting for new recreational open space areas (new golf course, Spanish Bay driving range, and the relocated equestrian center). With regards to land use intensity, the DMF/PDP includes 33 residential lots, which is slightly less than allowed under Measure "A" (34), excluding 3 existing lots of record. The PBC application specifies 160 new visitor-serving rooms at Spanish Bay (91), The Lodge (58) and the new golf course (11 suites/24 rooms). The PBC project would also include preservation and conservation of open space forest and other areas in the Del Monte Forest, as well as resource management of these areas. The proposal includes formal dedication of 492 acres, and also includes management of an additional 32 acres of land to maintained in open space.

In addition, the DMF/PDP includes a greater amount of acreage than included in Measure "A" for the following sites: 1) Planning Unit G-the PBC application includes approximately 10 acres of land designated "Forest Open Space" that were not affected by Measure "A;" 2) Planning Units MNOUV- the DMF/PDP includes approximately 214 acres that include the existing Equestrian Center and portions of remnant dune areas that were not affected by Measure "A"; 3) Sawmill Borrow site-the DMF/PDP for an equestrian center on this site

² Areas F-I (one existing lot) and J (three existing lots), both of which are owned by the Pebble Beach Company.

includes 4.36 acres that are located outside the coastal zone; and 4) "Preservation Area D"-the PBC application includes 17.1 acres for preservation that were not affected by Measure "A".

Much of the data contained within this Measure "A" analysis was taken from the environmental impact report (EIR) prepared for the Pebble Beach Company's Del Monte Forest / Preservation Development Plan. This EIR is comprised of the Draft EIR (2 volumes), a Partial Revision to the Draft EIR, and a Final EIR (4 volumes). While this document analyses the impacts of a development project, the EIR does include a detailed inventory of resources, including aerial photographs, relating to all parcels affected by Measure A. This EIR can be used to provide more detailed information on resources and baseline conditions contained in this analysis, including Monterey pine forest, wetlands, ESHA, special status species, water supply, and traffic.

II. DESCRIPTION OF PROPOSED LCP AMENDMENT

A. OVERVIEW

The proposed LCP amendment changes land use designations and residential densities for certain sites specified in the Del Monte Forest Land Use Plan (DMF LUP), as set forth in Measure "A." Measure "A" also amends four policies in the DMF LUP, removes the resource constraint overlay for specified sites, includes minor changes to the Coastal Implementation Plan (Title 20 – Zoning Ordinance), and revises the zoning map to be consistent with LUP land use designation changes. This LCP amendment includes only the changes effected by Measure "A". Figure 1 in EXHIBIT A illustrates the areas that are affected by Measure "A." The text of Measure "A" and identified changes are included in EXHIBIT B.

CONTENTS

- A. Overview**
- B. Land Use Changes**
 - ♦ Land Use Designation Changes
 - ♦ Site-Specific Changes
- C. Policy and Other LUP Changes**
 - ♦ LUP Policy Changes
 - ♦ Resource Constraint Overlay
 - ♦ Public Access
 - ♦ Resource Management
 - ♦ LUP Text Changes
- D. Coastal Implementation Plan Changes**
- E. LUP Policies & Development Sites Not Affected By LCP Amendment**

The proposed amendment contained within Measure "A"³ includes changes to the Del Monte Forest LCP which are further described in this section.

- 1) LUP LAND USE MAP (Figure 5): Revises land use designations.
- 2) LUP POLICY CHANGES: Revises text for four policies (78a, 82, 113, 116).
- 3) LUP TEXT CHANGES: Revises text In Chapters 3, 4 and 6 regarding land use designations, land use by planning area, circulation, and resource constraint compliance.
- 4) LUP PUBLIC ACCESS: Revises Figure 15 ("Recreational Facilities").
- 5) LUP OPEN SPACE MANAGEMENT PLAN: Adds management text for Planning Units with new open space designations.
- 6) COASTAL IMPLEMENTATION PLAN (CIP): Revises text of four sections to be consistent with LUP changes.
- 7) ZONING MAP AMENDMENTS: Revises Zoning Map to be consistent with LUP land use designation changes.

³ Measure "A" also amends Table 22 of the Monterey County Housing Element to change potential Pebble Beach dwelling units from 353 to 98 and to change the associated income target groups for Pebble Beach for moderate income (from 53 to 60 units) and for above moderate income (from 300 to 38 units). The Housing Element is not part of the DMF LCP and is not further reviewed in this analysis.

B. LAND USE CHANGES

Land Use Designation Changes

Measure "A" changes the Del Monte Forest LUP land use and CIP zoning district designations for 31 assessor's parcels owned by the Pebble Beach Company, encompassing approximately 722 acres. Following a request by the property owner the County has found a total of 21 legal lots of record within these areas.⁴ The 722 acres include only those areas where LUP and zoning designations are changed. There are approximately 58 additional acres that are affected by other Measure "A" changes, as summarized in Table 3 and further discussed in SECTION IV, to include: Spanish Bay Resort (21.16 acres); The Lodge at Pebble Beach (22.61 acres); and the Pebble Beach Company Corporation Yard (13.87 acre portion). Tables 1 and 2 at the end of this section summarize the specific LUP land use designation and zoning changes. Pre- and post-Measure "A" LUP land use designations are shown for the entire Del Monte Forest in EXHIBIT A, Figures 1 and 2. Existing and proposed zoning designations are shown in EXHIBIT A, Figures 3 and 4. Table 3 summarizes the Measure "A" changes per LCP Planning Unit.

Of the 722 acres included in Measure "A," LUP land use changes would occur on approximately 567 acres as summarized below⁵.

- Redesignate approximately 265 acres from Residential to Forest Open Space;
- Redesignate approximately 170 acres from Residential to Recreational Open Space;
- Redesignate 4 acres from Residential to Visitor-Serving;
- Redesignate 49 acres from Forest Open Space to Recreational Open Space;
- Redesignate approximately 79 acres from Medium Density Residential to Low Density Residential; and

As a result of these changes, the proposed amendment would have the following overall effect on land use designations in the Del Monte Forest:

- Increase designated forest open space by 216 acres;
- Increase designated recreational open space by 220 acres;
- Increase designated visitor serving commercial lands by 4 acres; and
- Decrease designated residential land by 440 acres and decrease residential density at several sites as described below.

⁴ A total of 41 unconditional certificates of compliance were issued to the Pebble Beach Company by the County between 2000 and 2002. Twenty of these were outside of the areas which were affected by Measure "A."

⁵ The remaining 155 acres are portions of Planning Units in which land use designations do not change from their Pre-Measure "A" Forest Open Space or Residential designations.

Site-Specific Changes

Site-specific LUP changes include those identified below. The changes are referenced to "Planning Units" as described in the DMF LUP and shown on the LUP land use map.

Open Space Forest: Site-specific changes include designation of additional open space forest in Planning Units B (part), G, H, I (part), J (part), L, and PQR (part); and removal of open-space forest designations in Area MNOUV (part) and the Sawmill Gulch site.

Open Space Recreation: Site-specific changes include designation of additional lands as open space recreation in Planning Units C, K (part), MNOUV (most), and the Sawmill Gulch site (except 3 acres outside the Coastal Zone). LUP Text has been added to indicate that a driving range, golf teaching center and parking are expected to be constructed in Area C to complement the existing Spanish Bay Golf Course. An existing LUP text reference to a new golf course in the Middle Fork Planning Area is eliminated, but language is added to indicate that "new recreational and visitor-serving uses may be located in appropriate zoned areas" in the Spyglass Cypress area. In addition, Measure "A" adds specific language that states that existing mined out areas at the Sawmill Gulch site in the Gowen Cypress Planning Area can be used for an equestrian center.

Residential: Site-specific changes include reducing residential densities in Planning Units F, I (part), J (part), and K (part) from medium to low density residential; further reducing the low-density zoning designation for PQR (part) from 1 acre/unit to 2 acres/unit; and removal of residential designations for Planning Units C, G, H, I (part), J (part), L, and PQR (part). LUP text also is added to specify that 12 employee housing units may be permitted in Planning Unit B.

Visitor-Serving Commercial: Site-specific changes include potential increased visitor-serving units at the Inn at Spanish Bay and the Lodge at Pebble Beach by removing LUP text references to the existing number of visitor units in these locations (270 and 161, respectively); designation of 4 acres for Visitor-Serving Commercial in Areas M and N and allowing up to 24 visitor-serving rooms in these areas; and removal of the 25% limit for commercial area site coverage at the Lodge.

C. POLICY AND OTHER LUP USE CHANGES

LUP Policy Changes

The text of four LUP policies would be changed under Measure "A" as summarized below:

- LUP Policy 78a. Measure "A" would delete the language regarding employee housing which is permitted for priority uses as being "in one dormitory/bunkhouse or in temporary structures (i.e., former mobile homes)" opening up the possibility

of other means of providing employee housing for priority uses (visitor-serving commercial) consistent with other plan policies.

- LUP Policy 82. Measure "A" would delete the requirement that Area B be the last area developed in the planning area. Existing language that allows a maximum of 63 dwelling units is deleted, and new language is added that indicates Area B may be used for up to 12 units of employee housing.
- LUP Policy 113. Measure "A" would change the Resource Constraint Areas designated on Figure 5 of the LCP and the language of LCP Policy 113 to remove the constraint overlay from the Pebble Beach Company owned areas.
- LUP Policy 116. Measure "A" would change the language of this policy to note that portions of Area B may accommodate employee housing at the permitted same density (presumably the underlying designated residential density for that Area), although Policy 82 limits such use to 12 units at Area B. The policy also would be changed to eliminate potential senior housing in the Spyglass M and Huckleberry G Areas.

Resource Constraint Overlay

The Resource Constraint Overlay is removed from Planning Units B, C, F, G, H, I, J, K, L, MNOUV, PQR, and the PBC Corporation Yard due to a finding included in Measure "A" that adequate sewer capacity and water supply are available and that highway capacity and traffic circulation solutions have been agreed upon and adopted. The Resource Constraint Overlay was not removed on Planning Units S, X and Y. Planning Unit S is currently developed, and Planning Units X and Y are not affected in any way by Measure "A." The Spanish Bay Resort site currently does not have a Resource Constraint overlay on it.

Resource Management

Measure "A" establishes new management directives for specified areas in the DMF LUP Open Space Management Plan (OSAC Plan) to include: Category IV (Open Forest) for areas to be designated OF (Open Space Forest) in Areas B, F, G, H, I, L, and PQR; Category VI (Golf Courses) for areas to be designated OR (Open Space Recreation) in Area C, K, MNOUV, and the existing equestrian center/polo field location; and Category VII (Equestrian Center) for the portion of the Sawmill Gulch site designated OR (Open Space Recreation).

Public Access

Measure "A" adds the following language regarding LUP figure 15: "Trails shown within Areas M, N, O, U, and V of the Spyglass-Cypress Planning Area are illustrative. Location and alignment will be determined at the time of development project approval."

LUP Text Changes

LUP Text Changes: In addition to policy and other LUP changes described above, Measure "A" changes the LUP text as follows:

- Chapter 3 – "Land Use Designations:" Revises general description to delete references of planning area maps (6A, 7A, 8A, 9A, 10A, 11A, 12A and 13A); to incorporate amended Figures 5 and 5A (Land Use Plan and legend); and to amend Commercial subsection discussion to add a fourth visitor-serving commercial area to include 24 future golf suites in Areas M and N.
- Chapter 3 – "Land Use By Planning Area:" Revises introduction to delete references to planning area maps and Table A, including references to the number of residential and visitor serving units that may be permitted; and revises discussion for all 7 planning areas under the "New Land Uses" subsections and also the "Environmental Considerations" subsection for the Huckleberry Hill area as described below.
- Chapter 4 – "Land Use Support Elements:" Revises "Planned Circulation Improvements" discussion to indicate that parking will be provided in a portion of Area C to accommodate visitor-serving facilities in Spanish Bay.
- Chapter 6 – "Implementation and Administration:" Adds a new section entitled "Resource Constraint Compliance."

Land Use Text Changes by Planning Area:

- SPANISH BAY: Amend text to: Revise text to reference the existing 270-room resort hotel and golf course; delete reference to 199 new future residential units; add new text that indicates that a driving range, golf teaching center and parking in Area C may be proposed; add language that employee housing may be proposed in Area B; and revise summary of open space to indicate that when development is complete, there will be 235 acres of open space (changed from 199.86). (NOTE: The "Circulation Improvement" section allows visitor-serving parking in a portion of Area C.)
- SPYGLASS CYPRESS: Amend text to indicate that "New recreational and visitor-serving uses" may be located in appropriately zoned areas; to delete text reference to 249 residential units, but permit residential infill in Spyglass Woods Drive area remains; and to revise summary of open space to indicate that when development is

complete, 246 acres will be “preserved forest, shoreline and recreational open space areas” “(changed from 135.5 acres of forest and shoreline open space).

- **MIDDLE FORK:** Amend text to delete a potential new golf course and 131 residential units and to add text that provides for open space and 11 residential lots in Area I.
- **PESCADERO:** Amend text to change future residential lots from a total of 215 in planning area to 27 (20 in Area Y as exists in pre-Measure “A” LUP and 7 lots on approximately 15 acres in Area PQR); and to add text that indicate that there will be 230 acres of “preserved open space” in areas PQR.
- **HUCKLEBERRY HILL:** Amend text under “Environmental Considerations” section to indicate that “elimination of residential units in Area G will result in preservation of approximately 965 acres of contiguous open space forest between the Gowen Cypress, Huckleberry Hill, Middle Fork and Pescadero Canyon areas;” and amend text to delete reference to 78 potential residential units in Area G.
- **GOWEN CYPRESS:** Amend text to revise the residential units from a total of 86 to 16 in Area F; to add text to allow equestrian center in existing mined out areas in addition to public works uses; and to delete text reference to planned golf course in western portion of planning area.
- **PEBBLE BEACH:** Amend text to delete the reference to a maximum of 161 inn units at The Lodge and a maximum of 25% site coverage; to delete text reference to existing equestrian center; and to revise residential uses from a total of 109 to 23 (23 in Area X as exists in pre-Measure “A” LUP); and to add to indicate that “Open space recreational uses are planned for portions of the undeveloped areas in Pebbie Beach.”

D. COASTAL IMPLEMENTATION PLAN CHANGES

DMF CIP Text Amendments. Measure “A” revises four sections of the CIP to be consistent with LUP changes and Zoning Map changes:

- Section 20.147.020(N): Revises subsection 2a to include a fourth visitor-serving commercial area as “no more than 24 golf suites” in Planning Units M and N.
- Section 20.147.090(B)(4)(i): Deletes requirement that employee housing is permitted for priority uses (e.g. visitor-serving commercial) in one dormitory/bunkhouse or in temporary structures consistent with all other plan policies, and add that “Additional employee housing is permitted consistent with all other plan policies.” [Per amended LUP Policy 78a]
- Section 20.147.090(B)(7): Deletes text that indicates the maximum number of potential housing units that can be developed in Planning Area B, and replaces with text to indicate that “Up to 12 units of employee housing may be provided in a portion of Area B.” [Per amended LUP Policy 82]

- Section 20.147.110(A)(1): Adds text that identifies that resource constraints have been addressed and eliminated on the following properties: B, C, F, G, H, I, J, K, L, M, N, O, U, V, P, Q, R, and the quarry and corporation yard areas in the Huckleberry Hill Planning Area. [Per amended LUP Policy 113 and LUP Chapter 6 changes]

Zoning Map Amendments. Measure "A" includes rezoning of all or part of 31 assessor's parcels as shown in EXHIBIT A. Table 3 at the end of this section identifies zoning changes by assessor's parcel number (APN) for each affected Planning Unit.

E. LUP POLICIES & DEVELOPMENT SITES NOT AFFECTED BY MEASURE "A"

Measure "A" does not change land use designations or the development potential on property in the Del Monte Forest except for the Pebble Beach Company owned parcels identified in Table 3. There are only two areas where the current LCP (pre-Measure "A") would allow future subdivision on undeveloped lands not owned by the Pebble Beach Company – Areas X (20 lots) and Y (23 lots). These lots presently have a resource constraint overlay. Measure "A" does not change the land use designations, number of allowable lots or residential densities and does not remove the resource constraint overlay for these two areas. Thus, development potential in these areas remains unchanged under Measure "A".

In addition to land use designation and zoning changes, Measure "A" revises four LUP policies and four corresponding CIP sections as described above. No other policy or CIP section is revised with Measure "A".

TABLE 1: DEL MONTE FOREST LUP LAND USE DESIGNATION CHANGES

PLANNING UNIT AREA	ACRES	PRE-MEASURE "A"		POST-MEASURE "A"	
		DESIGNATION	ACRES/UNITS	DESIGNATION	ACRES/UNIT
Spanish Bay Resort	N/A	VSC	270 new VS units	No Change	No limit on VS units
Pebble Beach Lodge	N/A	VSC	161 maximum VS units	No Change	No limit on VS units
B	24.34	MDR	18.14 acres	MDR	4 acres/12 employee units per text
C	29.05	OF	6.2 acres	OF	20.34 acres
		MDR	28.55 acres	OR	28.55 acres
F	46.08	OF	0.50 acres	OF	0.50 acres
		MDR	44.76 acres	LDR	44.76 acres
G	35.3	OF	1.32 acres	OF	1.32 acres
		MDR	33.3 acres		
H	53.83	OF	2.0 acres	OF	35.3 acres
		MDR	24.05 acres		
I	59.21	OF	29.78 acres	OF	53.83 acres
		LDR	25.08 acres	LDR	18.73 acres
J	9.38	MDR	22.89 acres	OF	40.51 acres
		OF	11.24 acres		
K	10.62	MDR	9.38 acres	LDR	8.58 acres
				OF	0.8 acres
L	18.15	MDR	10.62 acres	LDR	6.68 acres
				OR	3.94 acres
MNOUV	149.49	MDR	18.15 acres	OF	18.15 acres
		LDR (N,U, EC)	84.88 acres	OR	145.49 acres
		MDR (M,O,V)	56.75 acres	VSC	4 acres / 24 suites
PQR	245.88	OF (O)	7.86 acres		
		LDR	157.88 acres	LDR	12.83 acres
Sawmill Gulch Site	41.12	OF	88 acres	OF	233.05 acres
		OF	41.12 acres	OR	41.12 acres
Corporation Yard Employee Housing	N/A	CG	13.87	CG	13.87 - No land use change
TOTAL	722 acres	LDR	268 acres	LDR	91 acres
		MDR	267 acres	MDR	4 acres -12 employee units
		V/S	No new units	VS	4 acres / 24 suites
		OR	0 acres	OR	220 acres
		OF	187 acres	OF	403 acres

VS = Visitor-Serving
 MDR = Medium-Density Residential (maximum of 4 units/acre)
 LDR = Low-Density Residential (maximum of 1 unit/acre)

OR = Recreation Open Space
 OF = Forest Open space
 CG = General Commercial

TABLE 2: DEL MONTE FOREST ZONING DESIGNATION CHANGES					
PLANNING UNIT AREA	ACRES	PRE-MEASURE "A"		POST-MEASURE "A"	
		DESIGNATION	ACRES/UNITS	DESIGNATION	ACRES/UNIT
Spanish Bay Resort	N/A	VSC	270 new VS units	No Change	No limit on VS units
Pebble Beach Lodge	N/A	VSC	161 maximum VS units	No Change	No limit on VS units
B	24.32	MDR/B-8	18.14 acres	MDR/4	4 acres/12 employee units per text
C	29.05	RC	6.2 acres	RC	20.34 acres
		MDR/B-8	29.05 acres	OR	29.05 acres
F	46.08	RC	0.50 acres	RC	0.50 acres
		MDR/B-8	44.76 acres	LDR/4	25.26 acres
G	35.3	RC	1.32 acres	LDR/1.5	19.5 acres
		MDR/B-8	33.3 acres	RC	1.32 acres
H	53.83	RC	2 acres	RC	35.3 acres
		MDR/B-8	24.05 acres	RC	53.83 acres
I	59.21	RC	29.78 acres	LDR/1.5	18.73 acres
		LDR/B-8	25.08 acres	RC	40.51 acres
J	9.38	MDR/B-8	22.89 acres	RC	40.51 acres
		MDR/2	11.24 acres	LDR/4	4.29 acres
K	10.62	MDR/B-8	8.48 acres	LDR/2	4.29 acres
		MDR/2	0.9 acres	RC	0.8 acres
L	18.15	MDR/B-8	10.62 acres	LDR/6	6.68 acres
		MDR/B-8	18.15 acres	OR	3.94 acres
MNOUV	149.48	LDR/B-8 (N,U)	81.03 acres	OR	145.49 acres
		LDR/1.5 (EC)	3.85 acres	VSC	4 acres / 24 suites
		MDR/B-8 (M,O,V)	56.75 acres		
		RC (O)	7.86 acres		
PQR	245.88	LDRB-/8	157.88 acres	LDR/2	7.59 acres
		RC	88 acres	LDR/1	5.54 acres
Sawmill Gulch Site	41.12	RC	41.12 acres	RC	233.05 acres
Corporation Yard Employee Housing	N/A	CGC/B-8	13.87	OR	41.12 acres
TOTAL	722 acres			CGC	13.87 - No land use change
		LDR/B-8	225 acres		
		LDR/6	39 acres	LDR/6	7 acres
				LDR/4	29 acres
				LDR/2	12 acres
		LDR/1.5	4 acres	LDR/1.5	38 acres
				LDR/1	1 acre
		MDR/B-8	233 acres		
		MDR/6	33 acres		
				MDR/4	4 acres
		MDR/2	1 acres		
		V/S	No new units	VS	4 acres / 24 suites
OR	0 acres	OR	220 acres		
RC	187 acres	RC	403 acres		

VS = Visitor-Serving
MDR = Medium-Density Residential (maximum of 4 units/acre)
LDR = Low-Density Residential (maximum of 1 unit/acre)
OR = Recreation Open Space
RC = Resource Conservation
CGC = General Commercial

TABLE 3: SUMMARY OF MEASURE "A" CHANGES ON LCP PLANNING UNITS AND DEVELOPMENT AREAS AFFECTED BY MEASURE "A"

LUP PLANNING UNIT [AREA]	EXISTING LOTS OF RECORD		ACRES	LAND USE CHANGES			RESOURCE CONSTRAINT OVERLAY LIFTED	OTHER CHANGES
	#	A P N		LUP CHANGE	ZONING CHANGE	RESIDENTIAL LOT POTENTIAL		
Spanish Bay Resort [SPANISH BAY]	1	007-091-028	21.16					Removes reference to total visitor rooms (270)
Pebble Beach Lodge [PEBBLE BEACH]	8	008-411-018; 008-423-019, -029, -030, -031 008-431-009, -010, -011	22.61					Removes reference to maximum 161 inn units and removes reference to maximum 25% site coverage for associated commercial area
B [SPANISH BAY]	1	007-101-041	24.34	14.14 acres from MDR to OF	14.14 acres from MDR/B-8 to RC; 4 acres from MDR/B-8 to MDR/4	-63 lots	YES	12 employee units permitted per text changes
C [SPANISH BAY]			29.05	28.55 acres from MDR to OR	MDR/B-8 to OR	-56 lots	YES	Driving Range & golf teaching center permitted per text changes
F [GOWEN CYPRESS]	3	008-032-005, -04, -06	46.08	44.76 acres from MDR to LDR	MDR/B-8 to LDR/4; 19.5 acres from MDR/B-8 to LDR/1.5	-70 lots (from 86 to 16)	YES	LUP text reference to golf course in westerly portion of planning area (Gowen Cypress) removed.
G [HUCKLEBERRY HILL]	Part of HHNA-Sawmill Site	008-041-009	35.3	33.3 acres from MDR to OF	MDR/B-8 to RC	-78 lots	YES	LUP Text reference to accommodate senior housing removed
H [MIDDLE FORK]	2	008-031-015, 008-034-001	53.83	24.05 acres from MDR to OF	MDR/B-8 to RC	-48 lots	YES	
I [MIDDLE FORK]			59.21			-72 lots (from 83 to 11)	YES	
I-1		008-031-017	40.48	25.08 acres from LDR to OF; 4.16 acres from MDR to OF	25.08 acres from LDR/B-8 to RC; 4.16 acres from MDR/B-8 to RC			
I-2		008-031-014	18.73	18.73 acres from MDR to LDR	18.73 acres from MDR/B-8 to LDR/1.5			

Exhibit 7
Monterey County's Measure A Analysis (March 2005)
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TABLE 3: SUMMARY OF MEASURE "A" CHANGES ON LCP PLANNING UNITS AND DEVELOPMENT AREAS AFFECTED BY MEASURE "A"

LUP PLANNING UNIT (AREA)	EXISTING LOTS OF RECORD		ACRES	LAND USE CHANGES			RESOURCE CONSTRAINT OVERLAY LIFTED	OTHER CHANGES
	#	A P N		LUP CHANGE	ZONING CHANGE	RESIDENTIAL LOT POTENTIAL		
J [SPYGLASS CYPRESS]	3	008-022-035, -024, -020	9.38	8.58 acres from MDR to LDR; 0.8 acres from MDR to OF	8.48 acres from MDR/B-8 & 0.9 acres from MDR/2 to 4.29 acres LDR/4 & 4.29 acres LRD/2; & 0.8 acres to RC	-22 lots	YES	
K [SPYGLASS CYPRESS]	2	008-022-031, -032	10.62	6.68 acres from MDR to LDR; 3.94 acres from MDR to OR	6.68 acres from MDR/8 to LDR/6; 3.94 acres from MDR/8 to OR	-22	YES	
L [SPYGLASS CYPRESS]	1	008-031-008	18.15	18.15 acres from MDR to OF	18.15 acres from MDR/B-8 to RC	-46 lots	YES	
M/NOUV [SPYGLASS CYPRESS (M/N) & SPYGLASS]	10	008-241-008; 008-242-007; 008-272-010, -011; 008-311-011; 008-312-002; 008-313-002; 008-321-007, -008, -009	149.49	88.88 acres from LDR, 56.75 acres from MDR & 7.86 acres from OF to 145.49 acres OR & 4 acres VSC	4 acres from LDR/B-8 to VSC; 77.03 acres from LDR/B-8 to RC; 3.85 acres from LDR/1.5 to OR; 56.75 acres from MDR/8 to RC; 7.86 acres from OF to RC	-233 lots	YES	Maximum 24 visitor serving suites allowed per LUP text changes; LUP text reference to employee housing (M) removed.
PQR [PESCADERO]	6	008-163-001, -004, -005, 008-164-001, 008-171-009, 008-171-022	245.88	145.05 acres from LDR to OF	145.05 acres from LDR/B-8 to RC; 12.83 acres from LDR/B-8 to 7.59 acres LDR/2 & 5.54 acres LDR/1	-147 lots (154 to 7 lots)	YES	
Corp Yard Housing Site [MUCKLEBERRY HILL]	Part of HHNA- Sawmill Site	008-041-009	13.87				YES	
Sawmill Gulch Site [GOWEN CYPRESS]	Part of HHNA- Sawmill Site	008-041-009	41.18	41.18 acres from OF to OR	41.18 acres from RC to OR			Equestrian center permitted in mined areas per LUP text changes.

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III. EXISTING CONDITIONS

A. EXISTING DEL MONTE FOREST DEVELOPMENT

The unincorporated Del Monte Forest area is located within the unincorporated area of Monterey County, located on the Pacific Coast between the cities of Pacific Grove and Monterey on the north and east, and the City of Carmel-by-the-Sea to the south.

The area is comprised of residential areas, two resort hotels (The Lodge at Pebble Beach and The Inn at Spanish Bay), a small commercial center (at The Lodge), seven 18-hole golf courses, one 9-hole

course, Samuel F. B. Morse Botanical Reserve, Huckleberry Hill Natural Area, Forest Lake Reservoir, Robert Louis Stevenson School, Pebble Beach Equestrian Center, several clubhouses, trails, and roads. The offices of the Pebble Beach Company and the Pebble Beach Community Services District are also located within the Del Monte Forest.

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- B. Existing Lots and Development
- C. Summary of Existing Coastal Resources
 - ♦ Public Access
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 - ♦ Biological Resources
 - ♦ Forest Resources
 - ♦ Scenic Resources
 - ♦ Cultural Resources

B. EXISTING LOTS AND DEVELOPMENT

There are currently an estimated existing 2,959 legal lots of record in the Del Monte Forest (Del Monte Forest Architectural Review Board 2003), of which 2,815 are developed and 144 are vacant. Of the 144 vacant lots, Pebble Beach Company owns 33 lots which are affected by Measure "A" land use designation and zoning changes (excluding one existing lot at Spanish Bay Resort and 8 existing lots at The Lodge at Pebble Beach).

Existing land uses and development on properties affected by Measure "A" are summarized below.

The Inn at Spanish Bay: The approved Inn at Spanish Bay consists of 269 guestrooms, three restaurants, 14,000 square feet of conference space with a combined capacity of 500 persons, a 492 space parking lot, 80 condominium units, an 18-hole golf course (the Links at Spanish Bay), golf clubhouse, tennis courts, and tennis pro shop. The Inn is open 24 hours/7 days a week. The Spanish Bay Fitness Center is open from 5:30 AM to 9:00 PM. Golf pro shops are typically open from dawn to dusk depending on the season.

Pebble Beach Lodge: The existing development at this area includes The Lodge, comprising 161 guestrooms with an additional five guestrooms at Fairway One House, 24 guestrooms at Casa Palermo, and the Beach and Tennis Club. The Lodge complex is located on 17-Mile Drive approximately 1.5 miles north of the lower Carmel Gate entrance to Del Monte Forest. The Lodge and Casa Palermo are open 24 hours/7 days a week. The golf pro shop is open dawn to dusk depending on the season. The Beach Club Fitness Center is open from 5:30 AM to 9:00 PM, and the Spa at Pebble Beach (Casa Palermo) is open from 7:30 AM to 8:30 PM.

LUP Area B: The site is currently undeveloped Monterey pine forest.

LUP Area C: The site is currently undeveloped Monterey pine forest.

LUP Area F: This area comprises three separate sites that currently consist of undeveloped Monterey pine forest adjacent to Poppy Hills Golf Course, although a portion of Area F-2 has been cleared and used for the open air storage of materials.

LUP Area G, H, I: These sites are currently undeveloped Monterey pine forest adjacent to Poppy Hills Golf Course.

LUP Areas J, K, L: These sites are currently undeveloped Monterey pine forest adjacent to Spyglass Hill Golf Course.

LUP Area K: The site is currently undeveloped Monterey pine forest adjacent to Spyglass Hill Golf Course.

LUP Area MNOUV⁶: The remainder of the site is undeveloped except for an existing 5-acre driving range and several recreational trails, and contains Monterey pine forest and coastal dunes. Dune areas around the former Spyglass Quarry have been disturbed by previous activities, including mining and use of the site as a corporation yard.

LUP Area PQR: The site is currently undeveloped Monterey pine forest

Sawmill Gulch Site: The site consists of approximately 41 acres. The upper and lower Sawmill sites were formerly used for sand mining as part of the construction of the Spanish Bay Resort. As part of the Spanish Bay permit conditions, the Pebble Beach Company was required to undertake revegetation efforts at the disturbed portions of the Sawmill site, and to dedicate conservation and scenic easements over the upper and lower Sawmill sites. One easement is held by Monterey County (the lower Sawmill area) and one is held by the Del

⁶ The existing Equestrian Center and Collins Field are located adjacent to the MNOUV area, but the LUP Open Space Recreation land use designation for approximately 41 acres of the site was not changed by Measure "A." The MNOUV area and several adjacent residential lots which are affected by Measure "A" total approximately 150 acres. The existing Equestrian Center and other lands adjacent to MNOUV are included with MNOUV in the pending Pebble Beach Company development application for a total of approximately 213 acres.

Monte Forest Foundation (the upper Sawmill area) pursuant to conditions of an approved Coastal Commission development permit. Efforts to reforest this site have not achieved a level of success anticipated and are not anticipated to meet this level.⁷

Corporation Yard Employee Housing: The site is located on a former quarry site. The project is located adjacent to the Pebble Beach Company's Corporation Yard complex near Sunridge and Lopez Roads. Entrance to the project site is off of Sunridge Road, just past the entrance to the existing Corporation Yard. Existing facilities at Pebble Beach Company's Corporation Yard include office space, a vehicle maintenance shop, and covered and uncovered storage areas. The facility is used for a variety of Company departments.

C. SUMMARY OF EXISTING COASTAL RESOURCES

Public Access

None of the sites affected by Measure "A" are located adjacent to the coastline. There are currently approximately 29 miles of existing unpaved trails throughout Del Monte Forest, used both for pedestrian and equestrian use. Within the areas affected by Measure "A", existing trails are found in Planning Units G, H, I, J, L, M, N, O, PQR, U, V, at The Lodge at Pebble Beach, along the eastern edge of the Sawmill Gulch site, and adjacent to the Spanish Bay Resort. This trail network accesses the coastline along the 17-Mile Drive north of Cypress Point and in the vicinity of the Lodge at Pebble Beach.

Marine and Water Resources

None of the sites affected by Measure "A" are adjacent to the coastline. The sites are located within five coastal drainage watershed areas as summarized below that drain to Carmel Bay (Pescadero) and the Pacific Ocean. Carmel Bay is a State Ecological Resource and an "Area of Special Biological Significance." Several creeks and drainages pass through or adjacent to the affected areas including Pescadero Creek tributaries (through PQR), Seal Rock Creek (through L), Sawmill Gulch tributaries (adjacent to the Sawmill Gulch site), and an unnamed drainage (adjacent to C). None of the affected sites are located within designated 100-year floodplains.

- **MOSS BEACH WATERSHED.** This watershed drains the area around the Spanish Bay Resort and Planning Units B and C. The watershed contains an unnamed drainage on the northeast side of C that drains along the northern boundary of The Links at Spanish Bay.

⁷ Adrian M. Juncosa, Ph.D., Biological Consultant to Monterey County, April 9, 1999, letter to the Director of the Planning & Building Inspection Department.

- **SAWMILL GULCH WATERSHED.** This watershed drains the existing Huckleberry Hill Natural Area, the northern portion of the Poppy Hills Golf Course, residential areas, and part of the Monterey Peninsula Country Club Dunes Course. The Measure "A" sites within this drainage includes the Sawmill Gulch site and the Pebble Beach Company's Corporation Yard site. Sawmill Gulch originates from three primary unnamed tributaries on Huckleberry Hill; two of the tributaries flow just north and south of the Sawmill Gulch site.
- **SEAL ROCK WATERSHED.** This watershed drains the southern part of the Poppy Hills Golf Course, surrounding residential areas, the Spyglass Hill Golf Course, and open space areas near 17-Mile Drive. The Measure "A" sites within this drainage include Planning Units F, G, H, I (most of), J, K, L, and M (portion). A tributary of Seal Rock passes through area L.
- **FAN SHELL BEACH WATERSHED.** This watershed drainage includes Measure "A" Planning Units M (most of), N, O, U (part), and V (part), and also drains adjacent residential areas and much of the Cypress Point Club.
- **CARMEL BAY ASBS WATERSHED.** This watershed drains Pescadero Canyon, residential areas, Pebble Beach Golf Links, Collins Field and Peter Hay Golf Course. The Measure "A" sites within this drainage includes Planning Units I (portion), PQR, and The Lodge at Pebble Beach. Pescadero Creek is fed by a number of tributaries in Planning Unit PQR.

Biological Resources

The project area is dominated by six major biological communities: Monterey pine forest, central maritime chaparral (Monterey Phase), Monterey pygmy forest, central dune scrub, riparian habitats, and wetland habitats. Monterey pine forest is the dominant community on the Measure "A" sites. (Central maritime chaparral is found scattered through the project area and occurs in openings in the Monterey pine forest. A portion of Planning Unit F has an area of Bishop pine/Gowen cypress forest, which is the only forest project area not mapped as Monterey pine forest.

Coastal dune scrub is found on a portion of Planning Unit M. The Sawmill Gulch site has some native Monterey pine forest and replanted forest. Riparian and wetland habitats are found in scattered locations within most Planning Units. The Lodge at Pebble Beach and Spanish Bay Resort sites are primarily developed. Del Monte Forest marine resources include intertidal areas; offshore rocks which are used as major rookeries, roosting, and haul-out sites; extensive kelp beds which support numerous species of sport fish as well as the threatened southern sea otter and the endangered California brown pelican.

ENVIRONMENTALLY SENSITIVE HABITAT AREAS (ESHA). ESHAs in the project area are defined in the DMF LUP: Figure 2 of the LUP shows the location of areas in the Del Monte Forest that qualify as ESHAs and Appendix A of the LUP provides a complete list of ESHAs for the Del Monte Forest. Under these definitions, the following ESHAs are

present within the areas affected by Measure "A;" Table 4 summarizes locations of ESHA and other biological resources by Planning Unit.

- Natural Freshwater Marsh (1.7 acres)
- Natural Seasonal Ponds (0.01 acres)
- Riparian Habitat (approximately 4,560 linear feet)
- Remnant Coastal Dunes, including LUP-specified ESHA plants [Menzies' wallflower, milkvetch, Tidestrom's lupine, Indian paintbrush,] (0.4 acres)
- Monterey Pygmy Forest, including listed Gowen cypress trees (3.5 acres)
- Sandmat manzanita, significant occurrences only (15 occurrences in PQR)
- Areas that support specified special status plants
 - Monterey clover habitat (8.2 acres)
 - Monterey Indian paintbrush (occurrences in L)
 - Pt. Lobos buckwheat (a synonym for seacliff buckwheat), in shoreline areas within Smith's blue butterfly habitat (occurrences in L)

There are also approximately 8.75 acres of non-ESHA wetlands within the Measure "A" areas.

SPECIAL STATUS SPECIES. Five special status plant species and three special status wildlife species have been documented within the Measure "A" sites. Special status species are plants and animals that are legally protected under the California Endangered Species Act (CESA), the federal ESA, other regulations, as well as species considered sufficiently rare by the scientific community to qualify for such listing (such as "Species of Special Concern" or CNPS List 1B species). Species found in the Measure "A" areas include the following:

▪ **Plants:**

- 1) Yadon's piperia (*Piperia yadonii*), a federally listed endangered and CNPS List 1B species, is found within 10 Planning Units, totaling approximately 127 acres. (See Table 4).
- 2) Hickman's potentilla (*Potentilla hickmanii*), a federally and state listed endangered species and a CNPS List 1B species, is not found within any Planning Unit. However, Planning Unit L is located adjacent to the Indian Village site that supports a known populations of this species.
- 3) Hooker's manzanita (*Arctostaphylos hookeri*), a CNPS List 1B species, is found in 7 Planning Units, totaling approximately 148 acres.
- 4) Hickman's onion (*Allium hickmanii*), a CNPS List 1b species, is found in 6 Planning Units, totaling approximately 5.6 acres.
- 5) Pine rose (*Rosa pinetorum*), a CNPS List 1b species, is found in 8 Planning Units.

6) Other Coastal dune species that would be included in ESHA areas as identified above:

- Monterey spineflower (*Chorizanthe pungens var. pungens*), a federally listed threatened and CNPS List 1B species
- Beach layia (*Layia carnosa*), a federally and state listed endangered and CNPS List 1B species
- Tidestrom's lupine (*Lupinus tidestromii var. tidestromii*), a federally and state listed endangered and CNPS List 1B species
- Menzies' wallflower (*Erysimum menziesii*), a federally and state listed endangered and CNPS List 1B species
- Sand gilia (*Gilia tenuiflora var. arenaria*), a federally listed endangered, a state listed threatened, and CNPS List 1B species

▪ **Wildlife:**

- 1) California red-legged frog (*Rana aurora draytonii*), a federally listed threatened and State Special Status species, has been sited in the MNOUV Planning Unit, but no breeding habitat has been identified.
- 2) Monterey dusky-footed woodrat (*Neotoma fuscipes Luciana*), a California species of special concern, has been found in the PQR Planning Unit.
- 3) White-tailed kite (*Elanus leucurus*), a California species of special concern, has been sited in Planning Unit L.

The Measure "A" Planning Units also provide suitable wildlife habitat for special status species that to date have not been documented at the sites:

- Smith's blue butterfly
- Black legless lizard
- Silvery legless lizard
- California horned lizard
- Southwestern pond turtle
- Pallid bat
- Ringtail
- Monterey ornate shrew
- Cooper's hawk
- Sharp-shinned hawk

Forest Resources

As previously indicated, Monterey pine forest is the dominant biological community in the Del Monte Forest. There are approximately 680 acres of Monterey pine forest within the Measure "A" sites as summarized on Table 4. Other trees found in the Measure "A" sites include coast live oak and Gowen cypress trees, the later located within Planning Unit F.

There are also planted Gowen cypress and planted Bishop pine trees at the Sawmill site and planted Monterey cypress trees at The Lodge at Pebble Beach.

Scenic Resources

The sites affected by Measure "A" are located in areas generally characterized by Monterey pine forest and surrounded by varying degrees of development. Figure 2 of the DMF LUP identifies visual resources in the area to consist of the following:

- Ridgeline and areas visible from Point Lobos across Carmel Bay, which includes portions of The Lodge at Pebble Beach and portions of Planning Units I, MNOUV, and PQR.
- View areas from 17-Mile Drive and vista points, which includes The Lodge at Pebble Beach, the Spanish Bay Resort, the Sawmill Gulch site, and a portion of Planning Units B, C, F, MNOUV and PQR.

The LUP also identifies 17-Mile Drive vista points and designated coastal access locations, but none of these are located within the sites affected by Measure "A".

Cultural Resources

There are numerous archaeological sites recorded on the coast in the Del Monte Forest. However, archaeological investigations that have been conducted for various project proposals have found no recorded archaeological sites or evidence of human burials within areas affected by Measure "A".

Sites affected by Measure "A" are mostly vacant and undeveloped. Structural development exists at the Inn at Spanish Bay and The Lodge at Pebble Beach. None of the structures or buildings in these areas are included on the map of Monterey County Inventory of Historical Resources or have been determined to be historical resources.

TABLE 4: SUMMARY OF EXISTING BIOLOGICAL RESOURCES

ESHA	SB INN	PB LODGE	B	C	F	G	H	I	J	K	L	MNOUV	PQR	SAWMILL	GORP YARD
Natural Freshwater Marshes (acres)				0.8					0.2	0.35	0.01	0.12		0.2	
Natural Seasonal Ponds (acres)			1,147					2,308 (I-1)	86	400	215	0.01	400		
Riparian (Linear Feet)											0.40	X			
Remnant Coastal Dunes & associated plants (acres)					3.5 (F-3)										
Gowen Cypress/Bishop pine (acres)					x		x						15		
Sandmat manzanita (significant occurrences)															
Monterey clover - listed (acres)						8.2					X				
Monterey Indian paintbrush											X				
Seacliff buckwheat / Potential Smith's blue butterfly habitat											X				
Hickman's potentilla - listed															
Monterey pine forest (acres)	1.7		24.3	29.1	9.8 (F-1) 18.5 (F-2) 18.8 (F-3)	47.9	53.8	38.2 (I-1) 18.7 (I-2)	9.38	6.9	18.2	116	245.9	16.2	6.5
Other Wetlands (acres)			0.03				1.3				0.04	4.31	1.7	1.2	0.17
Yadon's poplar - listed (acres)			2.0		5.7 (F-1) 1.9 (F-2) 1.4 (F-3)	4.9	4.7	9.7 (I-1) 1.8 (I-2)	0.3	3.5	0.1	53.5	43.5		
Gowen cypress trees (# of trees)					12 (F-1) 23 (F-3)							1.9	25.3		
Hooker's manzanita (acres)					3.8 (F-1) 18.4 (F-2) 18.8 (F-3)	33.55	22.5	9.5 (I-1) 15.6 (I-2)							
Hickman's onion (acres)					0.01 (F-3)	0.01	0.01	0.07 (I-1)			X	0.02	5.52	X	
Pine Rose					X	X	X	X			X	X	X	X	
Monterey spireflower											X	X			
Beech leafhopper												X			
Tidestrom's lupine											X	X			
Other coastal dune species (Sand gilia Indian paintbrush, & Menzies wallflower)												X			
California red-legged frog			XP	XP	XP			XP	XP		XP	X		XP	
Black / silver legless lizards											XP	XP			
Pallid bat			XP	XP	XP	XP	XP	XP	XP	XP	XP	XP	XP	XP	
Horned lizard											XP	XP			
Monterey dusky-footed woodrat															
White-tailed kite											X				
Others (pallid bat, ringtail, Monterey ornate shrew)			XP					XP	XP	XP	XP	X	X		
Raptor Nesting	X		X	XP	XP	XP	XP	XP	XP	XP	X	XP	XP	XP	XP

EXHIBIT 7

IV. EFFECTS OF PROPOSED LCP AMENDMENT ON LAND USE & COASTAL RESOURCES

A. INTRODUCTION

This section provides the analyses of coastal issues requested for review by the Coastal Commission in their letters to Monterey County (see Exhibit C). This analysis compares the potential land use changes under Measure "A" with the current (pre-Measure "A") LCP and analyzes the cumulative impacts to coastal resources, access, public services and traffic as a result of changes in land use designations, density and intensity.

Consistent with the Coastal Commission request, the following analysis includes:

- Analysis of potentially adverse cumulative impacts on coastal resources and access due to change in density or public service provision. (Changes in land use density are addressed in subsection IV-B. Effects on access are addressed in subsection IV-C; effects on coastal resources are addressed in subsection IV-D; and effects on public services are addressed in subsection IV-E.)
- Analysis of how amendment provisions along with existing County environmentally sensitive habitat and tree removal policies will protect special status species, environmentally sensitive habitat and Monterey pine forest resources. (Effects of Measure "A" on coastal resources, including those identified above are addressed in subsection IV-D.)
- Background regarding status and adequacy of water, sewer and highway capacity related to the proposed lifting of the resource constraint overlay. Information regarding water and sewer capacity is addressed in subsection IV-E and information regarding highway capacity and circulation is addressed in subsection IV-F.)

Much of the data contained within this analysis was taken from the environmental impact report (EIR) prepared for the Pebble Beach Company's Del Monte Forest / Preservation Development Plan. This EIR is comprised of the Draft EIR (2 volumes), a Partial Revision to the Draft EIR, and a Final EIR (4 volumes). While this document analyses the impacts of a development project, the EIR does include a detailed inventory of resources, including

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aerial photographs, relating to all parcels affected by Measure A. This EIR can be used to provide more detailed information on resources and baseline conditions contained in this analysis, including Monterey pine forest, wetlands, ESHA, special status species, water supply, and traffic.

B. LAND USE AND DEVELOPMENT

As described in SECTION II of this analysis, Measure "A" changes land use designations and/or development considerations on sites owned by the Pebble Beach Company. The overall effect of Measure "A" is to designate larger portions of land as open space and reduce the amount of residentially designated land. In addition to changes in land use designations, Measure "A" would also result in changes to land use intensity for residential, visitor-serving and recreational open space as discussed below.

Table 5 provides a comparison of development potential under the current (pre-Measure "A") LCP and under an LCP amended by Measure "A" for affected sites. An analysis of the effects of Measure "A" on development potential within these land use categories are also described below.

Land Use	Development Potential Under Current LCP	Development Potential Under Measure "A"	Net Change
New Residential Lots	849	34 [1]	- 815 lots
Employee Housing Units	Additional amount not specified or known	12 plus any additional amount not specified or known	12 units specified
Visitor-Serving Units	0	280 [2]	280 [2]
Open Space Recreation (acres)	0	220	+ 220 acres
Open Space Forest (acres)	200	417	+ 217 acres

[1] Includes potential new lots through subdivision; does not include existing vacant parcels. For example, there are three existing lots in Planning Unit J.
 [2] Includes new suites (24 suites) at new visitor-serving location and an estimated additional 150 rooms at The Inn at Spanish Bay and 106 rooms at The Pebble Beach Lodge.

Residential Development

Residential Lot Development. Approximately 535 acres of lands currently designated residential in the DMF LUP would be reduced to 95 acres under Measure "A". This represents a decrease in residentially designated lands by 440 acres. The amendment would also redesignate approximately 78 of these 95 acres from the medium land use

designation to low density. Additionally, approximately 7.5 acres would be rezoned to a lower low-density designation in the PQR Planning Unit.

Measure "A" also revises LUP text in the Land Use Section and eliminates Table A, which reduces the residential development potential in each Planning Unit. Table 6 summarizes these changes. Under the current (pre-Measure "A") LUP, 849 new residential lots would be potentially allowed in Planning Units affected by Measure "A." This excludes 133 existing developed residential units in Planning Units A, S and W, and 43 potential residential lots in Planning Units Y and X, which are not affected by Measure "A". Under Measure "A," new residential lots allowed total 34. The resulting effect is a net reduction of 815 potential new residential lots.

TABLE 6: NEW RESIDENTIAL LOT DEVELOPMENT POTENTIAL^[1]			
Planning Area	Planning Unit	Current LUP (Pre-Measure "A")	Measure "A"
Spanish Bay (Area 1) ^[2]	B	21 ^[3]	0
	C	56	0
Gowen Cypress (Area 6)	F	86	16
Huckleberry Hill (Area 5)	G	78	0
Middle Fork (Area 3)	H	48	0
	I	83	11
Spyglass Cypress (Area 2)	J	22	0
	K	22	0
	L	46	0
	M	68	0
	N	51	0
Pescadero (Area 4) ^[2]	O	40	0
	P	34	7
	Q	45	
R	75		
Pebble Beach (Area 7) ^[2]	U	22	0
	V	52	0
	TOTAL	849	34
<p>[1] Does not include development potential on existing lots of record.</p> <p>[2] Excludes existing developed residential areas (80 units in Planning Unit A [Spanish Bay]; 41 units in Planning Unit S [Pescadero]; and 12 units in Planning Unit W [Pebble Beach]. Also excludes 43 potential dwelling units in Planning Units X (23) and Y (20) as these areas were not changed by Measure "A".</p> <p>[3] The existing LUP indicates that the maximum total number of residential units permitted in Spanish Bay may be reduced if the northerly area of Planning Unit B is acquired for open space. This area was dedicated by the Pebble Beach Company to the Del Monte Forest Foundation in 1989. The LCP CIP indicates that this area be allowed a maximum of 42 units and the northeast portion of Area B (the area included within Measure "A") be allowed a maximum of 21 units.</p>			

It should be noted that the dwelling unit potential identified in the existing LUP is a potential maximum based on land use densities. Site-specific development would be subject to other LUP policies regarding ESHA, scenic resources and other coastal resources. The actual number of lots that could be subdivided and developed on a given

site may be less than these identified total numbers given site constraints and adherence to other additional LUP policies regarding resource protection and other CIP and zoning regulations. However, the reduction in the number of potential dwelling units is cited given that the existing LUP contains this reference.

CONCLUSION: The overall effect of Measure "A" is to significantly reduce the amount of residentially designated land as identified in the Land Use section of the LUP (by 440 acres), reduce the number of potential new residential lots (by 815 lots), and reduce the development density of most of the remaining residentially designated lands (approximately 85 out of 95 acres), thus resulting in less residential development potential than under the current (pre-Measure "A") LCP.

Employee Housing. A reference to allow 12 employee housing units at Spanish Bay (Planning Unit B) is inserted into the LUP per Measure "A". References to the type of employee housing (dormitory/bunkhouse) that could be developed are deleted (Policy 78a). Additionally, Policy 116 is amended to delete references that portions of Spyglass M and Huckleberry G may accommodate senior citizen housing and to add language that Spanish Bay Planning Unit B may be used for employee housing. Neither the current (pre-Measure "A") LCP nor Measure "A" define "employee housing."

Existing provisions of the LUP specifically allow for employee housing in two ways. First, under LUP Policy 78a and CIP Section 20.147.090(B)(4), caretaker's quarters are allowed throughout the Forest subject to criteria contained in the zoning ordinance. These units can be used to provide "affordable housing for caretakers, ranch hands, convalescent help, and domestic employees." This portion of the policy remains unaffected by Measure "A."

The second portion of Policy 78a indicates that "additional employee housing for priority uses (e.g., visitor serving commercial)" is permitted in "one dormitory/bunkhouse or in temporary structures" consistent with all other plan policies. Measure "A" would modify this second provision by removing the limitation that such additional employee housing be permitted in "one dormitory/bunkhouse or in temporary structures." Employee housing would continue to be permitted consistent with other LCP policies and regulations, although the type of housing permitted would not be specified. Neither the current (pre-Measure "A") LCP nor Measure "A" expand on this policy as to which land use categories can accommodate employee housing.

The second means by which the LUP could allow for employee housing is within existing zone districts. Within the Visitor-Serving Commercial (VSC) and Open Space Recreation (OR) zone districts, employee housing is permitted as a conditional use as an accessory use to an allowed use. One new 4-acre site is designated Visitor Serving Commercial under Measure "A" (see discussion below under "Visitor Serving Commercial"), but the small size makes it unlikely that both visitor serving uses and employee housing would be constructed.

Approximately 220 acres would be redesignated to Open Space Recreation under Measure "A," the majority of which (170 acres) are currently designated for residential use. Residentially designated sites could also support employee housing, as described below. Therefore, there would be virtually no effect upon the potential to develop employee housing with this land use designation change on all but approximately 50 acres. The 50 acres of newly designated open space recreational lands and potential for employee housing development would be offset by the conversion of residentially designated lands as described below. Furthermore, employee housing that may be permitted under the VSC and OR zone districts would need to be accessory to the allowed use.

Employee housing could also potentially be developed within the low-density (LDR) and medium-density residential (MDR) zone districts, as the Zoning Code does not stipulate to whom a property owner shall rent or sell. The Zoning Code also has provisions which allow residential uses of a similar nature, density and intensity as a conditional use. The MDR designation also allows for "rooming houses and boarding houses", which are defined as "a dwelling other than a hotel where lodging with or without meals for three or more persons is provided for compensation." The uses permitted in these zone districts are not changed by Measure "A" and Measure "A" would not increase the designated densities of allowable residential development. However, most of the MDR land use designations have been removed or reduced to LDR, thus effectively eliminating the potential for rooming or boarding houses on lands designated MDR, except for the Planning Unit B where 12 employee housing units are specifically identified. Thus, any employee housing in these areas would still need to comply with underlying limits on density, development standards, and design standards for the designated residential use.

Residential uses are also permitted in the Coastal General Commercial (CGC) district, which is the current zoning of the Corporation Yard site. However, no land use designation or policy changes are made under Measure "A" that would affect this site.

Measure "A" does revise LUP text to specifically indicate that Planning Unit B can be used for 12 units of employee housing within an approximate 4-acre site. This represents approximately 3 dwelling units per acre, which is consistent with MDR densities. Thus, while Measure "A" specifically permits 12 employee housing units not specified in the current (pre-Measure "A") LCP, Measure "A" does not result in change in land use intensity or density related to potential employee housing in residentially designated areas.

CONCLUSION: The overall effect of Measure "A" on employee housing development potential would be to modestly increase the development potential by at least 12 specified units in Planning Unit B and to allow potential development associated with new visitor serving and open space recreation sites (4 and 220 acres, respectively). This is offset, however, by a reduction in the amount of residentially zoned lands (435 acres) that also potentially could support employee housing. Additionally, the type of employee housing would not be restricted to "one dormitory/bunkhouse," and would allow for construction that would likely be more visually compatible with surrounding areas.

Visitor Serving Commercial

The current (pre-Measure "A") LUP delineates general areas for visitor serving commercial uses: the existing Lodge at Pebble Beach, the Spanish Bay Resort, and the NCGA Golf Course ("Poppy Hills"). Visitor serving commercial allows for uses providing basic support services and visitor needs associated with coastal recreation and travel. Principal uses include major hotel or inn accommodations and support commercial facilities. One of the stated purposes of Measure "A" is to encourage future visitor-serving development adjacent to existing visitor-serving or recreational facilities in the Del Monte Forest. Measure "A" proposes one new visitor-serving area. Measure "A" also eliminates LUP text and Table A references to the number of rooms the Spanish Bay Resort and at The Pebble Beach Lodge, 270 and 161, respectively. In addition, existing LUP provisions establishing a maximum 25% building site coverage at The Lodge would be removed. Each site is further described below.

New Visitor Serving Commercial Areas. Measure "A" designates visitor serving commercial uses on 4 acres within Planning Units M and N (Spyglass-Cypress Planning Area). Measure "A" provides that "no more than 24 golf suites" are to be located in this area. Measure "A" does not define golf suites. The term is not used within the current (pre-Measure "A") LCP.

Spanish Bay Resort. Measure "A" deletes LUP text (in the "New Land Use" subsection of the Spanish Bay Planning Area in Chapter 3) to remove references to a proposed 270-room resort hotel, which has now been developed. The existing text does not indicate that this is the maximum number of visitor units that could be constructed, but rather references development potential at the time the LCP was prepared in which the existing resort was being planned, and had not been completed. However, Table A also is eliminated with Measure "A" in which 270 new visitor accommodations are identified for Spanish Bay.

Under the Visitor Serving Commercial (VSC) zone district, a General Development Plan is required for any new development in VSC zones. Any change or expansion of use would require approval of an amendment to an approved General Development Plan, pursuant to the provisions of Section 20.22.030 of the Monterey County Coastal Implementation Plan Zoning Ordinance. These provisions are not changed by Measure "A."

The elimination of Table A with its reference to 270 new visitor accommodations is interpreted as potentially allowing increased visitor serving commercial development on this site. However, there are no policies or prohibitions in the current LCP (pre-Measure "A") that preclude the Pebble Beach Company from submitting a General Development Plan amendment to the County to expand its visitor-serving facilities at Spanish Bay.

Future development at the Spanish Bay Resort would be dependent on any conditions of the existing General Development Plan that limits development, of which there are none. In the absence of such conditions, the number of additional visitor units or commercial

space that could be developed would be based on existing zoning code regulations that would constrain future development on the site to include the following restrictions from Section 20.22.070, as well as other LCP policies and regulations:

- maximum structure height of 35 feet;
- maximum building site coverage of 50% , excluding parking and landscaping;
- provision of parking pursuant to Chapter 20.58 of the Zoning Ordinance;
- landscaping covering a minimum of 10% of the site area; and
- setbacks established through project review.

According to parcel maps and zoning maps, the VSC-designated area at the Inn at Spanish Bay is approximately 21 acres in size and currently contains 269 visitor-serving units. Existing structural development totals approximately 3 acres, and existing paved areas total approximately 6.0 acres with existing tennis courts and intervening landscaping. Given the current site configuration, additional development would require conversion of small landscaped areas, surface parking areas, and/or the existing tennis courts. Based on PBC development applications and review of existing land available for additional development, it is estimated that up to approximately 150 additional visitor units could be developed at The Inn at Spanish Bay.

The Lodge at Pebble Beach. Measure "A" deletes LUP text (in the "New Land Use" subsection of the Pebble Beach Planning Area in Chapter 3), which removes a reference to a maximum of 161 inn units per the General Development Plan at The Lodge, and eliminates Table A which lists no new visitor serving units at the Lodge. In addition, LUP text is revised to delete a "maximum 25% building site coverage" for the associated commercial area at the Lodge. Thus, additional visitor rooms and/or visitor serving commercial uses could potentially be developed on the site. Any new development would be governed by the Visitor Serving Commercial (VSC) zone district regulations as reviewed above, and other LCP policies and regulations.

As previously indicated, any change or expansion of use would require approval of an amendment to an approved General Development Plan, pursuant to the provisions of Section 20.22.030 of the Monterey County Coastal Implementation Plan Zoning Ordinance. These provisions are not changed by Measure "A."

According to parcel maps and zoning maps, the VSC-designated area at The Lodge at Pebble Beach is approximately 23 acres in size and currently contains 166 visitor-serving units and other commercial support uses. Given the current site configuration, additional development would require conversion of small landscaped areas, surface parking areas, and/or the existing tennis courts. Based on PBC development applications and review of existing land available for additional development, it is estimated that up to approximately 106 additional visitor units could be developed at The Lodge at Pebble Beach.

CONCLUSION: The overall effect of Measure "A" on visitor serving commercial uses is to increase visitor serving uses through designation of one new visitor serving area (4 acres/24 units) and to increase the potential number of visitor units at the Spanish Bay Resort and The Lodge of Pebble Beach by approximately 150 and 106 units, respectively (256 units total).⁸ The actual number of new units would be determined based on adherence to LUP policies, compliance with CIP and zoning regulations, outcome of environmental review, and the general development plan amendment and the coastal development permit process

Recreational Open Space

Measure "A" increases the amount of lands designated Open Space Recreation by 220 acres. Most of these lands are currently designated residential, except for approximately 49 acres that are currently designated Open Space Forest: 41 acres at the Sawmill Gulch site and approximately 8 acres at Planning Unit O. A LUP text reference to a new golf course in the Middle Fork Planning Area is eliminated, which effectively acknowledges the development of the Poppy Hills Golf Course. Language is added to indicate that "new recreational and visitor-serving uses may be located in appropriate zoned areas" in the Spyglass Cypress area. In addition, Measure "A" adds specific language that states that a "driving range, golf teaching center, and parking may are expected to be constructed in Planning Unit C" and that existing mined out areas at the Sawmill Gulch site in the Gowen Cypress Planning Area can be used for an equestrian center, in addition to being used for public works purposes which is already stated in the LUP.

The existing Open Space Recreation zone district (OR) allows for a range of uses, including hiking, bicycle and equestrian trails, picnic areas, parks, athletic fields, swimming pools, hostels and campgrounds, and interpretive centers, as well as some public use facilities. Golf courses and stables/accessory equestrian uses are allowed as conditional uses with the approval of a Coastal Development Permit. The largest areas of newly designated Recreational Open Space lands would be within the C and MNOUV Planning Units and at the Sawmill Gulch site. Given the text changes noted above, it would appear that the primary recreational uses to be developed at these sites include a driving range in Planning Unit C and an equestrian center at the Sawmill Gulch site. Under existing coastal zoning regulations, golf courses (and presumably driving ranges) are permitted as conditional uses in both the low-density and medium-density residential zone districts. Therefore, under the current (pre-Measure "A") LCP, the driving range could be permitted as a conditional use in Planning Unit C, and the change to an Open Space Recreation would not substantially alter this potential.

⁸ As a matter of comparison, it should be noted that on October 10, 2000, the Del Monte Forest Property Owners and the Pebble Beach Company entered into an agreement whereby, among other things, PBC agreed to limit the number of visitor serving units to a maximum of 210 units. This agreement was recorded on April 18, 2001. Thus, the estimated number for this analysis is conservatively high. Furthermore, the current Pebble Beach Company development application proposes 160 new units.

Recreational uses on the MNOUV sites could include the range described above. As with Planning Unit C, the existing residential designations for the MNOUV sites would already allow a variety of recreational uses as a conditional uses. Therefore, the change to Open Space Recreation would not substantially alter this potential.

Land use intensity would be increased at the Sawmill Gulch site (from Forest Open Space) with Measure "A". Under the existing zoning designation, only low-intensity recreational uses would be allowed, such as resource dependent educational and scientific research facilities/uses, low intensity day use recreational uses (trails, picnic areas), wildlife restoration programs, and limited public facilities. With Measure "A" changes, a range of recreational uses could be permitted, as indicated above, with an equestrian center specifically identified in Measure "A" for the Sawmill Gulch site.

In addition, the site was mined in the past to provide sand for the Spanish Bay development. As a part of permit conditions for the Spanish Bay Resort, revegetation of the site and dedication of conservation and scenic easements were required. Further discussion of effects of land use changes on scenic and forestry resources are further discussed below under subsection IV-D. The easement for the lower Sawmill site (between Monterey County and the Pebble Beach Company) states that no development or use of the site shall take place, although some exceptions are provided in the easement including: "use for open space and recreational purposes and scientific study and the construction, maintenance, repair and use of facilities related to maintenance and use for open space, recreational and scientific study uses."

The upper Sawmill site was included in the easement which dedicated the Huckleberry Hill Natural Area (HHNA) pursuant to Coastal Commission conditions of approval. The easement refers to an area as the "Huckleberry Hill Open Space" that includes both HHNA and the Upper Sawmill despite the location of the upper Sawmill outside of the area designated by the Del Monte Forest as part of the HHNA. Permitted uses and development specified in this easement include public and private recreational uses and facilities for active outdoor recreational pursuits.

The use of the Sawmill Gulch site as an equestrian center appears consistent with the provisions of existing easements, which allow for recreational uses, although the specific intensity of that use is not explicitly identified in the easement for the lower Sawmill site. Monterey County staff have recommended, that as part of the coastal development permit approval, this consistency should be clarified by the approval of minor amendments to the existing easements to include reference to operation of an Equestrian Center. The easement may be amended by the written agreement of the Grantor (the Pebble Beach Company), the Grantee (the Del Monte Forest Foundation), Monterey County, and the California Coastal Commission.

CONCLUSION: *The overall effect of Measure "A" is to increase the amount of land designated Open Space Recreation (by 220 acres) with specified references to potential development of a new driving range and an equestrian center. This increase in Open Space Recreation decreases areas designated Residential by approximately 170 acres and areas designated Open Space Forest by 49 acres. This would result in an increased land use intensity at the Sawmill Gulch site, which is currently designated Open Space Forest, with development of an equestrian center.*

Open Space Forest

Measure "A" increases the amount of lands designated Open Space Forest by approximately 216 acres. All of these lands are currently designated residential, thus, the changes reduce residential development potential as discussed above, resulting in greater resource protection for these areas than currently exist. Additionally, approximately 100 acres are located adjacent to the existing Huckleberry Hill Natural Area (HHNA), and would expand this protected open space area. Thus, redesignation of the Sawmill Gulch site from Open Space Forest to Open Space Recreation (41 acres) would be at least partially offset with the redesignation of approximately 100 acres adjacent to the HHNA.

CONCLUSION: *The overall effect of Measure "A" is to increase the amount of land designated Open Space Forest (by 216 acres) while reducing the amount of residentially designated lands as indicated above.*

C. PUBLIC ACCESS AND TRAILS

Measure "A" does not change any policies regarding public access. Measure "A" adds the following language regarding LUP figure 15: "Trails shown within Areas M, N, O, U, and V of the Spyglass-Cypress Planning Area are illustrative. Location and alignment will be determined at the time of development project approval." Measure "A" does not change the requirement for provision of trails in this location, but allows for changes in siting and the alignment of trails at such time as development proposals are prepared. LUP Policy 124, which is not amended by Measure "A," requires any trail realignment to be "generally equivalent to the original route."

CONCLUSION: *Measure "A" has no effect on provision of or requirements for public access because there would be no specific reduction in the existing amount of trails and there are no changes to LUP policies regarding access. Measure "A" allows for the re-siting of trails in Planning Units M, N, O, U, V at the time development plans are prepared and submitted for a coastal development permit.*

D. COASTAL RESOURCES

This section reviews the effects of Measure "A" on coastal resources addressed in the Del Monte Forest LUP including water and marine resources, habitat areas, forest resources, scenic resources, and cultural resources. The review also considers the definition of "sensitive coastal resource areas" as defined in the California Coastal Act (section 20116), which is defined as "those identifiable and geographically bounded land and water areas within the coastal zone of vital interest and sensitivity." "Sensitive coastal resource areas" include the following:

- (a) Special marine and land habitat areas, wetlands, lagoons, and estuaries as mapped and designated in Part 4 of the coastal plan.
- (b) Areas possessing significant recreational value.
- (c) Highly scenic areas.
- (d) Archaeological sites referenced in the California Coastline and Recreation Plan or as designated by the State Historic Preservation Officer.
- (e) Special communities or neighborhoods which are significant visitor destination areas.
- (f) Areas that provide existing coastal housing or recreational opportunities for low- and moderate-income persons.
- (g) Areas where divisions of land could substantially impair or restrict coastal access.

Given the above definition and the fact that Pebble Beach is a prominent recreational and visitor destination, the section also examines recreational and visitor attractions as a coastal resource. Subsections (f) and (g) are not applicable to the DMF LCP.

Water and Marine Resources

Measure "A" substantially reduces residential development potential and increases areas designated as open space forest. As a result, the amount of potential structural development and urban runoff would be also reduced. Development of an equestrian center at the Sawmill Gulch site represents an increased land use intensity at this location with potential drainage and water quality impacts associated with equestrian use at this location.

The redesignation of lands as Open Space Forest would provide better protection to several existing drainages and watersheds including: the Moss Beach Watershed (with redesignation of Planning Unit B); Seal Rock Watershed (with redesignation of Planning Units G, H, I [part] and L); and Carmel Bay (with redesignation of PQR). Additionally, a tributary of Seal Rock that passes through Planning Unit L would be within the redesignated Open Space Forest with better protection. The natural drainages in Planning Units P,Q,R would be also be better protected with the Open Space Forest designation under Measure "A" with a reduction in potential urban runoff into the Carmel Bay "Area of Special Biological Significance" (ASBS). The potential for increased visitor serving development may slightly increase structural development and runoff. Recreational uses on

lands currently designated residential could result in water quality impacts due to landscape maintenance (i.e. application of fertilizers and pesticides), depending on the type and extent of such development. However, as indicated above under subsection IV-B, some recreational uses are currently permitted as condition uses within residential areas.

Coastal development that is allowed, under either the current LCP (pre-Measure "A") or Measure "A," would require approval of a coastal development permit. Future development would have to comply with applicable LUP water and marine resource policies, CIP standards, and conditions developed through development permit and CEQA review processes that would ensure proper control of drainage to prevent water quality impacts. Additionally, management of horse wastes at the Sawmill Gulch site would be required as part of any environmental / coastal development permit review to prevent water quality degradation.

CONCLUSION: The overall effect of Measure "A" is to reduce development potential and provide better protection to water and marine resources by reducing potential runoff (due to reduction in structural development), providing increased watershed protection with increased open space, and maintaining some existing drainages in open space (portion of Seal Rock tributary and natural drainages within Planning Units P, Q, and R).

Environmentally Sensitive Habitat Areas (ESHA) and Other Habitat Areas

Measure "A" increases the amount of Open Space Forest by approximately 216 acres, thus eliminating potential indirect development impacts to ESHAs and other habitat areas, particularly in Planning Units H, I, L, P, Q, and R. In other areas, residential land use densities are reduced or residential lands are redesignated for open space recreational uses. Measure "A" does not change LUP policies or CIP regulations regarding permitted uses in or adjacent to ESHAs, requirements for setbacks or other protection measures. Under either the existing LCP (pre-Measure "A") or under Measure "A," proposed development would need to comply with the LUP policies regarding protection of ESHA, wetlands, riparian corridors, and rare and endangered species. Coastal development that is allowed, under either the current (pre-Measure "A") LCP or Measure "A," would require approval of a coastal development permit. Project consistency with LUP policies and project impacts to biological resources would be reviewed as part of the coastal development permit process.

The redesignation of the Sawmill Gulch site from Open Space Forest to Open Space Recreation could result in the potential for impacts to a wetland located in the lower Sawmill site, a portion of which has been determined to constitute ESHA, and indirect impacts to the adjacent Huckleberry Hill Natural Area (HHNA), a designated ESHA. Measure "A" includes amended text to indicate that the mined out areas of the site can be used as an equestrian center. However, as indicated above, any development would be subject to LUP ESHA policies and would be reviewed as part of the coastal

permit/environmental review process. Additionally, the redesignation of Planning Unit G, which is adjacent to HHNA, would provide additional buffer and protection to this ESHA.

In its expansion of recreational use, Measure "A" would facilitate recreational development on a portion of Planning Unit O that is currently designated Open Space Forest (approximately 9 acres). This land use designation change would not affect any ESHA areas, since none have been delineated within this area.

Placement of recreational facilities in Planning Units MNOUV could result in adverse effects on non-ESHA coastal resources (e.g. Monterey pine forest, Yadon's piperia, and California red-legged frog), depending on the specific development proposed. However, the existing LCP would allow for residential development in the same areas of concern, which could also result in impacts to these same coastal resources. In this sense, Measure "A" would not directly result in a new or increased potential for adverse effects to coastal resources.

Coastal development that is allowed under the current LCP (pre-Measure "A") or under Measure "A" would require approval of coastal development permits. Future development would have to comply with applicable LUP water and marine resource policies, CIP standards, and conditions developed through coastal development permit and CEQA review processes that would ensure proper control of drainage to prevent water quality impacts. Monterey County retains discretion through CEQA review and permit review to condition future development to avoid, reduce, and mitigate for direct and cumulative effect on coastal resources consistent with coastal LUP policies.

CONCLUSION: Measure "A" would reduce lands designated for residential development and increase lands designated for open space forest for a net gain of 216 acres open space acres. This would serve to provide an overall better protection of biological resources of the Del Monte Forest than the current (pre-Measure "A") LCP. Redesignation of residential uses to open space recreational uses could potentially cause similar impacts to sensitive habitat although as explained above alternate policy directives remain in place to protect these resources. Redesignation from open space forest to equestrian uses in the Sawmill area could affect resources in the Huckleberry Hill Natural Area and wetland resources on the site although these resources are protected by other LUP policy directives. On balance, Measure A will reduce the amount and intensity of development potential near environmentally sensitive habitat given the areas involved and the types of existing uses and for the most part their re-designation to more passive uses.

Forest Resources

Measure "A" increases the amount of Open Space Forest by approximately 216 acres, thus providing better protection of forest resources. The reduction in residential density for remaining residentially designated lands would result in less tree removal and fewer indirect impacts to the forest.

Measure "A" would result in an increase in land use intensity at the Sawmill Gulch site with redesignation from Open Space Forest to Open Space Recreation and with added LUP language to permit an equestrian center at this location would increase the potential for the loss of forest resources. As previously indicated, the Sawmill Gulch site was previously mined to provide sand for construction at the Spanish Bay Resort, and conditions of the Spanish Bay permit required revegetation of the Sawmill site. As a result of revegetation efforts, previously disturbed portions of the Sawmill site are partially covered with planted Monterey pine, Bishop pine, and Gowen cypress trees and some native Monterey pine.

Future development of an equestrian center at the Sawmill site would remove revegetated areas and potentially some limited areas of native Monterey pine forest, resulting in an estimated potential removal of approximately 23 acres from revegetation efforts and 3 native acres of forest land. Measure "A" would offset this loss by an increase of approximately 100 acres in open space forest lands adjacent to the Huckleberry Hill Natural Area (HHNA). The overall resultant preserved area in and around HHNA will be substantially expanded and managed for sensitive resources in a manner such that the ecological values of the HHNA and surrounding area will be preserved. Recreational uses on lands currently designated residential (Planning Units C, M, N, O, U V) could result in a potential for greater tree removal than residential development, depending on the type and extent of such development, but any removal would be governed by other LUP policies that remain unchanged by Measure "A". Additionally, as indicated above under subsection IV-B, some recreational uses are currently permitted as condition uses within residential areas.

CONCLUSION: Measure "A" would reduce existing forested lands designated for residential development and increase lands designated for open space forest for a net increase of 216 acres. This figure also takes into account the conversion of forest resources in the Sawmill site to equestrian uses. This would serve to provide an overall better overall protection of forest resources of the Del Monte Forest than the current (pre-Measure "A") LCP. Redesignation of residential uses to open space recreational uses in Planning Units C and MNOUV could potentially cause similar impacts to forest resources although as explained above alternate policy directives remain in place to protect these resources in the same manner as these resources would be protected as residential uses.

Scenic Resources

The current (pre-Measure "A") LUP defines visually sensitive features in the Del Monte Forest. Portions of sites affected by Measure "A" are located within these areas as follows:

- View areas from 17-Mile Drive – portions of Planning Units B, C, F, MNOUV, and PQR, the Sawmill Gulch site, as well as The Lodge at Pebble Beach and the Spanish Bay Resort,

- Ridgeline and visible area from Point Lobos – portions of Planning Units I, MNOUV and PQR, and
- Scenic buffer zone for new development along 17-Mile Drive – Planning Unit F.

Measure “A” increases the amount of Open Space Forest by approximately 216 acres and increases the amount of lands designated Open Space Recreation by 220 acres, thus providing better protection of forest resources and increasing the amount of protected open space lands than under the current (pre-Measure “A”) LCP. This includes portions of Planning Units MNOUV and PQR that are located within LUP-identified visual resource areas. Measure “A” would promote recreational development and preserve forest and recreational open space lands in locations presently designated for residential use, except for approximately 49 acres that are currently designated Open Space Forest that would be designated for Open Space Recreation (41 acres at Sawmill Gulch site and 8 acres in Planning Unit O). Other Measure “A” areas would generally result in reduced residential density, which would result in less structural development and overall reduced aesthetic impacts.

Measure “A” would facilitate additional structural visitor-serving development at the Inn at Spanish Bay and at The Lodge at Pebble Beach, which could result in impacts to scenic views from 17-Mile Drive. Depending on the specific siting, design and massing of future proposed development, scenic views along 17-Mile Drive could be altered. The existing views in the vicinity of the Inn at Spanish Bay and at The Lodge at Pebble Beach are currently characterized by a mix of structural development and open space. Coastal development that is allowed under the current LCP (pre-Measure “A”) or under Measure “A” would require approval of coastal development permits. Project consistency with LUP scenic resource policies, as well as environmental review regarding visual resources, would be reviewed as part of the coastal development permit process. Any proposed development would have to comply with other applicable LUP scenic resource policies, CIP standards, and conditions developed through permit and CEQA review. These controls would be expected to reduce the aesthetic effect of any future proposed development at these locations.

Measure “A” would facilitate development of the Sawmill Gulch site that would change the aesthetic character of this location from its current disturbed/partially revegetated undeveloped state to that of an equestrian center. As portions of this site are visible from the 17-Mile Drive any proposed development at this location will need to be reviewed for its scenic impact. As previously indicated, future development would have to comply with applicable LUP scenic resource policies, CIP standards, and conditions developed through the coastal permit and CEQA review process. These controls would be expected to reduce the aesthetic effect of any future proposed development at this location.

CONCLUSION: The overall effect of Measure “A” is to preserve the forested and open space character of Del Monte Forest with additional lands designated Open Space Forest and Recreational Open Space and with reduced residential structural development (as

discussed above in subsection IV-B). This would have a beneficial aesthetic benefit with a larger amount of land retained in open space and less structural development. Potential additional development at the Inn at Spanish Bay, The Lodge at Pebble Beach, and the Sawmill Gulch site would be subject to applicable LUP scenic resource policies and conditions developed as part of the environmental review and coastal permit process. On balance those potential increases in structural additions are minor compared to the reduction of residential structures that would cumulatively avoid potential scenic resource impacts throughout Del Monte Forest.

Cultural Resources

Measure "A" does not change policies regarding cultural resources. Archaeological investigations conducted to date have found no recorded archaeological sites or evidence of human burials within areas affected by Measure "A". Coastal development that is allowed under either the current (pre-Measure "A") LCP or Measure "A" would require approval of a coastal development permit. Project consistency with cultural resource policies and project impacts to cultural resources would be reviewed during the coastal development permit process.

CONCLUSION: The overall effect of Measure "A" is to reduce lands designated for residential development and increase lands designated for open space, which would result in less ground disturbance and impacts to potential unknown, buried cultural resources. Redesignation of residential uses to open space recreational uses in areas MNOUV could potentially cause similar impacts to archeological resources depending on the recreational use proposed although alternate policy directives remain in place to protect these resources in the same manner as these resources would be protected as residential uses.

Significant Recreational and Visitor Resources

As previously indicated, Measure "A" increases the amount of land designated for recreational use and could facilitate additional visitor-serving development. The Measure "A" changes would further expand recreational values and visitor-serving amenities. Coastal development under either the current (pre-Measure "A") LCP or Measure "A" would require approval of a coastal development permit. Project consistency with LUP policies would be reviewed as part of the coastal development permit process.

CONCLUSION: Given the redesignation of over 400 acres from residential to open space fore and recreational open space uses, and the fact that many of these areas are currently accessed by an areawide trail network, the overall effect of Measure "A" is to expand and enhance the recreational values and visitor amenities.

E. PUBLIC SERVICES

Measure "A" would lift the resource constraint overlay currently imposed on Planning Units B, C, F, G, H, I, J, K, L, MNOUV, and PQR and at the Corporation Yard site. At the time of adoption of the 1984 DMF LUP, there was insufficient sewer and water service capacity to serve all of the development allowed in the DMF LUP, and the DMF LUP itself (Policy 99) called for a study and program to define and implement traffic improvements. The Resource Constraint "Overlay" arises from LUP Policy 113 that states: "The Resource Constraint Area designation shall be removed only when water and sewer capacity sufficient to serve such development becomes available and that highway capacity and circulation solutions have been agreed upon and adopted."

Measure "A" would reduce the maximum allowable residential development in the Del Monte Forest by 815 units compared to the current LCP, which would result in a reduced population, service demand, and traffic generation. While not all of the existing LCP buildout is probably feasible, and some of the units built are second homes and would not result in the same service and utility demands of first homes, with Measure "A" the overall residential demand for public services would decrease. This decrease would be partially offset by a potential increase in visitor-serving and recreational development.

A review of the rationale and results of removal of these constraints are addressed below for water and sewer and in the following section for traffic. Table 7 provides a general comparison of water demand, wastewater generation and trip generation under pre- and post-Measure "A".

Water Supply

One of the components of Measure "A" is the removal of the resource constraint overlay (and B-8 zoning district) from a number of properties in the Del Monte Forest. At the time of adoption of the DMF LUP, Monterey County was allocated a specified amount of water by the Monterey Peninsula Water Management District (MPWMD), which was insufficient to permit water service to all development planned in Del Monte Forest based on the priorities established by Monterey County. Subsequently, the Pebble Beach Company participated in financing the CAWD/PBCSD Wastewater Reclamation Project, and as a result, received a dedicated water entitlement of 365 acre feet annually from the Monterey Peninsula Water Management District. Approximately 355 acre feet of this entitlement remain unused. Therefore, Measure "A" concludes that there is sufficient water for the land uses allowed in the Del Monte Forest LUP with Measure "A" changes on the affected sites, which effectively removes this constraint. As shown on Table 7, estimated water demand of potential development under Measure "A" is almost 50% less than under the current (pre-Measure "A") LCP, and can be served by the existing water entitlement.

CONCLUSION: Given the redesignation of over 400 acres from residential to open space fore and recreational open space uses, the overall effect of Measure "A" is a reduction in potential potable water demand for new development. Estimated water demand would be within the water entitlement granted to the Pebble Beach Company by the Monterey Peninsula Water Management District. Thus, the analysis provides evidence that the resource constraint overlay can be removed regarding water capacity.

Wastewater

One of the components of Measure "A" is the removal of the resource constraint overlay (and B-8 zoning district) from a number of properties in the Del Monte Forest. At the time of adoption of the DMF LUP, the Carmel Sanitary District (now Carmel Area Wastewater District or CAWD) sewage treatment plant had an authorized capacity of 2.4 million gallons per day (mgd). One-third of the CAWD Treatment Plant capacity is owned by the Pebble Beach Community Services District (PBCSD), which is responsible for sewage collection in Del Monte Forest. Based on 1984 flows, the wastewater capacity at the CAWD Plant was insufficient to serve all of the development planned for Del Monte Forest.

Subsequent improvements to the CAWD treatment plant have raised its authorized capacity to 3.0 mgd and the PBCSD share to 1.0 mgd. With this increased capacity, Measure "A" concludes that there is sufficient capacity to handle the additional sewage generated by the land uses identified for the sites included in Measure "A," and thus this constraint has been removed.

The current estimated PBCSD wastewater flows are between 500,000 and 600,000 gallons per day (gpd). As shown on Table 7, estimated wastewater generation resulting from potential development under Measure "A" is almost 65% less than under the current (pre-Measure "A") LCP, and can be served within the existing wastewater treatment capacity allocated to the PBCSD.

CONCLUSION: Given the redesignation of over 400 acres from residential to open space fore and recreational open space uses, the overall effect of Measure "A" is a reduction in potential potable water demand for new development. The overall effect of Measure "A" is a reduction in potential wastewater generated by new development. Estimated wastewater generation demand would be within the wastewater treatment plant capacity that is allocated to the Pebble Beach Community Services District. Thus, the analysis provides evidence that the resource constraint overlay can be removed regarding sewer capacity.

F. TRAFFIC AND CIRCULATION

One of the components of Measure "A" is the removal of the resource constraint overlay (and B-8 zoning district) from a number of properties in the Del Monte Forest. Policies 98 and 99 of the DMF LUP govern the traffic and circulation improvement requirements for new development. Policy 99 requires an independent engineering study to establish an arterial system, changes to Highway 68 and access gates for increased traffic, and traffic controls. These requirements were satisfied by the County's acceptance of the Transportation Engineering Study for the Del Monte Forest, prepared by Burton N. Crowell and The Goodrich Traffic Group (commonly referred to as the "Crowell Report"), which established all of the indicated requirements.

Under Policy 99, new development must either bear the incremental costs of necessary improvements to Highway 68 and Highway 1 required as a result of traffic generated by the development, or pay into a fund that will be administered by the County for the incremental costs of the necessary improvements. The conditions of Section 20.147.100.A, General Transportation Development Standards, of the Del Monte Forest Coastal Implementation Plan shall also continue to apply for all new development.

The highway capacity and circulation improvements identified in the Crowell Report under Policy 99, and the funding mechanisms established by Policy 98, have been agreed upon and adopted as required by Policy 113 in the Del Monte Forest Transportation Policy Agreement between Monterey County and the owner of the Properties. The traffic elements of Policy 113 have therefore been satisfied with respect to the Properties so this constraint has been removed. Furthermore, future site-specific development projects would be subject to other regional traffic impact fees in effect at the time. As shown on Table 7, the potential future traffic generation within the Del Monte Forest is substantially lower with Measure "A" (approximately 64%) than under the current (pre-Measure "A") LCP.

CONCLUSION: The overall effect of Measure "A" is to reduce development potential and traffic generation. As described above, the requirements for highway capacity and circulation improvements have been agreed to and adopted. Thus the analysis provides evidence that the resource constraint overlay can be removed regarding traffic.

TABLE 7: COMPARISON OF WATER, SEWER, TRAFFIC EFFECTS OF MEASURE "A"								
Use	Development Potential		Water Demand [1]		Wastewater Generation [2]		Daily Trip Generation [3]	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post
Residential Lots	849 lots	34 lots	679	34	150,000	7,500	8029	325
Employee Housing Units	None Specified	12 units	0	30	0	2,640	0	81
Visitor-Serving Units	0	280 rooms	0	59	0	16,800	0	1873
Open Space Recreation	0	220 acres	0	165	0	25,600	0	643
Forest Open Space	187 acres	403 acres	0	0		0	0	0
TOTAL			679	288	150,000	52,540	8029	2922
<p>[1] In Acre-Feet Per Year (AFY), Water Demand Rates:</p> <ul style="list-style-type: none"> Residential Lots = 0.8 AFY/Lot based on average Del Monte Forest use for pre-Measure "A" and 1 AFY / Lot for post-Measure "A" as density is reduced, which would allow for larger lots and increased landscaping. Employee Housing Units = 0.25 AFY/unit. Visitor-Serving Units = 0.21 AFY / room. Open Space Recreation = 0.75 AFY/acre based on a conservative worst-case estimate that all open space recreation acres would be used for golf course uses requiring irrigation. Irrigation water demand would be provided by recycled water. <p>[2] In gallons per day (gpd), Wastewater Generation Rates:</p> <ul style="list-style-type: none"> Residential Lots = 220 gpd (3.1 household size and 70/gpd per person). Employee Housing Units = 220 gpd (3.1 household size and 70/gpd per person). Visitor-Serving Units = 60 gpd / room. Open Space Recreation is based in estimates from Monterey County (February 2004). <p>[3] Average Daily Trip Generation Rates:</p> <ul style="list-style-type: none"> Residential Lots = 9.57 trips/lot. Employee Housing Units = 6.4 trips/unit. Visitor-Serving Units = 6.69 trips / room. Open Space Recreation is based in estimates from Monterey County (February 2004). <p>SOURCE: Monterey County, February 2004. "Draft Environmental Impact Report—Pebble Beach Company's Del Monte Forest Preservation and Development Plan." Prepared by Jones & Stokes, Inc.</p>								

V. EFFECTS OF LCP AMENDMENT ON OTHER SECTIONS OF THE CERTIFIED DEL MONTE FOREST LCP

Measure "A" only changes land use designations and the development potential on property in the Del Monte Forest owned by the Pebble Beach Company. There are only two undeveloped areas where the current (pre-Measure "A") LCP would allow future subdivision on lands not owned by the Pebble Beach Company – Areas X (estimated 20 lots) and Y (estimated 23 lots). The development of these lots is presently limited by a resource constraint overlay. Measure "A" does not change land use designations, the number of allowable lots or residential densities and does not remove the resource constraint overlay for these two areas. Thus, development potential in these areas remains unchanged under Measure "A."

In addition to land use designation and zoning changes, Measure "A" revises four LUP policies (78a, 82, 113 and 116) and four corresponding CIP sections as described in SECTION II. No other policy or CIP section is revised with Measure "A". Thus, the majority of the LUP is not altered by Measure "A". Key policies relevant to this analysis that would not be changed include the following:

- Water and Marine Resources (Policies 1 -7)
- Environmentally Sensitive Habitat Areas (ESHAs) (Policies 8 – 15)
- Terrestrial Plants and Habitat (Policies 16-23)
- Riparian Corridors and Other Terrestrial Wildlife Habitats (Policies 24-26)
- Wetlands and Marine Habitats (Policies 27 – 30)
- Forestry and Soil Resources (Policies 31 – 39)
- Hazardous Areas (Policies 40 – 49)
- Scenic and Visual Resources (Policies 50 – 59)
- Archaeological Resources (Policies 60 – 67)
- Land Use (Policies 68-95, except for 78a and 82)
- Circulation (Policies 96-108)
- Water and Wastewater (Policies 109-115, except for 113)
- Housing (Policies 117-119 except for 116).

The Measure "A" land use designation and zoning changes, and the limited policy and CIP changes do not have any effect on remaining LUP policies or CIP regulations.

VI. CONSISTENCY OF PROPOSED LCP AMENDMENT WITH COASTAL ACT POLICIES

Table 8 presents a review of consistency of Measure "A" with the development policies in Chapter 3 of the Coastal Act. A written summary is provided below.

PUBLIC ACCESS

Measure "A" does not change any access policies within the certified LCP relevant to access, but does add language to LUP Figure 15 that would facilitate the rerouting of existing trails in Planning Units M, N, O, U, V at the time development plans are prepared. This would allow for better siting and alignment of trails as warranted. None of the Measure "A" development sites are located on or adjacent to the coast, and shoreline access has already been provided in the Del Monte Forest.

RECREATION

Measure "A" increases the amount of land designated Open Space Recreation by 220 acres with specified references to potential development of a new driving range and an equestrian center. Thus, Measure "A" would facilitate development of commercial recreational facilities (open to the public), which is considered a priority use under Coastal Act Section 30222. Measure "A" would also facilitate development of additional visitor-serving units available to the public. Measure "A" does not include development sites that are located on or adjacent to the coast, and does not affect coastal areas suitable for water-oriented recreational activities.

MARINE ENVIRONMENT

Measure "A" does not change LUP policies related to the maintenance, enhancement, and restoration of wetlands and marine habitats. Measure "A" would reduce development potential and provide better protection to water and marine resources by reducing runoff and maintaining drainages in open space. The potential for increased visitor serving development would slightly increase structural development and runoff. Recreational uses on lands currently designated residential could result in water quality impacts due to landscape maintenance (i.e. application of fertilizers and pesticides), depending on the type and extent of such development. However, as indicated above under subsection IV-B, some recreational uses are currently permitted as condition uses within residential areas.

Future development allowable under Measure A would have to comply with all relevant water and marine resource policies, which are not altered by Measure "A." Future development allowable under Measure "A" would have to comply with all relevant policies for marine resource protection. Furthermore, Measure "A" does not change LUP policies related to the protection of wetlands or marine habitats. Future development allowable under Measure "A" would have to comply with all relevant LUP policies and regulations regarding protection of wetlands. Neither the current (pre-Measure "A") LCP or Measure "A" include commercial or recreational boating facilities or facilities or land uses that would result in potential hazards due to oil spills or propose dredging, shoreline alterations, or channelizations.

LAND RESOURCES

Measure "A" does not change LUP policies related to the protection of ESHA or the siting of uses adjacent to ESHA nor allows for the potential for increased impacts to ESHA from the land use designation changes noted. Measure "A" increases the amount of lands in protected Forest Open Space designation and reduces residential development areas and intensity, resulting in better protection of areas containing ESHA. Recreational uses on lands currently designated residential (Planning Units C, M, N, O, U V) could result in a potential for greater tree removal than residential development, depending on the type and extent of such development, but any removal would be governed by other LUP policies that remain unchanged by Measure "A". Additionally, as indicated above under subsection IV-B, some recreational uses are currently permitted as condition uses within residential areas.

All future development will be required to comply with LCP requirements for protection of ESHA. Measure "A" does not change LUP policies related to the protection of archaeological resources. Future development allowable under Measure "A" would have to comply with all LCP requirements. There are no agricultural or timber lands within the Del Monte Forest LCP.

DEVELOPMENT

Measure "A" reduces the amount of residentially designated lands and reduces the density in most areas of the remaining residentially designated lands. Measure "A" does not include commercial or industrial land use designations. Measure "A" redesignates 4 acres from residential to visitor-serving uses within an area that is in proximity to other developed areas within the Del Monte Forest. Measure "A" does not change any LUP policies related to scenic or visual resources. Overall, the reduced residential development potential and increased open space forest and recreational components of Measure "A" would have a beneficial aesthetic benefit with a larger amount of land retained in open space and less structural development. Potential additional development at the Inn at Spanish Bay, The Lodge at Pebble Beach, and the Sawmill Gulch site would be subject to applicable LUP scenic resource policies and conditions developed as part of the environmental review and coastal development permit processes.

Measure "A," which primarily changes land use designations on specified sites, has no effect on public access or transit. Measure "A" promotes additional commercial recreational facilities adjacent to existing residential and visitor-serving areas. LUP policies and CIP standards regarding circulation and parking are not changed by Measure "A".

Measure "A" does not change LUP policies or CIP standards related to geotechnical, flood and fire hazards. CEQA review and the requirements of Monterey Bay Unified Air Pollution Control District (MBUAPCD) of potential future development are unchanged by Measure "A". Measure "A" does not fundamentally change the overall character of the Del Monte Forest, its neighborhoods, or visitor destinations as, in general, it promotes development similar to the residential, recreational, and visitor-serving development that exist at present. Measure "A" does not include public works facilities. There are no sewage treatment plants, coastal dependent uses, or industrial uses within the existing LCP or Measure "A".

TABLE 8: MEASURE "A" CONSISTENCY WITH COASTAL ACT POLICIES

Section	Subject or Text from Section	Preliminary Consistency Review
Public Access		
30210	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.	Measure A does not change any access policies within the certified LCP relevant to access, but does add language to LUP Figure 15 that would facilitate the rerouting of existing trails in Planning Units M, N, O, U, V. Measure A would facilitate additional recreational development in the Del Monte Forest; the measure does not restrict the public availability of these facilities.
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.	The only sites near the coast are the Inn at Spanish Bay and The Lodge at Pebble Beach, which could potentially develop additional visitor-serving units with or without Measure "A." However, coastal access has already been provided and developed and wouldn't be affected by Measure "A."
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 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.	Not Applicable. All existing Del Monte Forest shoreline access areas have been permanently protected for long-term public use, and the LUP site specific access recommendations have been implemented. None of the Measure A development sites are located on or adjacent to the coast, would not include blufftop or lateral shoreline access and would not adversely affect shoreline access
30212.5	Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.	Not Applicable. No public facilities are located within the Del Monte Forest nor would be established with Measure A.
30213	Lower cost visitor and recreational facilities shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.	Measure A would increase the amount of recreational open space within the Del Monte Forest. Measure A does not promote nor hinder the potential development of lower cost facilities.
30214	Implementation of public access policies; legislation intent.	See discussion under 30212.
Recreation		
30220	Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.	Not Applicable. Measure A does not affect coastal areas adjacent to or suitable for water-oriented recreational activities.
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	Not Applicable. Measure A does not affect oceanfront lands.

TABLE 8: MEASURE "A" CONSISTENCY WITH COASTAL ACT POLICIES

Section	Subject or Text from Section	Preliminary Consistency Review
	already adequately provided for in the area.	
30222	The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.	Measure A would increase the amount of lands designated for open space recreation within the Del Monte Forest by 220 acres and would promote new and enhance existing recreational and visitor-serving uses in the Del Monte Forest.
30222.5	Ocean front land that is suitable for coastal dependent aquaculture shall be protected for that use, and proposals for aquaculture facilities located on those sites shall be given priority, except over other coastal dependent developments or uses.	Not Applicable. Measure A does not affect oceanfront lands.
30223	Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.	Measure A would increase the amount of lands designated for open space recreation within the Del Monte Forest by 220 acres.
30224	Recreational boating use; encouragement; facilities	Not Applicable. Measure A does not affect oceanfront lands or areas with recreational boating use.
Marine Environment		
30230	Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.	Measure A does not change LUP policies related to the maintenance, enhancement, and restoration of wetlands and marine habitats. Future development allowable under Measure A would have to comply with all relevant policies for marine resource protection.
30231	The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.	Measure A would reduce development potential and provide better protection to water and marine resources by reducing runoff and maintaining drainages in open space. Future development allowable under Measure A would have to comply with all relevant LUP water and marine resource policies, which are not changed by Measure A.
30232	Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.	Not Applicable. Neither the current LCP nor Measure A include uses that involve potential spillage of gas or hazardous materials.

TABLE 8: MEASURE "A" CONSISTENCY WITH COASTAL ACT POLICIES

Section	Subject or Text from Section	Preliminary Consistency Review
30233	<p>(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to specified uses outlined in the Coastal Act.</p> <p>(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable long shore current systems.</p> <p>(c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.</p> <p>(d) Erosion control and flood control facilities constructed on water courses can impede the movement of sediment and nutrients which would otherwise be carried by storm runoff into coastal waters.</p>	<p>Measure A does not change LUP policies related to the protection of wetlands or marine habitats. Future development allowable under Measure A would have to comply with all relevant LUP policies and regulations regarding protection of wetlands.</p> <p>Not Applicable. Measure A does not affect coastal waters or propose dredging.</p> <p>Not Applicable. Measure A does not affect estuaries or propose dredging.</p> <p>Not Applicable. Measure A does not propose water course flood or erosion control facilities.</p>
30234	Commercial fishing and recreational boating facilities	Not Applicable. Measure A does not affect coastal waters or include boating facilities.
30234.5	Fishing, economic, commercial and recreational importance	Not Applicable. Measure A does not affect coastal waters or include fishing.
30235	Revetments, breakwater, etc	Not Applicable. Measure A does not affect coastal waters or revetments or breakwaters.
30236	Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the floodplain is feasible, or (3) developments where the primary function is the improvement of fish and wildlife habitat.	Not Applicable. Measure A does not propose alterations to rivers or streams.

TABLE 8: MEASURE "A" CONSISTENCY WITH COASTAL ACT POLICIES

Section	Subject or Text from Section	Preliminary Consistency Review
30237	Habitat conservation plan; Bolsa Chica.	Not Applicable. Policy applies only to Bolsa Chica area in southern California.
Land Resources		
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. (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.	Measure A does not change LUP policies related to the protection of ESHA or siting of uses adjacent to ESHA. Measure A will increase the amount of lands in protected Forest Open Space designations, and reducing residential development areas and intensity, resulting in better protection of ESHA. All future development will be required to comply with LCP requirements for protection of ESHA. All future development will be required to comply with LCP requirements for protection of ESHA.
30241	Prime agricultural land; maintenance in agricultural production	Not Applicable. There are no agricultural lands within the Del Monte Forest LCP.
30242	Lands suitable for agricultural use; conversion	Not Applicable. There are no agricultural lands within the Del Monte Forest LCP.
30243	The long-term productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into units of noncommercial size shall be limited to providing for necessary timber processing and related facilities.	Not Applicable. There are no timberlands within the Del Monte Forest LCP.
30244	Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.	Measure A does not change LUP policies related to the protection of archaeological resources. Future development allowable under Measure A would have to comply with all relevant policies.
Development		
30250	(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.	Measure A does not change the location of LCP designated residential land uses, but reduces the density in most areas that remain residentially designated. Measure A allows for additional visitor-serving units at existing developed sites and adds a new visitor-serving commercial area. The Resource Constraint Overlay is removed from a number of properties by Measure "A." This can be

TABLE 8: MEASURE "A" CONSISTENCY WITH COASTAL ACT POLICIES

Section	Subject or Text from Section	Preliminary Consistency Review
		<p>done as there exists sufficient water, sewer, and highway capacity and circulation solutions have been agreed upon and adopted. For further information please refer to Section IV D of this analysis.</p>
30251	<p>(b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.</p> <p>(c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.</p> <p>The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.</p>	<p>Not Applicable. There are no industrial lands within the Del Monte Forest LCP.</p> <p>Measure A redesignates 4 acres in a portion of Planning Units N and U from residential to visitor-serving uses. The site is adjacent to an existing developed area of the Del Monte Forest.</p> <p>Measure A does not change any LUP policies related to scenic and visual resources. Overall, the reduced residential development potential and increased open space forest and recreational components of Measure A, would better preserve the forested character of the Del Monte Forest than the existing LCP. Potential additional development at the Inn at Spanish Bay, The Lodge at Pebble Beach, and the Sawmill Gulch site would be subject to applicable LUP scenic resource policies and conditions developed as part of the environmental review and coastal development permit processes.</p>
30252	<p>The location and amount of new development should maintain and enhance public access to the coast by</p> <ol style="list-style-type: none"> (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload 	<p>Measure A, which primarily changes land use designations on specified sites, would have no effect on public access or transit.</p> <p>Measure A promotes additional commercial recreational facilities adjacent to existing residential and visitor-serving areas.</p> <p>LUP policies and CIP standards regarding circulation and parking are not changed by Measure A.</p> <p>Measure A reduces residential development potential.</p>

TABLE 8: MEASURE "A" CONSISTENCY WITH COASTAL ACT POLICIES

Section	Subject or Text from Section	Preliminary Consistency Review
30253	<p>nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.</p> <p>New development shall:</p> <ol style="list-style-type: none"> (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard. (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs (3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development. (4) Minimize energy consumption and vehicle miles traveled. (5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses. 	<p>Measure A does not change LUP policies or CIP standards related to geotechnical, flood and fire hazards. CEQA review and the requirements of MBU/APCD of potential future development are unchanged by Measure A. Measure A does not fundamentally change the overall character of the Del Monte Forest, its neighborhoods, or visitor destinations as it in general promotes development similar to the residential, recreational, and visitor-serving development that exist at present.</p>
30254	<p>New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.</p>	<p>Not Applicable. Measure A does not include public works facilities.</p>

TABLE 8: MEASURE "A" CONSISTENCY WITH COASTAL ACT POLICIES

Section	Subject or Text from Section	Preliminary Consistency Review
30254.5	Sewage treatment plants and conditions.	Not Applicable. Measure A does not include sewage treatment plants, and none are included within the Del Monte Forest LCP.
30255	Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland. When appropriate, coastal-related developments should be accommodated within reasonable proximity to the coastal-dependent uses they support.	Not Applicable. Neither the current (pre-Measure A) LCP nor Measure A include coastal dependent land use designations.
Industrial Development		
30260	Location or expansion.	Not Applicable. There are no industrial lands within the Del Monte Forest LCP.
30261	Use of tanker facilities; liquefied natural gas terminals	
30262	Oil and gas development.	
30263	Refineries or petrochemical facilities.	
30264	Thermal electric generating plants.	
30265	Offshore oil transport and refining.	
30265.5	Coordination of offshore oil transport and refining activities	

REFERENCES

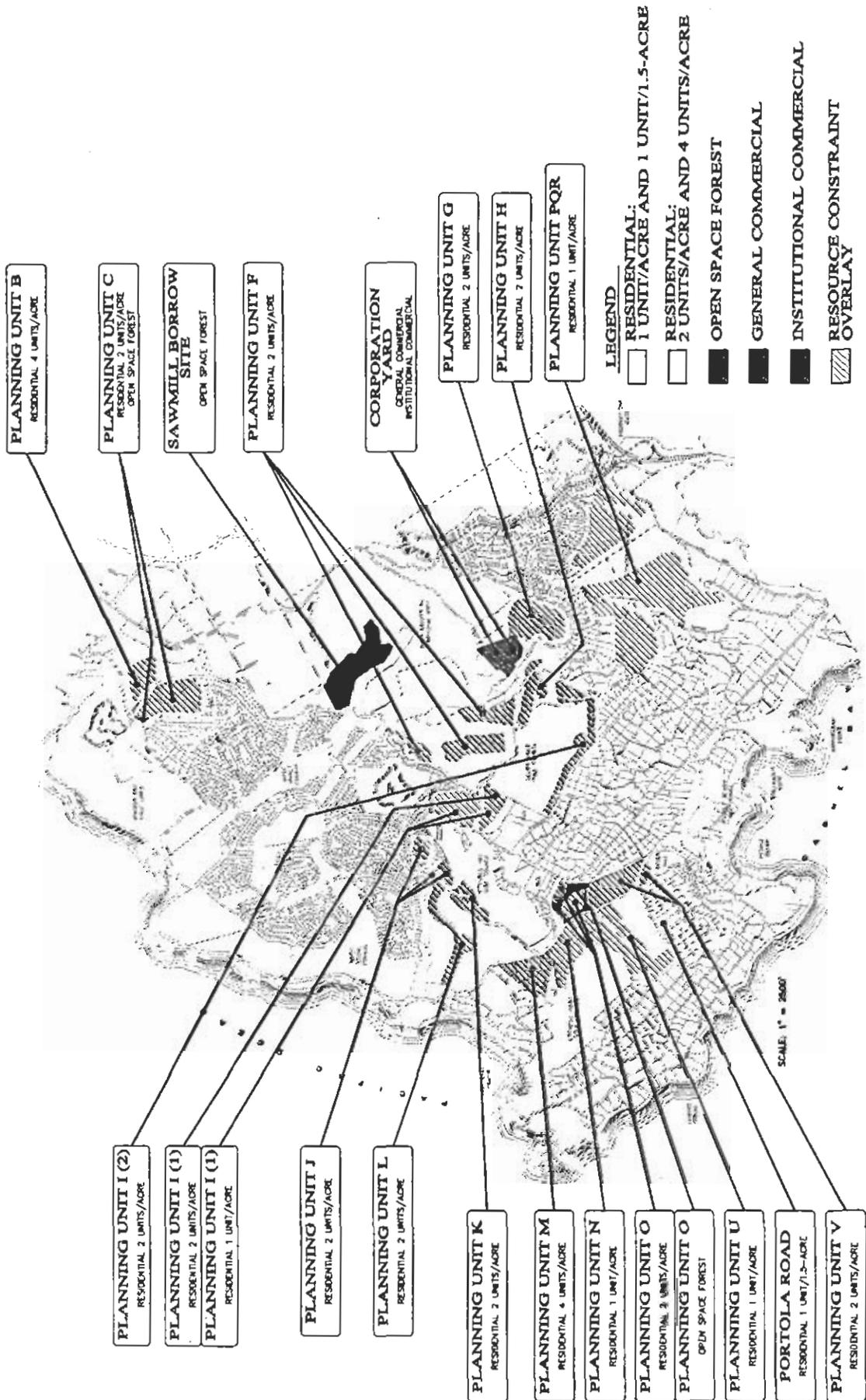
Monterey County Planning and Building Inspection Department. February 2004. *Pebble Beach Company's Del Monte Forest Preservation and Development Plan Draft Environmental Impact Report, Volumes I and II.*

Monterey County Planning and Building Inspection Department. September 2004. *Partial Revision of the Draft Environmental Impact Report, Pebble Beach Company's Del Monte Forest Preservation and Development Plan.*

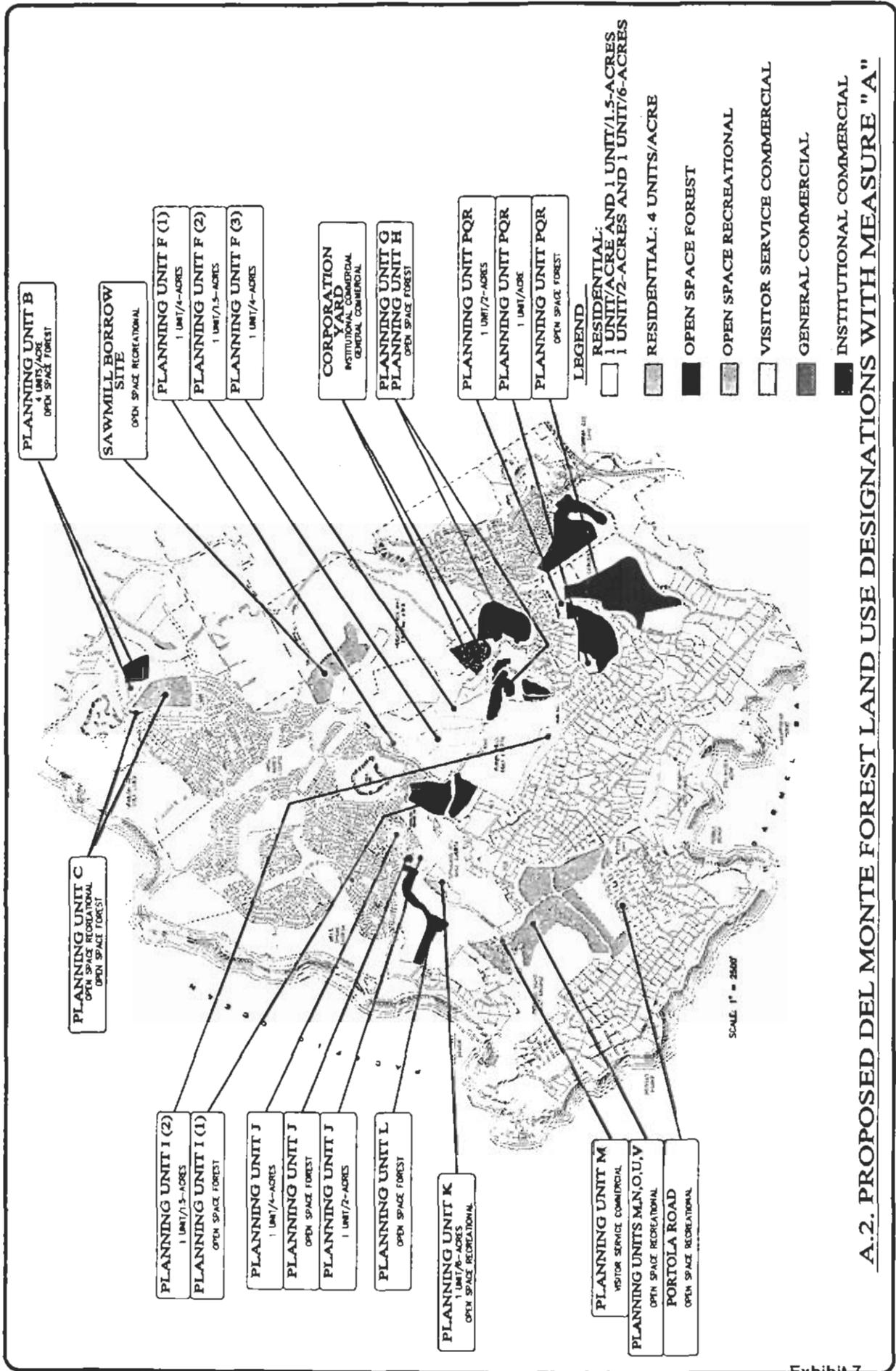
Monterey County Planning and Building Inspection Department. January 2005. *Final Environmental Impact Report, Pebble Beach Company's Del Monte Forest Preservation and Development Plan Draft Environmental Impact Report, Volumes I and II.*

EXHIBIT A: MAPS AND FIGURES

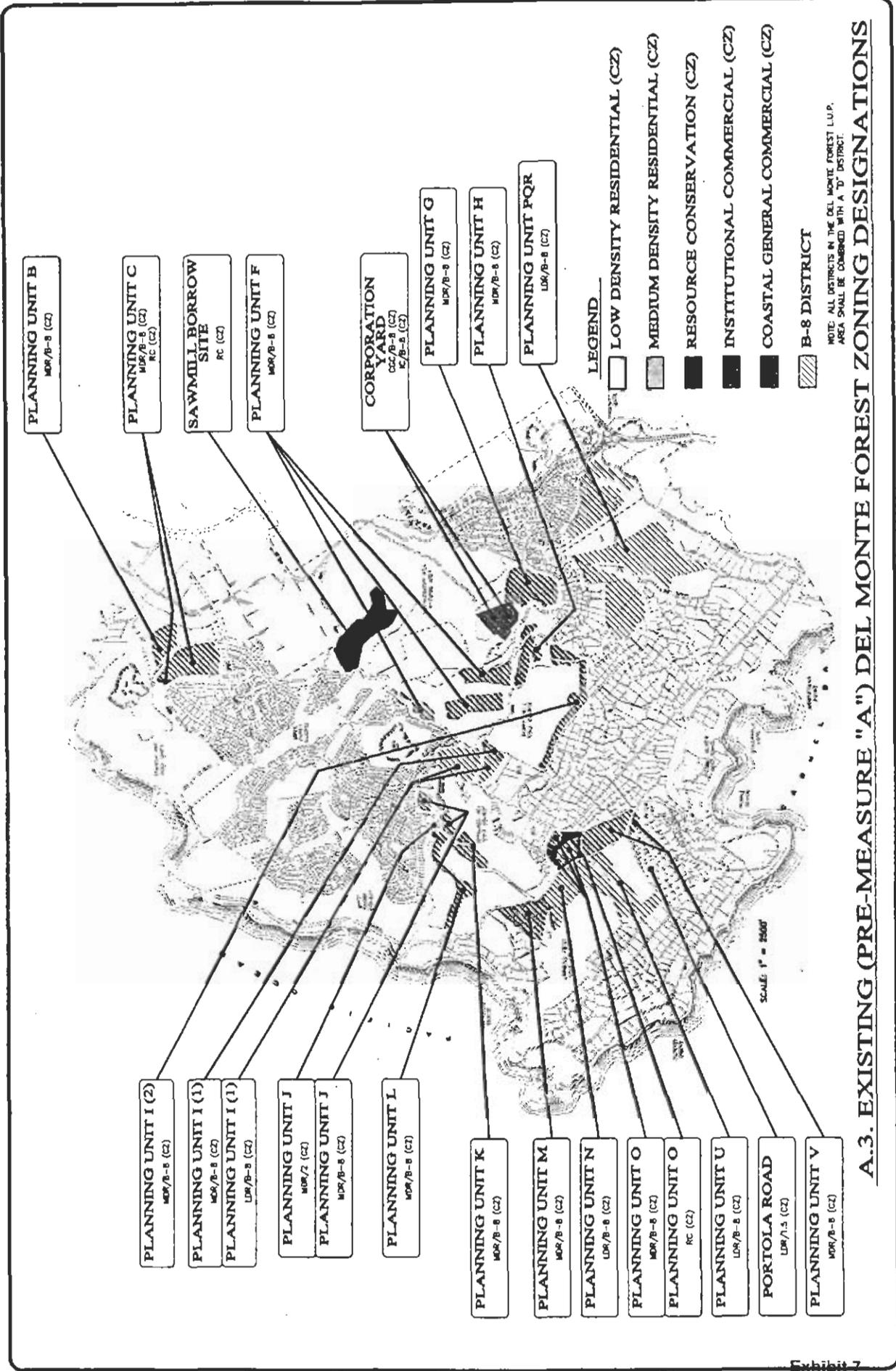
1. EXISTING DEL MONTE FOREST LCP LAND USE DESIGNATIONS
2. PROPOSED DEL MONTE FOREST LCP LAND USE DESIGNATIONS WITH MEASURE "A"
3. EXISTING DEL MONTE FOREST ZONING DESIGNATIONS
4. PROPOSED REZONING WITH MEASURE "A"
5. REVISED LUP FIGURE 15 – RECREATIONAL FACILITIES



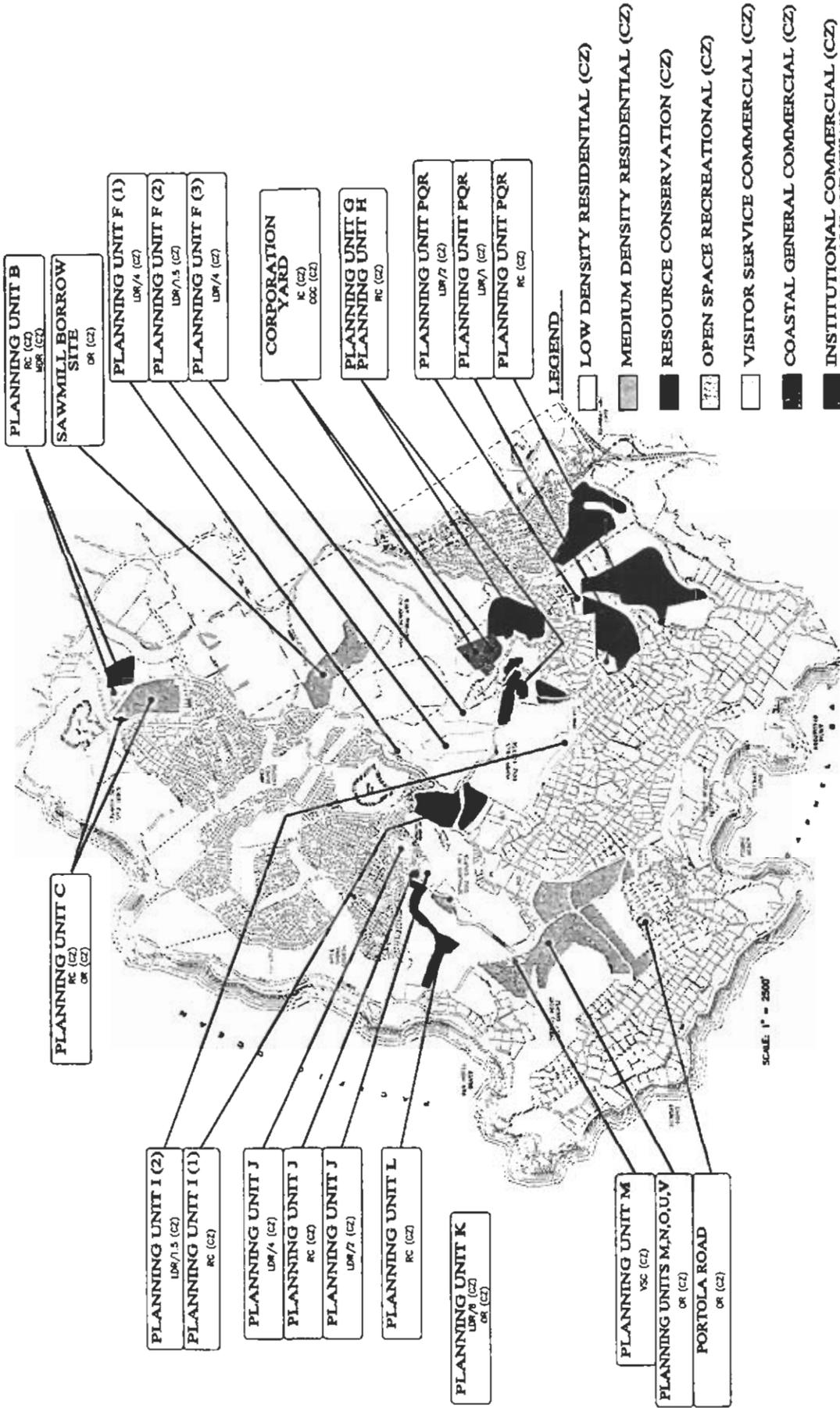
A.1. EXISTING (PRE-MEASURE "A") DEL MONTE FOREST LCP LAND USE DESIGNATIONS



A.2. PROPOSED DEL MONTE FOREST LAND USE DESIGNATIONS WITH MEASURE "A"

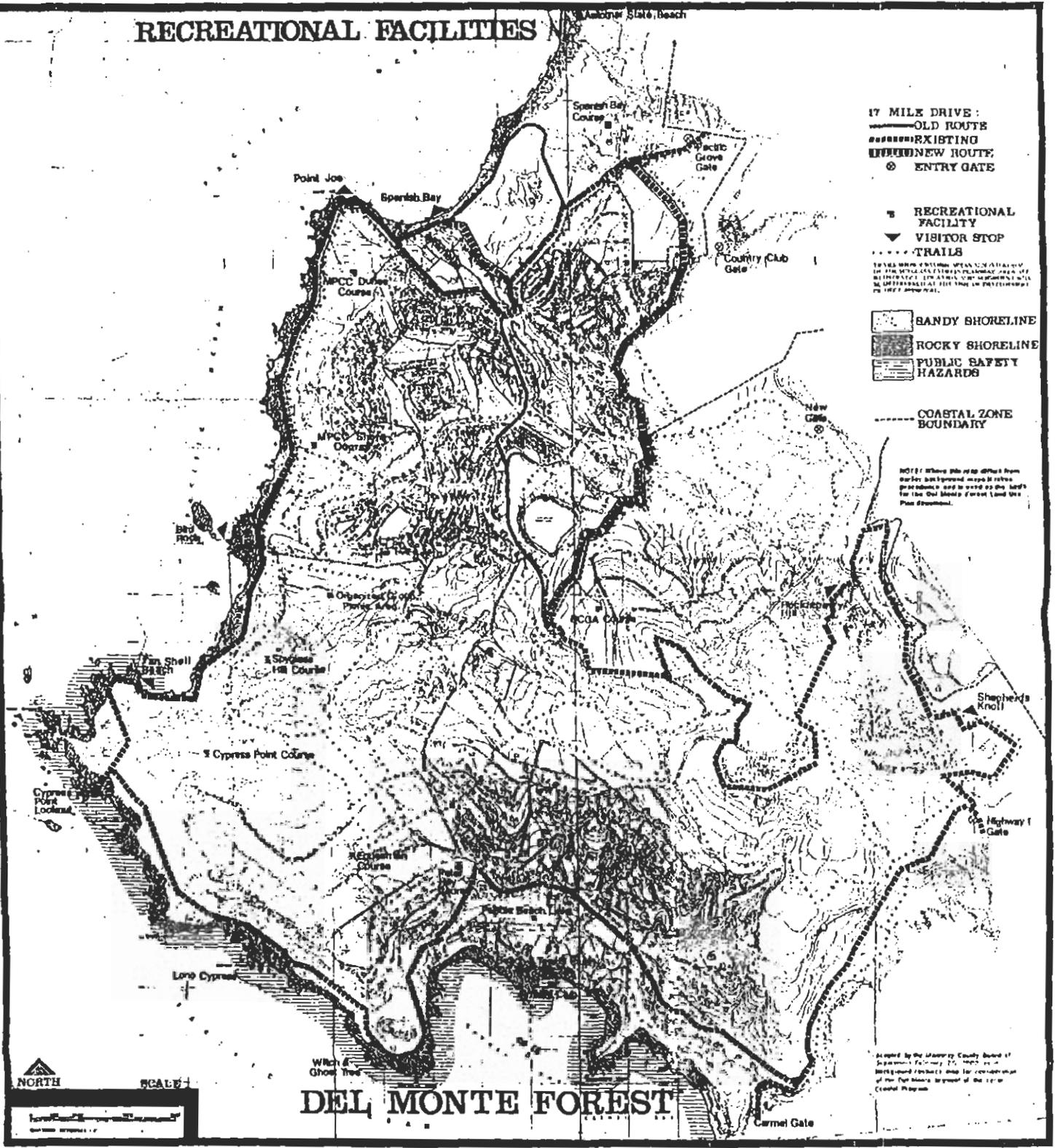


A.3. EXISTING (PRE-MEASURE "A") DEL MONTE FOREST ZONING DESIGNATIONS



A.4. PROPOSED DEL MONTE FOREST ZONING DESIGNATIONS WITH MEASURE "A"

RECREATIONAL FACILITIES



AS AMENDED BY MEASURE "A"

EXHIBIT B: MEASURE "A" TEXT AMENDMENTS

MEASURE “A”**“Del Monte Forest Plan: Preservation and Development Limitations”**

(Amendments are identified in bold, italicized type and text changes are indicated by ~~strikeout~~ and underlining.)

DEL MONTE FOREST AREA LAND USE PLAN AMENDMENTS [Section 4]

The Del Monte Forest Area Land Use Plan is amended as follows:

(a) Policy 78a of Chapter 3 (Land Use and Development Element) is amended to read as follows:

78a. Encourage the use of caretakers' accommodations as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. Applicants for detached caretakers' residences shall demonstrate a need for the unit as part of the development review process. Detached caretakers' residences shall not exceed 850 square feet in size. Subdivisions shall not be permitted to divide a principle residence from a caretaker's residence. Only one caretakers' unit shall be allowed on the parcel.

Additional employee housing is permitted for priority uses (e.g. visitor-serving commercial) ~~in one dormitory/bunkhouse or in temporary structures (i.e., former mobile homes)~~ consistent with all other plan policies.

(b) Policy 82 of Chapter 3 is amended to read as follows:

~~82. Area B shall be the last area to be developed in Spanish Bay. The southwest portion of Spanish Bay Area B shall be allowed a maximum of 42 units. The north east portion shall be allowed 21 units, a total of 63 units in Area B. Area B may be used for up to 12 units of employee housing.~~

(c) The Land Use Designations section of Chapter 3 (Land Use and Development Element) is amended to read as follows:

LAND USE DESIGNATIONS

The basic categories of land use designated in the Del Monte Forest are: 1) residential, 2) commercial, and 3) open space.

These use categories are fully described in the following discussion. Figure 3 shows the planning area framework within which these uses are subsequently discussed. Figures 4 and 4A show environmental considerations which were primary considerations affecting the location of new development. Figure 4A presents a detailed legend for Figures 6, 7, 8, 9, 10, 11, 12 and 13. Figure 5, attached hereto and incorporated herein by reference, shows the Del

Monte Forest Area Land Use Plan, - 1984 as amended. Figure 5A presents a detailed legend for Figures 6A, 7A, 8A, 9A, 10A, 11A, 12A and 13A. 5.

(d) The Commercial subsection of the Land Use Designations section of Chapter 3 (Land Use and Development Element) is amended to read as follows:

Commercial

Three classes of commercial uses are indicated. They include: 1) Visitor-Service Commercial, 2) General Commercial, and 3) Institutional. They are described as follows:

1. Visitor-Service Commercial - This category allows for uses providing basic support services and visitor needs associated with coastal recreation and travel. Major hotel or inn accommodations and support commercial facilities are principal uses. Residential uses consistent with LUP Land Use Maps and intensities may be permitted as secondary uses under this category at the density specified. The three four areas in this category are the existing lodge and environs at Pebble Beach, the proposed Spanish Bay resort, and the visitor-serving facilities at the proposed NCGA Golf Course, and no more than 24 future golf suites to be located in Areas M and N.

(e) Figure 5 entitled "Land Use Plan" in Chapter 3 (Land Use and Development Element) is hereby amended as shown in Exhibit 1 which is incorporated herein by reference.

(f) The introductory subsection of the Land Use by Planning Area section of Chapter 3 (Land Use and Development Element) is amended to read as follows:

LAND USE BY PLANNING AREA The Land Use Element is described for each of the planning areas. This provides for easier understanding of the uses and the rationale for each use within each planning area. The format for describing each planning area includes: a description of the location, size, and extent of existing land use; a summary of relevant environmental considerations; a summary of public service availability and limitations; and a description of the land uses planned for remaining available property. ~~A map is included for each planning area summarizing the discussion. Table A provides a statistical summary of acreages and planned new uses.~~

~~The number of residential and visitor-serving units shown on Table A and the~~ The densities shown on Figure 5 and on the following land use plan maps for the various planning areas are maximum figures. ~~The exact density is~~ are contingent upon natural resource constraints present and availability of public services as determined through project review.

(g) Table A of Chapter 3 (Land Use and Development Element) is hereby repealed.

(h) The New Land Use subsection of the Spanish Bay (Area 1) section of Chapter 3 (Land Use and Development Element) is amended to read as follows:

New Land Use (See Figure 6A 5)

A combination of recreation and visitor-serving land uses along with open space and residential uses is planned for Spanish Bay. ~~Currently, a proposed 270-room-resort hotel is~~ would be located seaward of 17-Mile Drive at the former sand mining site. It is expected that the ~~The~~ hotel complex will include retail, restaurants, tennis courts, swimming pools, 80 residential units (area "A"), and parking facilities with direct access to 17-Mile Drive. ~~One hundred nineteen (119) low and medium density residential units are planned east of 17 Mile Drive in areas B and C. A maximum of 199 residential units is permitted for the Spanish Bay area. However this number may be reduced if the northerly B area is acquired for open space use.~~

An 18-hole golf course is ~~planned~~ located at Spanish Bay; the areas along the shoreline encompassing the remaining native dune habitat are shown as shoreline and open-space land uses. The golf course ~~will include~~ rehabilitated riparian and wetland habitat as water hazards and will involve the enhancement of riparian areas as well as rehabilitation of dune landforms and plant associations originally found in the now mined-out area as part of the "links-land" golf course design. Sand necessary for dune landform rehabilitation will be obtained onsite if possible, but may be obtained from other sand pits or at locations designated on the Land Use Plan if insufficient quantities are available on site. When completed, there will be ~~199.86~~ approximately 235 acres in open space.

A driving range, golf teaching center, and parking are expected to be constructed in Area C to complement the existing Spanish Bay Golf Course. Employee housing may be proposed in Area B.

(i) Figure 6A of Chapter 3 (Land Use Development Element) is hereby repealed.

(j) The New Land Uses subsection of the Spyglass Cypress (Area 2) section of Chapter 3 (Land Use and Development Element) is amended to read as follows:

New Land Uses (See Figure 7A 5)

~~Continuity of~~ The existing pattern of low-density residential development and open space is generally reflected in the land use plan. New recreational and visitor-serving uses may be located in appropriately zoned areas. Residential uses will be allowed to infill the Spyglass Woods Drive area. The remnant sand dune habitat areas near Seal Rock Creek and behind Fan Shell Beach are to be protected in open space for their habitat and scenic resource values. ~~The permitted additional dwellings, therefore, would be concentrated away from the protected area; for example, within the former sand mine reclamation area or within the forested area east of the remnant dunes. A total of 249 additional residential units is allowed in this planning area in areas "J", "K", "M", "N", and "O". When built out completed, there will be 135.5~~ approximately 246 acres in of preserved forest, and shoreline, and recreational open space areas.

(k) Figure 7A of Chapter 3 (Land Use and Development Element) is hereby repealed.

(l) The New Land Uses subsection of the Middle Fork (Area 3) section of Chapter 3 Land Use and Development Element) is amended to read as follows:

New Land Uses (See Figure 8A 5)

~~A golf course and 131 additional residential dwelling units~~ Open space and 11 lots for residential dwellings in Area I are the principal proposed land uses in this planning area (area "H" 48, area "I" 83). ~~Low density residential clusters are shown in the Spruance Road and Forest Lake Road vicinities as well as fronting the golf course.~~

(m) Figure 8A of Chapter 3 (Land Use and Development Element) is hereby repealed.

(n) The New Land Uses subsection of the Pescadero (Area 4) section of Chapter 3 (Land Use and Development Element) is amended to read as follows:

New Land Uses (See Figure 9A 5)

The majority of the area is planned to be preserved as forest and upland open space habitat, reflecting environmental constraints of slopes, soil erosion hazard, and plant and wildlife habitats. Residential development clusters are shown on the more level terraces, with 245 20 additional residential dwellings planned on land in Area Y. In addition, there will be 7 lots located on approximately 15 acres, and approximately 230 acres preserved in open space (areas "P", "Q", and "R" "S", and "Y").

(o) Figure 9A of Chapter 3 (Land Use and Development Element) is hereby repealed.

(p) The Environmental Considerations subsection of the Huckleberry Hill (Area 5) section of Chapter 3 (Land Use and Development Element) is amended to read as follows:

Environmental Considerations (Figure 10)

Much of the west-facing hillside within the Huckleberry Hill planning area has slopes over 30%. Soil on the steeper slopes is generally shallow with rapid runoff potential. Retention of the native trees and groundcover will minimize the erosion and runoff hazards on steeper slopes.

Elimination of residential units in Area G will result in preservation of approximately 965 acres of contiguous open space forest between the Gowen Cypress, Huckleberry Hill, Middle Fork and Pescadero Canyon areas.

Rehabilitation of the operating granite quarry (as well as another small abandoned quarry) should be accomplished in conjunction with ultimate reuse of the property. The face of the stockpiled overburden is subject to erosion into the branch of Sawmill Gulch which traverses

the S.F.B. Morse Botanical Reserve. Ultimately, revegetation of the mine face with Monterey pine forest and other indigenous plants will assist in blending the mine site into the surrounding pine forest environment.

(q) The New Land Uses subsection of the Huckleberry Hill (Area 5) section of Chapter 3 (Land Use and Development Element) is amended to read as follows:

New Land Uses (See Figure 10A 5)

The undeveloped area west of Los Altos Drive is shown primarily as open space for protection of the forest cover on the steep slopes., ~~with one area of residential use shown on more gently sloping knolls. This residential area is suitable for concentration of development. Seventy-eight additional dwelling units are permitted near Ronda Road (area G).~~ The quarry requires rehabilitation. Limited neighborhood commercial uses may be permitted in the quarry site and the total acreage devoted to such uses shall be limited to ten acres. A corporation yard, recreation vehicle storage facilities, and potable or sub-potable water storage may be permitted at the quarry site. The commercial land use designation allows maximum planning flexibility and could permit this site to become a transfer point for transit connections between normal bus service and intra-Forest transit.

(r) Figure 10A of Chapter 3 (Land Use and Development Element) is hereby repealed.

(s)The New Land Uses subsection of the Gowen Cypress (Area 6) section of Chapter 3 (Land Use and Development Element) is amended to read as follows:

New Land Use (See Figure 11A 5)

The land use designations for this planning area reflect the natural and scenic values of the Gowen Cypress habitat. Most of the area will remain in open space in order to protect the environmentally sensitive Gowen Cypress-Bishop pine habitat, riparian habitat and the Sawmill Creek watershed. A total of ~~86 additional residential dwellings~~ 16 residential dwellings is planned ~~in the Gowen Cypress area~~ in area "F". Existing mined out areas not used for residential development can be used for public works purposes and an equestrian center. ~~In addition to residential development, a golf course is planned for the westerly portion of the planning area.~~ Applicable OSAC Plan maintenance standards prescribe specific conditions for open space maintenance and limitations on development within future residential development areas as well as the maximum extent of the S.F.B. Morse Botanical Reserve.

(t) Figure 11A of Chapter 3 (Land Use and Development Element) is hereby repealed.

(u) The New Land Uses subsection of the Pebble Beach (Area 7) section of Chapter 3 (Land Use and Development Element) is amended to read as follows:

New Land Uses (See Figure 12A 5)

The entire Pebble Beach planning area, except for the townhouse area near The Lodge, will continue its low-density residential designation. A General Development Plan has been approved by the County for the Lodge and Associated Commercial Area.

The Plan reflects the visitor-serving facilities at The Lodge (~~maximum of 161 inn units per General Development Plan~~) and associated commercial area (~~maximum 25% site coverage per Planning Commercial zoning~~) along with the recreational uses of the golf courses, and beach and tennis club, and equestrian center. For Open space recreation uses are planned for portions of the remaining undeveloped areas in Pebble Beach. low density residential development is shown north of the equestrian center, while medium density is allowed adjacent to The Lodge townhouses and the Peter Hay Golf Course. 108 additional residential units are planned for these areas (areas "U", "V", "W", and "X"). Twenty-three additional residential units are planned for area X.

The area between Cypress Point and Pescadero Point and seaward of 17-Mile Drive is shown for low-density residential use at 1 unit per 2 acres. Although subdivided, this coastal strip contains some parcels which may be difficult to develop due to the presence of Monterey cypress specimens, a high water table, and rock outcrops.

(v) Figure 12A of Chapter 3 (Land Use and Development Element) is hereby repealed.

(w) The Planned Circulation Improvements subsection of the circulation section of Chapter 4 (Land Use Support Elements) is amended to read as follows:

Planned Circulation Improvements

In developing circulation improvements for the Forest, it has been assumed that the road system will continue to be privately owned and managed. Precise road locations will be engineered for safety, convenience, and minimal environmental damage from grading and tree removal, to be insured through the County's environmental review and permit process.

One important change to the existing visitor access along 17-Mile Drive will occur in the Spanish Bay planning area where existing Spanish Bay Drive will be terminated 2,000' north of its existing intersection with 17-Mile Drive near Point Joe. In its place, 80 additional visitor parking spaces will be provided (as well as a foot trail along the shoreline connecting with Asilomar State Beach). Additionally, parking will be provided in a portion of area C to accommodate visitor-serving facilities in Spanish Bay. Traffic now using Spanish Bay Drive will be rerouted along a relocated Spanish Bay Road skirting the south side of the Spanish Bay planning area.

(x) Policy 113 of Chapter 4 (Land Use Support Elements) Is amended as follows:**Policies**

113. The developments listed in Table B as first priority developments shall have first priority for the use of available water and sewer capacity. Both water from the County's current allotment of unused water from California-American Water Company (as allotted by the Monterey Peninsula Water Management Agency), and sewage treatment plant capacity as provided by the Carmel Sanitary District have been reserved for such development.

~~All other development in Del Monte Forest area shall be shown on the Land Use Map with an Open Space/Resource Constraint overlay category over the designated land use because sewage capacity is currently unavailable for new development.~~ The Resource Constraint Area designation shown on Figure 5 shall be removed only when water and sewer capacity sufficient to serve such development becomes available and that highway capacity and circulation solutions have been agreed upon and adopted. Until such time that resource problems are solved, there shall be no development other than existing lots of record. The County shall cease issuing coastal development permits for developments which would generate wastewater when the appropriate treatment and disposal facilities reach a capacity threshold or when Pebble Beach Sanitary District will not approve a connection.

(y) Policy 116 of Chapter 4 (Land Use Support Element) Is amended to read as follows:**Policies**

116. The housing goal for the Del Monte Forest Area, as with the rest of the County, is to ensure the availability of adequate housing, at affordable prices, to persons of a broad range of economic means. ~~Portions of planning areas Spanish Bay B Spyglass M and Huckleberry G~~ may accommodate employee housing ~~for senior citizens~~ at the permitted ~~same~~ density.

(z) Figure 15 entitled "Recreational Facilities" in Chapter 5 (Public Access) is hereby amended as reflected in Exhibit 2 which is attached hereto and incorporated by reference.**(aa) A new section is added to Chapter 6 (Implementation and Administration) following the section entitled "Water Allocation in Del Monte Forest" to read as follows:****Resource Constraint Compliance**

As reflected in Figure 5 as amended and in the map entitled "Section 10 of the Zoning Plan of the County of Monterey," and "Section 16 of the Zoning Plan of the County of Monterey," each as amended, the Resource Constraints Overlay has been removed from certain lands in consideration of the following circumstances:

The Resource Constraint "Overlay" arises from Policy 113 of the Del Monte Forest Area Land Use Plan ("DMF LUP"). Policy 113 states that "the Resource Constraint Area designation shall be removed only when water and sewer capacity sufficient to serve such development

becomes available and that highway capacity and circulation solutions have been agreed upon and adopted." At the time of adoption of the 1984 DMF LUP, there was insufficient sewer and water service capacity to serve all of the development allowed in the DMF LUP, and the DMF LUP itself (Policy 99) called for a study and program to define and implement traffic improvements.

These were the only constraints on which the Resource Constraint Area designation was based. Since that time, all of these constraints have been addressed and eliminated with respect to the following properties: Spanish Bay areas B and C, Gowen Cypress area F, Huckleberry Hill area G, Middle Fork areas H and I, Spyglass Cypress areas J, K, L, M, N and O, Pebble Beach areas U and V, and Pescadero areas P, Q and R (hereinafter "Properties"). The constraints have been removed as follows:

Sewer. At the time of adoption of the DMF LUP, the Carmel Sanitary District (now Carmel Area Wastewater District or CAWD) sewage treatment plant had an authorized capacity of 2.4 million gallons per day (MGD). One-third of the CAWD Treatment Plant capacity (800,000 MGD at that time) is owned by the Pebble Beach Community Services District (PBCSD), which is responsible for sewage collection in Del Monte Forest. Based on then-existing flows, the remaining PBCSD capacity at the CAWD Plant was insufficient to serve all of the development planned for Del Monte Forest.

Subsequent improvements to the CAWD treatment plant have raised its authorized capacity to 3.0 MGD, of which the PBCSD share is 1.0 MGD. With this increased capacity, there is sufficient capacity to handle the additional sewage generated by the land uses contemplated in this Plan on the Properties so this constraint has been removed.

Water Supply. At the time of adoption of the DMF LUP, Monterey County's allocation of water from the California-American Water Company system, allocated by the Monterey Peninsula Water Management District, was insufficient to permit water service to all development planned in Del Monte Forest based on the priorities established by Monterey County. Subsequently, the owner of the Properties received a dedicated water entitlement of 365 acre feet annually, independent of Monterey County's allocation under the Monterey Peninsula Water Management District (MPWMD) jurisdictional water allocation program. As a result of the owner's financial guarantee of the cost of the CAWD/PBCSD Wastewater Reclamation Project, there is sufficient water for the land uses allowed by this Plan on the Properties so this constraint has been removed.

Traffic and Circulation. Policies 98 and 99 of the DMF LUP govern the traffic and circulation improvement requirements for new development. Policy 99 requires an independent engineering study to establish an arterial system, changes to Highway 68 and access gates in order to provide for the increased traffic, and traffic controls. These requirements were satisfied by the County's acceptance of the Transportation Engineering Study for the Del Monte Forest, prepared by Burton N. Crowell and The Goodrich Traffic Group (commonly referred to as the "Crowell Report"), which established all of the indicated requirements.

Under Policy 99, new development must either bear the incremental costs of necessary improvements to Highway 68 and Highway 1 required as a result of traffic generated by the

development, or pay into a fund that will be administered by the County for the incremental costs of the necessary improvements.

The highway capacity and circulation improvements identified in the Crowell Report under Policy 99, and the funding mechanisms established by Policy 98, have been agreed upon and adopted as required by Policy 113 in the Del Monte Forest Transportation Policy Agreement between Monterey County and the owner of the Properties. The traffic elements of Policy 113 have therefore been satisfied with respect to the Properties so this constraint has been removed.

(bb) The Management Plan for Del Monte Forest Open Space Property is hereby amended to add the following section to the Introduction after the section entitled “Compatibility with Law and Resident Objectives”:

LUP Figure 5 Conformance with OSAC

The areas designated OR in Areas C, K, M, N, O, U, and V of Figure 5 of the LUP, and the location of the existing equestrian center and polo field, shall be managed and maintained in conformance with the objectives, classifications, and policies for open spaces as indicated for Category VI (Golf Courses) in the Management Plan for Del Monte Forest Open Space Property. The areas designated OF on portions of Areas B, F, G, H, I, L, P, O and R of Figure 5 shall be managed and maintained in conformance with the objectives, classifications, and policies for open forest as indicated for Category IV (Open Forest) in the Management Plan. The area designated OR within the Gowen Cypress planning area shall be managed and maintained in conformance with the objectives, classifications, and policies for open space as indicated for Category VII (equestrian center).

**MONTEREY COUNTY COASTAL IMPLEMENTATION PLAN AMENDMENTS
[Section 5]**

The Monterey County Coastal Implementation Plan is amended to read as follows:

(a) Section 20.147.020(N) is amended to read as follows:

N. Land Use Categories: The basic categories of land use designated in the Del Monte Forest are: 1) residential, 2) commercial, and 3) open space.

1. Residential Land Use: New residential land uses planned for the Del Monte Forest Area range in average density from one to four dwelling units per gross acre. For convenience of designation, they are described in terms of low density (maximum of 1 dwelling unit/acre), and medium density (maximum of 4 dwelling unit/acre). Most of the existing and new residential development areas within the Forest fall within the low or medium categories. Caretakers units, servants quarters, and other separate houses, but not senior citizen units, are considered units of residential development for the purpose of calculating density. The County shall not approve such units in excess of the density allocated by this plan for each planning area.

2. Commercial: Three classes of commercial uses are indicated. They include: a) Visitor-Service Commercial, b) General Commercial and c) Institutional. They are described as follows:

a) Visitor-Service Commercial - This category allows for uses providing basic support services and visitor needs associated with coastal recreation and travel. Major hotel or inn accommodations and support commercial facilities are principal uses. Residential uses consistent with Del Monte Forest Area Land Use Plan Land Use Maps and intensities may be permitted as secondary uses under this category at the density specified. The four areas in this category are the existing lodge and environs at Pebble Beach, the proposed Spanish Bay resort, the visitor-serving facilities at the proposed Northern California Golf Assoc. Golf Course, and no more than 24 golf suites to be located at Areas M and N.

b) General Commercial - This category provides for commercial-use areas to support community needs; it includes the professional/administrative offices near the community hospital, and the rock quarry at Sunridge and Lopez Roads, where reclamation for re-use is planned. Future uses will be required to be compatible with the general retailing and community service character of this designation, as well as community services and storage facilities.

c) Institutional - This designation is applied to a variety of uses, including the community hospital, Robert Louis Stevenson School, firehouses, and a utility substation.

3. Open Space: All areas considered critical to maintenance of the natural systems of the Forest are encompassed in this category, including environmentally sensitive habitat areas, the sites of endangered species, riparian areas, wetland areas, and sensitive coastal strand areas. In addition to the open space designation and policies within the body of this Del Monte Forest Area Land Use Plan, a separate, more detailed plan has been prepared for these areas by the Del Monte Forest Open Space Advisory Committee. This Open Space Advisory Committee Plan is adopted as a part of this plan. This Open Space Management Plan, to be administered by the Del Monte Forest Foundation, is generally consistent in terms of both map designations and policies with this Del Monte Forest Area Land Use Plan and provides more detailed maintenance standards and funding mechanisms for management of open space. However, where there may be conflicts between the Open Space Management Plan and this land use plan, the land use plan policies will take precedence.

Open space is classified into three groups: a) recreational; b) forest and c) shoreline. They are described as follows:

a) Recreational - This category permits golf course, the Beach and Tennis Club, and the equestrian center, as well as necessary support and maintenance facilities such as the pro shops, cart shops, parking areas, stables, and barns.

b) Forest - This category includes the S.F.B. Morse Botanical Reserve, riparian corridors, rare plants and specimen trees, and geological hazard areas. Permitted developments are trails, low-intensity recreational facilities, tree cutting, and public works only if consistent with all other plan policies.

- c) Shoreline - This category includes sandy beaches, rocky shorelines and tide pools, remnant sand dunes. Permitted are associated support areas for public access including parking turnouts, trails, vista points, and related facilities, consistent with all other plan policies.

(b) Section 20.147.090(B) is amended to read as follows:

B. Specific Development Standards

4. Caretakers quarters may be permitted throughout the Coastal Zone as provided for in the applicable zoning district and this ordinance. Caretakers quarters (attached and detached) are defined as "a permanent residence, secondary and accessory to an existing main structure, for persons employed exclusively on-site, for purposes of security or to provide continuous care for persons, plants, animals, equipment or other conditions on the site." In the Del Monte Forest Area Land Use Plan area, the following criteria shall be used in applications for detached caretakers' residences:

- a. One caretaker unit shall be allowed per lot, subject to first obtaining a use permit as approved by the Zoning Administrator or Planning Commission, as applicable.
- b. The minimum lot size is two acres, in order to provide sufficient water and sewer capability under Health Department regulations. Where public water and sewer services are available, there shall be no minimum lot size.
- c. Caretakers quarters shall not exceed 850 square feet.
- d. The applicant must supply evidence which demonstrates the necessity for such a unit. Legitimate basis for a caretakers' unit include:
 - 1) a security problem on the site;
 - 2) a situation which requires continuous care (i.e. medical problems of an individual(s) or plants, animals, equipment storage)
 - 3) the owner of property cannot perform adequately the function required and requires additional assistance to a sufficient degree to warrant a caretaker.

Acceptable evidence shall include (but is not limited to) such items as a letter from a doctor stating medical needs of an individual, a letter from a police department describing the area's security problems, or employee job descriptions of person intended to be housed in the caretakers' quarters.

e. Caretakers quarters shall be located on the same parcel as the principal residence and may not be later subdivided from the principal residence.

f. Caretaker units shall be excluded from density requirements. However, during the use permit review process, site characteristics shall be reviewed in order to determine that the site is both capable of sustaining the additional development and that the proposal is consistent with the policies of the Del Monte Forest Land Use Plan and this ordinance.

- g. One of the occupants of the caretakers quarters shall be employed on the property as their principal place of employment.
- h. A minimum of one off-street parking space shall be provided for the caretaker unit.
- i. Additional employee housing is permitted ~~for priority uses (e.g. visitor serving commercial) in one dormitory/bunkhouse or in temporary structures (i.e., former mobile homes) consistent with all other plan policies~~ consistent with all other plan policies. (Ref. Policy #78a Del Monte Forest Area Land Use Plan).
- j. The caretaker unit shall not be rented.
- k. Prior to the issuance of building permits for caretakers quarters or use of an existing building for caretakers quarters, the property owners shall record deed restrictions reflecting the regulations applicable to the caretakers quarters.
5. Recreation in environmentally sensitive habitat areas such as residual dunes, wetlands, and areas with rare or endangered plants or animals is limited to passive, low-intensity recreation use dependent on and compatible with the sensitive resources.
- Conformance with the appropriate Site Specific Shoreline Public Access Design Criteria (Appendix B of the Open Space Advisory Committee management plan) and Open Space Advisory Committee maintenance standards shall be the test of consistency with this development standard (Ref. Policy #79 Del Monte Forest Area Land Use Plan).
6. Shoreline areas suitable for scenic outdoor recreation, such as from Cypress Point to Point Joe, are for day use only, with improvements limited to trails, picnic areas, parking areas, and restroom facilities (Ref. Policy #80 Del Monte Forest Area Land Use Plan).
7. ~~Area “B” shall be the last area to be developed in Spanish Bay. The southwest portion of Spanish Bay Area B shall be allowed a maximum of 42 units. The north east portion shall be allowed 21 units, a total of 63 units in Area B.~~ Up to 12 units of employee housing may be provided in a portion of Area B. (Ref. Policy #82 Del Monte Forest Area Land Use Plan).
8. Uses which may be permitted in the existing quarry site in the Huckleberry Hill area include: limited neighborhood commercial uses, corporation yard, storage facilities, and potable or sub-potable water storage. As a condition of approval of such development, a landscaping plan shall be required. The landscaping plan shall include placement of Monterey pine to stabilize fill embankments, screen quarry walls, and to blend the proposed development with the surrounding area. (LUP Policy #95)
9. Proposed development shall not be permitted to make Bicycle Access on 17-Mile Drive between Fan Shell Beach and the Carmel Gate unavailable. Proposed development shall not include the imposition of fees for bicycle access; however, bicycle access may be regulated on weekends in the same manner approved for motor vehicles on 17-Mile Drive as long as a separate coastal bike route is not available. (Ref. LUP Policy #108).

(c) Section 20.147.110 is amended to read as follows:**20.147.110 WATER AND WASTEWATER SERVICES DEVELOPMENT STANDARDS**

Intent of Section: It is the intent of this section to insure that the County reserves from its allocated water supply a sufficient quantity of water to accommodate the coastal priority land uses proposed in the Del Monte Forest Area Land Use Plan area.

A. General Development Standards

1. The developments listed in table B of the Del Monte Forest Land Use Plan as first priority developments shall have first priority for the use of available water and sewer capacity. Both water from the County's current allotment of unused water from California-American Water Company (as allotted by the Monterey Peninsula Water Management Agency), and sewage treatment plant capacity as provided by the Carmel Sanitary District have been reserved for such development. The Resource Constraint Area designation shall be removed only when water and sewer capacity sufficient to serve such development becomes available and that highway capacity and circulation solutions have been agreed upon and adopted. Until such time that resource problems are solved, there shall be no development other than existing lots of record. The County shall cease issuing coastal development permits for developments which would generate wastewater when the appropriate treatment and disposal facilities reach a capacity threshold or when Pebble Beach Sanitary District will not approve a connection. All of these constraints have been addressed and eliminated with respect to the following properties: Spanish Bay areas B and C, Gowen Cypress area F, Huckleberry Hill area G and the quarry and corporation yard areas, Middle Fork areas H and I, Spyglass Cypress areas J, K, L, M, N and O, Pebble Beach areas U and V, and Pescadero areas P, Q and R. (Ref. Policy #113 and Resource Constraint Compliance Section (Chapter 6), Del Monte Forest Area Land Use Plan).
2. New development shall include water conservation techniques such as use of water-saving fixtures, retaining native plants, and installing drought-tolerant native-species landscaping (Ref. Policy #114 Del Monte Forest Area Land Use Plan).
3. Wastewater reclamation projects are permitted and will be supported providing that they meet all the requirements of the Director of Environmental Health, Monterey County, the Regional Water Quality Control Board, and mitigation measure requirements of the California Environmental Quality Act (Ref. Policy #115 Del Monte Forest Area Land Use Plan).
4. Septic systems, package treatment plants, and individual water wells shall not be permitted. Development shall utilize public water and sewer services.

ZONING MAP AMENDMENTS [Section 6]

The maps designated Section 10 and Section 16 of the Zoning Plan of the County of Monterey are amended as reflected in Exhibit 3 which is incorporated herein by reference.

MONTEREY COUNTY HOUSING ELEMENT AMENDMENTS [Section 7]

Table 22 of the Monterey County Housing Element is amended as reflected in Exhibit 4 which is incorporated herein by reference.

**EXHIBIT C: CALIFORNIA COASTAL COMMISSION REQUESTS
REGARDING MEASURE "A" SUBMITTAL MATERIALS**

MEASURE "A" / LCP AMENDMENT SUBMITAL REQUESTS

CCC Request (Per Coastal Commission staff letters to County dated November 21, 2000 and March 30, 2001 as noted below with letters attached and cross referenced)	County Measure "A" Analysis and Submittal Cross Reference
LCP AMENDMENT SUBMITAL REQUESTS:	
1. Copy of adopted amendments (11-00[1])	Included in Exhibit B
2. Official Initiative packet presented to electorate (3-01 [m])	Included in Exhibit D
3. Declaration of Vote (11-00[6])	Included in Exhibit D
4. Public Meeting Mailing lists, agendas, etc (11-00[7])	None required or provided with the ballot measure.
5. Clarification of the definition of "golf suites" (whether these are residential or visitor serving) and the definition of the employee housing assigned to Area B (3-01 [o], [e], respectively).	Page IV-5 notes that a definition of these terms in neither provided in the pre- nor post-Measure "A" LUP.
6. Exact number of legal lots of record in areas proposed for rezoning (3-01[f]).	21 legal lots of record have been identified by the County as identified within Section II.B.
7. Acreage and description of existing development in areas proposed for rezoning (3-01[g], [l]).	Identified on Table 2 and discussed in Section II-B.
8. Documentation on historic use and permit history of area MN (old Spyglass quarry) used as a dumping (fill) site with location and extent of fill material shown on any biological resource maps (3-01 [n]).	The historic uses of this site are not relevant to existing conditions or affected by Measure "A" and are not addressed. Existing land uses for lands affected by Measure "A" are discussed in Section II-B.
9. Aerial photographs (3-01[h]).	An aerial photo of Del Monte Forest and sites subject to Measure "A" is provided on revised Figure 2.0-2, Chapter 3, Final Environmental Impact Report, Pebble Beach Company's Del Monte Forest Preservation and Development Plan. Additional aerial photos are included in other portions of the EIR.
SUPPORTING ANALYSES REQUESTED:	
10. Discussion of the amendment's relationship to and effect on other sections of the previously certified LCP including the public access component (11-00[2]).	Provided in Section V
11. Analysis of potentially adverse cumulative impacts on coastal resources and access due to change in density or public service provision (11-00[3]).	Addressed in Section III-B (regarding land use density changes); Section III-C (regarding effects on public access); Section III-D (regarding coastal resources); and Section III-E (regarding public service provision).
12. Address how change can be found consistent with Coastal Act policies (Chapters 3 and 6) (11-00[4]).	Provided in Section VI
13. Analysis of how amendment provisions along with existing County environmentally sensitive habitat and tree removal policies (not proposed for amendment) will protect special status species and Monterey pine forest (3-01[c], [d]).	Measure A does not change ESHA or tree/forestry policies that would be applied to future development projects. Measure "A" reduces residential development potential, but does not change any coastal resource policies that would be applied to site-specific development projects. To the extent that additional lands are designated for open space forest instead of residential uses, Measure "A" provides a greater degree of protection to ESHAs, Monterey pine forest and special status species than under the existing (pre-Measure "A") LUP.

CCC Request (Per Coastal Commission staff letters to County dated November 21, 2000 and March 30, 2001 as noted below with letters attached and cross referenced)	County Measure "A" Analysis and Submittal Cross Reference
14. Background materials regarding status and adequacy of water and sewer capacity and highway capacity and circulation regarding proposed lifting of the resource constraint overlay (3-01[p]).	Water entitlement and sewer capacity exist as discussed in section IV-D; traffic capacity exists with implementation of policies to enforce payment of traffic fees as discussed in section IV-E. Additional background information is included in the EIR for the Pebble Beach Company's DMP/PDP. In particular please refer to DEIR Section 3.7 and PRDEIR Section P-4 relating to traffic and PRDEIR Section P-1 relating to water.
15. Description of measures that could be taken to protect designated trails consistent with LUP Policy 124 (3-01[q]).	Policy 124 relates to siting of new development. Measure A does not change access, except by adding language which allows better site-specific alignment of trails at time of development proposals as discussed in section IV-C.
16. List of references used for analyses (3-01[a]).	Section VIII
17. Environmental Review Documents – Not required because amendment results from a voter approved initiative for which environmental documents are not required (11-0[5]).	Not applicable.
SUPPORTING STUDIES AND DOCUMENTS REQUESTED:	
18. Most recent information/mapping for natural resources (i.e., Monterey pine forest, wetlands, dune habitats and special status species); also request copy of mapping in digital form (3-01[b]).	[The most recent information and mapping of natural resources in the areas affected by Measure "A" are included throughout the EIR for the Pebble Beach Company's Del Monte Forest Preservation and Development Plan. In particular, please refer to Appendix E.2 ("Biological Resource Figures") in the DEIR, mapping related to Yadon's piperia in the PRDEIR, and an updated baseline of pine forest resources in Appendix C of the FEIR
19. Additional wetlands mapping for MNOUV (3-01[j]).	The County has conducted additional wetland mapping on Planning Units, B, C, MNOUV, and at the Sawmill site, and have previously submitted these to the Coastal Commission staff. The location and quality of wetlands is also exhaustively reviewed in the DEIR for the Pebble Beach Company's DMF/PDP in Chapters 3.3 and 3.4.
20. Updated information from the 1995-1997 EIR on project description and environmental setting for resources (3-01[i]).	Comment is in reference to the previous development application and use of EIR prepared in 1997. This analysis references the EIR which was just completed. Therefore the information has been updated. Refer to Section I-C for additional information.
OTHER INFORMATION REQUESTED:	
21. Clarification of what constitutes the "detention basin" area shown on 1995-1997 EIR Biological Resources/Subdivision maps (3-01[k]).	The EIR for the previous Pebble Beach Lot Program has been replaced by the recently completed EIR. Please refer to the Hydrology and Water Quality Chapter of the DEIR for baseline information..
22. Describe traffic improvements that have been implemented in and around DMF since original EIR was completed (3-01[p]).	The existing traffic baseline is outlined in the EIR for the Pebble Beach Company's Del Monte Forest Preservation and Development Plan. In specific please refer to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR.

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
 100 FRONT STREET, SUITE 300
 SAN CRUZ, CA 95060
 (831) 427-4863



COPY

November 21, 2000

Annette Chaplin
 Monterey County Land Use Programs Director
 P.O. Box 1208
 Salinas, CA 93902

Subject: *Local Coastal Program Amendment Submittals*

Dear Annette,

This letter is a reminder of the requirements for a local coastal program amendment submittal. With the recent passage of Measure A, we assume that your office will soon be submitting an amendment application to us. Thus, as a courtesy, this letter outlines what is normally required and what deviations from the requirements are acceptable because the amendment was enacted by initiative rather than by the Board of Supervisors.

The Public Resources Code (P.R.C.; California Coastal Act chapters) and the California Code of Regulations (CCR) ordinarily require the following as components of an amendment submittal that would be relevant to the contents of Measure A were it adopted by the Board (citations in parentheses). It will be necessary to submit these:

- 1 (1) A clear, reproducible copy of adopted amendments:
 - For additional text, an indication of where it fits into the previously certified document (e.g., "insert as p. 20a between pp. 20 and 21 as policy #")
 - For a revision to certified text, please submit either with strikeouts and underlines or with indication of what policies, paragraphs or page(s) it replaces.
 - For a map change, please submit a new (replacement) map or submit a supplemental map with indication that previously adopted map is to be superseded by the supplement for the specific geographic area indicated (CCR Tit. 14, Sec. 13552(b), (c)).
- 10 (2) Discussion of the amendment's relationship to and effect on other sections of the previously certified LCP including the certified public access component (CCR 13552(b), (c) and (f)).
- 11 (3) An analysis of potentially significant adverse cumulative impacts on coastal resources and access, due to the change in density or public service provision, and how the change can be found consistent with the policies of Chapters 3 and 6 of the California Coastal Act (CCR 13552(d) referring to 13511).
- 12 (4) Policies, plans, standards, objectives, diagrams, drawings, maps, photographs, and supplementary data addressing the proposed Land Use Plan amendment's consistency with the Coastal Act, and addressing the adequacy of the coastal implementation program, as amended, to conform with and to carry out the certified LUP. (P.R.C. Sections 30512 and 30513; CCR 13552(b))

The Codes also ordinarily requires the following three items:

- 17 (5) Any environmental review documents, pursuant to the California Environmental Quality Act, required for all or any portion of the amendment (CCR 13552(e))
- 3 (6) A resolution adopted and dated by the Board of Supervisors or City Council after a public hearing (P.R.C. Section 30510(a); CCR 13551):
 - Indicating that the local government intends to carry out the LCP in a manner fully consistent with the California Coastal Act.
 - Indicating when it will take effect (automatically upon Commission approval or requiring formal local action after Commission approval).
- 4 (7) A summary of the measures taken to ensure public and agency participation including:
 - list of hearing dates, sample notice, mailing list;
 - comments received from hearing participants (written and verbal) and their names and addresses;
 - any response to comments by the local government. (CCR 13552(a)).

Because Measure A was a voter approved initiative, it did not go through the normal set of hearings for a local coastal program amendment, pursuant to *County Code* Chapters 20.84 and 20.94 and Appendix 13 (Local Coastal Program Amendment Procedures) of Part 6 of the *Coastal Implementation Plan*. Therefore we would suggest the following adjustments to comply with the last three required items:

- 17 Since no environmental documents were required (item #5), this item is moot.
- 3 For the resolution (item #6), please submit the declaration of the vote, pursuant to Election Code Section 9122.
- 4 For the evidence of public participation (item #7) we understand that the Board of Supervisors did have at least one hearing devoted to the implications of Measure A. Thus, the submittal should include mailing lists, notices, copies of correspondence, staff reports and the like from that meeting as well as any other such meetings of the Board or Planning Commission. Also, the subject of Measure A involves new development that has been part of what was termed the Pebble Beach Lot Program (e.g., a new golf course), which has been subject to public hearings and CEQA review. Thus, the County should have records of interested persons who have testified or corresponded on this matter. From these records, please compile a mailing list of those who you know to have an interest in this matter. This will satisfy the mailing list requirement.

We do note that Section 11 of Measure A authorizes the Board of Supervisors to amend provisions of the Zoning Code and other ordinances and policies, if necessary. If the Board does adopt any such amendments that constitute amendments to the certified local coastal program (i.e., the four coastal land use plans and the Coastal Implementation Plan), then those would need to be submitted to the Coastal Commission as well. Since those amendments

would go through the normal amendment process, the caveats described above would not apply. In other words, for those amendments the submittal would need to include a Board resolution pursuant to CCR section 13551, the full documentation of public participation, and any environmental review documents.

If you have any questions, please do not hesitate to call.

Sincerely,

COPY

Rick Hyman
Deputy Chief Planner
Central Coast District Office

Cc: Anthony Lombardo

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE

725 FRONT STREET, SUITE 300

SANTA CRUZ, CA 95060

427-4883



March 30, 2001

Scott Hennessy, Planning Director
 Monterey County Planning Dept.
 P.O. Box 1208
 Salinas, CA 93902

Subject: Del Monte Forest Local Coastal Program Submittal

Dear Scott:

This letter is a follow-up to our letter of November 21, 2000 to Annette Chaplin and subsequent conversations on the subject of the Del Monte Forest Measure A local coastal program amendment. In that letter we outlined the various submittal requirements as detailed in the Commission's regulations and stated that an Environmental Impact Report (EIR) on the amendment was not strictly necessary for amendment filing purposes. The specific requirement is "an analysis of potentially significant adverse cumulative impacts on coastal resources and access...." We have since had the opportunity to review existing files and discuss the available information with County staff. Given the amount of investigation that occurred on the subject sites to date, we believe that it is possible for the County to submit the LCP amendment request without waiting to first perform an EIR on a specific project proposal.

In order to comply with the quoted California Code of Regulations' filing requirement, the following, in combination with our previous letter, is a summary of the information needed to file the Measure A amendment request.

- 16 (a) A list of all references used for the County's analysis (including all maps, reports, aerial photos, and other documentation), dated and indicating the preparer's name and affiliation. Following a review of this list, we will inform you if any necessary reference materials are missing.
- 18 (b) The most recent and up-to-date information and mapping for the natural resources located in the planning areas proposed for rezoning (i.e., Monterey pine forest, wetlands, dune habitats, and rare, threatened and endangered plant and animal species such as Gowen cypress, California red legged frog, Monterey spineflower, Yadon's piperia, etc). We would also appreciate receiving a copy of any resource mapping the County may have completed in digital format (e.g., GIS layers in ARCView or similar format).
- 13 (c) An analysis of how the amendment provisions along with existing County environmentally sensitive habitat policies (not proposed for amendment) will protect the rare, threatened and endangered plant and animal species.
- (d) An analysis of how the amendment provisions along with existing County tree removal policies (not proposed for amendment) will protect Monterey pine forest resources, particularly in light of the impact of pitch canker epidemic.
- 5 (e) The definition for the "employee housing" designation assigned to Area B and what would be allowed within this designation.

- 6 (f) The exact number of legal lots of record in all areas proposed for rezoning.
- 7 (g) The acreage of all areas proposed for rezoning by Measure A.
- 9 (h) Any relevant aerial photographs of the Del Monte Forest area.
- 20 (i) Assuming that the County will be using the previous EIR developed for the earlier Lot Program (Volumes I and II dated November 1995, Volumes III, IV and V dated June, 1997) for background information, we will need any updated information on the project description and environmental setting for the resources listed (i.e., those listed in Chapter 4 of Volume I), including updated tables and maps.
- 19 (j) Any additional wetlands mapping conducted specifically in area MNOUV for the proposed golf course.
- 21 (k) Clarification of what constitutes the "detention basin" area shown on EIR Biological Resources/Subdivision maps. (Is it existing an wetland, an existing basin or a basin proposed for construction?)
- 7 (l) Description of all existing development in areas proposed for rezoning by Measure A.
- 2 (m) Official Initiative packet presented to electorate, and electronic version of Initiative text if possible.
- 8 (n) Any documentation on historic use and permit history of area MN (old Spyglass quarry site west of the Stevenson Drive/Spyglass Hill Road intersection) used as a dumping site (fill). The location and extent of the existing fill material should be shown on any biological resource maps for that area.
- 5 (o) Clarification of the definition of "golf suites," and a description as to whether these are to be residential or commercial visitor serving.
- 14 (p) With regards to the proposed lifting of the B8 resource overlay, please provide any background materials you may have regarding the status and adequacy of water and sewer capacity, and highway capacity and circulation. Please describe any traffic improvements that have been implemented in and around the Del Monte Forest since the original EIR was completed.
- 22
- 15 (q) A description of measures that could be taken to protect the designated trails and trail routes identified in the LCP, consistent with LUP Policy 124. (These may include criteria for realignments, and for trail dedications as needed to insure continued availability for public use.)

Based on our recent discussions and file reviews, it is our understanding that most, if not all, of this information is readily available to the County. Certainly feel free to contact this office if you wish to discuss this matter further.

Sincerely,



Tami Grove
Deputy Director

Scott Hennessy, Planning Director
Monterey County Planning Dept.
March 30, 2001
Page 3

cc: Edith Johnsen, Chair, Board of Supervisors
Jim Colangelo, Monterey County
Tony Lombardo, Lombardo & Gilles
Alan Williams, Carmel Development Co.

**EXHIBIT D: OFFICIAL MEASURE "A" INITIATIVE PACKET
PRESENTED TO THE ELECTORATE**

**BEFORE THE BOARD OF SUPERVISORS IN AND FOR THE
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

**ADOPT STATEMENT OF VOTES CAST AT THE...)
NOVEMBER 7, 2000 PRESIDENTIAL GENERAL...)
ELECTION HELD IN MONTEREY COUNTY.....)**

Upon motion of Supervisor Potter , seconded by Supervisor Calcagno , and unanimously carried, the Board hereby adopts, pursuant to Elections Code Section 15308, the Statement of Votes Cast for the November 7, 2000 Presidential General Election held within the Monterey County as certified by the Registrar of Voters and filed with the Clerk of the Board.

I, SALLY R. REED, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof at page -- of Minute Book 70 . on January 2nd , 2001.

DATED: January 2, 2001

SALLY R. REED, Clerk of the Board of Supervisors,
County of Monterey, State of California

By: 
Cynthia Juarez, Deputy

Report to Monterey County Board of Supervisors

SUBJECT ADOPT STATEMENT OF VOTES CAST AT THE NOVEMBER 7, 2000 PRESIDENTIAL GENERAL ELECTION		BOARD MEETING DATE 01/02/2001	AGENDA NUMBER 31.
DEPARTMENT	ELECTIONS #141		

RECOMMENDATION:

Pursuant to Elections Code section 15308 it is recommended that your Board:

1) Adopt the Statement of Votes Cast for the November 7, 2000 Presidential General Election as certified by the Registrar of Voters and filed with the Clerk of the Board.

SUMMARY:

Your Board has a statutory obligation to acknowledge and adopt the Statement of Votes Cast at the November 7, 2000 Presidential General Election as certified by the Registrar of Voters.

The Registrar of Voters has completed the canvass of the votes cast and has declared the results official and final.

DISCUSSION:

The election ran smoothly with ballot counting being completed at 11:55 p.m. on November 7, 2000. The official canvass was completed on November 27, 2000 and the election certified on November 28, 2000. The canvass consisted of several steps to insure that the computer had counted the ballots correctly and that the proper number of ballots were counted as compared to the number of voters who signed precinct rosters on election day. All steps in the canvass resulted in accurate counts.

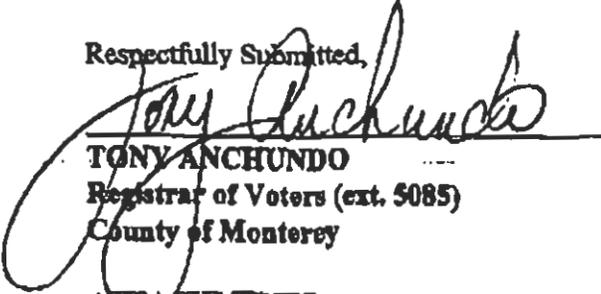
OTHER AGENCY INVOLVEMENT:

The Clerk to the Board of Supervisors will receive the official results.

FINANCING:

None.

Respectfully Submitted,


TONY ANCHUNDO
Registrar of Voters (ext. 5085)
County of Monterey

ATTACHMENTS

MONTEREY COUNTY



ELECTION DEPARTMENT

P.O. BOX 1848, 90302 - 1370 B SOUTH MAIN STREET, SALINAS, CALIFORNIA 93901

(831) 784-6085
(831) 647-7821
(831) 386-8321
(831) 755-5485

SALINAS
MONTEREY
KING CITY
FAX

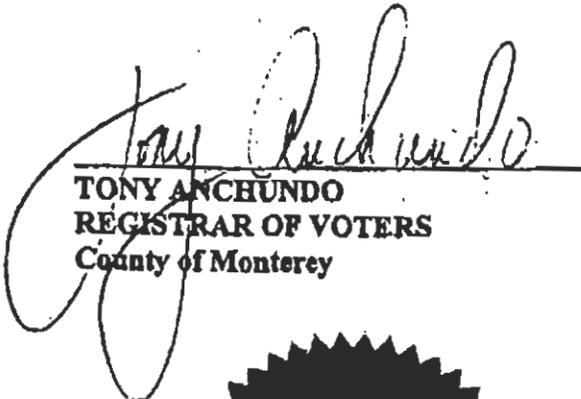
TONY ANCHUNDO
REGISTRAR OF VOTERS

JUNEL DAVIDSEN
ASSISTANT REGISTRAR OF VOTERS

STATEMENT OF VOTES CAST

I, **TONY ANCHUNDO**, Registrar of Voters for the County of Monterey, State of California, do hereby certify that the attached Official Statement of Votes Cast accurately reflects the total number of votes cast within each precinct for each Candidate and For and Against each measure voted at the Presidential General Election held on Tuesday - November 7, 2000 throughout Monterey County.

I hereby set my hand and affix my official seal this 28th day of November 2000.



TONY ANCHUNDO
REGISTRAR OF VOTERS
County of Monterey

(Seal)



COUNTY MEASURE A (No. to vote for 1)	(#/PCT 188) (#/RPT 188) (%/RP 100.0)	MEASURE E-MARINA (No. to vote for 1)	(#/PCT 10) (#/RPT 10) (%/RP 100.0)
DEL MONTE FOREST.... YES	70475 63.5	URBAN GROWTH..... YES	2925 52.9
PRESERVATION..... NO	40350 36.4	BOUNDARY LINES..... NO	2595 47.0
MEASURE B-SPRECKELS (No. to vote for 1)	(#/PCT 1) (#/RPT 1) (%/RP 100.0)	MEASURE F-SAND CITY (No. to vote for 1)	(#/PCT 1) (#/RPT 1) (%/RP 100.0)
SPRECKELS MEMORIAL.. YES	236 73.7	HOTEL OCCUPANCY.. YES	41 58.5
SPECIAL PARCEL TAX... NO	84 26.2	TAX..... NO	29 41.4
MEASURE C-MARINA (No. to vote for 1)	(#/PCT 10) (#/RPT 10) (%/RP 100.0)	MEASURE G-MONTEREY (No. to vote for 1)	(#/PCT 19) (#/RPT 19) (%/RP 100.0)
HOME-RULE CHARTER. YES	3415 66.6	PROPERTY TRANSFER... YES	8734 84.1
FOR MAYOR..... NO	1711 33.3	SPECIAL ELECTIONS.... NO	1643 15.8
MEASURE D-MARINA (No. to vote for 1)	(#/PCT 10) (#/RPT 10) (%/RP 100.0)	MEASURE H-KING CITY (No. to vote for 1)	(#/PCT 3) (#/RPT 3) (%/RP 100.0)
HOME-RULE CHARTER.. YES	3632 71.3	CELLUAR PHONE..... YES	476 28.4
FOR CITY COUNCIL.... NO	1456 28.6	TAX INCREASE..... NO	1197 71.5

OFFICIAL FINAL

COUNTY OF MONTEREY



CONSOLIDATED PRESIDENTIAL
GENERAL ELECTION

TUESDAY, NOVEMBER 7, 2005

Ballot Delivery & Voter Information Pamphlet

THIS PAMPHLET IS A PUBLIC DOCUMENT. YOU MAY REPRODUCE THIS DOCUMENT FOR PERSONAL USE ONLY. YOU MAY NOT REPRODUCE THIS DOCUMENT FOR ANY OTHER PURPOSE.



SEE LABEL ON BACK COVER FOR
Mail Ballot Precinct Information
"YOUR PRECINCT HAS NO POLL PLACE
BALLOT WILL BE SENT - VOTE BY MAIL"
OR
POLLING PLACE LOCATION

POLLS ARE OPEN FROM 7 A.M. TO 8 P.M.
KEEP THIS PAMPHLET FOR ASSISTANCE
ON ELECTION DAY

YOU MAY VOTE BY MAIL:
ABSENT VOTER BALLOT APPLICATION ON BACK COVER
DO NOT COMPLETE APPLICATION FORM IF PERMANENT
ABSENTEE VOTER OR MAIL BALLOT PRECINCT VOTER

WARNING
Your polling place
may have been
changed! See back
cover for polling
place location.

AVISO IMPORTANTE

Una traducción a español de esta Muestra de Carta y Folio Informativo al votante puede solicitarse en el momento y regresarse a tarjeta de solicitud (como busta marcada) que se le proporcionará en la cubierta de atrás de este folio. Escriba su nombre y dirección con una calígrafo y envíela por correo a más tardar una semana antes de la Día de Elección.



FOR VOTERS INFORMATION, CAMPAIGN INFORMATION AND ELECTION NIGHT RESULTS ON THE INTERNET



C

OFFICIAL BALLOT

CONSOLIDATED PRESIDENTIAL
GENERAL ELECTION

COUNTY OF MONTEREY

TUESDAY, NOVEMBER 7, 2000

MEASURES SUBMITTED TO THE VOTERS

STATE

37 FEES, VOTE REQUIREMENTS, TAXES, INITIATIVE CONSTITUTIONAL AMENDMENT. Reduces transfer tax on State-registered property or two-thirds of local property to move future state bond issue authority to study and fight tax amendments and other economic effects. Defines such issues as taxes except property development, capital expenditures. Fiscal Impact: Unclear. Potential benefits: reductions in future state and local government revenues from making a state default to approve certain bond issues.

YES	-
NO	+

38 SCHOOL VOUCHERS, STATE-FUNDED PRIVATE AND RELIGIOUS EDUCATION, PUBLIC SCHOOL FUNDING, INITIATIVE CONSTITUTIONAL AMENDMENT. Authorizes annual state payments of at least \$4000 per child for educational vouchers. Permits replacement of current constitutional public school funding formula. Fiscal Impact: Nonbinding state costs from zero to \$1.1 billion annually. Long-term state impact from \$2 billion in annual costs to \$5 billion in annual savings, depending on how many vouchers school districts will provide.

YES	+
NO	-

39 SCHOOL FACILITIES, 55% LOCAL VOTE, BONDS, TAXES, ACCOUNTABILITY REQUIREMENTS, INITIATIVE CONSTITUTIONAL AMENDMENT AND STATUTE. Authorizes bonds for repair, construction or replacement of school facilities, classrooms if approved by 55% local vote. Fiscal Impact: Unclear. Benefit cost for many school districts over term could state and local pay in the hundreds of millions of dollars annually. Potential long-term state savings to the state if school districts assume greater responsibility for school bond issues.

YES	-
NO	+

COUNTY

COUNTY OF MONTEREY
MEASURE A

A Shall the California Forest Plan Forest Preservation and Development Act be approved as amended?

YES	-
NO	+

Sample Ballot

Sample Ballot

PS/STC

C

07-03001



Exhibit 7

IMPARTIAL ANALYSIS BY COUNTY COUNSEL
DEL MONTE FOREST PLAN INITIATIVE
MEASURE A

A "yes" vote on this measure is a vote to approve specific amendments to the Del Monte Forest Area Land Use Plan, the Monterey County Coastal Implementation Plan, the Monterey County Zoning Plan, and the Monterey County Housing Element to reduce allowed residential development and increase open space and forest habitat in the Del Monte Forest area. A "no" vote on this measure is a vote against those amendments.

If a majority of the voters voting on the measure vote in its favor, the measure shall become a valid and binding ordinance of the County of Monterey. If the measure passes, the plan provisions and zoning designations specifically affected by this measure could not be repealed or amended except by a vote of the people.

Passage of the measure would make planning and zoning-use amendments, but would not approve any new development nor modify the terms of any previously approved development. All new development proposed in the Del Monte Forest area would remain subject to public hearings before the County Planning Commission and/or Board of Supervisors, in compliance with the California Environmental Quality Act, and mitigation of potential environmental impacts including water, sewer, and traffic impacts.

The Del Monte Forest Area Land Use Plan currently provides for new residential development in certain areas of up to 850 new homes. The measure would change the land use designation on approximately 425 acres of land in the Del Monte Forest area from a residential and use classification to an open space classification. This change would reduce the amount of residential development allowed in these areas from 850 new homes to no more than 58 new homes. The measure would also provide for the creation of up to 12 employee housing units, to add to the 42 housing units for which a vesting tentative map application is currently on file.

The Del Monte Forest Area Land Use Plan currently imposes a "Resource Constraint" zoning overlay on certain lands where water and sewer capacity are sufficient to serve development and utility highway capacity and circulation solutions have been agreed upon and adopted. The measure would remove the resource constraint zoning overlay on lands where all water, sewer, and traffic constraints have been satisfied, as provided in the measure.

The measure would rezone property to provide for the relocation of an existing equestrian center onto land formerly used as a sand quarry, and for location of visitor serving uses on approximately 5 acres of land formerly zoned for new residential development.

Future open space uses (defined as forest habitat, shoreline, and recreation) must be consistent with the standards contained in the Open Space Advisory Committee Management Plan which is incorporated in the Del Monte Forest Area Land Use Plan.

The measure is intended to be consistent with the California Coastal Act and if a court determines that there is an inconsistency, the entire ordinance would be of no further force or effect. The measure also provides that if any portion is invalidated by a court on other grounds, the validity of the remaining portions would not be affected.

s Adriano M. Croser
County Counsel

The above statement is an impartial analysis of Measure A (Pebble Beach Initiative). If you desire a copy of the measure, please call the Monterey County Election Department at 831-755-5085 (Salinas) 831-647-7621 (Monterey Peninsula) or 831-385-8321 (South County) and a copy will be mailed at no cost to you. Copies are also available at various public agencies throughout Monterey County. For the nearest location, call the Monterey County Election Department.

The initiative measure, including exhibits, may be accessed online at www.mocovote.org.

ARGUMENTS
FOLLOW
ON
NEXT
PAGE

BALLOT MEASURE INFORMATION HAS BEEN PRINTED "AS SUBMITTED" AND
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ARGUMENT IN FAVOR OF MEASURE A

Vote Yes on Measure A to protect key habitat areas in the Del Monte Forest and to require voter approval for any future changes to these protections.

Vote Yes on Measure A to:

- ✓ down-zone approximately 420 acres of residential zoning and to forest and recreational open space
- ✓ reduce the number of potential new homes on land covered by Measure A from 850 to 32
- ✓ approve limited visitor-serving and recreational zoning at Pebble Beach.

Vote Yes on Measure A with confidence that future development on and covered by the Measure must:

- ✓ be consistent with the zoning approved by voters
- ✓ change requires environmental review
- ✓ be reviewed by the County Planning Commission and approved by the Board of Supervisors

Measure A does not approve any new development. But Measure A would allow Pebble Beach Company to focus on visitor-serving and recreational facilities rather than homes, to relocate an existing educational center, and to provide much-needed employee housing on site.

The proposed visitor-serving and recreational improvements, in turn, would create millions of dollars in business tax revenues to support local schools, public law enforcement, and other public services.

If approved by the voters, Measure A must be certified as consistent with the California Coastal Act by the Coastal Commission. And no current or future owner of Pebble Beach Company can change the zoning and land use provisions in Measure A without local voter approval.

The beauty of the Del Monte Forest and the open spaces of the Pebble Beach area make Monterey County special. Measure A will help protect these special qualities by limiting future residential development and preserving open space.

Measure A is a balanced approach in the best interests of the environment, Monterey County residents and the region's economy.

Vote Yes on Measure A.

- 5/ Clint Eastwood
Del Monte Forest Resident, Actor
- 5/ Sam P. Keras
Former Member, California
Coastal Commission
- 5/ William A. McCormick
Howard Jarvis Taxpayers Association,
Monterey County Representative
- 5/ Robert B. Franco
Former Member,
California Coastal Commission

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE A

Vote No On Measure A.

Measure A is NOT a "Forest Preservation" initiative.

Pebble Beach Company wants voters believe 420 acres would be open space for all to use. FALSE!

Over 200 acres would be set aside for a \$100 million golf course and driving range to provide open space for the wealthy and destroy over 10,000 trees.

Over 40 acres of Open Space Forest would be rezoned to Open Space Recreation for the proposed aqueduct center. UNLAWFUL not voter-approved.

Over 140 acres of non-developable Pescadero Canyon land would become Open Space Forest. Pebble Beach Company has already committed this land to Open Space Forest.

Only 32 more acres would be rezoned Open Space Forest.

Measure A is NOT a "Development Limitation" initiative. It encourages unlimited expansion of visitor-serving COMMERCIAL facilities.

Measure A IS a "Real Estate Development" initiative promoted by a special interest, Pebble Beach Company.

Pebble Beach Company is changing the ground rules for real estate development in Del Monte Forest. They don't want to follow the rules that apply to everyone else. Monterey County officials will have to use Pebble Beach Company's new zoning and land use policies. NOT the people's land use plan.

City of Pacific Grove, Pacific Grove Residents Association, Carmel Valley Property Owners Association, Concerned Residents of Pebble Beach, Carmel Residents Association, Board of Directors, Peninsula Concerned Neighbors of Del Monte Forest, and former presidents of Del Monte Forest Property Owners oppose Measure A.

Measure A is NOT a balanced approach. It does NOT protect the environment in Del Monte Forest or Monterey County residents.

VOTE NO ON MEASURE A

- 5/ Dan E. Meyer
Co-Chair, Concerned Residents of Pebble Beach
- 5/ Ted H. Hunter
Former President, Del Monte Forest Property Owners

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ARGUMENT AGAINST MEASURE A

Measure A is a big business, real estate development initiative. It is not a grassroots effort that grew out of long-term citizen efforts to improve governance of land use issues. It was created and financed by the Pebble Beach Company.

Measure A is the Pebble Beach Company's land use plan, not the people's and use plan. It allows this developer to revise land use regulations.

Measure A allows for residential development, a new equestrian center, golf course and driving range and unlimited construction of new hotel rooms. This is a real estate development.

Measure A deprives residents of the right to effectively challenge excessive commercialization in Del Monte Forest. It removes Monterey County government officials' rights to make basic land use and zoning decisions.

Measure A:

Encourages unlimited construction of new hotel rooms and other commercial activities.

Allows the Pebble Beach Company to ignore water and major traffic problems.

Example: The proposed golf course and driving range will use about 165 acre feet of potable water yearly enough for 650 homes. Example: There will be no requirement to solve major traffic problems at the 17-Mile Drive, Highway 1 and Highway 66 intersection and Holman Highway.

Permits the construction of an 8th golf course and new driving range, destroying thousands of trees and a historic equestrian center that also serves as the commons for residents.

voids, through rezoning and land use plan changes, two scenic easements, required by the Spanish Bay development permit, on land proposed for a relocated equestrian center.

Measure A is intended to make an end run around the land use process by making it more difficult for elected officials to do their jobs - to think broadly about the community's needs, listen to the public, sort through the complexities and make decisions.

Measure A gets an 'F' in good government.

Vote No on Measure A

- s/ Ted R. Hunter
Co-Chair, Concerned Residents
of Pebble Beach
- s/ Jerald G. Norton
Interim President,
Pacific Grove Residents Assoc (PGRA)
- s/ Richard H. Zahm
Former President, Del Monte
Forest Property Owners
- s/ Carol A. McCarthy
Co-Chair, Peninsula Concerned
Neighbors of Del Monte Forest

REBUTTAL TO ARGUMENT AGAINST MEASURE A

Nothing is more grassroots than a vote of the people. 18,000 residents signed petitions to put this on the ballot. Measure A does not approve new development, change existing scenic easements, destroy trees or ignore water and traffic constraints.

Measure A does reduce density by 500 homes, places 425 acres in open space, and dramatically reduces potential water use and traffic impacts compared to current zoning.

Sam Karas
Former County Supervisor and
Coastal Commissioner

The Farm Bureau supports Measure A. It resolves zoning questions up front and allows only limited development supplied with water from Pebble Beach's existing reclamation project.

Every Monterey County voter has an interest in supporting good planning for our future. This is it.

Sharan Lanini
Monterey County Farm Bureau

Measure A is a win-win for taxpayers. Measure A preserves open spaces at no cost to County taxpayers, and will help create new occupancy tax revenue that could be used for badly needed road improvements.

William A. McCormick
Taxpayers' Association

I have lived in Pebble Beach my entire life. Measure A carries out my father's vision for the future of our forest and is in the best interests of our residents and our environment.

Mary Shaw
Daughter of Sam Morse,
Founder of Pebble Beach

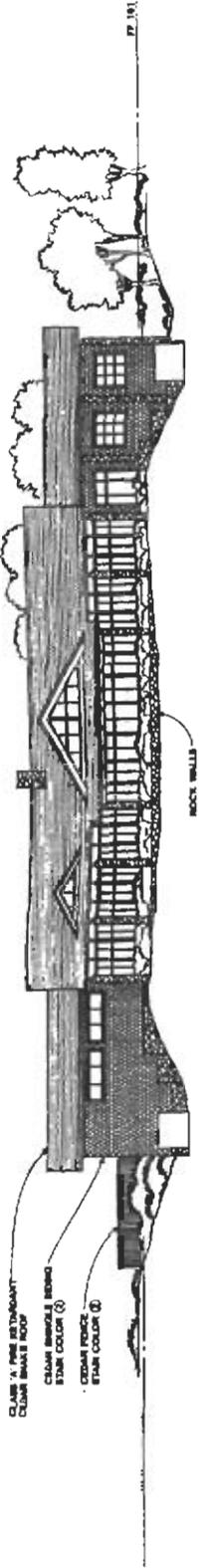
The owners of Pebble Beach Company are personally committed to the preservation of the Del Monte Forest. The natural environment and protection against overdevelopment are critical to our future success and the community's quality of life.

Clint Eastwood

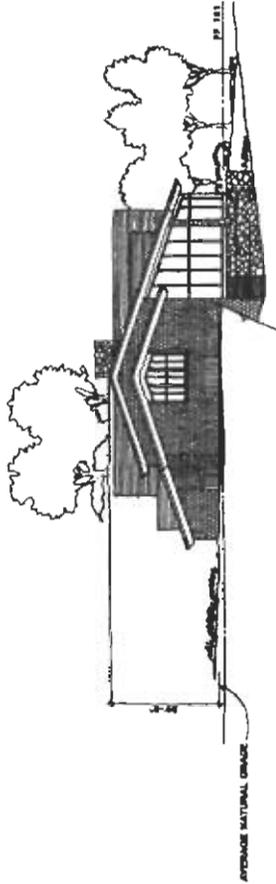
VOTE YES ON MEASURE A!

- s/ Clint Eastwood
Del Monte Forest Resident, Actor
- s/ Sam P. Karas
Former Member,
California Coastal Commission
- s/ William A. McCormick
Howard Jarvis Taxpayers Association,
Monterey County Representative
- s/ Sharan Lanini
Executive Director,
Monterey County Farm Bureau
- s/ Mary Shaw
Del Monte Forest Resident

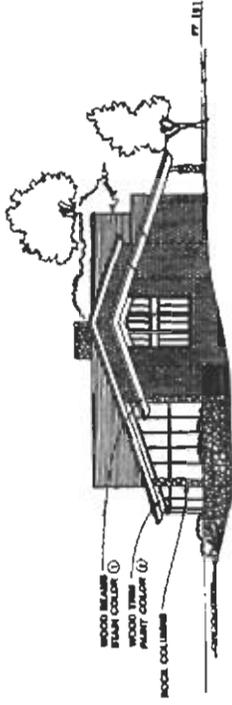
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FAIRWAY ELEVATION
SCALE: 1/16" = 1'-0"

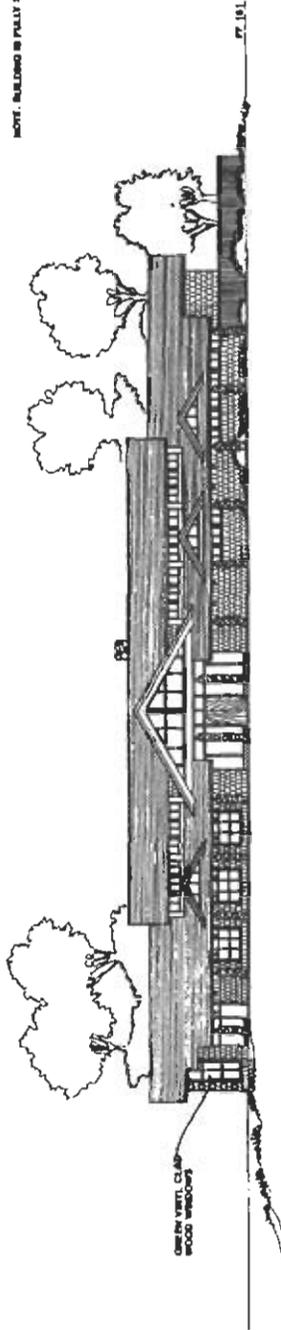


END ELEVATION
SCALE: 1/16" = 1'-0"



END ELEVATION
SCALE: 1/16" = 1'-0"

NOTE: BUILDING IS FULLY ANNEALED



ENTRY ELEVATION
SCALE: 1/16" = 1'-0"



GOLF COURSE

JOHN S. CRUICKSHANK FLSNCS INC
ARCHITECTURE PLANNING LANDSCAPE DESIGN
2244 Camino del Rio East, Suite 100, San Diego, CA 92108
TEL: 619-594-2013 FAX: 619-594-0310

Garland Development Company
R. Alan Williams
President
10000 Camino del Rio East, Suite 100
San Diego, CA 92108
TEL: 619-594-2013 FAX: 619-594-0310

WWD CORPORATION
ARCHITECTURE PLANNING LANDSCAPE DESIGN
10000 Camino del Rio East, Suite 100
San Diego, CA 92108
TEL: 619-594-2013 FAX: 619-594-0310

Lovibardo & Gillies
ARCHITECTURE PLANNING LANDSCAPE DESIGN
10000 Camino del Rio East, Suite 100
San Diego, CA 92108
TEL: 619-594-2013 FAX: 619-594-0310

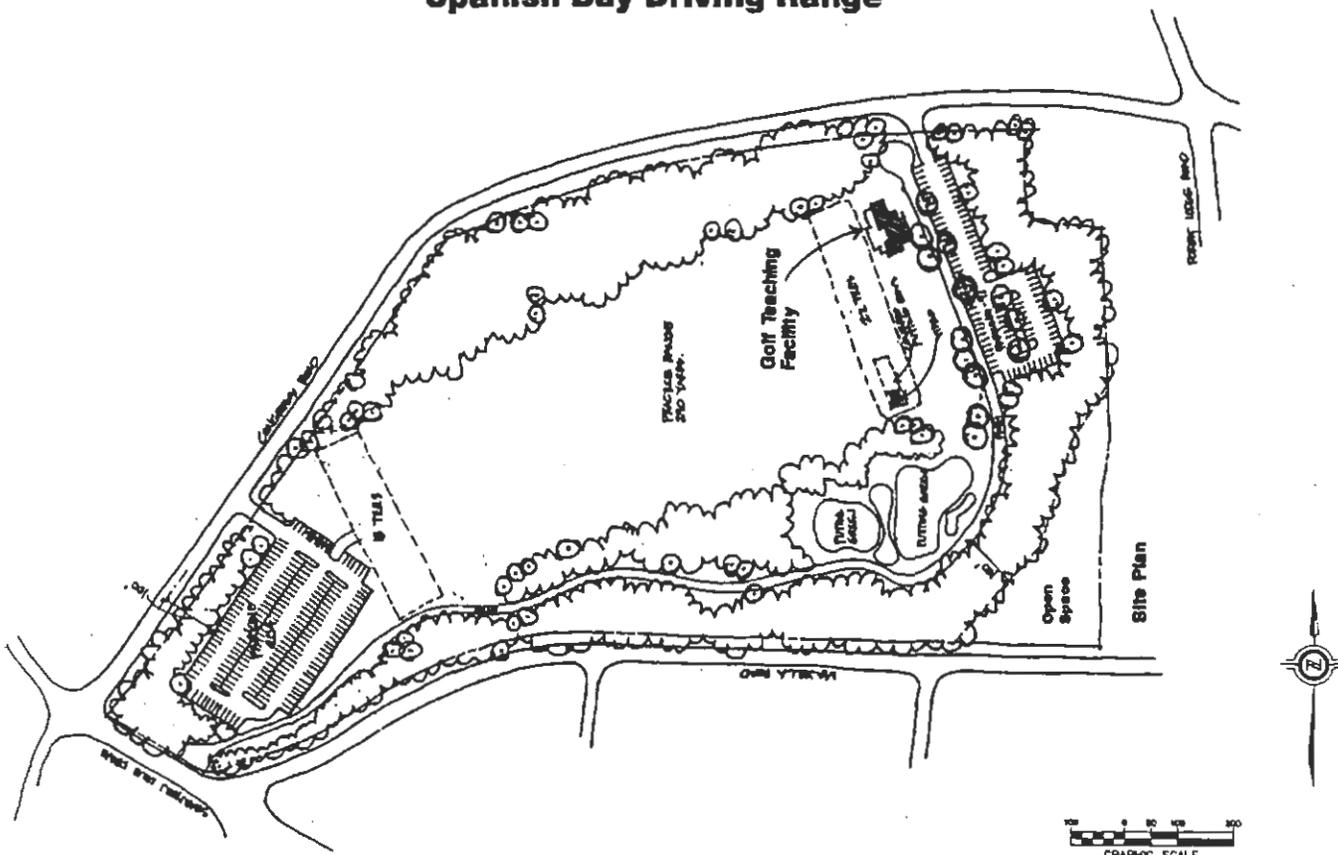
PEBBLE BEACH COMPANY
FALL 1992 1547 FERRIS BLVD
SANTA MONICA, CA 90401
TEL: 310-316-1234 FAX: 310-316-1234

GOLF COURSE CLUBHOUSE
CLUBHOUSE
15175 AVONDA
DATE: APRIL 1, 2002

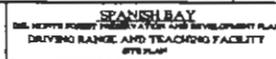
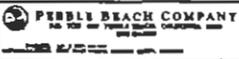
GC-9
DATE: APRIL 1, 2002

FIGURE 5: SPANISH BAY DRIVING RANGE SITE PLAN

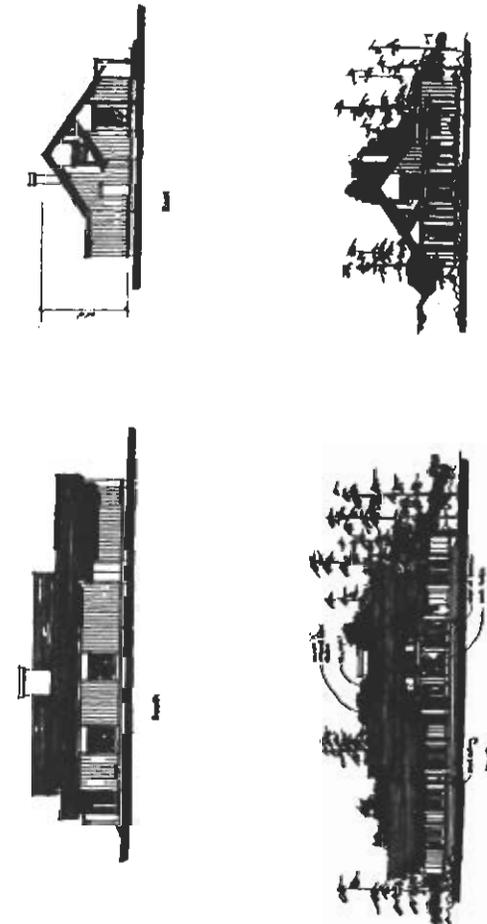
Spanish Bay Driving Range



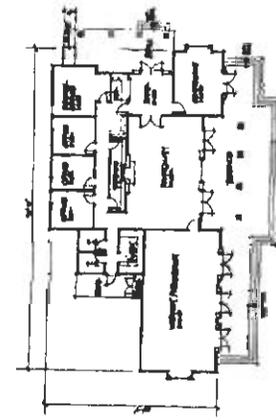
DRIVING RANGE



DRIVING RANGE TEACHING FACILITY



Elevations



Floor Plan



**FLETCHER+
HARDON**
ARCHITECTS
2000 PACIFIC STREET
MONTEREY, CALIFORNIA
94030-5855

**Carmel
Development
Company**
K. Alan Williams
Principal
10000 Highway 168
Carmel, CA 95006
Carmel, CA
415-625-1000

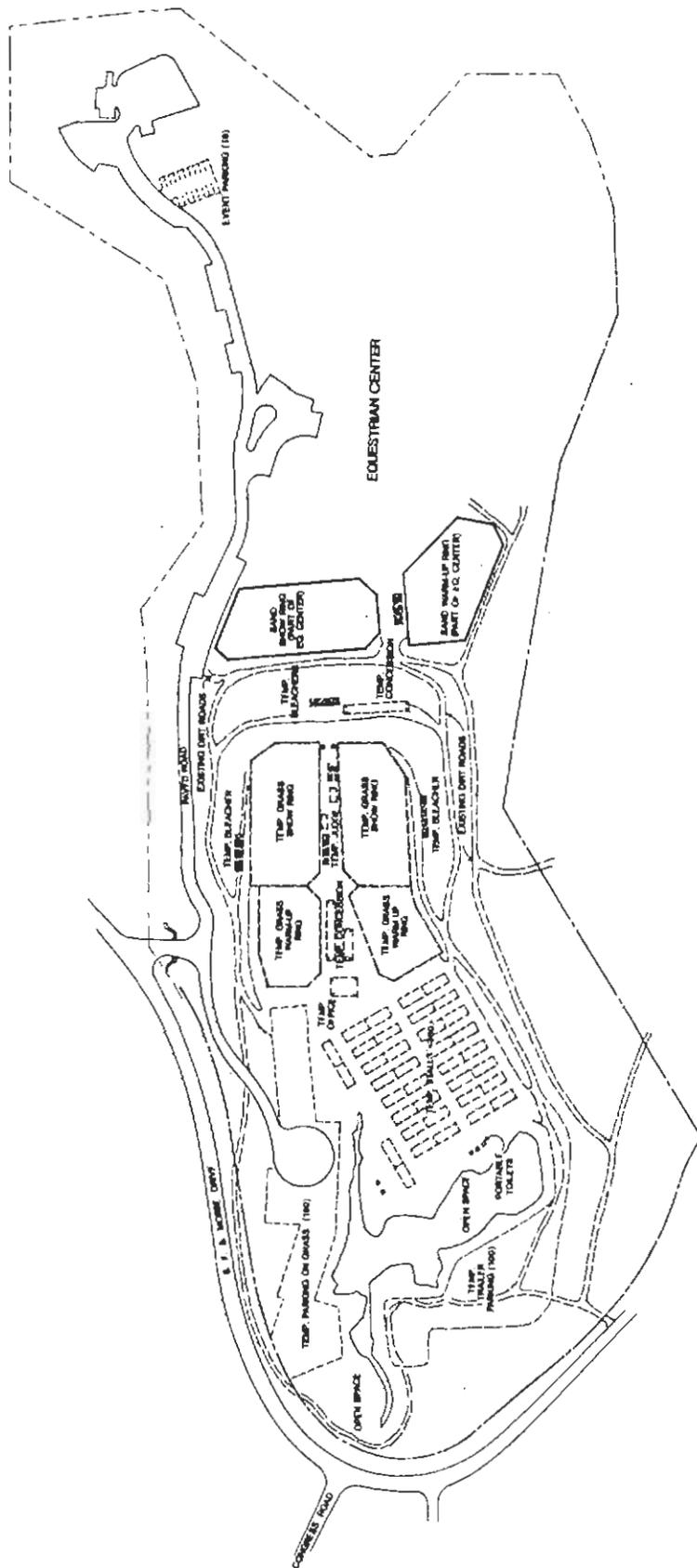
WWD
CONSULTATION
CORPORATION
PLANNING • CONSULTING
DESIGN • CONSTRUCTION
MANAGEMENT
10000 Highway 168
Carmel, CA 95006
415-625-1000

**Lombardo
& Gillies**
A PROFESSIONAL LANDSCAPE ARCHITECTURE FIRM
10000 Highway 168
Carmel, CA 95006
415-625-1000

PERLE BEACH COMPANY
P.O. BOX 100
PERLE BEACH, CALIFORNIA 92078
760-734-1000
www.perlebeach.com

SPANISH BAY
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
GOLF TEACHING FACILITY
FLOOR PLAN AND ELEVATIONS

© 2004 PERLE BEACH COMPANY. ALL RIGHTS RESERVED.
DATE: JUL 14, 2004
SB-19



EQUESTRIAN CENTER

Project Plans

Carmel Development Company
 K. Alan Williams
 7000 Highway 101
 Carmel, California 95006
 Tel: 831.923.1234 Fax: 831.923.1235

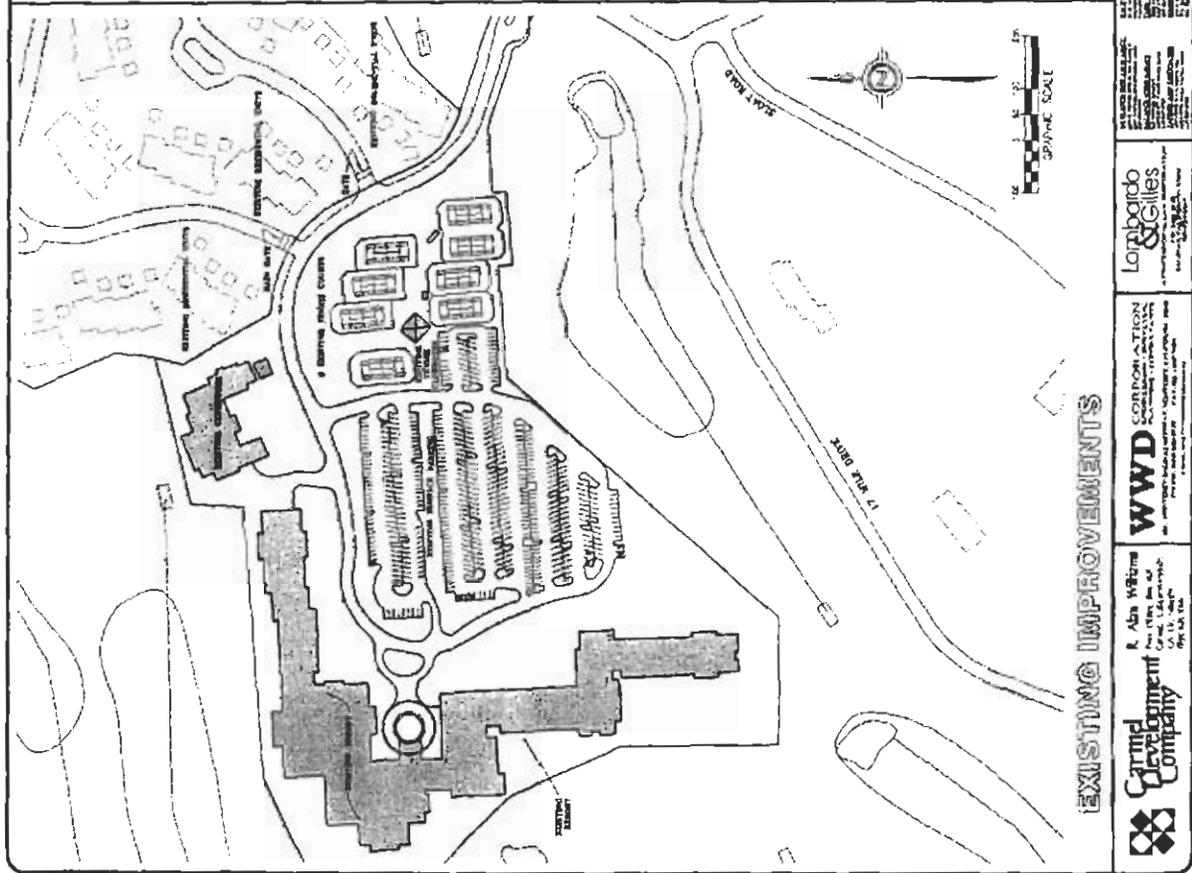
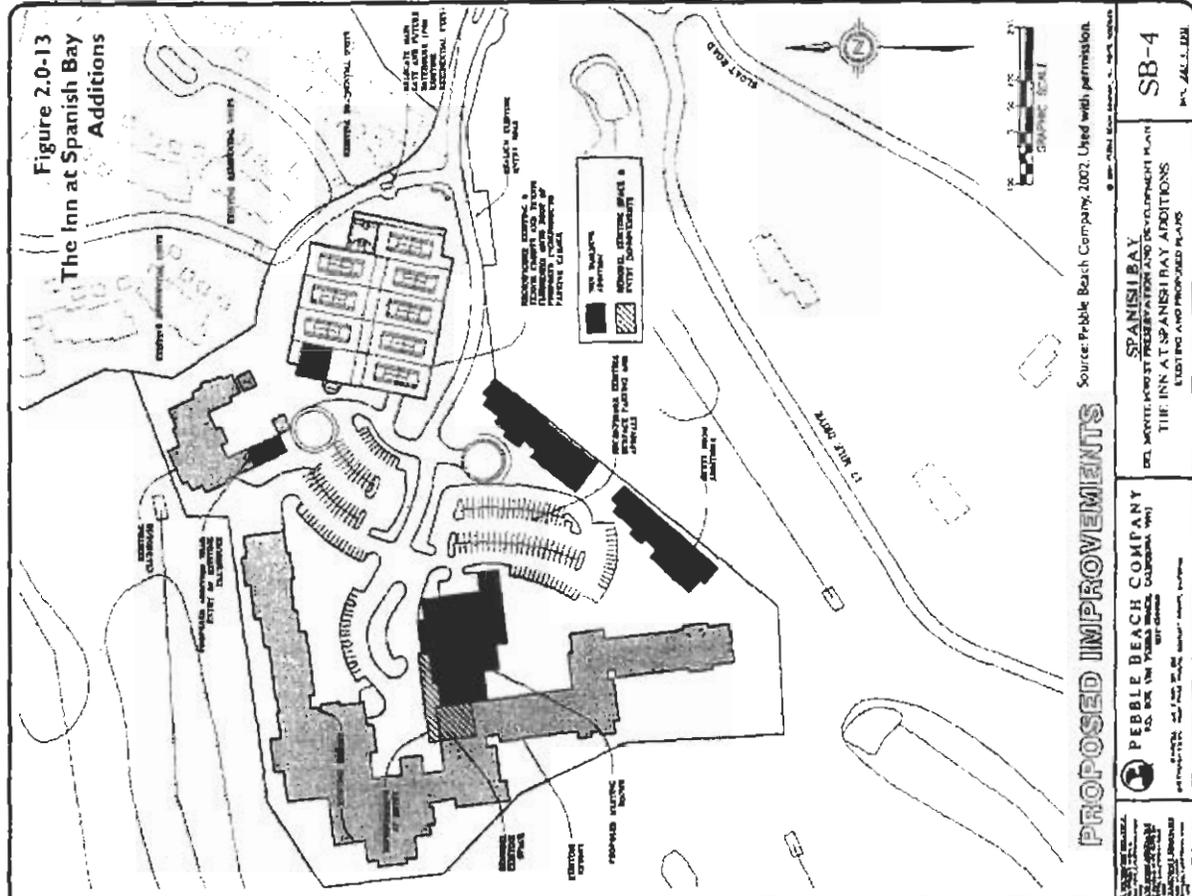
WWD CORPORATION
 WOODWARD & LOUDEN
 10000 Wilshire Blvd., Suite 1000
 Beverly Hills, CA 90210
 Tel: 310.276.1000 Fax: 310.276.1001

Lombardo & Gillies
 A PROFESSIONAL CORPORATION
 10000 Wilshire Blvd., Suite 1000
 Beverly Hills, CA 90210
 Tel: 310.276.1000 Fax: 310.276.1001

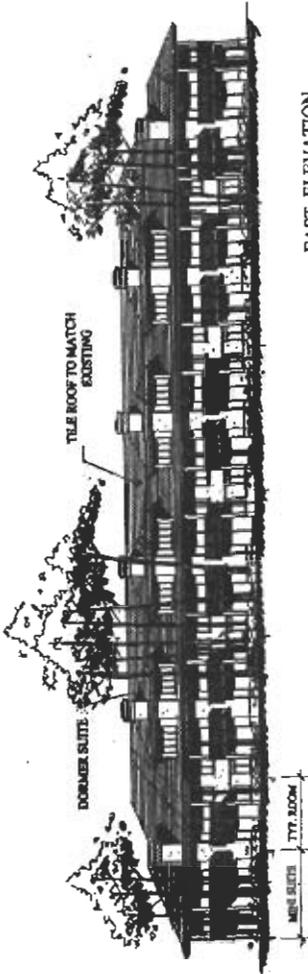
PEBBLE BEACH COMPANY
 P.O. BOX 1947 PEBBLE BEACH CALIFORNIA 95561
 (415) 425-8800
 WWW.PEBBLEBEACH.COM

THE PEBBLE BEACH EQUESTRIAN CENTER
 DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
 TEMPORARY EVENT SITE PLAN
 EQ-16
 MAY, JULY, 2002

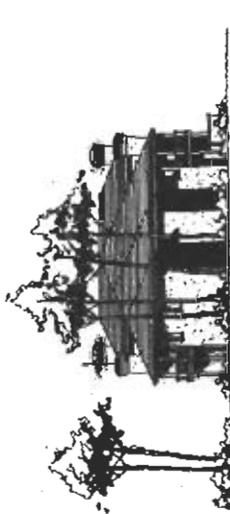
Figure 2.0-13
The Inn at Spanish Bay
Additions



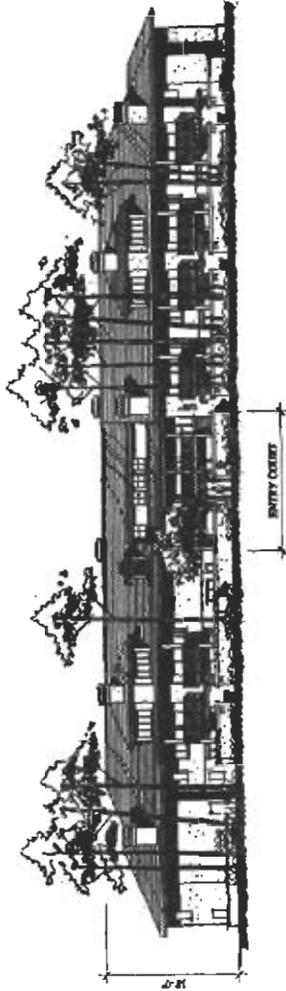
SPANISH BAY EXPANSION



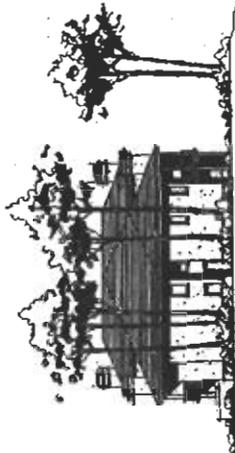
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



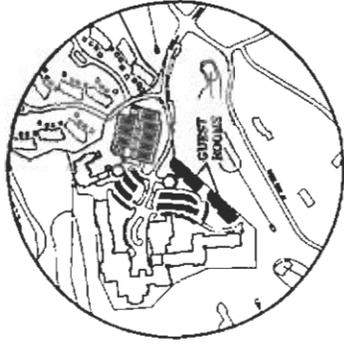
SOUTH ELEVATION

GUEST ROOM ADDITIONS - ELEVATIONS
(GUEST ROOM BUILDINGS A & B SIMILAR)

**SPANISH BAY EXPANSION
GUEST UNITS**



A. S. B. & L. L. C.
180 PACIFIC AVENUE
SAN FRANCISCO, CA 94111
415-781-1288



SB-8
DATE: JULY 1, 1981

SPANISH BAY
DEVELOPMENT FOR RESTORATION AND DEVELOPMENT PLAN
THE INN AT SPANISH BAY ADDITIONS
GUEST ROOM ELEVATIONS

PEBBLE BEACH COMPANY
P.O. BOX 100, PEBBLE BEACH, CALIFORNIA 95551
ARCHITECT: JAMES W. HARRIS, ARCHITECT, INC. 1000

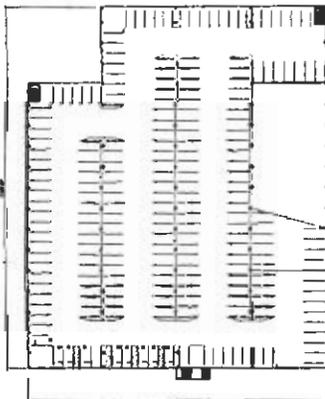
FOR INFORMATION ONLY
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION
UNLESS IT IS ACCOMPANIED BY A WRITTEN AGREEMENT
FROM THE ARCHITECT AND ENGINEER

Lombardi & Gilles
ARCHITECTS AND ENGINEERS
1000 CALIFORNIA STREET, SUITE 100
SAN FRANCISCO, CALIFORNIA 94108

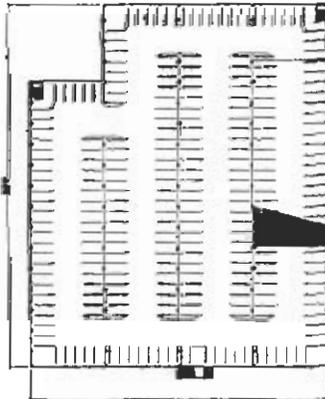
WWD CONSULTATION
CONSULTANTS IN ARCHITECTURE, ENGINEERING AND
PLANNING
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SAN FRANCISCO, CALIFORNIA 94108

R. Alan Wilkins
Principal
1000 CALIFORNIA STREET, SUITE 100
SAN FRANCISCO, CALIFORNIA 94108

Garland Development Company
1000 CALIFORNIA STREET, SUITE 100
SAN FRANCISCO, CALIFORNIA 94108



B1 LEVEL PLAN



B2 LEVEL PLAN

443 STALLS TOTAL



International Parking Design, Inc.
 10000 Wilshire Blvd., Suite 1000
 Culver City, CA 90230
 (310) 471-1111

Carmel Development Company
 R. Abn Williams
 10000 Wilshire Blvd., Suite 1000
 Culver City, CA 90230
 (310) 471-1111

WWD CORPORATION
 10000 Wilshire Blvd., Suite 1000
 Culver City, CA 90230
 (310) 471-1111

Loybarido & Gillies
 A PROFESSIONAL LANDSCAPE ARCHITECT FIRM
 10000 Wilshire Blvd., Suite 1000
 Culver City, CA 90230
 (310) 471-1111

PEBBLE BEACH COMPANY
 P.O. BOX 747, PEBBLE BEACH, CALIFORNIA 93955
 (408) 318-1111

SPANISH BAY
 DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
 THE INN AT SPANISH BAY ADDITIONS
 PARKING PLAN AND ELEVATIONS

SB-11
 REV. JULY 5, 2002

ALL MATERIALS TO MATCH EXISTING BUILDING

BLACK WIRE FENCE SIMILAR TO EXISTING TENNIS COURT FENCING

STUCCO COLUMNS TO MATCH EXISTING

TILE ROOF TO MATCH EXISTING

LOWER LEVEL OF PARKING

NORTH ELEVATION

STUCCO COLUMNS TO MATCH EXISTING

TILE ROOF TO MATCH EXISTING

BLACK WIRE FENCE SIMILAR TO EXISTING TENNIS COURT FENCING

SOUTH ELEVATION

TENNIS BUILDING ROOF TO MATCH EXISTING

STAIR ELEVATOR

WOOD TRELLIS

STUCCO COLUMNS TO MATCH EXISTING

BLACK WIRE FENCE SIMILAR TO EXISTING TENNIS COURT FENCING

TENNIS DECK LEVEL

ENTRY LEVEL

LOWER LEVEL

WEST ELEVATION

ALL MATERIALS TO MATCH EXISTING BUILDING

BLACK WIRE FENCE SIMILAR TO EXISTING TENNIS COURT FENCING

STUCCO COLUMNS TO MATCH EXISTING

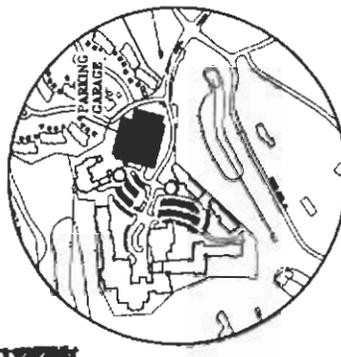
TILE ROOF TO MATCH EXISTING

LOWER LEVEL OF PARKING

EAST ELEVATION

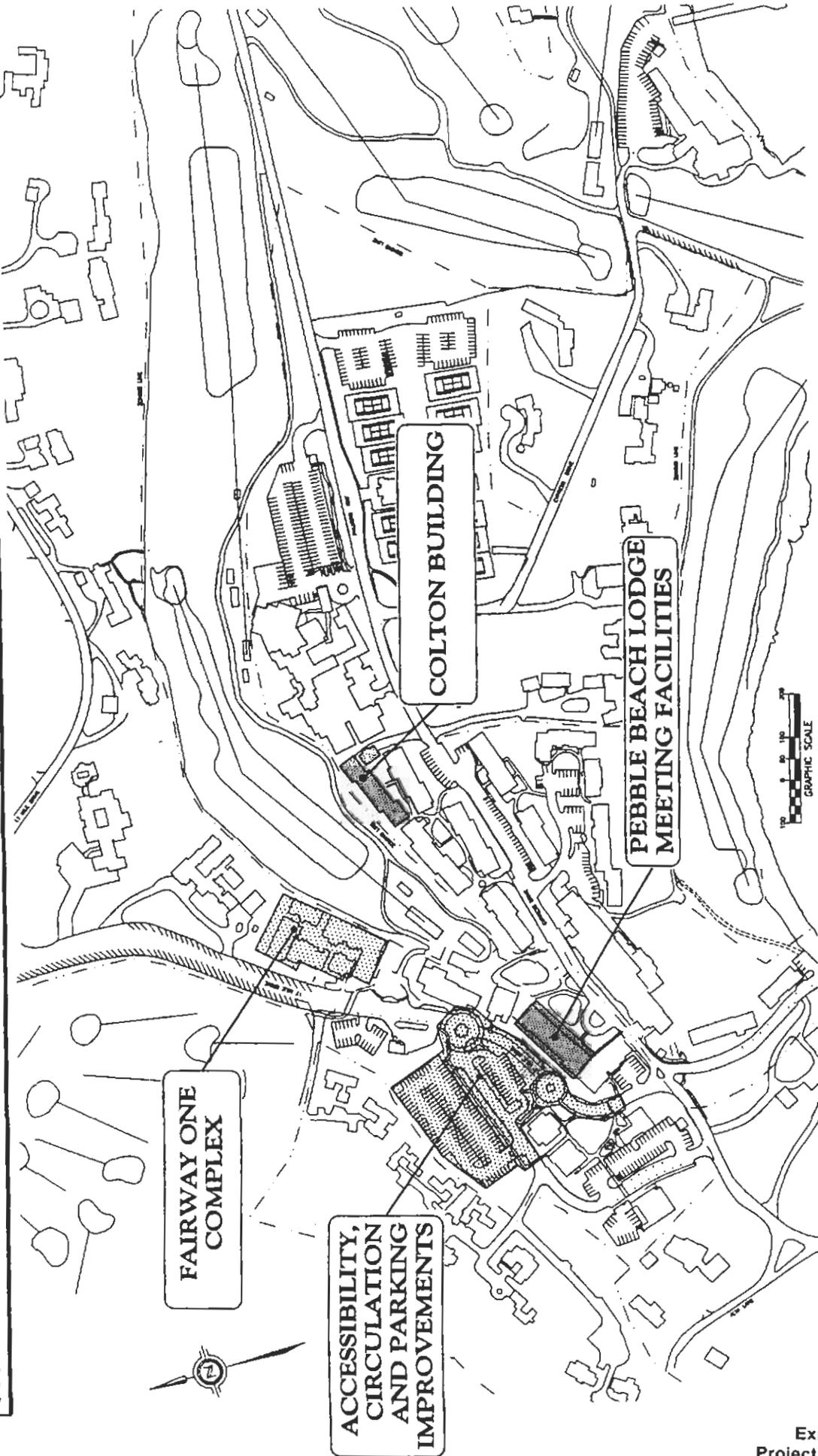


**SPANISH BAY EXPANSION
 PARKING STRUCTURE, TENNIS
 COURTS, CLUBHOUSE**



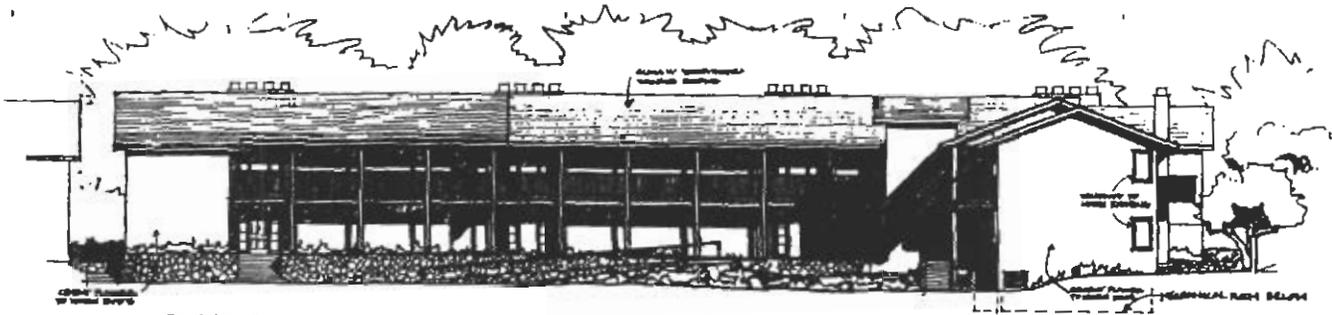
© 2002 PEBBLE BEACH COMPANY, ALL RIGHTS RESERVED

FIGURE 7: THE LODGE AT PEBBLE BEACH DEVELOPMENT AREAS

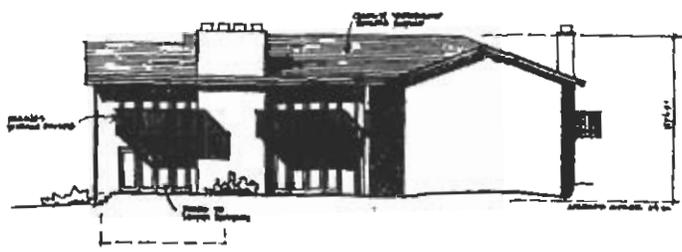


<p>Gardner Development Company 8 Alvin Wilkins 10000 Wilshire Blvd., Suite 400 Culver City, California 90230 CA, U.S.A. (310) 309-1000 (310) 309-1001</p>	<p>WWD CORPORATION 10000 Wilshire Blvd., Suite 400 Culver City, California 90230 CA, U.S.A. (310) 309-1000 (310) 309-1001</p>	<p>Lorabardo & Gillies A PROFESSIONAL LANDSCAPE ARCHITECTURE FIRM 10000 Wilshire Blvd., Suite 400 Culver City, California 90230 CA, U.S.A. (310) 309-1000 (310) 309-1001</p>	<p>PEBBLE BEACH COMPANY 14250 S.W. 10th Street BOCA RATON, FLORIDA 33433 (561) 995-1000</p>	<p>THE LODGE AT PEBBLE BEACH DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN</p>
---	--	--	---	---

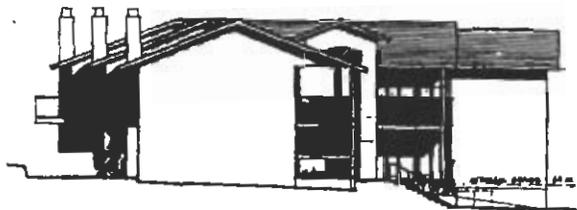
1 Pebble Beach Lodge Colton Building Floor Plan, PB-16 SITE-FLOOR PLAN, 08/09/2002 03:20:12 PM, jma, EYSON BYRON Photo 1280, US B 11 x 17 in. 1:2 14126



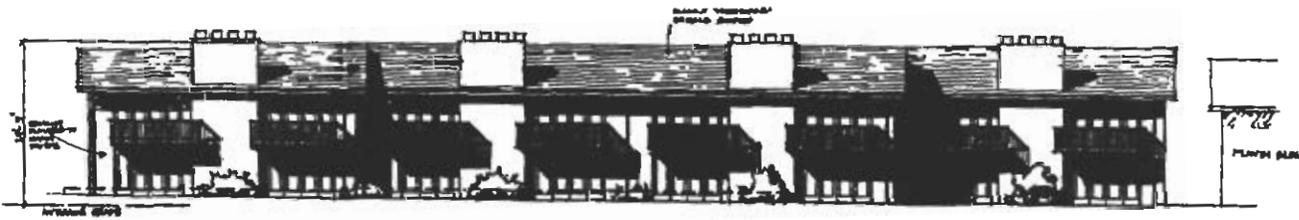
South Elevation



East Elevation



West Elevation



North Elevation



**FLETCHER+
HARDOIN**
ARCHITECTS
769 PACIFIC STREET
MONTEREY, CALIFORNIA
831-373-5855

PEBBLE BEACH LODGE
EXPANSION - COLTON
BUILDING



**Carmel
Development
Company**

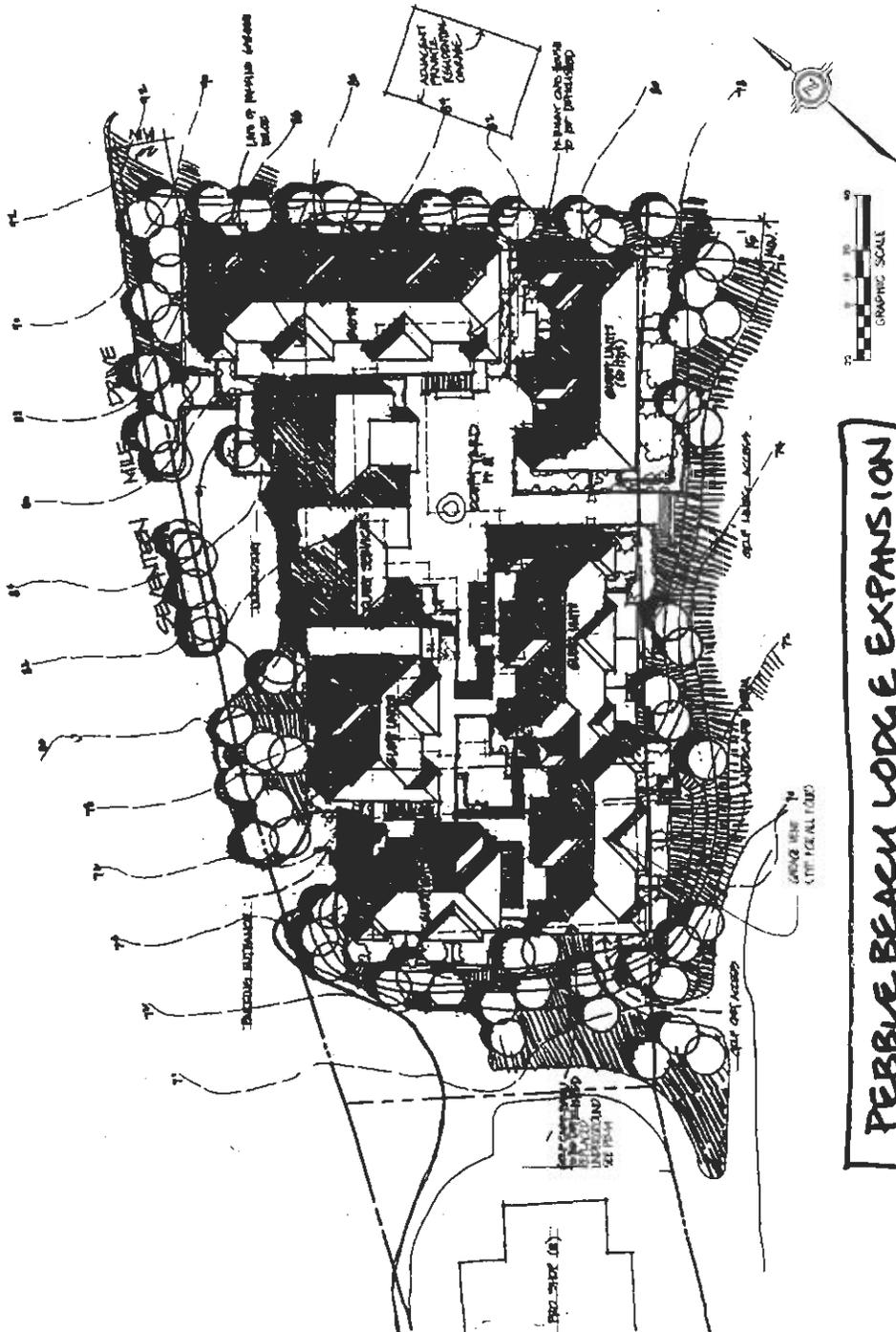
R. Alan Williams
Post Office Box 450
Carmel, California 93921
CA Lic. #84304
(831) 625-1066

WWD CORPORATION
ENGINEERING - SURVEYING
PLANNING - CONSULTANTS
2801 MONTEREY-SALINAS HIGHWAY, MONTEREY, CALIFORNIA 93940
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EMAIL: WWD@WWDENGINEERING.COM

Lombardo & Gilles
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SALINAS, CALIFORNIA
831-754-2444
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LE-84-008
BALANCE HYDROLOGICS
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SUNOLY, CALIFORNIA 94967
831-327-0777
ZANDEL AND ASSOCIATES
110 S. LAKE A
WATSONVILLE, CALIFORNIA 95095
(408) 847-4173

PACIFIC SOIL
415 E. 15TH ST
NATIONAL CT
94947-0001
FISH AND
2000 W. CALIFORNIA AVE
SUNOLY, CALIFORNIA 94967
831-327-0777
HARDY
110 S. LAKE A
WATSONVILLE, CALIFORNIA 95095
(408) 847-4173



**PEBBLE BEACH LODGE EXPANSION
FAIRWAY ONE COMPLEX**

FLETCHER+HARDON
ARCHITECTS
760 PACIFIC STREET
MONTEREY, CALIFORNIA
831-373-0800

Carmel Development Company

K. Abn Williams
PEPPERWOOD, INC.
Carmel, California 95008
415-466-0404
501-173-1800

WWD CORPORATION
ARCHITECTS
1000 CALIFORNIA STREET
SAN FRANCISCO, CALIFORNIA 94108
415-774-1100

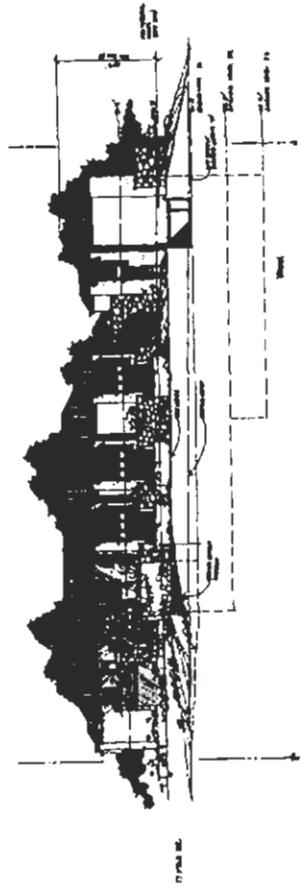
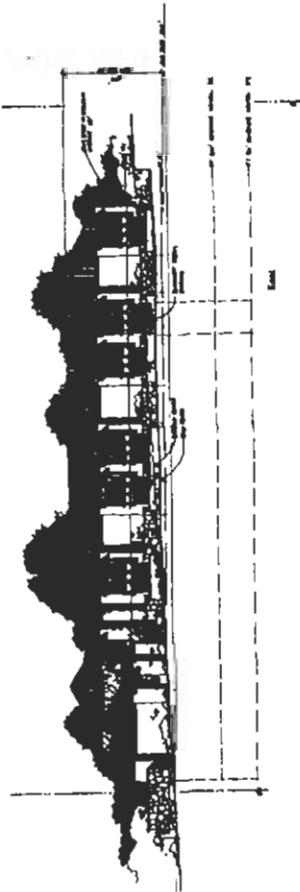
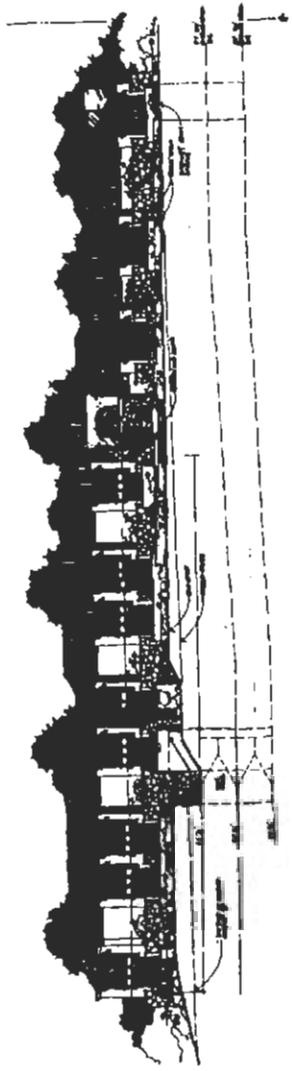
Lombardo & Gillies
ARCHITECTS
1000 CALIFORNIA STREET
SAN FRANCISCO, CALIFORNIA 94108
415-774-1100

PEPPERWOOD COMMUNITY
1000 CALIFORNIA STREET
SAN FRANCISCO, CALIFORNIA 94108
415-774-1100

PEBBLE BEACH COMPANY
P.O. BOX 100
PEBBLE BEACH, CALIFORNIA 95561
415-318-1100

THE LODGE AT PEBBLE BEACH
DEVELOPMENT AND DESIGN PLAN
FAIRWAY ONE COMPLEX
CONCEPT PLAN

PB-11
DATE: MAY 1, 2002



**PEBBLE BEACH LODGE EXPANSION
FAIRWAY ONE COMPLEX**

South
(Facing East Courtyard)



**FITCHER+
HARDON**
ARCHITECTS
260 PACIFIC STREET
MONTEREY, CALIFORNIA
831-573-5855

**Carmel
Development
Company**
R. Alan Williams
Principal
Carmel, California 95018
415-623-1800

WWD CORPORATION
CONSTRUCTION
MANAGEMENT
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SAN FRANCISCO, CA 94108
415-774-1100

**Lombardo
& Gilles**
A PROFESSIONAL LAND DEVELOPMENT FIRM
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SAN FRANCISCO, CA 94108
415-774-1100

PEBBLE BEACH COMPANY
P.O. BOX 204, PEBBLE BEACH, CALIFORNIA 95029
415-623-1800
www.pebblebeach.com

PEBBLE BEACH COMPANY
P.O. BOX 204, PEBBLE BEACH, CALIFORNIA 95029
415-623-1800
www.pebblebeach.com

THE LODGE AT PEBBLE BEACH
DEVELOPMENT AND DEVELOPMENT PLAN
FAIRWAY ONE COMPLEX
ELEVATIONS AND GARAGE SECTIONS

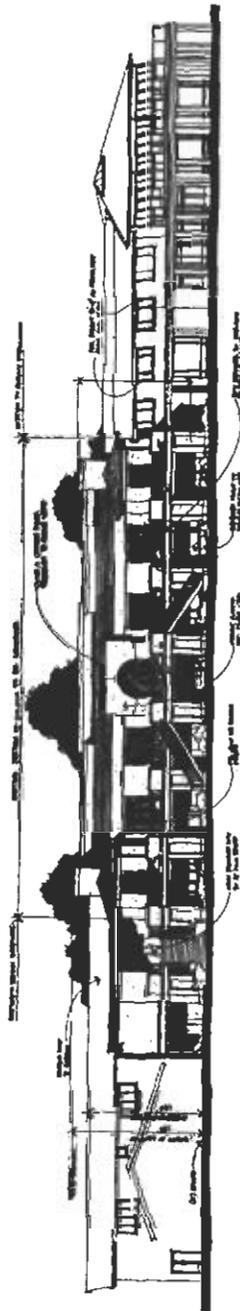
PB-12
REV. JULY 1, 2002



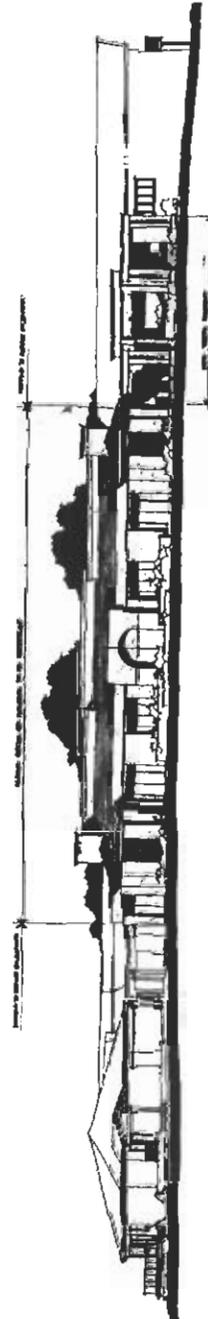
EXISTING NORTH ELEVATION (FROM LOWER LODGE)



EXISTING SOUTH ELEVATION (FROM 17 MILE DRIVE)



NORTH ELEVATION (FROM LOWER LODGE)



SOUTH ELEVATION (FROM 17 MILE DRIVE)

PEBBLE BEACH LODGE EXPANSION - MEETING FACILITIES

FLETCHER+HARDON
ARCHITECTS
The Pacific Division
of HOK Inc.
San Francisco, California
(415) 774-2000

Garrod Development Company
R. Alan Williams
President
10000 Wilshire Blvd., Suite 1000
Los Angeles, CA 90024
(310) 206-1000

WWD ASSOCIATION
PLANNING CONSULTANTS
10000 Wilshire Blvd., Suite 1000
Los Angeles, CA 90024
(310) 206-1000

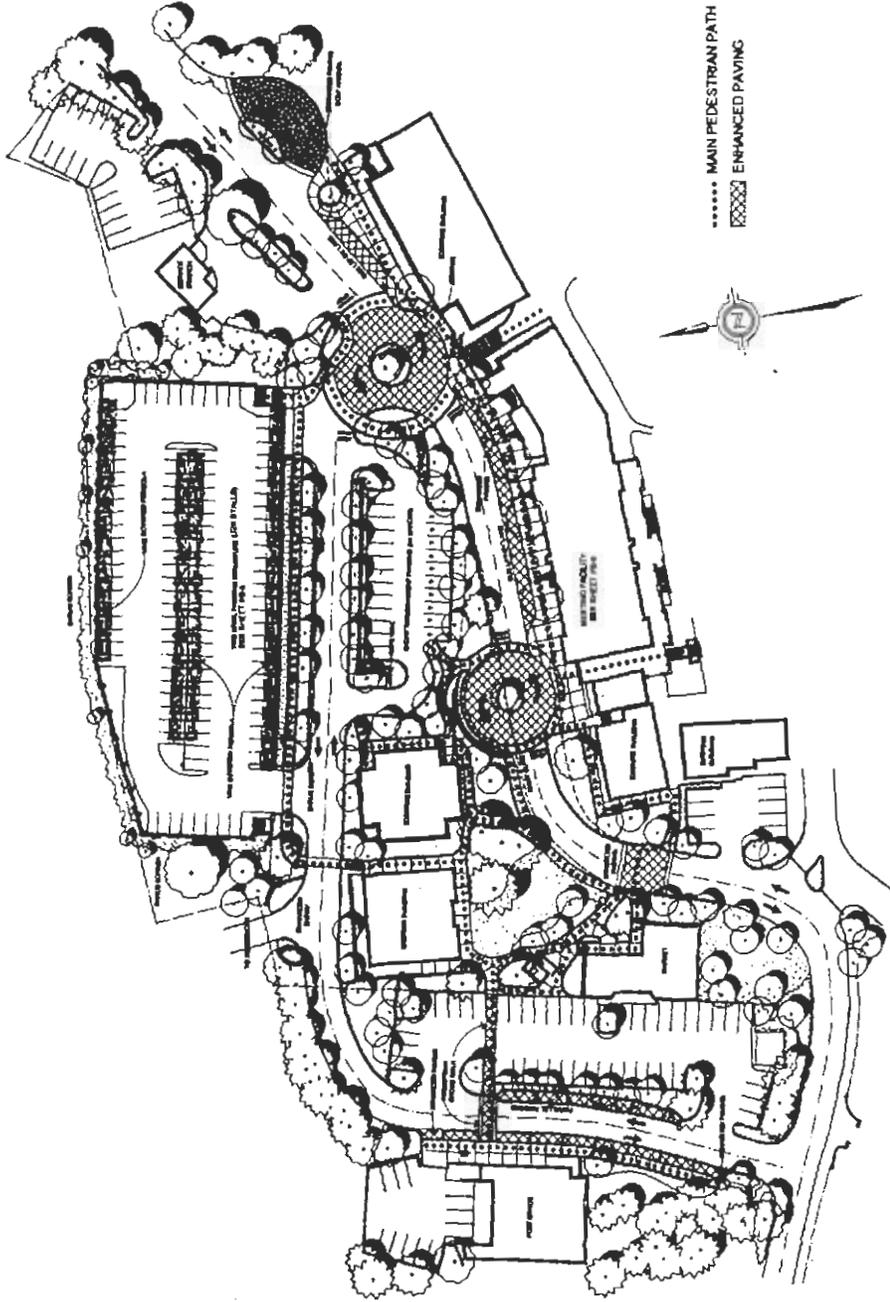
Lombardo Gillies
ARCHITECTS
10000 Wilshire Blvd., Suite 1000
Los Angeles, CA 90024
(310) 206-1000

PEBBLE BEACH COMPANY
P.O. BOX 181, PEBBLE BEACH, CALIFORNIA 93959
TEL: (408) 326-2200
FAX: (408) 326-2200

PEBBLE BEACH COMPANY
P.O. BOX 181, PEBBLE BEACH, CALIFORNIA 93959
TEL: (408) 326-2200
FAX: (408) 326-2200

THE LODGE AT PEBBLE BEACH
DEVELOPMENT PRESERVATION AND DEVELOPMENT PLAN
MEETING FACILITIES
ELEVATIONS

PB-8
DT: ALL 1.2002



PEBBLE BEACH LODGE AREA PARKING AND CIRCULATION IMPROVEMENTS

THE LODGE AT PEBBLE BEACH
 DEL Norte Forest Preservation and Enhancement Plan
 ACCESSIBILITY, CIRCULATION AND
 PARKING IMPROVEMENTS
 CONCEPT PLAN
 PB-4
 01.11.11.2012

PEBBLE BEACH COMPANY
 1000 JEFFERSON AVENUE
 SAN JOSE, CALIFORNIA 95128
 (408) 253-1000

FOR INFORMATION ONLY
 THE ARCHITECTURE
 ARCHITECTS
 1000 JEFFERSON AVENUE
 SAN JOSE, CALIFORNIA 95128
 (408) 253-1000

Lombardo
 & Gilles
 A PROFESSIONAL LANDSCAPE ARCHITECTURE FIRM
 1000 JEFFERSON AVENUE
 SAN JOSE, CALIFORNIA 95128
 (408) 253-1000

WWD CORPORATION
 1000 JEFFERSON AVENUE
 SAN JOSE, CALIFORNIA 95128
 (408) 253-1000

K. Alan Williams
 PEEL 0075, 008, 009
 CALIFORNIA, 1992-21
 CALIFORNIA, 1992-21
 CALIFORNIA, 1992-21

Gaming
 Development
 Company
 407 South Olive Street • Suite 400
 Los Angeles, California 90013
 213.475.1000

CONTRACTORS
 Landscape Architecture • Urban Design • Planning
 407 South Olive Street • Suite 400
 Los Angeles, California 90013
 213.475.1000

Exhibit B
 Project Plans



GOLF COTTAGES

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GC-15
DATE: MAY 1, 2012

GOLF COURSE
DEVELOPMENT AND DEVELOPMENT PLAN
GOLF COTTAGES
SITE PLAN

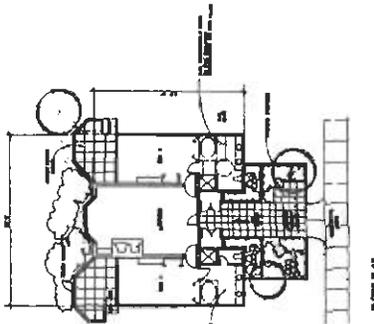
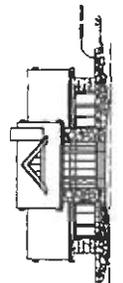
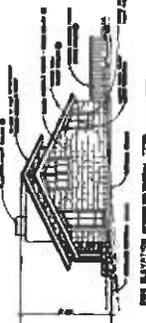
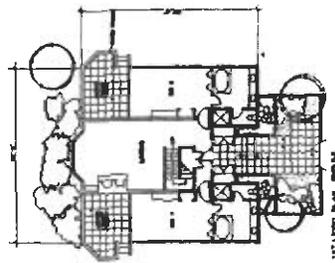
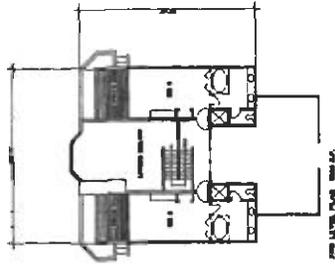
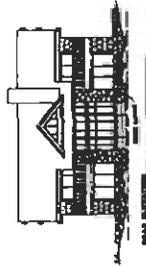
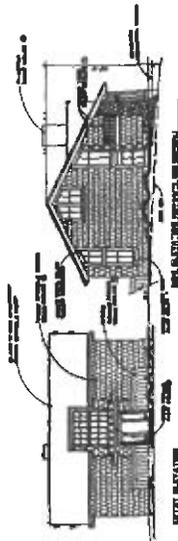
PERLE BEACH COMPANY
700 1ST ST. N. BEND, MN 55105
TEL: 763-434-1111 FAX: 763-434-1112
WWW.PERLEBEACH.COM

Lozano & Gilles
A PROFESSIONAL LANDSCAPE ARCHITECTURE FIRM
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WWW.LGARCHITECTURE.COM

WWD CORPORATION
1000 1ST ST. N. BEND, MN 55105
TEL: 763-434-1111 FAX: 763-434-1112
WWW.WWD-CORP.COM

Carmel Development Company
R. Abn Wilkins
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WWW.CDMCO.COM

W. A. CRICCIOLI PLANNING, INC.
ARCHITECTURE PLANNING DESIGN
2704 Gateway, Bend, OR 97701
TEL: 531-649-3010 FAX: 531-649-4310



GOLF COTTAGES

SHAW ARCHITECTURAL PLANNING, INC.
 ARCHITECTURAL PLANNING URBAN DESIGN
 220A Gateway Ave. Northridge, CA 91340
 TEL 818 946-3013 FAX 818 946-4310

Camel Development Company
 K. Alan Williams
 Pres. Office 800-42
 Central California 9917
 6701 N. 40th
 OLYMPIA, WA 98512

WWD CORPORATION
 WOODWORKING
 1800 WOODBURN AVENUE
 PHOENIX, ARIZONA 85016
 TEL 602-944-1111 FAX 602-944-1111

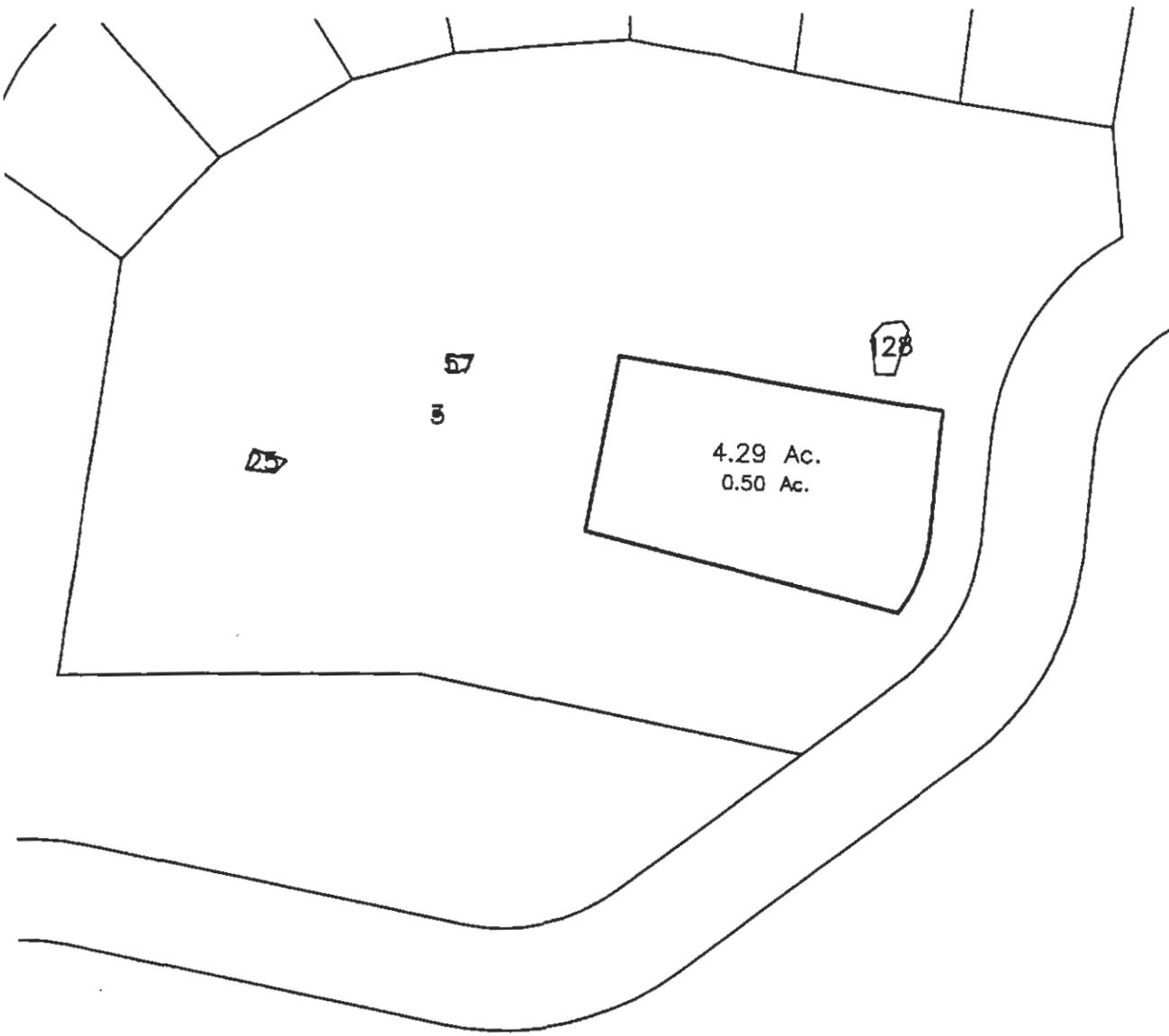
Lombardo Sicilies
 A PROFESSIONAL LAND ARCHITECTURE
 11111 W. 10th Avenue
 Suite 100
 Golden, CO 80401
 TEL 303-440-1111 FAX 303-440-1111

PEBBLE BEACH COMPANY
 2200 S. PEPPER BLVD., SUITE 100
 SAN ANTONIO, TEXAS 78204
 TEL 512-343-1111 FAX 512-343-1111

PEBBLE BEACH COMPANY
 2200 S. PEPPER BLVD., SUITE 100
 SAN ANTONIO, TEXAS 78204
 TEL 512-343-1111 FAX 512-343-1111

GOLF COURSE
 DEL. MONTI FOREST PRESERVATION AND DEVELOPMENT PLAN
 GOLF COTTAGES
 FLOOR PLAN AND ELEVATIONS

GC-16
 04/11/88

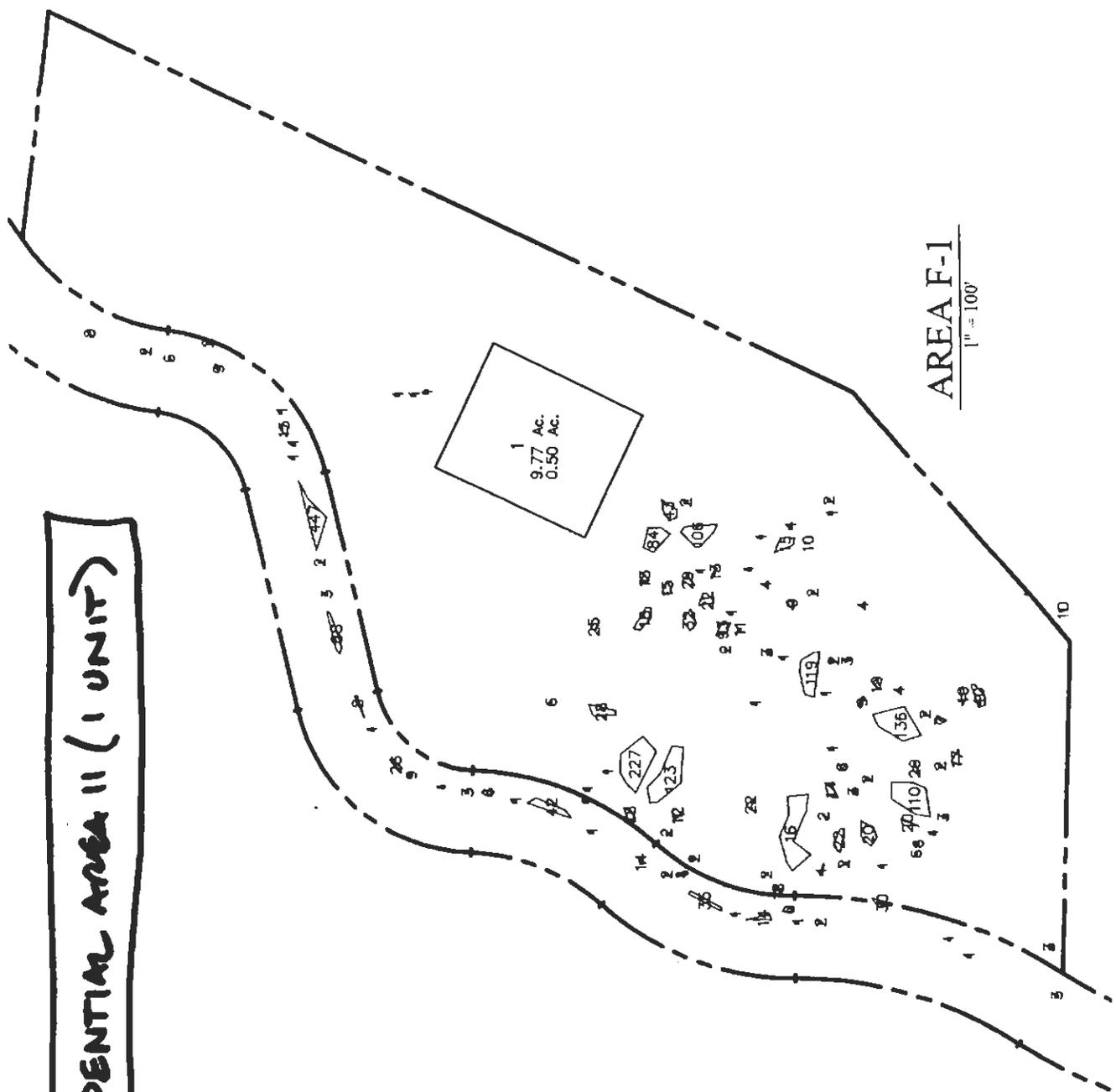


AREA J

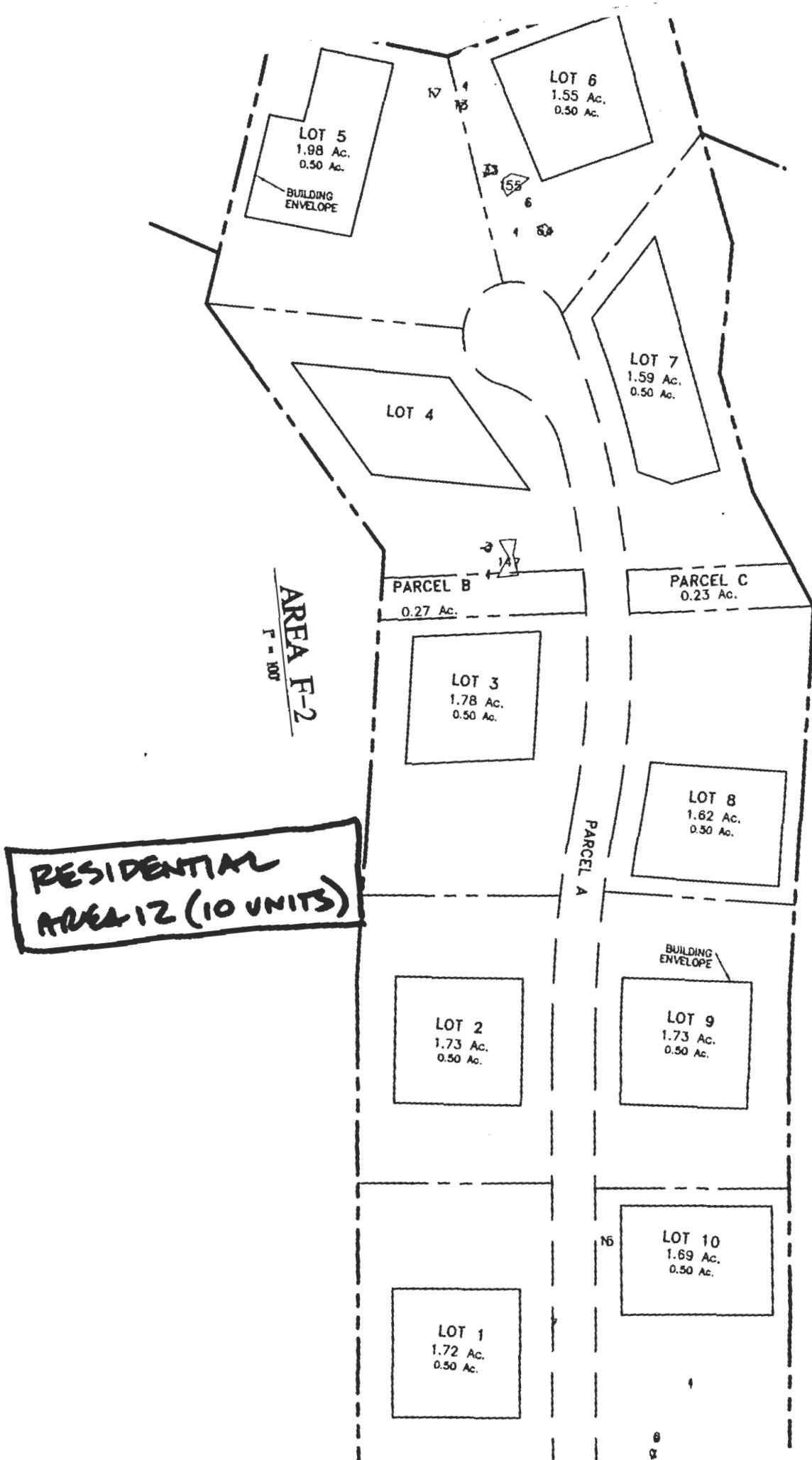
1" = 100'

RESIDENTIAL AREA 8 (1 UNIT)

RESIDENTIAL AREA II (1 UNIT)

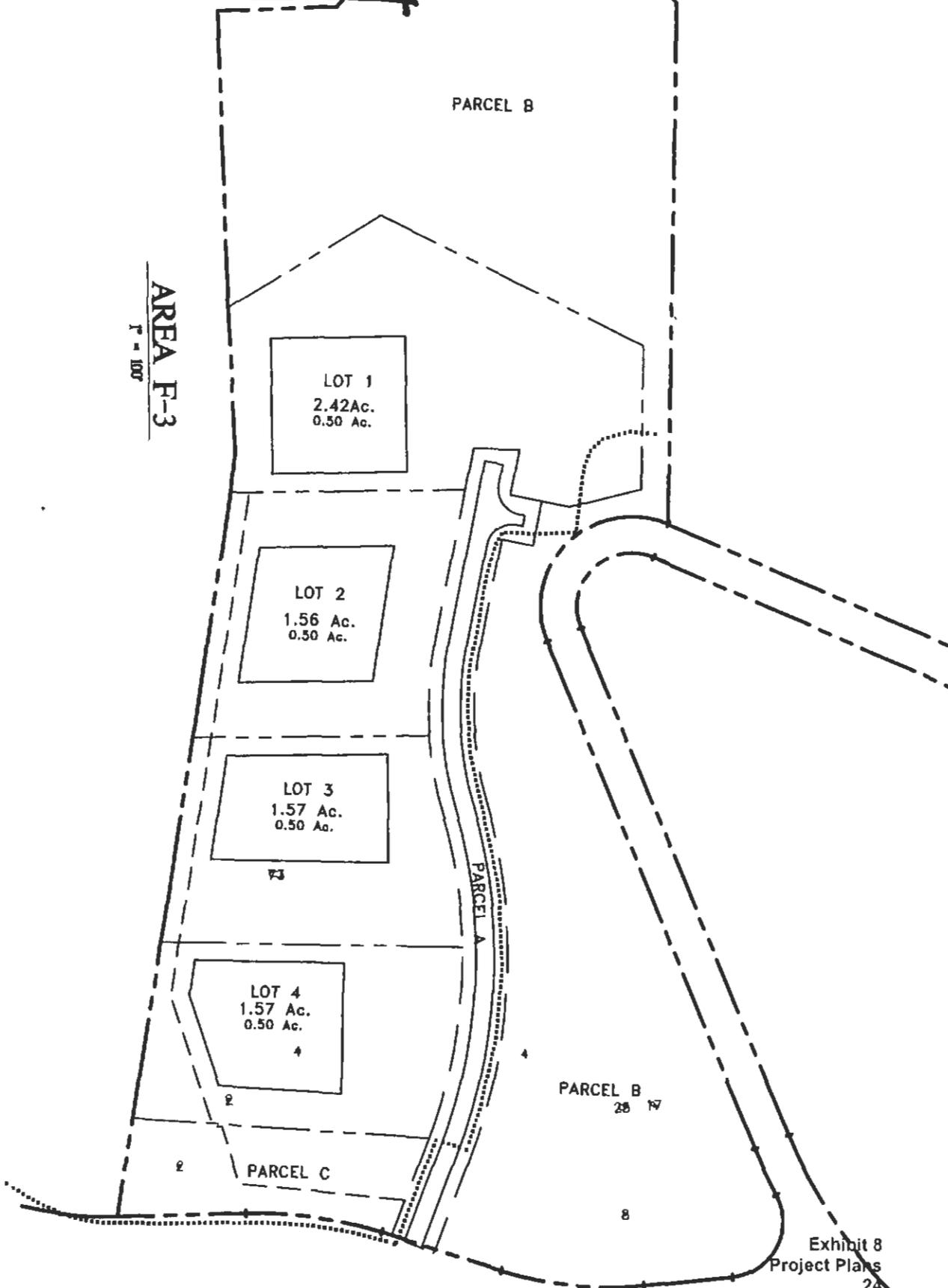


AREA F-1
1" = 100'



**RESIDENTIAL AREA 13
(4 UNITS)**

AREA F-3
1" = 100'



RESIDENTIAL AREA 14 (11 UNITS)

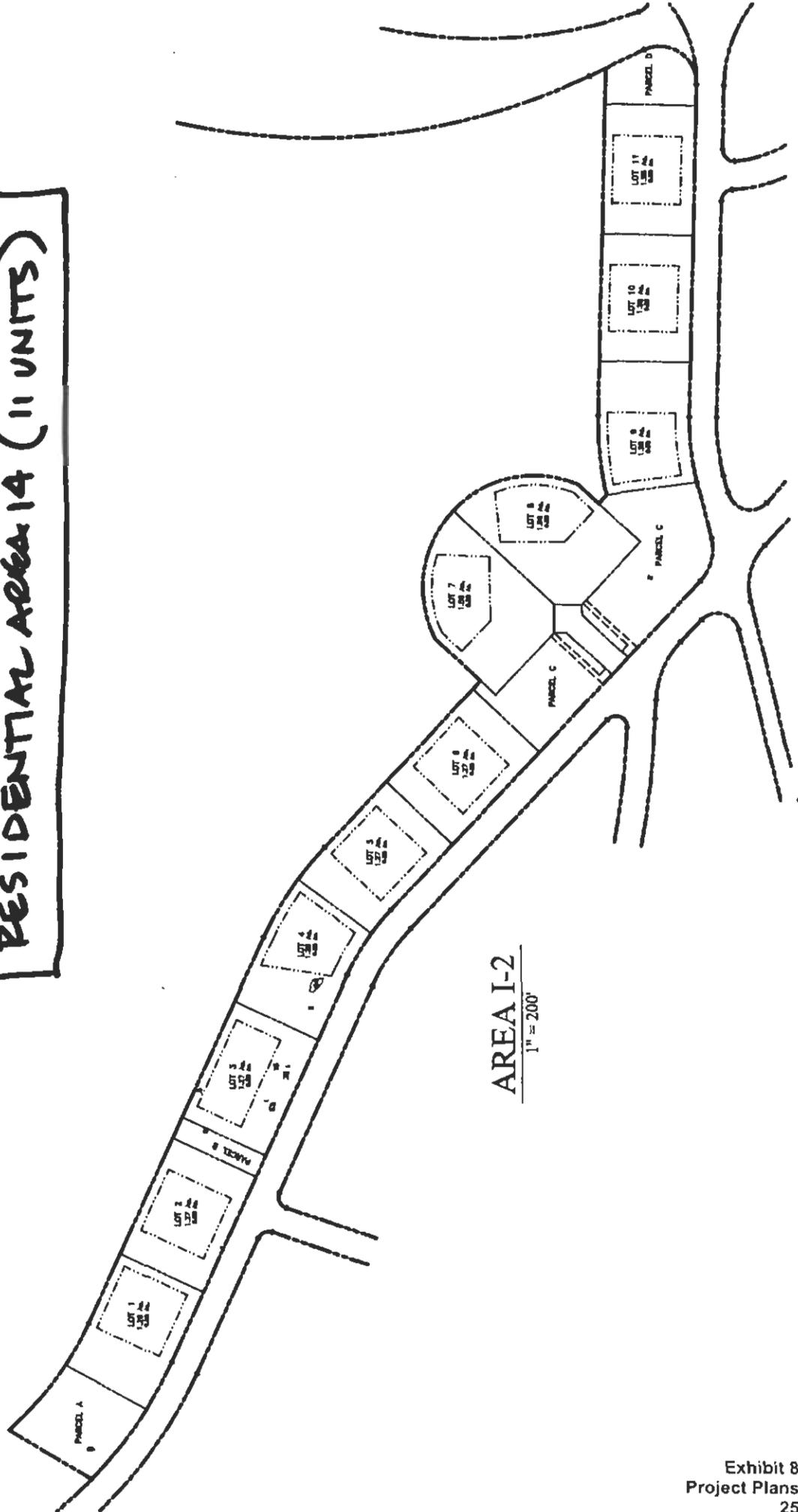
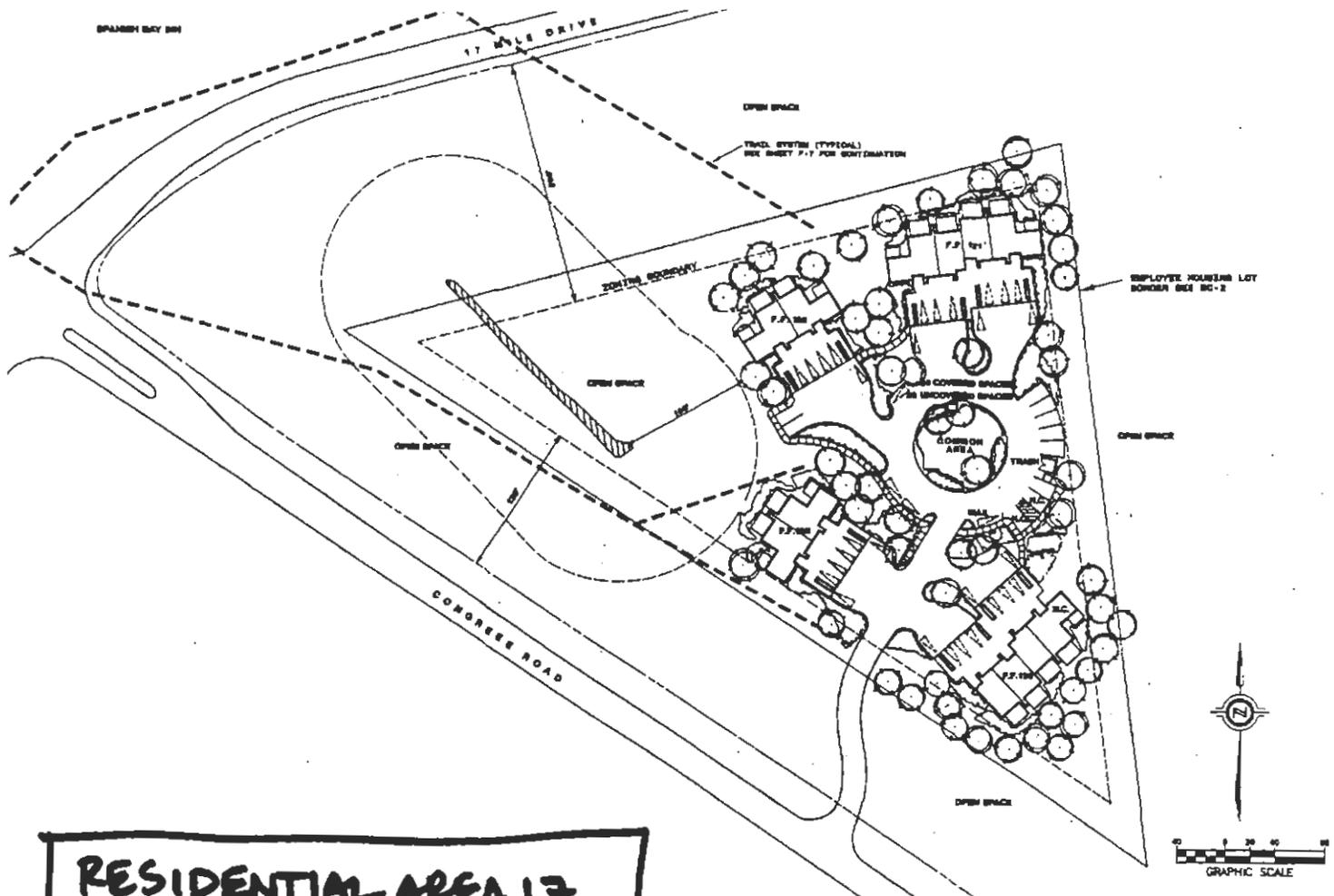
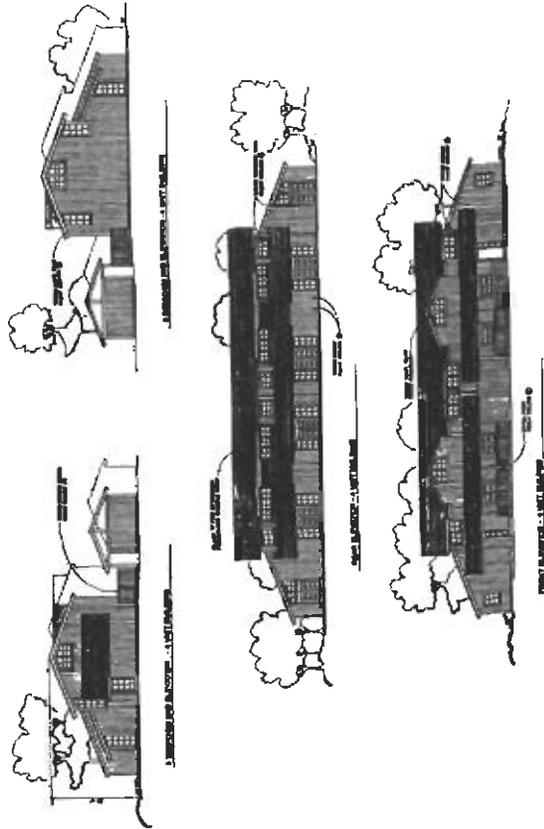


FIGURE 6: SPANISH BAY EMPLOYEE HOUSING SITE PLAN

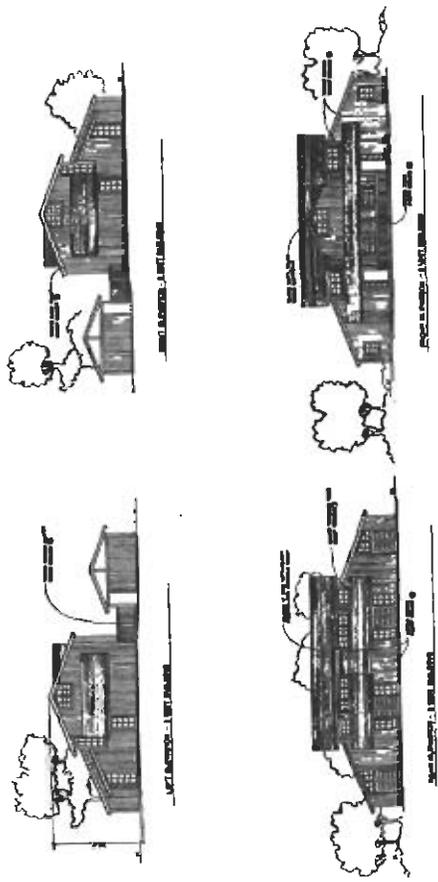


**RESIDENTIAL AREA 17
(12 UNITS (MFR))**

	R. Alan Williams For Office Use or Limited Circulation CA 10, 10/10/00 001 10/10/00						SPANISH BAY DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN EMPLOYEE HOUSING SITE PLAN
--	---	--	--	--	--	--	--



4 UNIT BUILDING



2 UNIT BUILDING

**RESIDENTIAL AREA 17
(12 UNITS (MFE))**



UPPER FLOOR PLAN
(TOP UNIT PLAN)



WWD CONSULTANTS, INC.
 ARCHITECTURE • PLANNING • URBAN DESIGN
 220A Gateway Row Monterey, CA 93940
 TEL 831 649-3013 FAX 831 649-4312

R. Alan Williams
 Principal
 Carmel Development Company
 1000 Highway 101
 Carmel, CA 93921
 831-655-7000

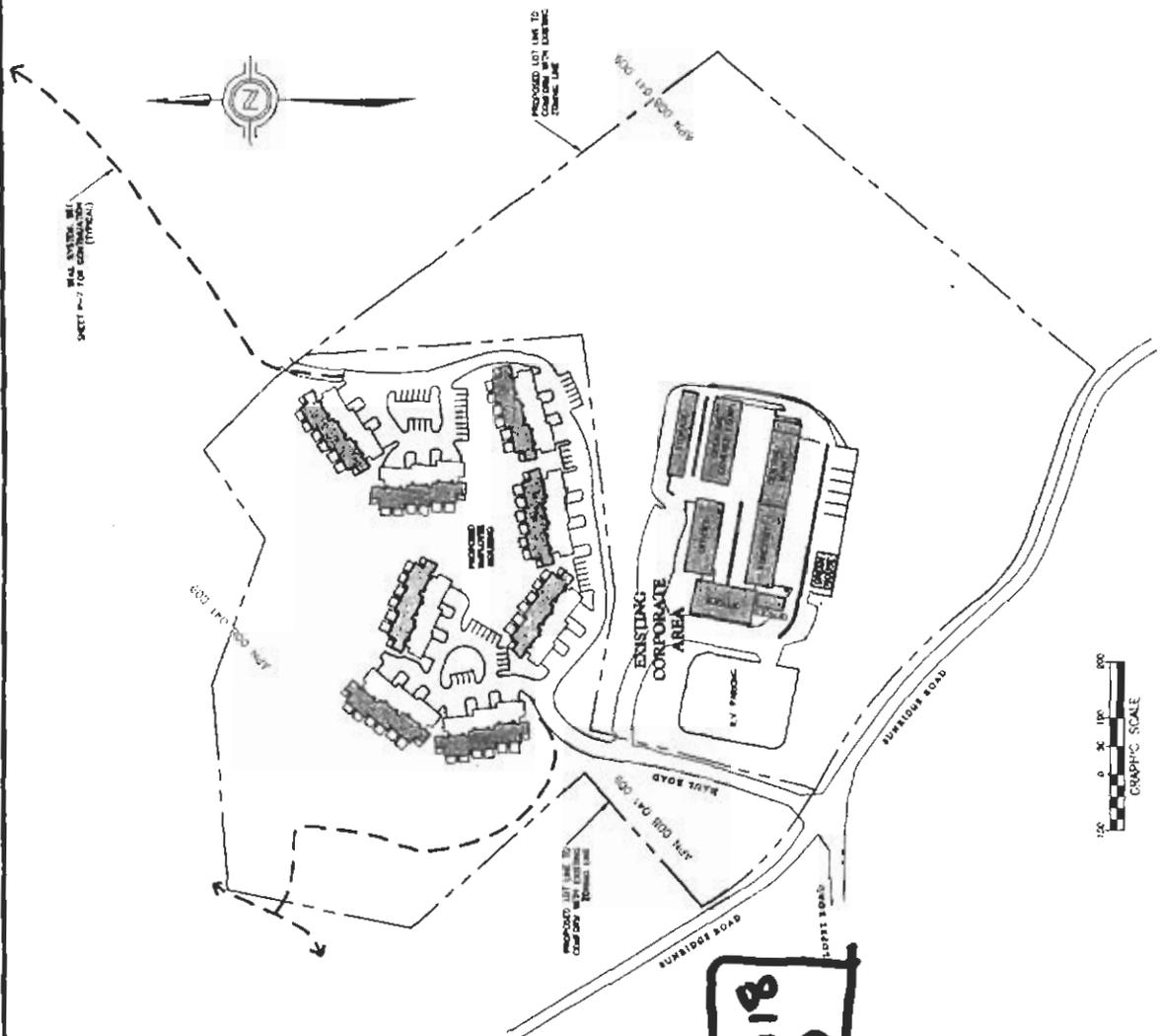
WWD CONSULTANTS, INC.
 ARCHITECTURE • PLANNING • URBAN DESIGN
 220A Gateway Row Monterey, CA 93940
 TEL 831 649-3013 FAX 831 649-4312

Lombardo & Gilles
 ARCHITECTS
 1000 Highway 101
 Carmel, CA 93921
 831-655-7000

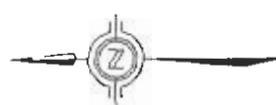
PEBBLE BEACH COMPANY
 24250 VIA PEBBLE BEACH, CALIFORNIA 93953
 (408) 325-8000

SPANISH BAY
 BOLLING-FORREST PRESERVATION AND DEVELOPMENT PLAN
 EMPLOYEE HOUSING
 ELEVATIONS

SB-15
 DATE: JULY 4, 2002



SEE OTHER SHEETS FOR CONTIGUOUS (PROJECTS)



PROPOSED LOT LINE TO CORRELATE WITH EXISTING ZONING MAP

PROPOSED LOT LINE TO CORRELATE WITH EXISTING ZONING MAP

PROPOSED LOT LINE TO CORRELATE WITH EXISTING ZONING MAP

EXISTING CORPORATE AREA

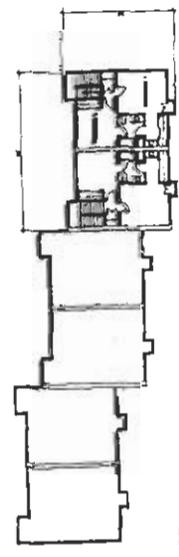
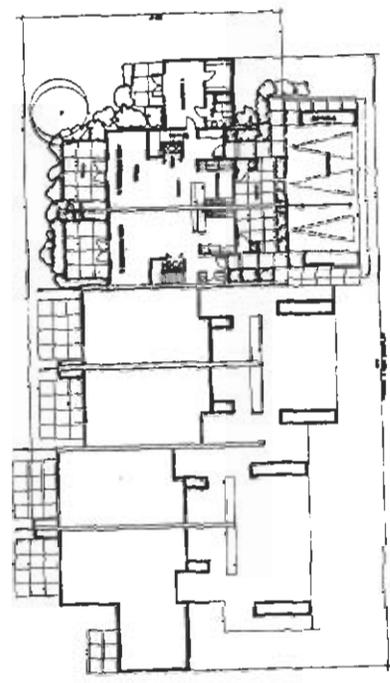
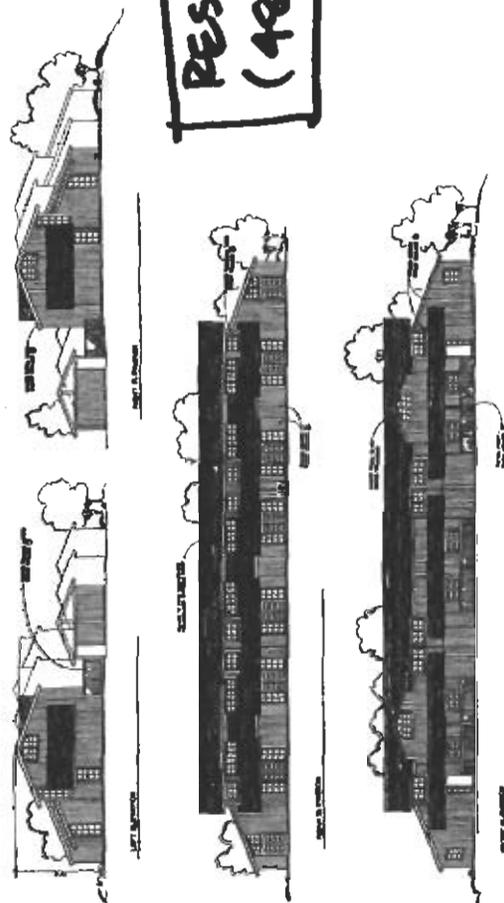
**RESIDENTIAL AREA 18
(48 UNITS (MFR))**



<p>Carmel Development Company R. Alan Williams 1000 Camino del Rio East, Suite 400 San Diego, California 92108 Tel: 619-594-1000 Fax: 619-594-1001</p>	<p>WWD CONSULTATION WILLIAM WILSON & ASSOCIATES 1000 Camino del Rio East, Suite 400 San Diego, California 92108 Tel: 619-594-1000 Fax: 619-594-1001</p>	<p>Lombardi Scilles Lombardi Scilles & Associates 1000 Camino del Rio East, Suite 400 San Diego, California 92108 Tel: 619-594-1000 Fax: 619-594-1001</p>	<p>PEBBLE BEACH COMPANY P.O. BOX 100 PEBBLE BEACH, CALIFORNIA 93955 TEL: 408/318-1000 FAX: 408/318-1001</p>	<p>CORPORATE EMPLOYEE HOUSING DEPARTMENT FOR PRESERVATION AND DEVELOPMENT PLAN GENERAL DEVELOPMENT PLAN</p>	<p>CY-2 DATE: JULY 2002</p>
---	--	--	--	--	--

FLOOR PLANS AND ELEVATIONS

RESIDENTIAL AREA 18 (48 UNITS (MFE))



Garne Development Company
 R. Alan Williams
 President
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 (213) 475-1000

WWD CORPORATION
 CONSULTANTS
 1000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 (213) 475-1000

Lombardo & Gilles
 ARCHITECTS
 1000 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90024
 (213) 475-1000

PEBBLE BEACH COMPANY
 P.O. BOX 100
 PEBBLE BEACH, CALIFORNIA 95953
 (415) 425-1000

CORPORATE YARD
 DEL. MONT. FOR LISTS PRESERVATION AND DEVELOPMENT PLAN
 EMPLOYEE HOUSING
 FLOOR PLANS AND ELEVATIONS

CY-4
 DIST. JUL. 1, 1972

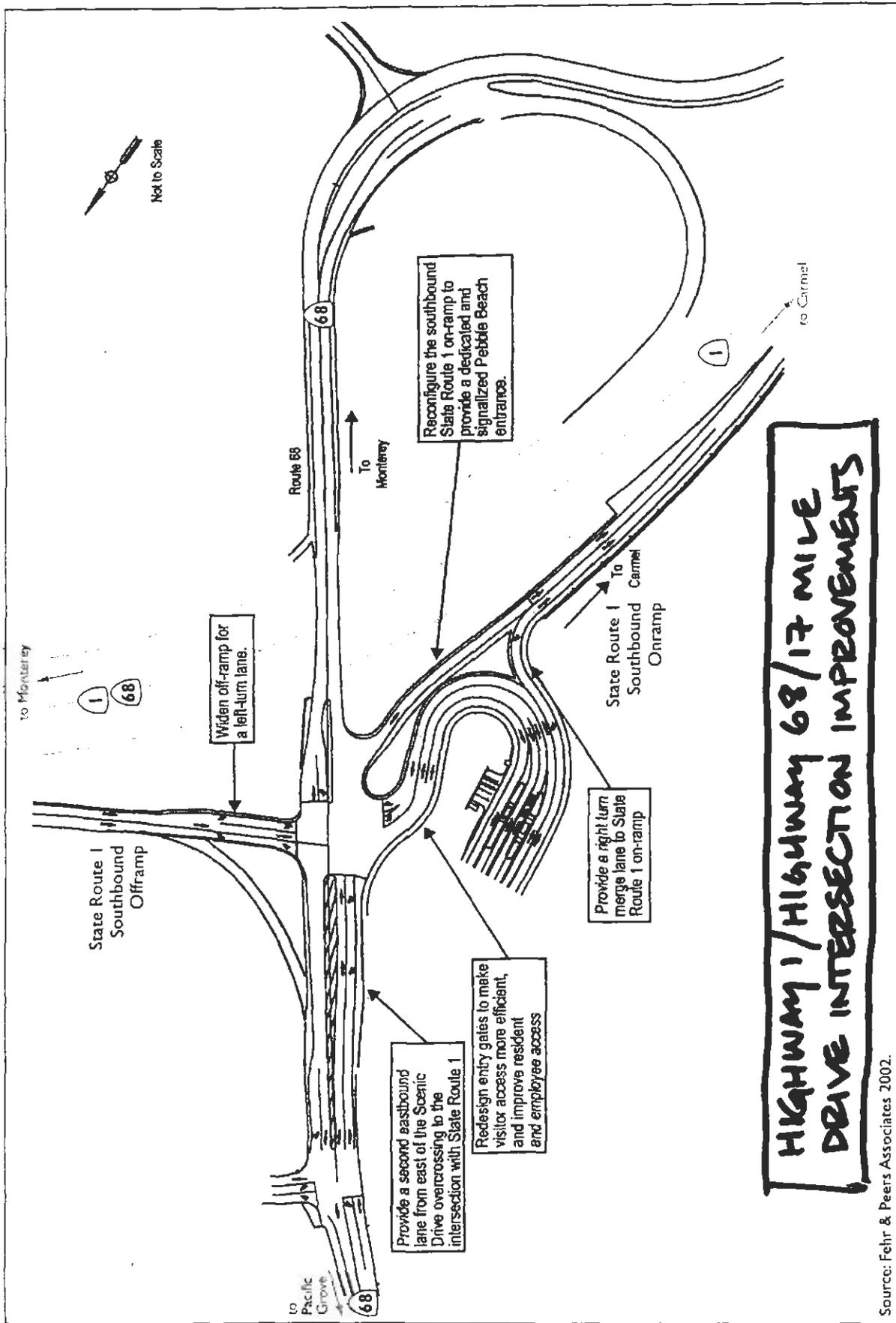


Figure 2.0-30
 State Route 1, State Route 68, and 17-Mile Drive
 Interchange Improvements

Figure 2.0-2
Development and Preservation Areas

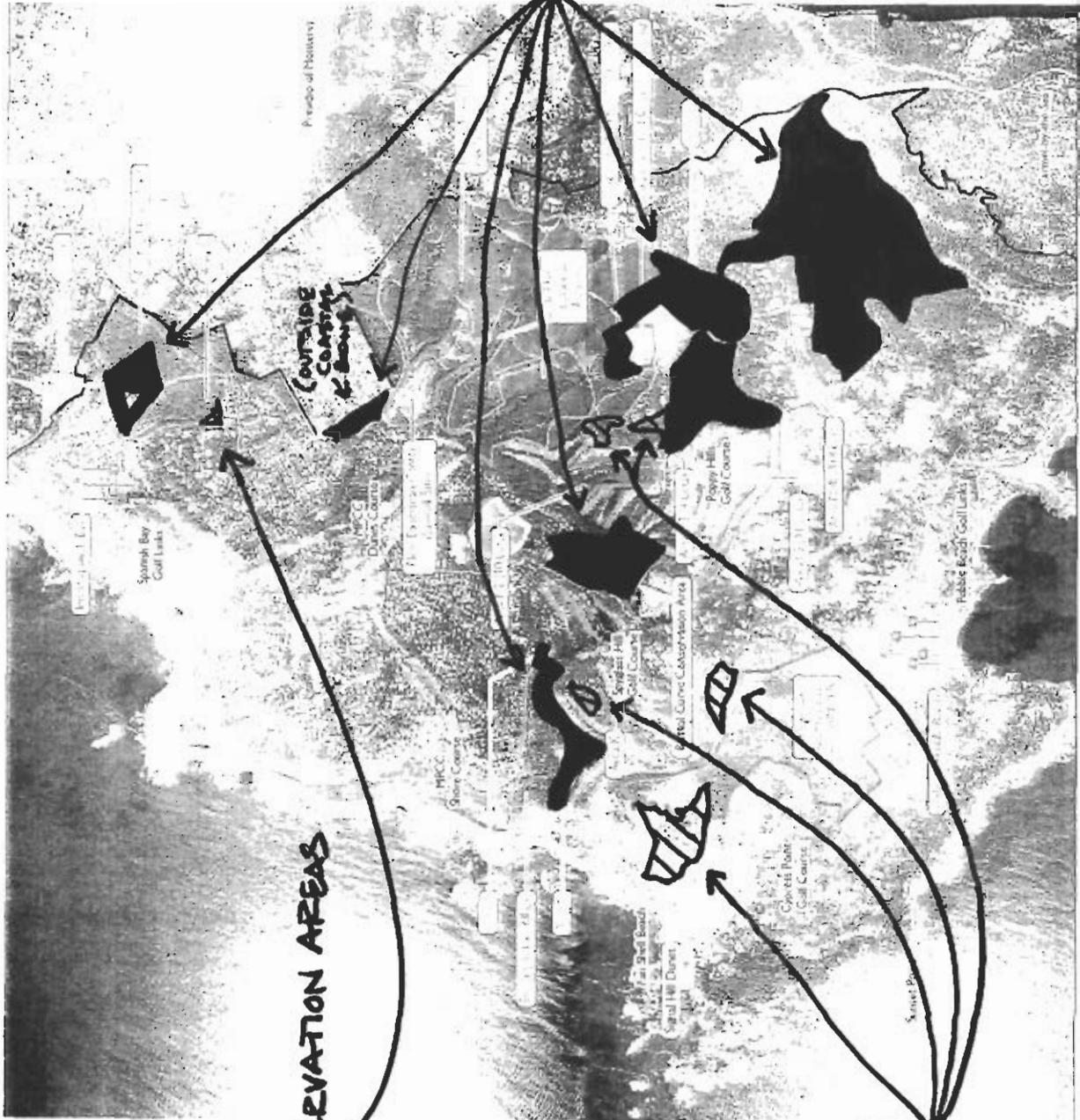
LEGEND

- Development Areas
- Preservation Areas (Existing)
- Preservation Areas (New)
- Conservation Areas
- Del Monte Forest Boundary

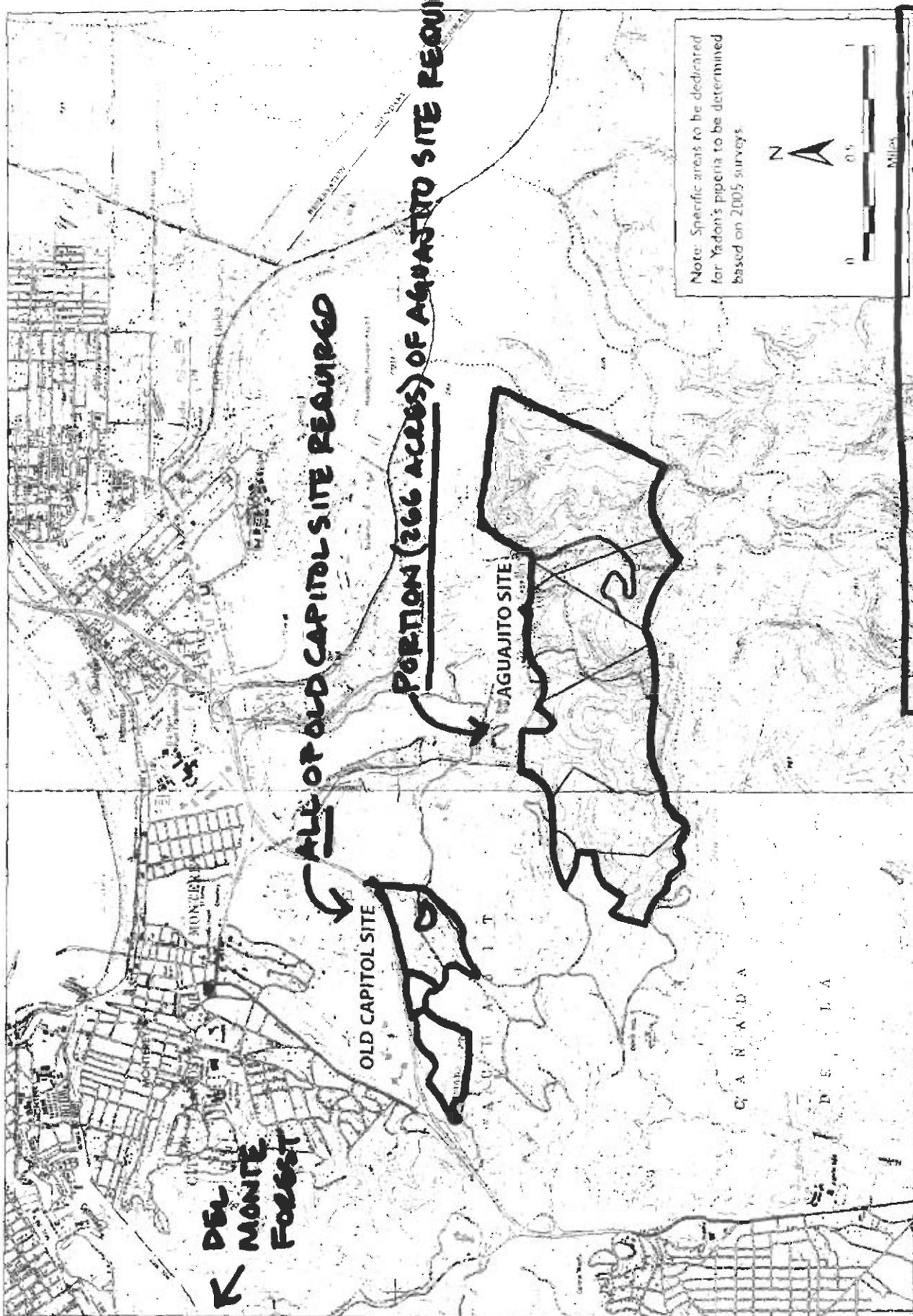
Note: Public lands's acreage was proposed several million acres in the proposed project. The project's management on the proposed golf courses, Spanish Bay, Diving Range (Area C), and the new Equinox's Course. These areas are not included in the figure but are available and discussed in the text.



Source: Data from: Frick, Keith (January 2002) "Development, Conservation and Preservation Areas in the Piedmont Region."



RESOURCE CONSERVATION & MANAGEMENT

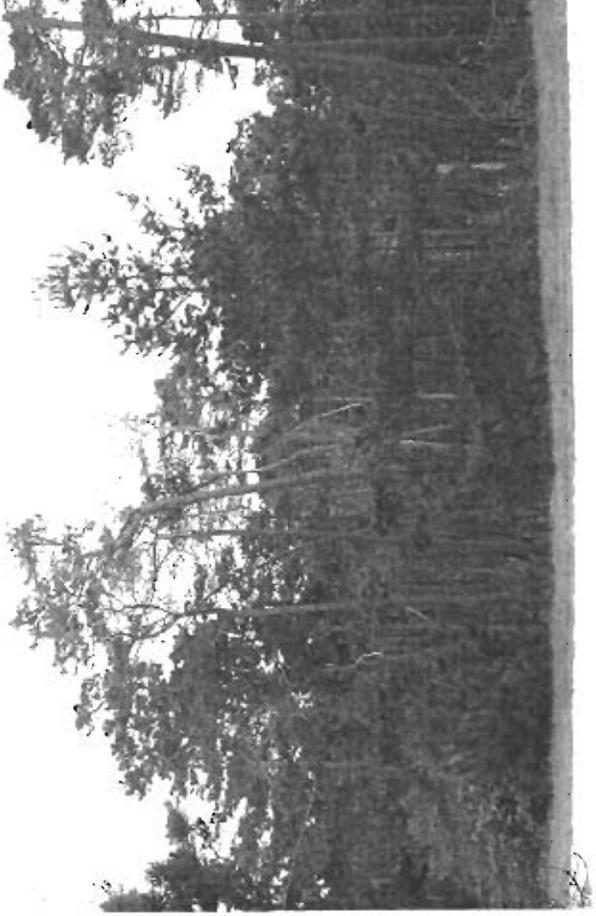


RESOURCE CONSERVATION & MANAGEMENT
 Figure E.5-1

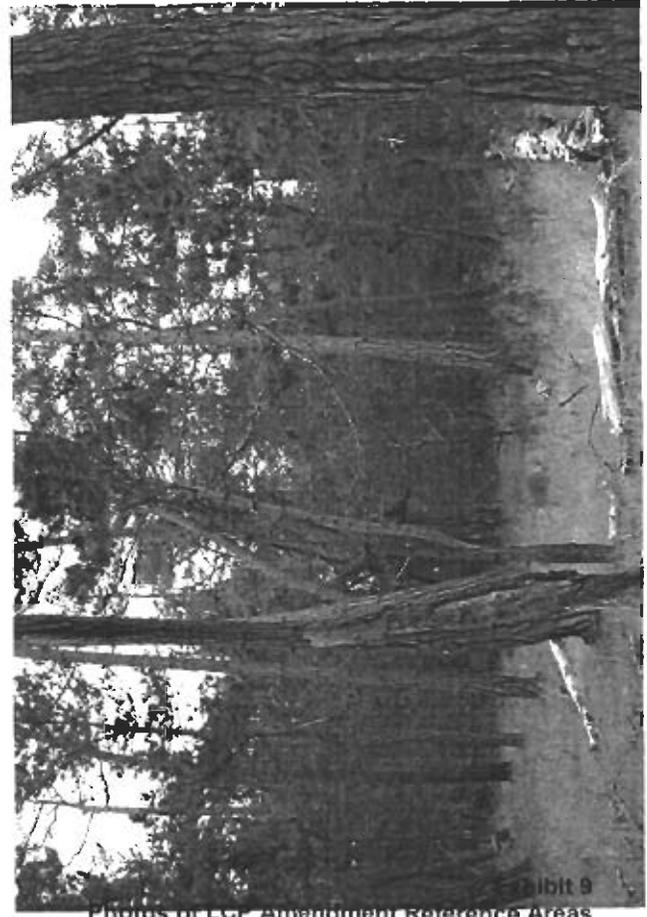
Location of Required Preservation Areas Outside the Del Monte Forest



Area 1: Air photo looking north



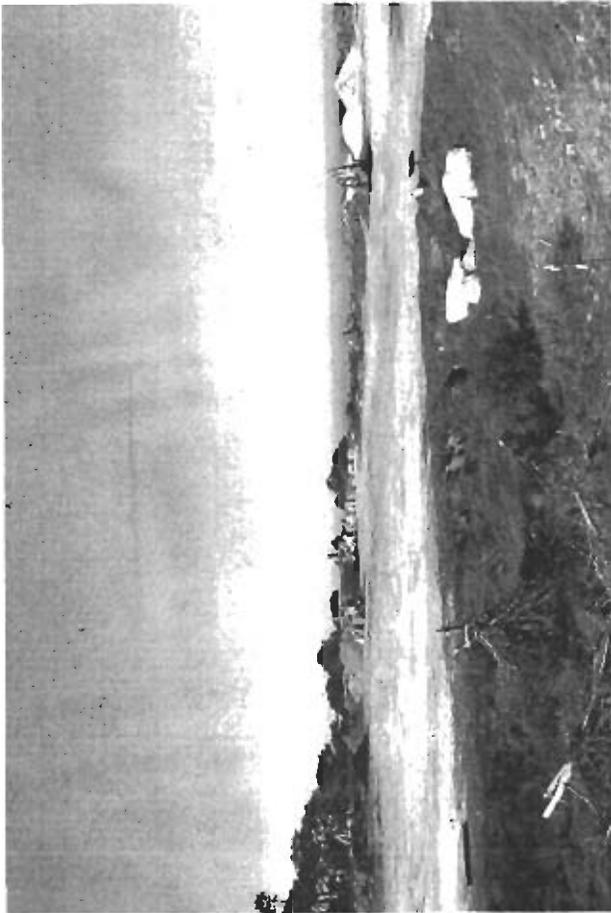
Area 1: View from Stevenson Drive



Area 1: View from Drake Road



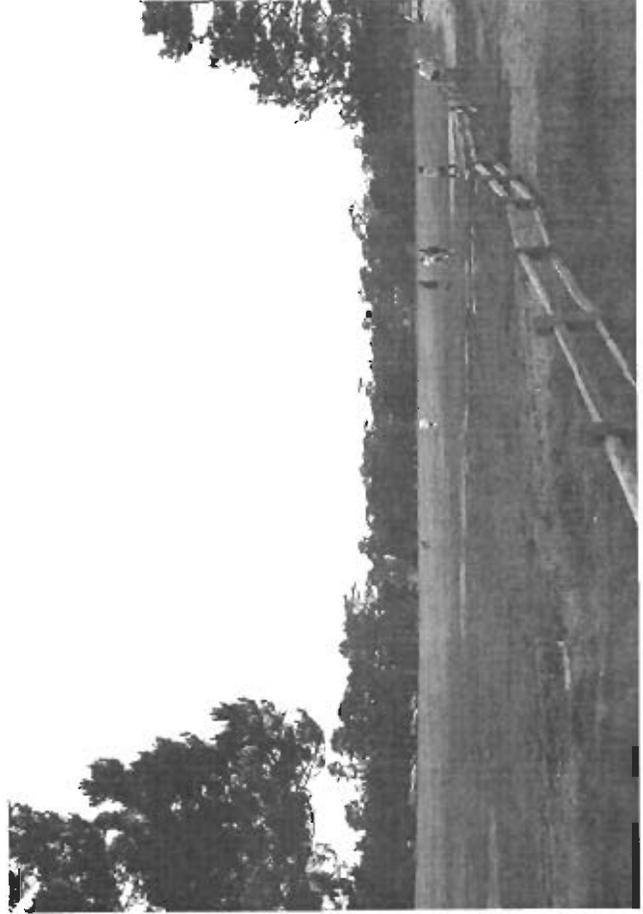
Area 1: View of forest



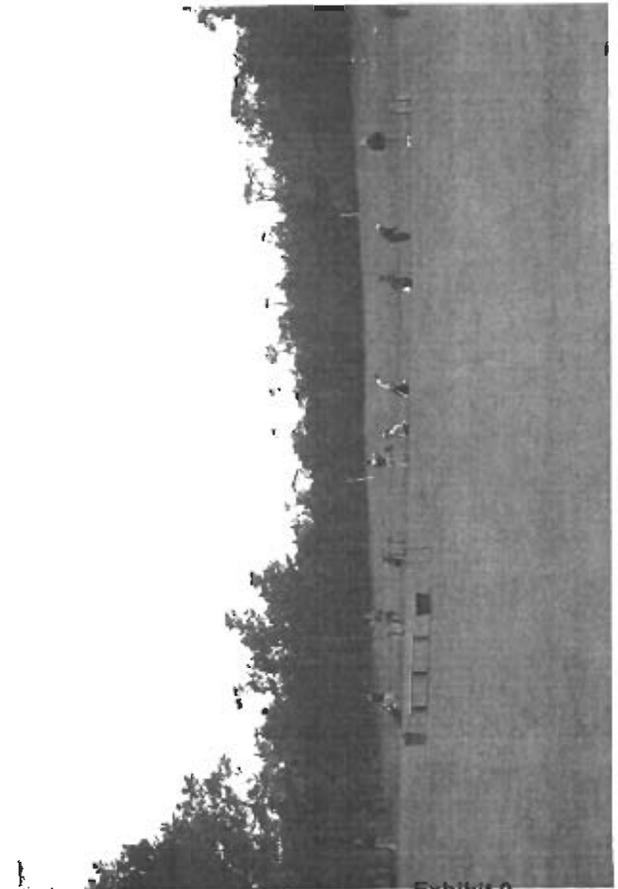
Area 1: View of fill and storage area



Area 1: View of Upper Signal Hill Dunes (adjacent to Area 1)



Area 1: View of Equestrian Center (Collins Field) adjacent to Area 1



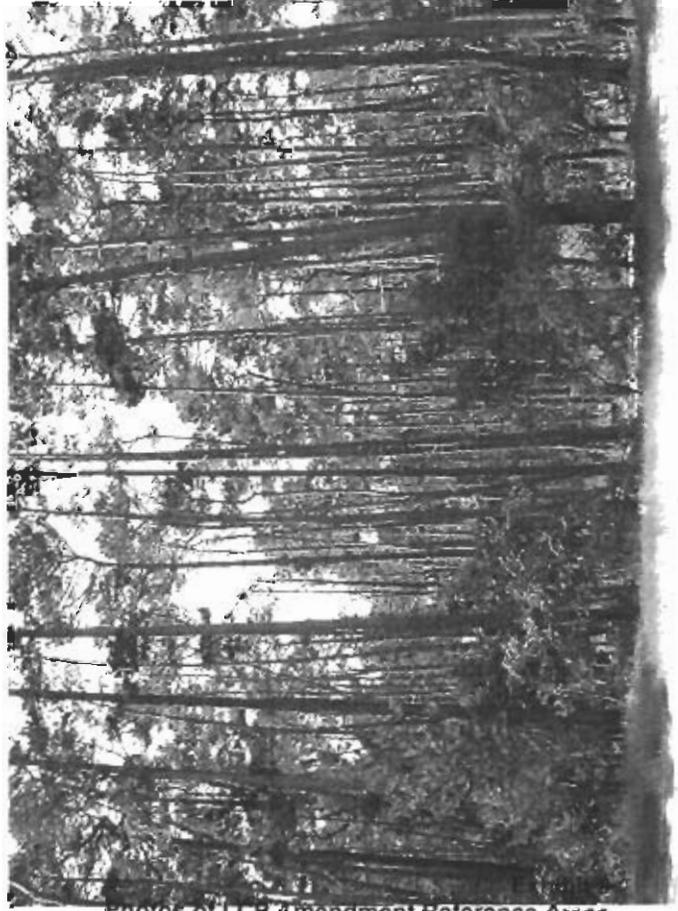
Area 1: View of Pebble Beach Driving Range



Area 1: View of southern portion of planning unit V



Area 2: Air photo looking towards Spanish Bay



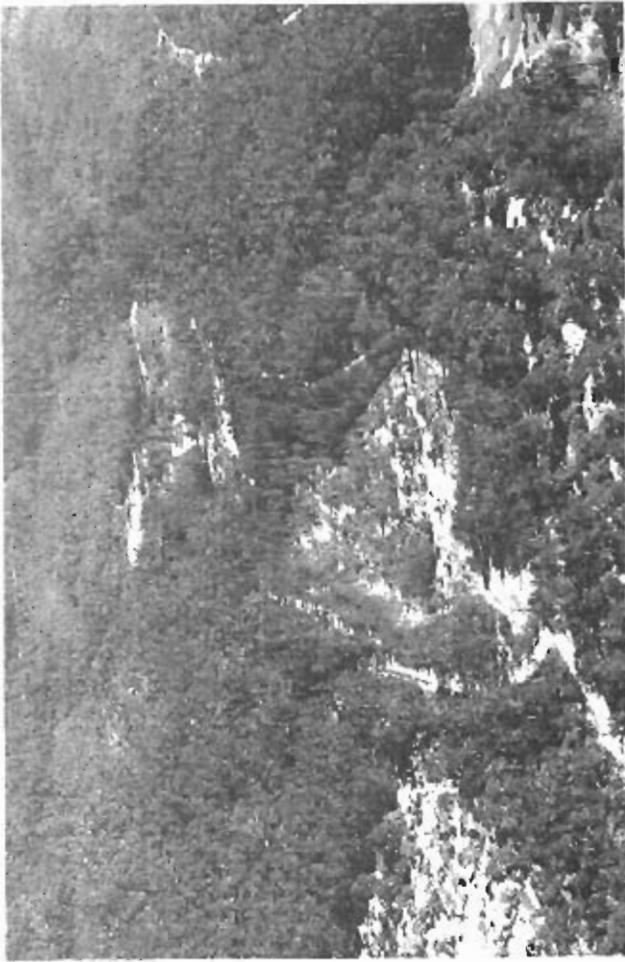
Area 2: View from Congress Road



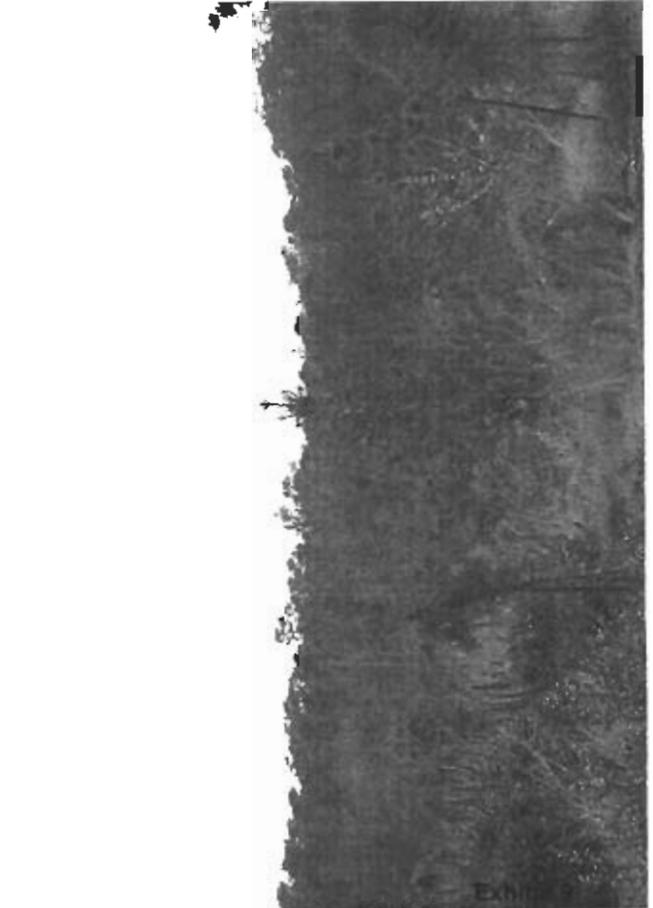
Area 2: View of forest



Area 2: View of forest



Area 3: Air photo looking into HHNHA



Area 3: View over Upper Sawmill Gulch



Area 3: View of Upper Sawmill Gulch forest



Area 3: View from Lower towards Upper Sawmill Gulch



Area 3: View across wet meadow in Lower Sawmill Gulch



Area 4: View of forest from Stevenson Drive



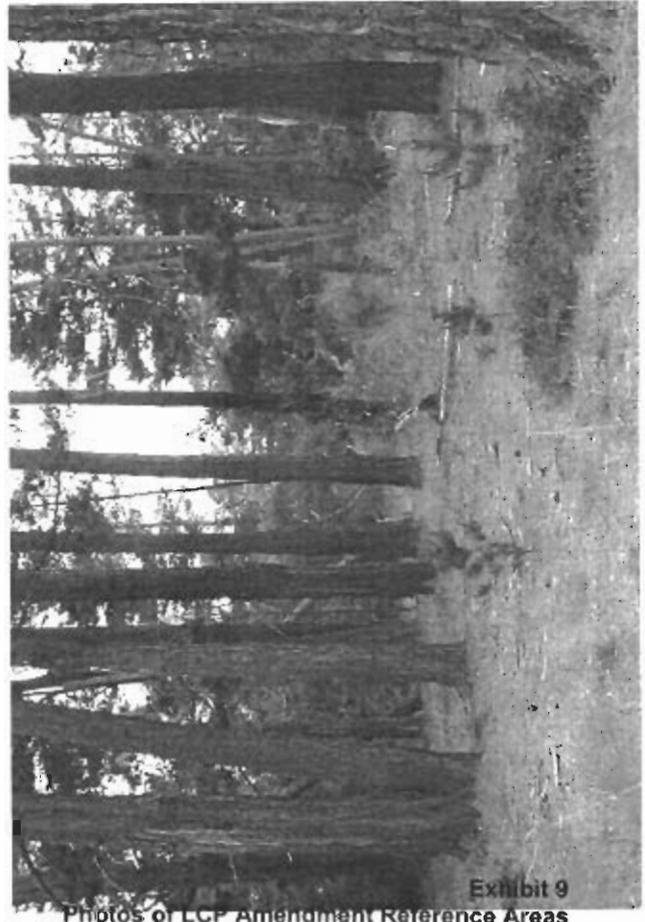
Area 5: View towards north



Area 5: View towards south



Area 7: Air photo of Pebble Beach Lodge Area



Area 8: View of forest



Area 8: View towards Area 23 creek confluence near Area 8



Area 9: View of forest from road



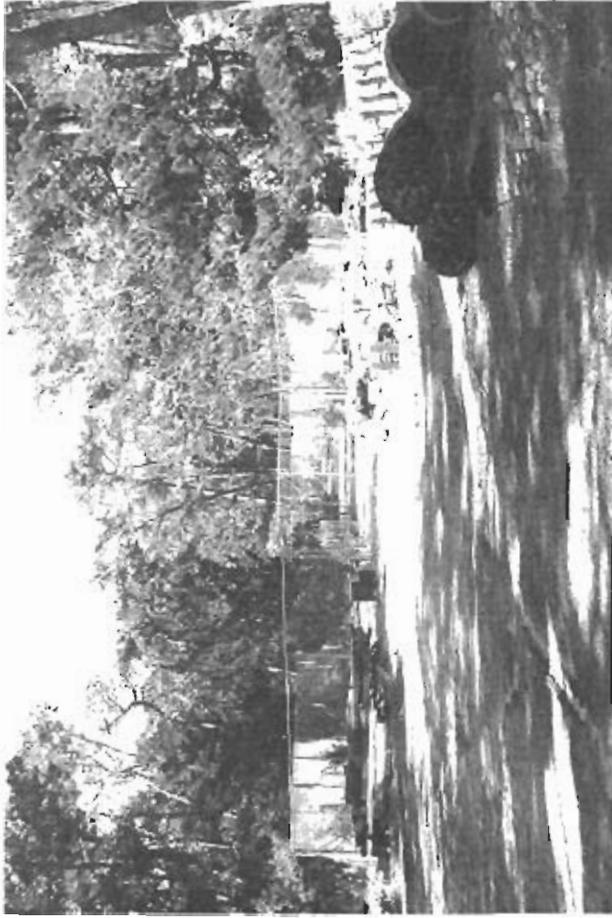
Area 10: View of forest



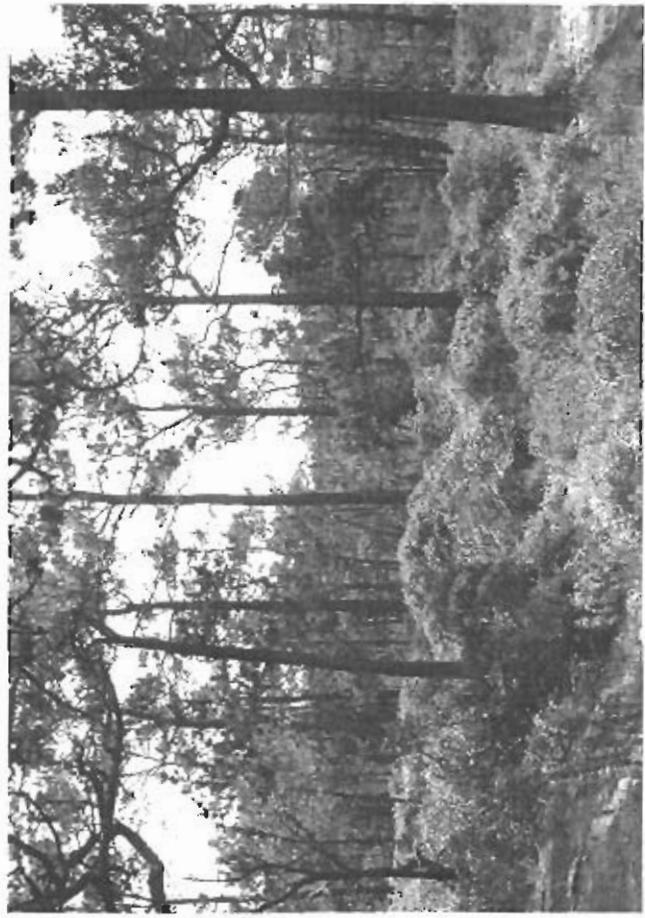
Area 11: View of forest



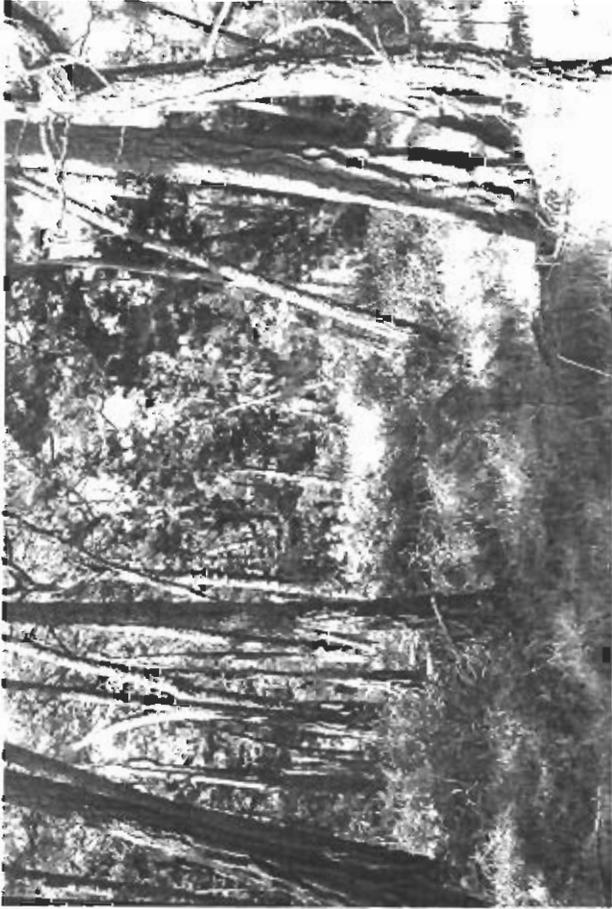
Area 12: Air photo viewed towards south



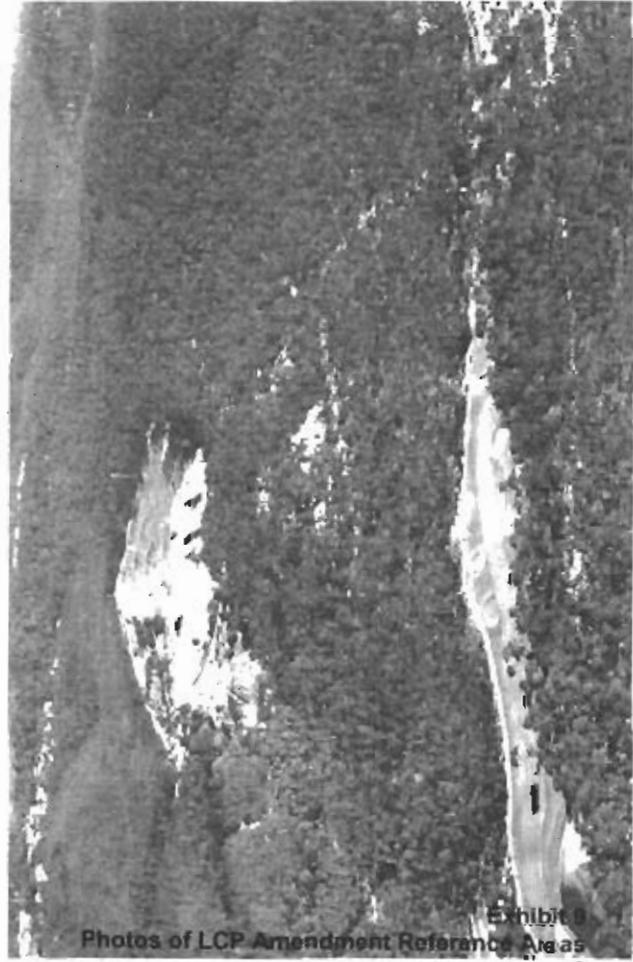
Area 12: Ongoing storage in Area 12



Area 13: View from Sunridge Road



Area 12: View of forest



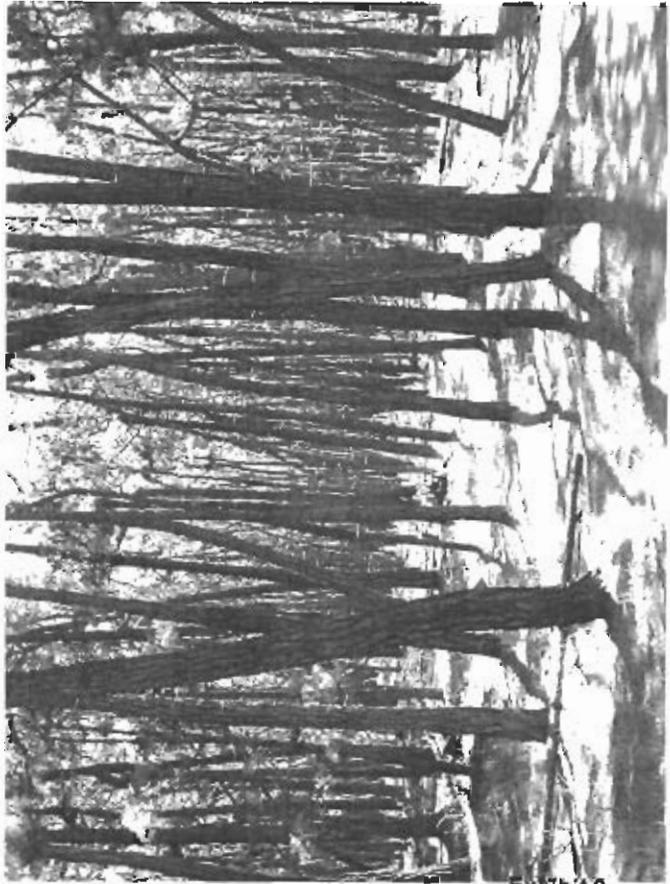
Area 13: Air photo view towards corporation yard and lower HNHHA



Area 13: View of forest



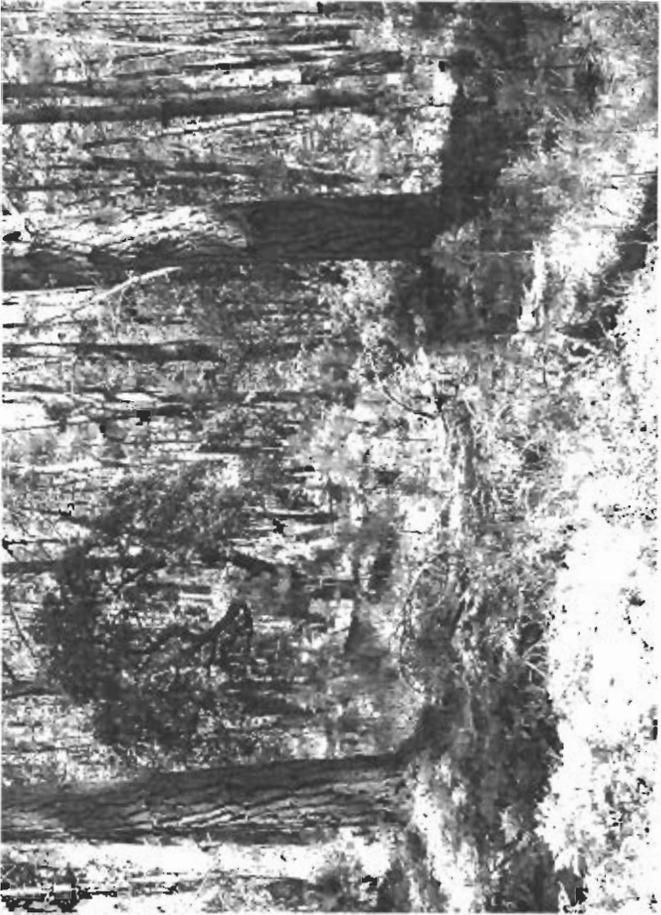
Area 14: View of forest



Area 15: View of forest



Area 15: View of forest



Area 16: View of forest



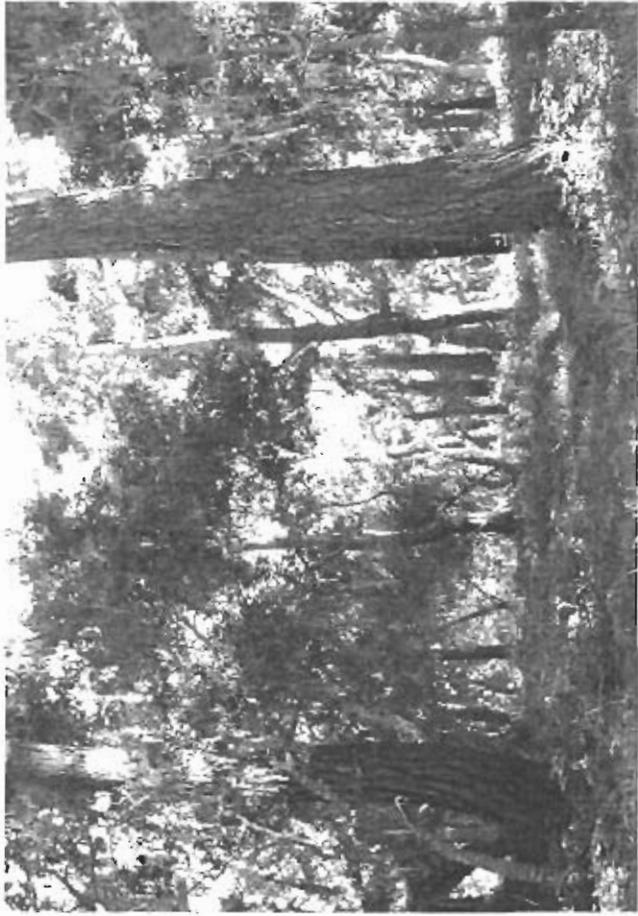
Area 17: View of fire road



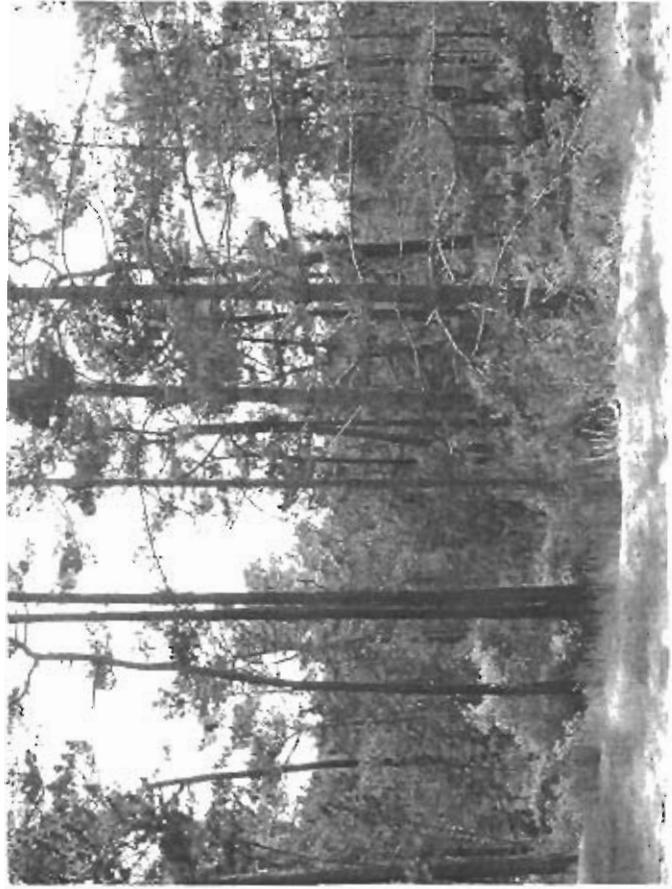
Area 16: View of forest from Sunridge Road



Area 17: View of forest



Area 19: View of forest



Area 21: View of forest (northern portion)



Area 18: View from above (from Area 20)



Area 20: View of forest



Area 21: View of forest (southern portion)



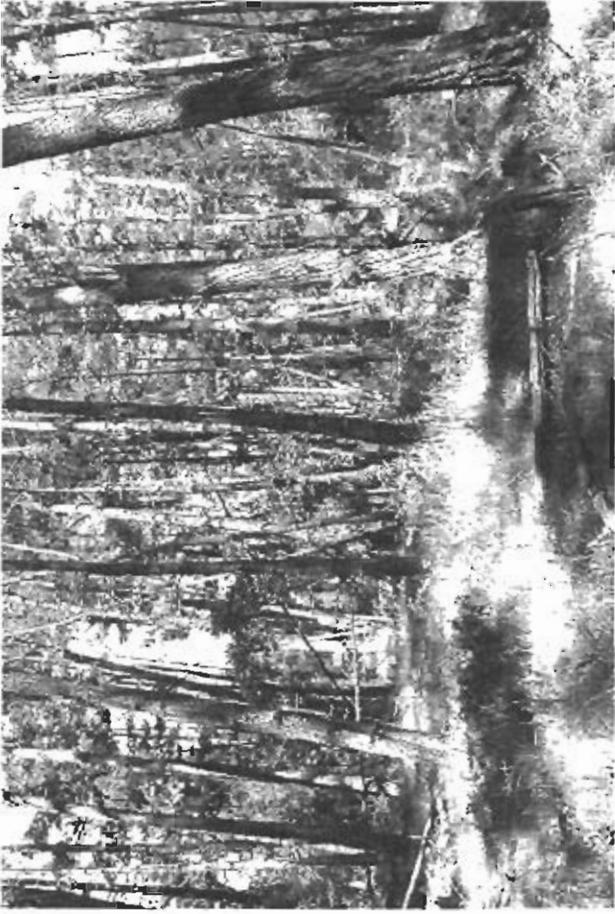
Area 22: View from Lopez Road



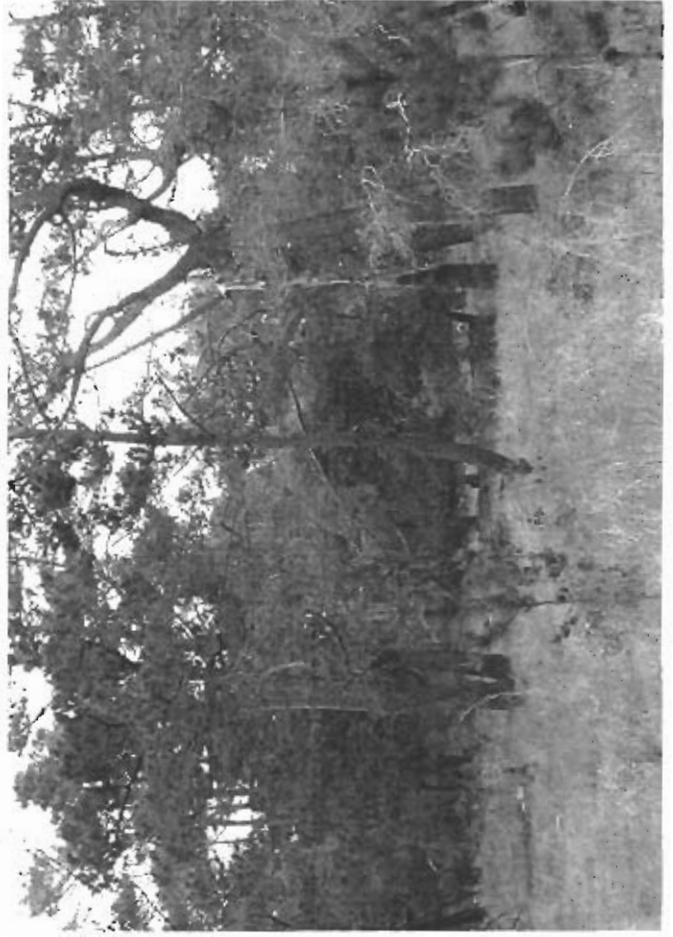
Area 22: View of forest



Area 23: View of forest (eastern one acre portion)



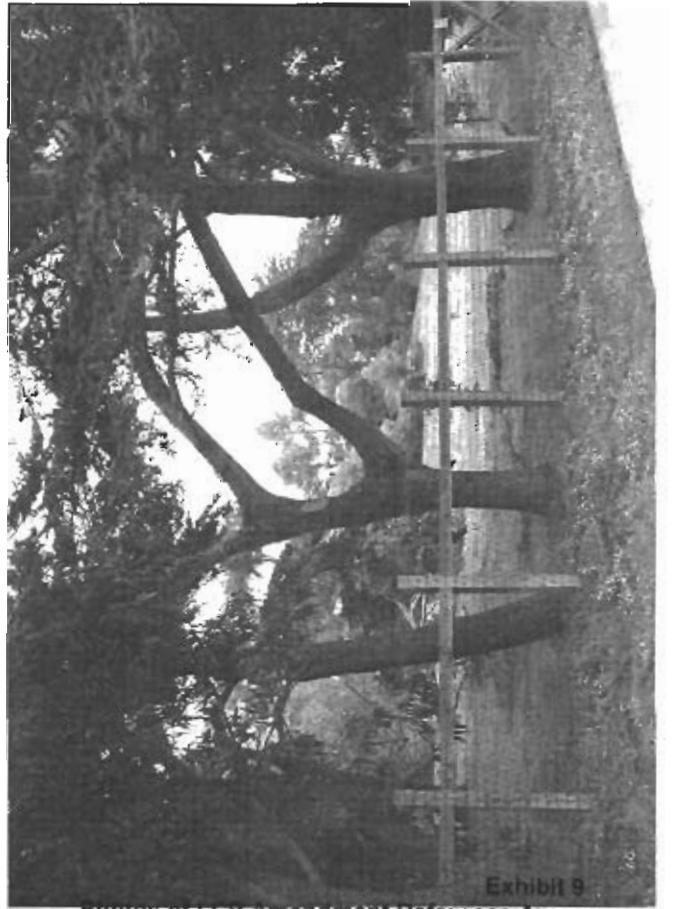
Area 24: View of forest



Area 26: LUP planning area Y



Area 23: View of forest



Area 25: LUP planning unit X

✓ DMF

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MAY 30 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

File No. 00368.011

May 26, 2006

VIA FACSIMILE

*Certified by the State Bar
of California Board of Legal
Specialization as a Specialist
in Estate Planning, Trust and
Probate Law.

Mr. Peter Douglas
California Coastal Commission
45 Fremont #2000
San Francisco, CA 94105

Re: **Pebble Beach Development Project Alternatives**

Dear Peter:

Based on a review of the issues raised in your staff report prepared for the March Coastal Commission meeting, the Board of Directors of Pebble Beach Company ("PBC") have reviewed their development plans and have concluded that several of the concerns raised in the staff report could be addressed through additional mitigations added to the project which implements Measure A. Details of these project changes would be considered by the Commission at a subsequent appeal hearing if Measure A is certified by the Commission in June.

These mitigations could include:

1. The Relocation of the Proposed Equestrian Center from the Sawmill Gulch Quarry to the Corporation Yard. This change would alleviate the necessity for an amendment to the Spanish Bay conservation easement covering this area and reduce the number of trees being removed as a part of the project by approximately 2,400. Additionally, approximately eight acres of previously disturbed forest habitat exist in the Sawmill area that could be reforested with 1,000 trees as a part of the conditions of approval of the newly proposed development project.
2. New Golf Academy can be Eliminated from the Proposed Spanish Bay Driving Range. The additional driving range located in Area C proposed for the Spanish Bay Resort includes facilities for both a practice range for the golfers at Spanish Bay and a golf teaching academy. The area needed to accommodate the golf academy exceeds the needs of a practice range for the Spanish Bay Resort by approximately one-third. The project can be revised so the golf academy component, which is located at the southeast end of Area C, could be eliminated in its entirety. This change would reduce the size of the driving range facility by approximately six acres and preserve an additional 750 trees.
3. Monterey Pine Forest Restoration in the New Golf Course. The proposed new golf course is planned in an area where development, including three other golf courses, is already concentrated, and on a site that is already both substantially developed and fragmented. As a result, the current

Mr. Peter Douglas
California Coastal Commission
May 26, 2006
Page 2

golf course design includes Monterey pine restoration in several areas of former forest that are currently developed - for example, in areas of existing roads that will be removed. To address issues raised during the environmental review process as well as during the March Commission hearing, we have also identified further modifications to the golf course design that would enable us to include additional restoration areas. With these modifications, the final golf course design will include approximately 15 to 20 acres of restored forested areas. This forest restoration would include relocating or replanting approximately 3,000 trees as well as the establishment of native understory, including Yaden's piperia, in certain areas where appropriate. These reforestation efforts would reduce the net loss of trees at the new golf course by about 30% (from approximately 10,000 to 7,000 trees). This reforestation would be in addition to the substantial areas of forest that will remain undisturbed as part of the golf course design.

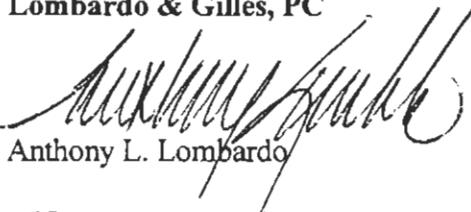
4. Additional Monterey Pine Tree Reforestation. Although Monterey pine is not a listed species and is obviously not in danger of extinction or elimination from the Monterey Peninsula, PBC is willing to agree to a condition requiring that to the maximum extent feasible, Monterey pine habitat be restored in areas of its native range, including the Aguajito site, Old Capitol site and areas within the Del Monte Forest (such as the eight acres of the Sawmill site discussed above) to further reduce impacts to the Monterey pine forest.

Although during the March hearing you did not feel it would be productive to discuss project modifications, the Pebble Beach Company Board of Directors wanted me to provide you with what they believe would be additional mitigations to address concerns set forth in the staff report.

If you would like to discuss these mitigations further, please feel free to contact me.

Sincerely,

Lombardo & Gilles, PC



Anthony L. Lombardo

ALL:ncs

Mr. Peter Douglas
California Coastal Commission
May 26, 2006
Page 3

cc: The Honorable Meg Caldwell
Ms. Sara Wan
Dr. William Burke
Mr. Steven Kram
Ms. Mary Shallenberger
Mr. Patrick Kruer
Ms. Bonnie Neely
Mr. Mike Reilly
Mr. Dave Potter
Mr. Larry Clark
Mr. Steve Padilla
Mr. Mike Chrisman
Mr. Cruz Bustamante
Ms. Sunne Wright McPeak
Ms. Sharon Wright
Ms. Alice Patino
Mr. Charles Lester
Mr. Clint Eastwood
Mr. Peter Ueberroth
Mr. Bill Perocchi

CLDC

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Steven D. Penrose*
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Patrick S.M. Casey
Paul W. Moncrief
Bradley W. Sullivan
Miriam Schokat
Kelly McCarthy Sutherland
Ken Gorman
Dennis Beougher

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MAY 30 2006

MONTEREY COUNTY PLANNING COMMISSION
CENTRAL CONFERENCE

Lombardo & Gilles
PROFESSIONAL CORPORATION
Attorneys At Law

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831-630-9444

File No. 00368.011

May 26, 2006

*Certified by the State Bar of California Board of Legal Specialization as a Specialist in Estate Planning, Trust and Probate Law.

Ms. Alana Knaster
Director, Monterey County Planning
168 W. Alisal, Second Floor
Salinas, CA 93901

Re: **Measure A/Monterey County LCP Major Amendment 1-05**

Dear Alana:

During the March Coastal Commission hearing on Measure A in Monterey, a couple of comments were made by members of the public related to water quality in Stillwater Cove.

Specifically, Ann Notoff representing the National Resources Defense Counsel stated that Stillwater Cove has been closed for a total of ten weeks due to exceedance of health standard criteria between the years of 2001 and 2003 and intimated that these exceedances were a result of runoff from Pebble Beach Company's adjacent properties.

The Monterey County Department of Environmental Health is responsible for water quality testing under the guidelines of Assembly Bill 411 which requires weekly testing of certain beaches between the months of April and October and monthly tests during the winter months. Ms. Notoff I believe is misrepresenting the "Beach Advisory" postings with "Beach Closure" postings. A beach advisory apparently puts the public on notice that at least one bacterial standard has been exceeded in the nearby body of water.

It is Pebble Beach Company's understanding that Stillwater Cove has only been closed one time (between December 18 and 27 of 2002 as a result of storm related electrical power surges that caused a sewer pump station to fail). Since that incident, Pebble Beach Community Services District has installed additional precautionary measures to prevent such a spill from recurring. It is also our understanding that the beach advisory postings were posted for a total of twenty-eight (28) days, only nine of which were a result of high bacterial readings. During that same period, it is my understanding that all Monterey County beaches were posted thirteen times for a total of one hundred twenty-eight (128) days. The reason is that rain water carries surface contaminants which can result in exceeding allowed bacteria levels.

Ms. Notoff's claim that Stillwater Cove was closed for ten weeks between 2001 and 2003 is simply inaccurate. More importantly, beach advisories that were posted had to do with E. coli

Ms. Alana Knaster
Director, Monterey County Planning
May 26, 2006
Page 2

bacteria, not chemical or pesticide contamination which could, of course, be the only possible cause that would relate to runoff from Pebble Beach Golf Course.

While specific testing was never done to determine the source of the E. coli, in all likelihood, it was a result of native marine life activity. In fact, Heal The Bay's website states that Stillwater Cove has "poor circulation and little tidal flushing" and it tends to be a favorite of marine mammals and birds and the most likely cause of high E. coli levels is marine life. This conclusion is further supported by a study on a cove similar to Stillwater Cove that also experienced elevated E. coli bacteria counts. In 2004, a \$2,500,000.00 study on Campbell Cove near Bodega Bay concluded that marine wildlife excrement from sea lions, seals and seabirds was a cause of high E. coli bacteria. Since there is really no other possible source of E. coli bacteria in Stillwater Cove, the conclusion must be the same.

This conclusion is also supported by the fact that the beach advisory postings all occurred during summer months when, of course, there is no storm water runoff and correlates to the time when the waves and tidal action are at a minimum in Stillwater Cove.

I believe it would be very helpful to the Commission's deliberations if the Monterey County Environmental Health Department could send a letter confirming these facts. I believe John Ramirez is the person in charge of that program at the Monterey County Health Department.

Sincerely,

Lombardo & Gilles, PC



Anthony L. Lombardo

ALL:ncs

Enclosure ✦

cc: Mr. Allen J. Stroh
Mr. Charles Lester
Mr. Alan Williams (w/o Enclosure)
Mark Stilwell, Esq. (w/o Enclosure)

*** STAFF NOTE : ENCLOSED REPORT
NOT REPRODUCED HERE.
AVAILABLE FOR REVIEW AT
THE COMMISSION'S SANTA
CRUZ OFFICE .**

Anthony L. Lombardo
Jeffery R. Gilles
Derinda L. Messenger
James W. Sullivan
Jacqueline M. Zischke
Steven D. Pentose*
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*Certified by the State Bar
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in Estate Planning, Trust and
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Lombardo
& Gilles
PROFESSIONAL CORPORATION
Attorneys At Law

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MAY 30 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST OFFICE

✓ DMF
2006

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831-630-9444

File No. 00368.011

May 25, 2006

A copy of this letter has been provided to each of the Commissioners
and a copy has been sent to Mr. Peter Douglas at the State Coastal
Commission Office in San Francisco.

The Honorable Meg Caldwell
Chair, Coastal Commission
Stanford Law School
559 Nathan Abbott Way, Owen House Room 6
Stanford, CA 94305-8610

Re: **Monterey County LCP Major Amendment 1-05 (Measure A)**
Information related to Lifting B-8 Zoning

Dear Commissioner Caldwell:

In the March staff report on Measure A, staff indicated that further analysis was needed on the issue of whether the B-8 resource constraint overlay zoning could be lifted on Pebble Beach Company's undeveloped properties, as provided in Measure A.

The relevant section of Policy 113 in the existing Del Monte Forest Land Use Plan reads: "The Resource Constraint Area designation shall be removed only when water and sewer capacity sufficient to serve such development becomes available and ... highway capacity and circulation solutions have been agreed upon and adopted." Importantly, the DMF LUP recognizes that first priority for such resources be reserved for "**coastal-priority, visitor-serving facilities**" (emphasis added) (see DMF LUP Policy 109). The rationale for this policy is clearly set forth in the LUP (page 89): "Coastal Act policies require, where public works facilities can accommodate only a limited amount of new development, that **coastal-dependent land use, including recreation and visitor-serving land uses**, shall not be precluded by non-priority residential development" (emphasis added).

The clear direction of the Coastal Act and the certified DMF LUP is that visitor serving-lodging units and public recreational facilities such as golf courses are "coastal-priority" uses and therefore should likewise have priority on available water, sewer and traffic capacity.

The record is clear that adequate water, sewer, and traffic capacity exists to service all uses contemplated by Measure A, including both the coastal-priority visitor serving and recreational uses as well as the in-fill residential homesites. In addition to the exhaustive analysis in the County's Final EIR, all relevant state and local water, sewer and traffic agencies are in

The Honorable Meg Caldwell
Chair, Coastal Commission
May 25, 2006
Page Two

agreement with respect to this conclusion. I am including the following materials from the record in support of this conclusion:

1. Water Capacity. Letters from the State Water Resources Control Board (dated March 27, 1998), the Monterey Peninsula Water Management District (dated June 8, 2004) and the California American Water Company (dated November 1, 2001) each confirming that Pebble Beach Company owns a 365 acre/foot water entitlement for planned Del Monte Forest improvements (approximately 250 acre/feet of which remain unused and available today). The final potable water demand calculated for the Measure A project improvements is approximately 90 acre/feet per the County's Final EIR, so there is an extensive surplus of potable water entitlements for the improvements planned under Measure A. Additionally, the Carmel Area Wastewater District/Pebble Beach Community Services District Wastewater Reclamation Project has sufficient recycled water capacity to meet the irrigation needs of the new golf course and practice range. Pebble Beach Company has guaranteed the financing for the original \$33,900,000.00 project and is now funding an additional \$32,000,000.00 for reclamation project improvements designed to eliminate the use of potable water for irrigation of all golf courses in the Del Monte Forest (both existing and the proposed new course).
2. Sewer Capacity. Attached is a "will serve" letter from the Pebble Beach Community Services District (dated November 8, 2000) confirming that the District has available sewer capacity to serve all planned improvements.
3. Traffic Capacity. Attached is a letter from the Transportation Agency for Monterey County (dated February 28, 2005) discussing the regional traffic mitigation measures that the County, TAMC, CalTrans, and Pebble Beach Company have agreed upon. These regional improvements include construction of significant improvements to the Holman Highway/ Highway 1/Highway 1 Pebble Beach Gate intersections to improve circulation and capacity at these key road segments serving the cities of Monterey and Pacific Grove, the Community Hospital, and the Del Monte Forest. Additionally, the Del Monte Forest Plan includes intersection and road segment improvements to improve traffic circulation in the Del Monte Forest, all as described more completely in the Final EIR. Finally, I have also attached a letter from the local public transit agency, Monterey-Salinas Transit, dated November 10, 2004, regarding the provision of public transit to the Del Monte Forest and, in particular, to The Lodge at Pebble Beach and The Inn at Spanish Bay.

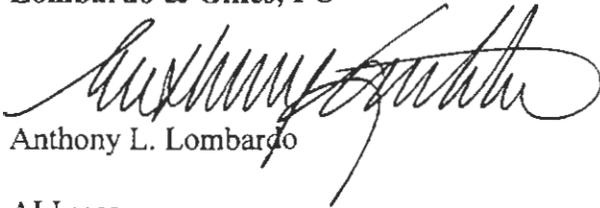
The evidence in the record, the conclusion of state and local agencies and the Final EIR prepared by Jones and Stokes for the County of Monterey all irrefutably support the findings of the voters in Measure A that there are adequate water and sewer services available as well as "agreed upon traffic solutions" to allow the removal of the B-8 zoning overlay.

The Honorable Meg Caldwell
Chair, Coastal Commission
May 25, 2006
Page Three

Please feel free to contact me if you have any questions about this issue.

Respectfully submitted,

Lombardo & Gilles, PC



Anthony L. Lombardo

ALL:ncs

Enclosures

cc: Mr. Peter Douglas
Mr. Charles Lester
Mr. Clint Eastwood
Mr. Peter Ueberroth
Mr. William Perocchi



CaVEPA

State Water
Resources
Control Board

Division of
Water Rights

Mailing Address:
P.O. Box 2000
Sacramento, CA
95812-2000

901 P Street
Sacramento, CA
95814
(916) 657-1359
FAX (916) 657-1485

MARCH 27 1998

Mr. Darby Fuerst
Monterey Peninsula Water
Management District
P.O. Box 85
Monterey, CA 93942-0085

Mr. Larry Foy
California American Water Company
P.O. Box 951
Monterey, CA 93942-0951

Dear Sirs:

RECLAMATION PROJECT WATER AVAILABILITY - CARMEL RIVER IN MONTEREY COUNTY

In response to a November 14, 1997 request by the Del Monte Forest Property Owners organization this letter addresses the availability of 380 afa to serve development under the water entitlement granted by the Monterey Peninsula Water Management District (District) to sponsors of the Carmel Area Waste Water District (CAWD) - Pebble Beach Community Services District (PBCSD) wastewater reclamation project and its relation to SWRCB Order 95-10.

SWRCB Order WR 95-10 refers to the entitlement granted by the District and development of the Del Monte Forest property. Footnote 2 of the Order states:

"The (Wastewater Reclamation) Project will provide 800 afa of reclaimed water for the irrigation of golf courses and open space in the Del Monte Forest. In return for financial guarantees, the Pebble Beach Company and other sponsors, received a 380 afa of potable water entitlement from the District, based upon issuance of an appropriate right permit to the District, for development within Del Monte Forest."

The wastewater reclamation facility operated by the CAWD is presently producing more than 800 afa of reclaimed water annually for use upon golf courses and open space areas. Use of treated wastewater has reduced the potable water deliveries of California-American Water Company (Cal-Am) for this irrigation project by at least 500 afa. The SWRCB understands that improvements are being considered that may allow reduction of potable water use by the full 800 afa.



Pete Wilson
Governor

MARCH 27 1999

Mr. Darby Fuerst
Mr. Larry Foy

-2-

The SWRCB has recognized that the Pebble Beach Company and other sponsors were project participants in, and assisted in funding, the wastewater reclamation project which enabled Cal-Am to reduce its delivery of potable water to the Del Monte Forest property and thereby reduce the demand on the Carmel River by at least 500 afa and potentially 800 afa. Upon completion of the development project on the Del Monte Forest property, 380 afa will be diverted from the Carmel River by Cal-Am for delivery to these lands. Thus, there will be no net increase in Carmel River diversions in the future over the level of past documented diversions as a result of developing these projects. As a result of the reclamation project and especially during the interim period while the Del Monte Forest property is being developed, the net diversion from the Carmel River to serve the Del Monte Forest properties will be less than the level that would have occurred if the wastewater reclamation project had not been developed. Thus, under Footnote 2 of Order WR 95-10, the 380 afa is available to serve these projects.

As a result, Order WR 95-10 does not preclude service by Cal-Am to the Del Monte Forest property under the 380 afa entitlement granted by the District. As you are aware, the SWRCB is requiring Cal-Am to maintain a water conservation program with the goal of limiting annual diversions from the Carmel River to 11,285 afa until full compliance with Order WR 95-10 is achieved. While Cal-Am has been exceeding the limit, it is not the intent of the SWRCB to penalize the developers of the wastewater reclamation project for their efforts to reduce reliance upon the potable water supply via utilization of treated wastewater.

Thus, the SWRCB will use its enforcement discretion to not penalize Cal-Am for excess diversions from the Carmel River as long as their diversions do not exceed 11,285 afa plus the quantity of potable water provided to Pebble Beach Company and other sponsors under this entitlement for use on these lands. This enforcement discretion will be exercised as long as the wastewater reclamation project continues to produce as much as, or more than, the quantity of potable water delivered to the Del Monte Forest property, and the reclaimed wastewater is utilized on lands within the Cal-Am service area.

Footnote 2 of Order WR 95-10 deals only with the issue of water use for purposes of projects in the Del Monte Forest. Consequently, the order does not provide discretion to address any projects involving the use of the unassigned 420 afa (800 afa minus the 380 afa identified in the footnote equals 420 afa) developed by the wastewater treatment facility.

In order to accurately document that only the historic level of diversion has been maintained, the District is requested to advise the SWRCB of both the quantity of potable water obtained from Cal-Am on a monthly and total annual basis to serve these lands. Information on both monthly

MARCH 27 1988

Mr. Darby Fuerst
Mr. Larry Foy

-3-

and total annual production and beneficial use from the wastewater treatment project should also be included in the submittal. This information should be submitted quarterly, and the annual data should document use during the water year. The water year begins on October 1 of one year and ends on September 30 of the subsequent year.

If you have any questions regarding this matter, I can be contacted at (916) 657-1359.

Sincerely,

ORIGINAL SIGNED
EDWARD C. ANTON

Edward C. Anton, Chief
Division of Water Rights

cc: Mr. Robert C. Gross
Del Monte Forest Property Owners
P.O. Box 523
Pebble Beach, CA 93953



**MONTEREY PENINSULA
WATER MANAGEMENT DISTRICT**

5 HARRIS COURT, BLDG. G
POST OFFICE BOX 85
MONTEREY, CA 93942-0085 • (831) 658-5600
FAX (831) 644-9560 • <http://www.mpwmd.dst.ca.us>

June 8, 2004

Thomas A. McCue
Senior Planner
Monterey County Planning & Building Inspection Department
2620 First Avenue
Marina, CA 93933

**SUBJECT: CLARIFICATION OF MPWMD COMMENTS ON DRAFT EIR FOR
PEBBLE BEACH COMPANY DEVELOPMENT PLAN – SCH #2002021130**

Dear Mr. McCue:

The Monterey Peninsula Water Management District (MPWMD) previously submitted comments on the above-referenced Draft EIR for the Pebble Beach Company's Del Monte Forest Preservation and Development Plan in a letter dated March 22, 2004. This letter is written to clarify our Comment #1 on Mitigation Measure PSU-E1, which I have enclosed for reference. The District's original comment stated that two mitigation approaches which entail delivery of potable water to the Proposed Golf Course and other irrigation sites should not be allowed because they would exacerbate existing adverse diversion effects to the Carmel River.

This letter is written to clarify that MPWMD acknowledges and recognizes an entitlement to a total of 365 acre-feet of potable Cal-Am water held by the Pebble Beach Company. Approximately 355 acre-feet of this entitlement remain available for development purposes. This water can be used for any purpose if that use conforms to current County and MPWMD regulations. Irrigation would be an allowable use so long as there is not water waste as defined by MPWMD Rules & Regulations. However, the District continues to strongly urge that all efforts be made to minimize potable use for irrigation associated with the Proposed Project. Expansion of the existing CAWD/PBCSD Recycled Water Project would enable the use of non-potable water for project irrigation demands.

Continued

Thomas McCue
Clarification of MPWMD Comments on Pebble Beach EIR
June 8, 2004
Page 2

Thank you for this opportunity to clarify MPWMD comments on this matter. If you have any questions, please contact Andrew Bell, Planning & Engineering Division Manager, at 658-5620.

Sincerely,



Fran Farina
General Manager

Cc: MPWMD Board
Andrew Bell
Stephanie Pintar
Henrietta Stern
David C. Laredo, Esq.
Thomas Jamison, Esq.

U:\Henri\wp\ceqs\2004\CommentsPB DEIRupdate060404.doc
Revised June 8, 2004; review by FF/DCL



ENCLOSURE
- EXCERPT ONLY -

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

5 HARRIS COURT, BLDG. G
POST OFFICE BOX 85
MONTEREY, CA 93942-0085 • (831) 658-5600
FAX (831) 644-9560 • <http://www.mpwmd.dst.ca.us>

March 22, 2004

Thomas A. McCue
Senior Planner
Monterey County Planning & Building Inspection Department
2620 First Avenue
Marina, CA 93933

**SUBJECT: MPWMD COMMENTS ON DRAFT EIR FOR PEBBLE BEACH
COMPANY DEVELOPMENT PLAN – SCH #2002021130**

Dear Mr. McCue:

The Monterey Peninsula Water Management District (MPWMD) appreciates this opportunity to comment on the above-referenced Draft EIR for the Pebble Beach Company's Del Monte Forest Preservation and Development Plan. The proposed project includes a new 18-hole golf course, a new driving range, and 160 new visitor-serving units (173 rooms); relocation of the existing Equestrian Center; creation of 33 residential lots within 5 subdivisions; and construction of 60 employee housing units.

The MPWMD is responsible for water resources management for the Monterey Peninsula, including the Carmel River Basin, Seaside Groundwater Basin and the Del Monte Forest area. Our comments are divided into two parts: (1) reclamation and associated water entitlements, and (2) accuracy of water demand estimates.

Reclamation and Water Entitlements

Comment 1: Mitigation Measure PSU-E1 (pages 3.5-15 and 3.5-16). Three alternative mitigation approaches are proposed to address the impact of increased demand for potable water for irrigation. The first two involve improvements to existing distribution systems to deliver potable water to the Proposed Golf Course and to other irrigation sites. Neither of these two approaches should be allowed because they would exacerbate existing adverse effects to the Carmel River due to water diversions to serve the community. Potable water should not be used for irrigation of any proposed new facilities, and all efforts should be made to minimize potable use for irrigation associated with the Proposed Project and for existing users of the CAWD/PBCSD Recycled Water Project. Only the third alternative mitigation approach should be allowed, that is, implementation of the Phase II improvements to the CAWD/PBCSD Recycled Water Project prior to any increased irrigation associated with the Proposed Project.



California-American Water Company

Monterey Division
50 Ragsdale Dr., Suite 100, P.O. Box 951 • Monterey, CA 93942-0951

November 2, 2001

Mr. Thom McCue, Associate Planner
Monterey County Planning & Building Inspection Department
2620 - 1st Avenue
Marina, CA 93933

RE: Del Monte Forest Preservation and Development Plan

Dear Mr. McCue:

This is to advise that the referenced proposed plan as on file with the Monterey County Planning Department is located within our service area boundary and that water service can be provided to the project under the provisions of our rules and regulations as on file with the California Public Utilities Commission.

This letter is subject to the applicant acquiring all necessary permits and complying with all applicable company rules and regulations as on file with the California Public Utilities Commission. This letter is also subject to such changes or modifications by the California Public Utilities Commission or as said Commission may, from time to time, direct in the exercise of its jurisdiction.

California-American takes no exception to Pebble Beach Company's request to provide 66.12 AF of water annually for the above subject project from the 357.745 AF of water allocated by the Monterey Peninsula Water Management District "Monthly Allocation Report" from their September 30, 2001 Board meeting packet to the Pebble Beach Company. Mains exist within close proximity of the proposed improvements to provide sufficient water flow and pressure to comply with current health and fire flow requirements. If reinforcement of existing mains is required to meet fire flow standards, the Pebble Beach Company and/or developer will pay the costs.

California-American makes no guarantee as to the pressure in this pipe, or the main supplying the same, and shall not, under any circumstances, be held liable for loss or damage for a deficiency or failure in the supply of water, whether occasioned by the shutting off of water in case of accident or for alterations, extensions, connections or repairs, or for any cause whatsoever.

Sincerely,

Wayne D. Morgan
Vice President - Operations
American Water Works Service Company, Inc.
(Interim Manager)

WDM/mh

cc: Ms. Derinda Messenger
Ms. Cheryl Burrell

Administration
(831) 646-3201

Customer Service
(831) 646-3200

Exhibit 10
Recent Pebble Beach Company Correspondence
(831) 375-4367 17



Richard Andrews, General Manager/Secretary

PEBBLE BEACH

COMMUNITY SERVICES DISTRICT

FOREST LAKE AND LOPEZ ROADS • PEBBLE BEACH, CALIFORNIA 93953 • (831) 373-1274 • FAX (831) 373-2357

November 8, 2000

Ms. Cheryl Burrell
Planning Manager
Pebble Beach Company
P.O. Box 1767
Pebble Beach, CA 93953

REC'D PEBBLE BEACH CO.

NOV 13 2000

REAL ESTATE DIVISION

**Re: Will Serve Letter for Sewer Service
Del Monte Forest Plan (Mitigated Refined Alternative 2)
Pebble Beach, CA**

Dear Ms. Burrell:

This will confirm the Pebble Beach Community Services District has available sewer capacity to serve all of the components for the proposed Del Monte Forest Plan. This confirmation is based on our understanding mitigated Refined Alternative 2 includes a new golf course, new golf clubhouse, 11 new golf cottages, 60 employee housing units at two locations, a new equestrian center, improvements to the Lodge at Pebble Beach and additions to the Spanish Bay resort complex that will add up to 210 more hotel rooms and additional conference meeting facilities.

The District will require proper connection to the District wastewater collection system, and plans for each of the proposed projects must be reviewed and approved by the District as part of the Monterey County plan review process.

Please call me if you have any questions or require additional information.

Very truly yours,

Michael A. Niccum, P.E.
District Engineer

C. Richard Andrews, General Manager, PBCSD
Mark Stilwell, Executive Vice President, PBCo

Exhibit 10



February 28, 2005

Thomas A. McCue
Senior Planner
Monterey County Planning and Building Inspection Department
2620 First Avenue
Marina, CA 93933-6205

Via post and fax

SUBJECT: TAMC Comments on the Revised Regional Traffic Mitigation Measures for the Pebble Beach Company's Del Monte Forest Preservation and Development Plan

Dear Mr. McCue:

TAMC staff has reviewed the proposed regional traffic mitigation measures for the Pebble Beach Company's Del Monte Forest Preservation and Development Plan (the "plan") forwarded to our agency on February 24th by email. These measures were developed pursuant to agreements reached at a meeting between County of Monterey staff, Caltrans, TAMC, and Pebble Beach Company representatives. At this meeting, the project applicant agreed to construct in-ground improvements that are a component of the "Phase 1B" Holman Highway/Highway 1 project identified in the Draft EIR prepared for the plan, in addition to funding a project study report (PSR) for proposed access improvements to the Oak Hills residential area on Highway 156. TAMC offers the following comments in order to clarify the wording incorporated into the revised regional traffic mitigation measures for the Del Monte Forest Preservation and Development Plan project that will be reviewed and considered by the County Board of Supervisors for approval:

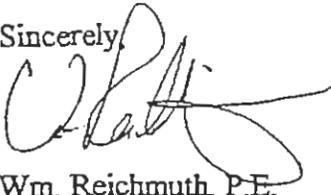
1. The revised mitigation measure describing in-ground improvements included in the Phase 1B Holman Highway project to be constructed by the project applicant should be revised to clarify that the project applicant has agreed to construct in-ground improvements in-lieu of payment of regional traffic mitigation fees that would be assessed on the project, and that no reimbursement for improvements constructed by the developer over and above the project's regional fair share fee contribution will be provided. TAMC believes that the estimated cost of the improvements agreed-to by the applicant are at least equivalent to, but most likely in excess of, the amount of regional fees that would otherwise be paid by the project. The cost of improvements to be constructed by the applicant should be disclosed for confirmation.
2. TAMC staff recommends that the revised mitigation measure describing funding and preparation of a PSR for Highway 156/Oak Hills access improvements be revised to read: "Applicant shall prepare a Project Study Report (PSR) acceptable to Caltrans and TAMC for proposed improvements to provide safe access to the Oak Hills residential area."

TAMC staff appreciates the opportunity to have participated in discussions with County staff and the project applicant to determine appropriate regional traffic mitigations for the Del Monte Forest plan. TAMC staff is satisfied that the regional traffic mitigation measures agreed-to by the project applicant address the project's regional traffic impacts, and further, that phasing of in-ground improvements enabled by the revised mitigation measure will provide safety and operational benefits to Highways 1 and 68 in advance of funding becoming available to construct the full Holman Highway project.

TAMC staff would additionally like to thank the project applicant for proposing and agreeing to have Pebble Beach Company owners lobby the state of California for the additional state funding that is required to complete the Holman Highway improvement project. These efforts will be invaluable in assisting TAMC in funding and delivering improvements that will improve safety and interregional access for Monterey Peninsula and Del Monte Forest residents.

If you have any questions, please contact myself, or Andrew Cook of my staff at (831) 775-0903.

Sincerely,



Wm. Reichmuth, P.E.
Executive Director

cc: Dave Murray, California Department of Transportation (Caltrans) District 5
John Olejnik, California Department of Transportation (Caltrans) District 5
Ron Lundquist, Monterey County Department of Public Works
Enrique Saavedra, Monterey County Department of Public Works
Mark Stillwell, Pebble Beach Company
TAMC Board of Directors, via enclosure to Board packet

MST

MONTEREY-SALINAS TRANSIT

JOINT POWERS AGENCY MEMBERS:
*City of Carmel-by-the-Sea • City of Del Rey Oaks • City of Marina • City of Monterey • City of Pacific Grove
City of Salinas • City of Seaside • County of Monterey*

November 10, 2004

Mr. Thomas A. McCue
Senior Planner
Planning & Bldg. Inspection Dept.
Monterey County
2620 First Avenue
Marina, CA 93933

RE: Partial Revision of the DEIR
Del Monte Forest PDP

Dear Mr. McCue:

Thank you for the opportunity to comment on the Partial Revision of the Draft Environmental Impact Report for the Pebble Beach Company's Del Monte Forest Preservation and Development Plan. Subsequent to our letter on the DEIR for the PDP dated March 19, 2004, MST had the opportunity to meet with representatives of the Pebble Beach Company (PBC) on several occasions to discuss concerns related to transit access to the property. We have been more than pleased with PBC's responsiveness and willingness to work with MST to explore ways of extending service into the Del Monte Forest. In particular, the hands-on efforts of PBC's Mark Verbonich and Mark Stilwell have been greatly appreciated.

As a result of this cooperative spirit, MST introduced the first ever regularly scheduled transit service into the Del Monte Forest on September 11, 2004. MST's Line 53 Monterey Peninsula-South County Express enables workers who live in the south Monterey County communities of King City, Greenfield, Soledad, Gonzales and Chualar to access jobs on the Monterey Peninsula, including those at the Inn at Spanish Bay and the Lodge at Pebble Beach. Along with PBC's human resources managers, we participated in a South County job fair on September 30, 2004, to further efforts of job accessibility on the Peninsula to underemployed residents in the area.

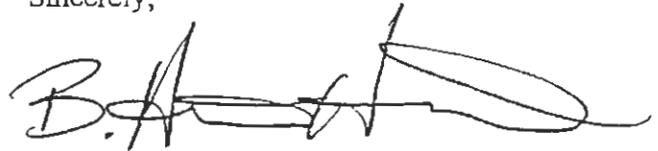
We are confident that this productive relationship will continue as development plans are realized in the Del Monte Forest. While funding issues will remain given current local governmental budget constraints, MST is committed to working with PBC to ensure that its current and future transit needs will be planned for and accommodated adequately. In that

T. McCue
November 10, 2004
Page 2 of 2

regard, we look forward to participating with PBC in preparing and implementing an alternative transportation plan which includes public transit as indicated in Mitigation Measure F1 of the DEIR.

If you have any questions regarding these matters, please contact me at 393-8129.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Hunter Harvath". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

B. Hunter Harvath, AICP
Director of Customer Services

- c: Fernando Armenta, *Chairman – MST Board of Directors*
- William Reichmuth, *Transportation Agency for Monterey County*
- Dave Murray, *California Department of Transportation (Caltrans) District 5*
- Lew Bauman, *Monterey County Department of Public Works*
- Nicolas Papadakis, *Association of Monterey Bay Area Governments (AMBAG)*
- Douglas Quetin, *Monterey Bay Unified Air Pollution Control District (MBUAPCD)*
- Mark Verbonich, *Pebble Beach Company*
- Mark Stilwell, *Pebble Beach Company*

Anthony L. Lombardo
Jeffery R. Gilles
Derinda L. Messenger
James W. Sullivan
Jacqueline M. Zschke
Steven D. Penrose*
E. Soren Diaz
Sheri L. Damon
Virginia A. Hines
Patrick S.M. Casey
Paul W. Moncrief
Bradley W. Sullivan
Miriam Schakrat
Kelly McCarthy Sutherland
Ken Gorman
Dennis Beougher

*Certified by the State Bar
of California Board of Legal
Specialization as a Specialist
in Estate Planning, Trust and
Probate Law.



MAY 15 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

May 12, 2006

318 Cayuga Street
P. O. Box 2119
Salinas, CA 93902-2119
831-754-2444 (SALINAS)
888-757-2444 (MONTEREY)
831-754-2011 (FAX)

225 Sixth Street
Hollister, CA 95023
831-630-9444

File No. 00368.011

A copy of this letter has been provided to each of the Commissioners
and a copy has been sent to Mr. Peter Douglas at the State Coastal
Commission Office in San Francisco.

The Honorable Meg Caldwell
Chair, Coastal Commission
Stanford Law School
559 Nathan Abbott Way, Owen House Room 6
Stanford, CA 94305-8610

Re: **Monterey County LCP Major Amendment 1-05 (Measure A)
Mapping Errors**

Dear Chair Caldwell:

Footnote 140 of your March staff report on the Measure A amendment to the Del Monte Forest Local Coastal Plan insinuates that the public may somehow have been misled because the Measure A initiative includes as an "information exhibit" Figure 5 from the official County version of the Del Monte Forest Land Use Plan (the "LUP") which illustrates the Sawmill Quarry area of the Del Monte Forest as being designated Commercial - Institutional rather than as Open Space - Forest, as designated by the certified LUP.

The staff comment fails to inform the Commission that at no time during the Measure A campaign did either the County or Pebble Beach Company ("PBC") ever state that the Sawmill Quarry site was designated for institutional or industrial uses. In fact, as you can see from a copy of the campaign material attached as **Exhibit A**, PBC always correctly identified the site as being currently designated in Open Space - Forest and acknowledged that Measure A would redesignate the Sawmill Quarry area to Open Space - Recreational uses thereby allowing the Equestrian Center to be relocated to this area.

The reason for the staff's footnote is that the official version of the LUP published by the County of Monterey contains an inconsistency between Figure 5 (see **Exhibit B**), which illustrates the entire Del Monte Forest and shows Sawmill Quarry area as Commercial-Institutional and Figure 11.A (see **Exhibit C**), which is a blow up of the map specific to the Gowen Cypress planning area and which shows the Sawmill Quarry area in the correct designation of Open Space - Forest.

HOW DID THE INCONSISTENCY IN THE TWO MAPS OCCUR?

Shortly after the Coastal Commission certified the LUP in the fall of 1984, the County Board of Supervisors approved a number of amendments to the LUP. These amendments included an

The Honorable Meg Caldwell
Chair, Coastal Commission
May 12, 2006
Page Two

amendment that would have allowed a wastewater reclamation plant to be located in the Sawmill Quarry area. The Pebble Beach Community Services District (with the support of PBC) was planning to construct a wastewater reclamation facility in the Sawmill Quarry area in order to reduce dependence on potable water for golf course irrigation (subsequently, that goal was met through the construction of the Carmel Area Wastewater District - Pebble Beach Community Services District Wastewater Reclamation Project which has provided over 650 acre/feet of reclaimed wastewater to the golf courses within the Del Monte Forest for over a decade, and is currently being upgraded to meet all of the irrigation needs of the golf courses in the Del Monte Forest, and to save over 900 acre/feet of potable water each year).

In reviewing the proposed amendments, the Coastal Commission, on March 28, 1985, recommended modifications, including one rejecting the County's request to redesignate the Sawmill Quarry area to the Commercial-Institutional use designation. When these modifications came back to the Board of Supervisors, however, they were never approved or adopted, so the LUP remained unchanged, including the designation of the Sawmill Quarry area as Open Space - Forest.

Unfortunately, in printing the County's official version of the LUP, the county graphics department reprinted Figure 5 as it was submitted to the Coastal Commission in 1985 for amendment, even though the amendment was never certified. This mapping error exists only on Figure 5 of the LUP since the more specific Figure 11.A (**Exhibit C**) clearly shows the Sawmill Quarry area as Open Space - Forest. At most, the LUP contains an inconsistency between the illustration in Figure 5 and in Figure 11.A.

The applicant takes strong issue with the insinuation in Footnote 140 of the February 24, 2006 staff report that the voters would have been misled by the mapping error contained in the County LUP. Nowhere in the text of Measure A does it state that the land use designation for the Sawmill Quarry area is being changed from Commercial-Institutional to Open Space - Recreation, since it was not. It is abundantly clear that the voters were specifically informed of what could happen in the Sawmill Quarry area as a result of the amendments to Measure A. Measure A clearly states in its text what may be developed in the Sawmill Quarry area as a result of the approval of Measure A and that is what the voters approved.

While it is clear that Figure 5 is presently reproduced by the County as its official map and that it contains a mapping error from the certified LUP, we feel one would logically conclude from the LUP that the land use designation for the Sawmill Quarry area is Open Space - Forest and that the issue raised by the staff was simply an attempt to cast the County and the PBC in a bad light.

Notwithstanding the error in the County's mapping, the Coastal Commission staff report's conclusion that no recreational uses would be allowed in the Sawmill Quarry area without the

The Honorable Meg Caldwell
Chair, Coastal Commission
May 12, 2006
Page Three

Measure A amendment is not an accurate representation of the limitations contained in the existing easements which are in place on the site.

The Spanish Bay project was approved in 1985 by the Coastal Commission. In March of 1986, the County approved the scenic easement for the lower Sawmill Quarry area, which was required by the County's conditions of approval for a portion of the Spanish Bay project. That scenic easement allows "use for recreational purposes and construction, maintenance and repair, and use of facilities related to ... recreational uses" In 1987, the Commission staff approved the offer to dedicate a conservation easement over the entire Huckleberry Hill area. Paragraph II.J. of this easement specifically reserves in the upper Sawmill Quarry site the right for "construction, maintenance, repair and use of ... facilities for active outdoor recreational pursuits (such as parks and picnic areas), but excluding tennis courts, off-road vehicle use or similar activities inconsistent with the primary purpose of this offer."

Each of these scenic easements thus allows recreational uses and facilities in a portion of the former Sawmill Quarry areas. While we recognize the staff has consistently taken the position that an equestrian center exceeds the scope of those allowed recreational activities, it cannot be denied that some level of recreational activity facility is allowed under the existing easements.

THE OPEN SPACE FOREST DESIGNATION IN A PORTION OF AREA O

The Del Monte Forest LUP Table A designates the twenty acres contained in Area O for the development of forty homes which the LUP references as being the number of units contained in a "proposed subdivision." The reference to the proposed subdivision is a reference to the fact that a subdivision had been approved by the Monterey County Planning Commission in May of 1975, which was finally approved by the Board of Supervisors in February of 1979. By the time the Board of Supervisors approved this subdivision, the California Coastal Act had passed and no further major subdivisions were being approved by the Commission pending the adoption of the Del Monte Forest Land Use Plan. At the time of the approval of the LUP, the lot and open space configuration for the previously approved subdivision were carried over into the LUP (a copy of which is attached as **Exhibit D**). If you compare the two maps, you will see that the tentative map drawn in 1975 and the configuration of the land use designation in the LUP mapping are identical. The land use designations were not resource-based but simply drawn to match the configuration of the then-pending subdivision application which was never finalized. The reference by the staff to the "upzoning" of a portion of Area O is at best a selective reading of the policies contained in the LUP. It is clear that the land use map for Area O was drawn in reference to a specific development proposal which is no longer relevant to the deliberations of the Coastal Commission and bears no relation to any environmental or resource considerations.

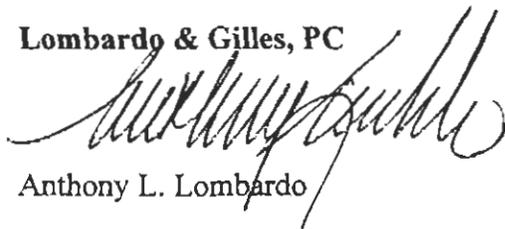
The effect of the Measure A amendment passed by the voters of Monterey County must be judged based on the development it allows and the resources it protects and not the configuration

The Honorable Meg Caldwell
Chair, Coastal Commission
May 12, 2006
Page Four

of a proposed backyard greenbelt from a subdivision that was never implemented or the erroneous designation of a land use in one of the County's LCP maps.

Respectfully submitted,

Lombardo & Gilles, PC



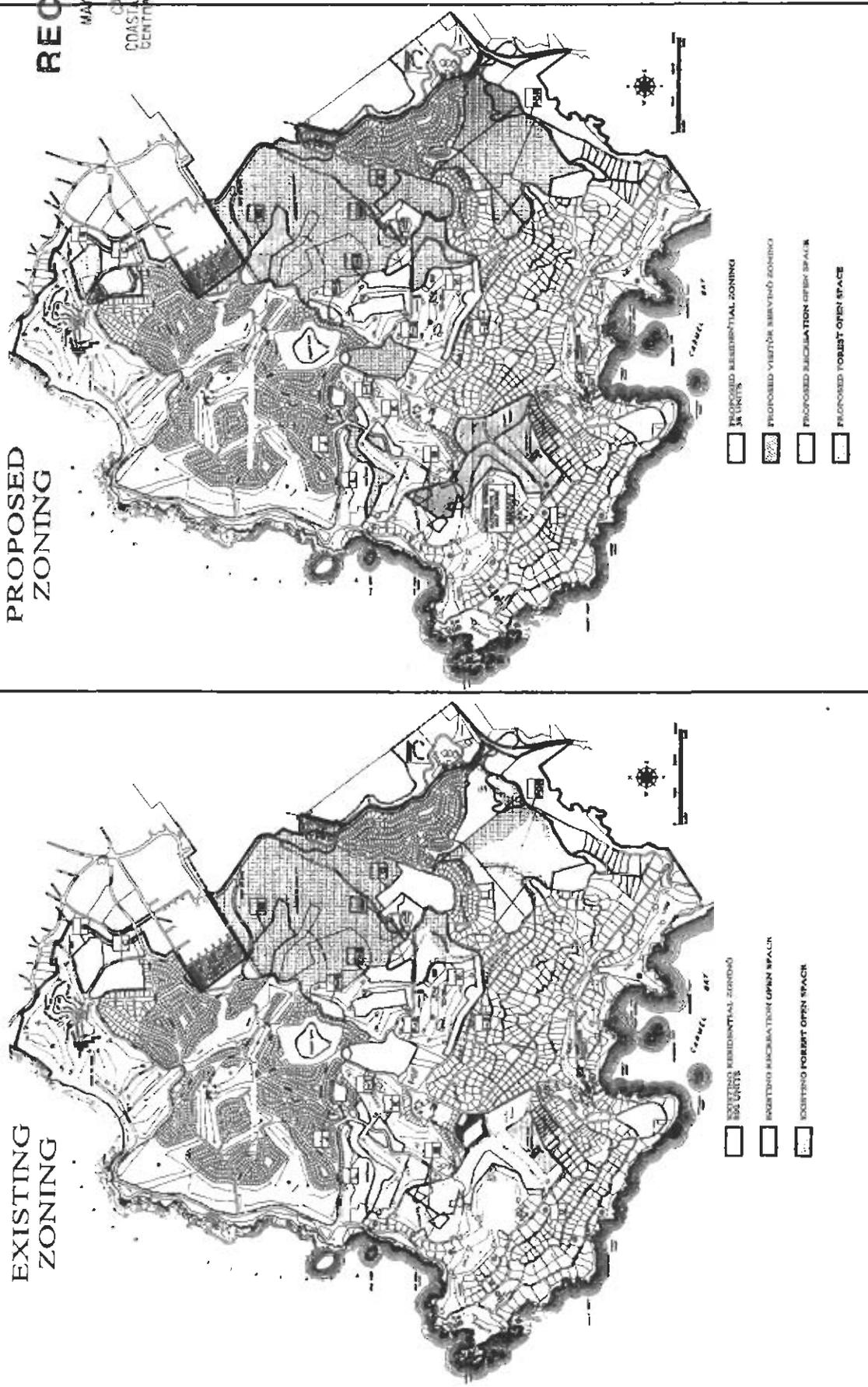
Anthony L. Lombardo

ALL:ncs

Enclosures

cc: Mr. Peter Douglas
Mr. Charles Lester
Mr. Clint Eastwood
Mr. Peter Ueberroth
Mr. William Perocchi

DEL MONTE FOREST PLAN:
FOREST PRESERVATION AND
DEVELOPMENT LIMITATION INITIATIVE



RECEIVED

MAY 15 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COUNTY AREA

Exhibit B

RECEIVED

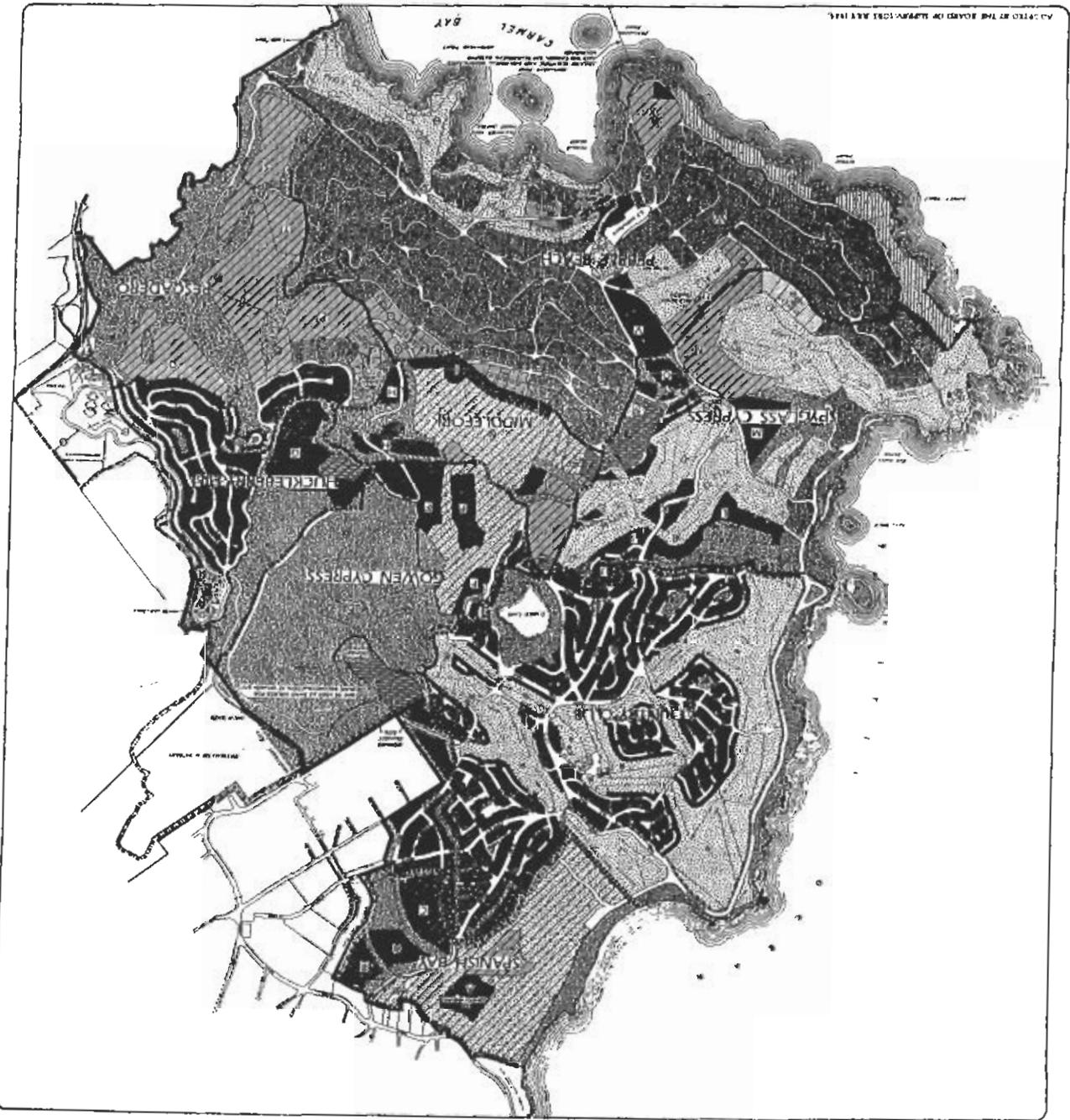
MAY 15 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

	Resource Control Area		Crested		1 Unit/7 Acres
	Area of Special Concern		Gravel		1 Unit/13 Acres
	Boundary		Open Space		1 Unit/15 Acres
	Eucalyptus Forest		Wetlands		2 Unit/15 Acres
	Ranching Area		Tuff		Density as Indicated
	Coastal Zone		Siltstone		Density as Indicated
	Ranching and Forest				
	Frontier of Zoning				



MONTEREY COUNTY
LAND USE PLAN (1984)

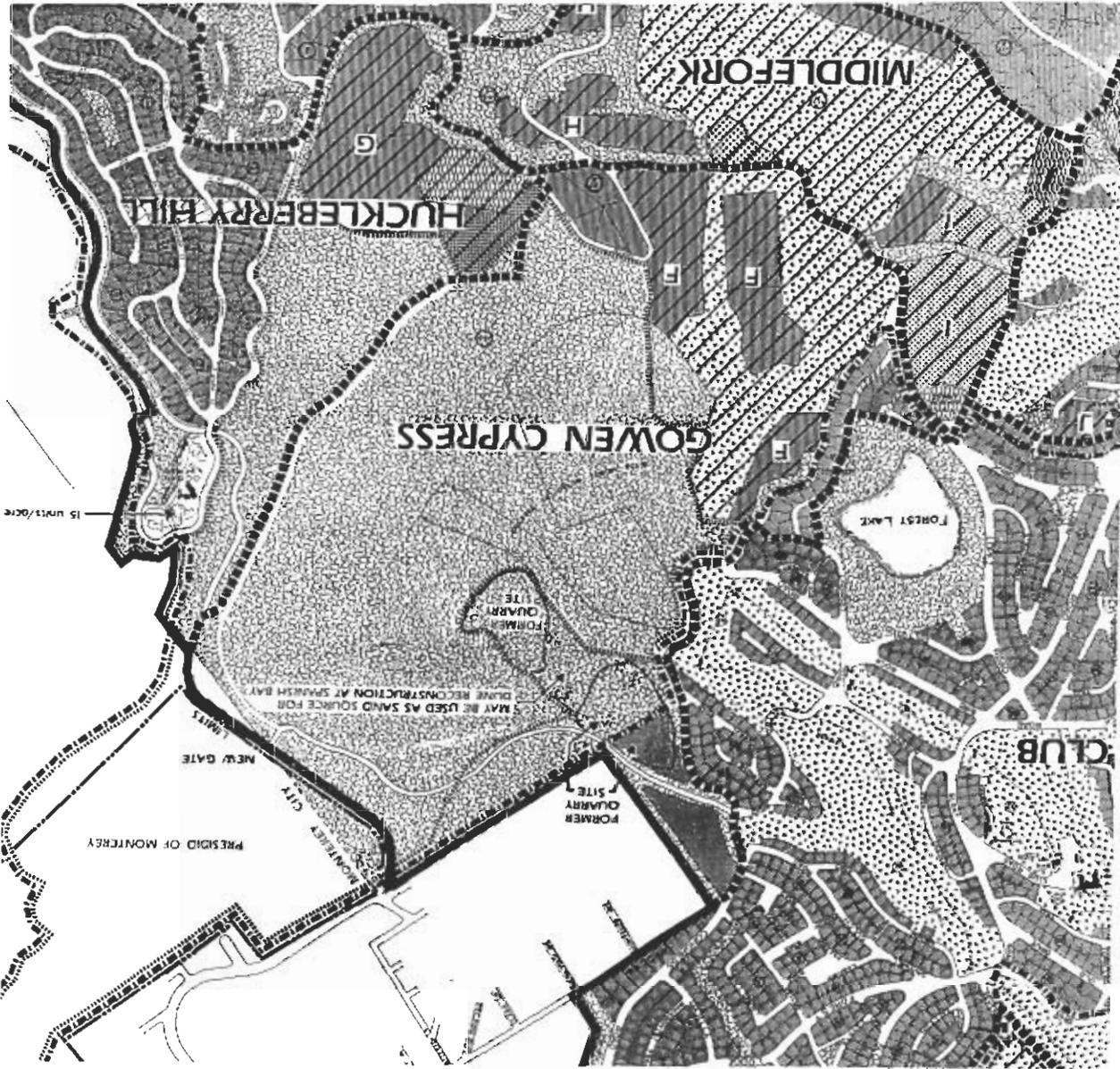


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MAY 15 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

71



GOWEN CYPRESS PLANNING AREA LAND USE

RECEIVED

MAY 15 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

SUBDIVIDER AND
SECOND OWNER:

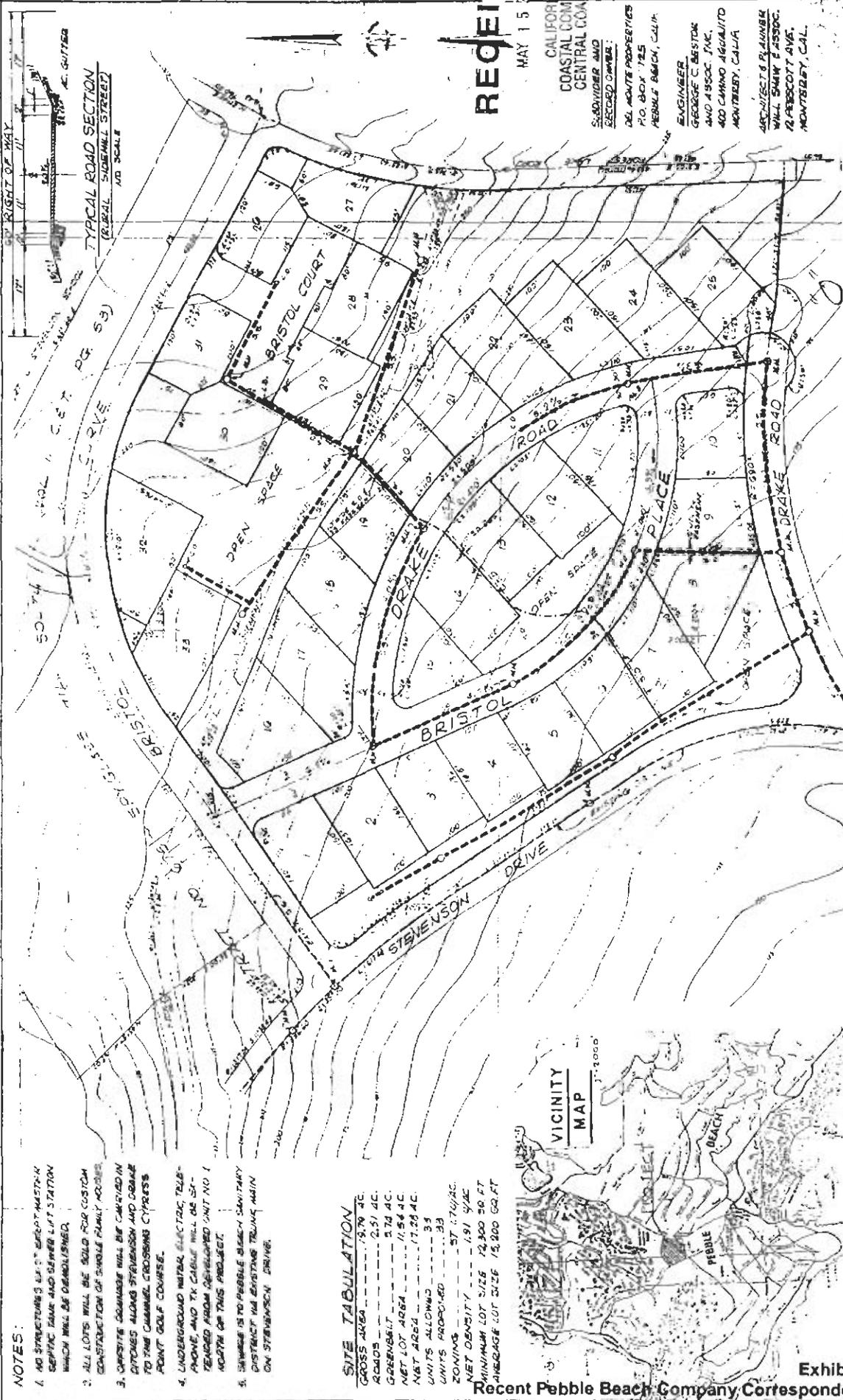
DEL MONTE PROPERTIES
P.O. BOX 1785
PEBBLE BEACH, CALIF.

ENGINEER

GEORGE C. BESTON
AND ASSOC. INC.
400 CANNON AVENUE
MONTEREY, CALIF.

ARCHITECT & PLANNER

WILL SHAW & ASSOC.
12 PESCOTT AVE.
MONTEREY, CALIF.

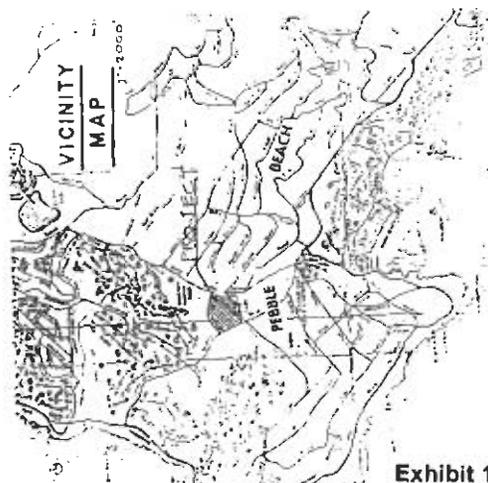


- NOTES:
1. NO STRUCTURES OR 11" SEWER MAINS IN SEPTIC TANK AND SLEWER LIFT STATION WHICH WILL BE DEMOLISHED.
 2. ALL LOTS WILL BE SOLD FOR CUSTOM CONSTRUCTION OF SINGLE FAMILY HOMES.
 3. CURBITE DAMAGE WILL BE CARRIED IN DITCHES ALONG STEVENSON AND DRAKE TO THE CHANNEL CROSSING CYPRESS POINT GOLF COURSE.
 4. UNDERGROUND WATER, ELECTRIC, TELEPHONE, AND TX CABLE WILL BE SET-TEACHED FROM DEVELOPER UNIT NO. 1 NORTH OF THIS PROJECT.
 5. SEWERAGE IS TO PEBBLE BEACH SANITARY DISTRICT VIA EXISTING TRUNK MAIN ON STEVENSON DRIVE.

SITE TABULATION

GROSS AREA	19.79 AC.
ROADS	2.51 AC.
GREENBELT	5.74 AC.
NET LOT AREA	11.54 AC.
NET AREA	17.26 AC.
UNITS ALLOWED	33
UNITS PROPOSED	33
ZONING	ST-17U/AC.
NET DENSITY	1.91 1/4 AC.
MINIMUM LOT SIZE	12,300 SQ. FT.
AVERAGE LOT SIZE	15,200 SQ. FT.

VICINITY MAP



TENTATIVE MAP
of
SPYGLASS HILL SOUTH NO. 2
PEBBLE BEACH - CALIFORNIA

GEORGE C. BESTON AND ASSOCIATES INC.
CIVIL ENGINEERING SURVEYING LAND PLANNING
1000 MARINA DRIVE
MONTEREY, CALIFORNIA 93940
PH: (408) 385-1100 FAX: (408) 385-1101

Anthony L. Lombardo
Jeffery R. Gilles
Derrinda L. Messenger
James W. Sullivan
Jacqueline M. Zischke
Steven D. Penrose*
E. Soren Diaz
Sheri L. Damon
Virginia A. Hines
Patrick S.M. Casey
Paul W. Manclief
Bradley W. Sullivan
Minam Schakot
Kelly McCarthy Sutherland
Ken Gorman
Dennis Beougher

*Certified by the State Bar
of California Board of Legal
Specialization as a Specialist
in Estate Planning, Trust and
Probate Law.

RECEIVED
MAY 11 2006
MONTEREY COUNTY COMMISSION
COASTAL AREA

Lombardo
& Gilles
PROFESSIONAL CORPORATION
Attorneys At Law

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Salinas, CA 93902-2119
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888-757-2444 (MONTEREY)
831-754-2011 (FAX)

225 Sixth Street
Hollister, CA 95023
831-630-9444

File No. 00368.011

May 10, 2006

A copy of this letter has been provided to each of the Commissioners
and a copy has been sent to Mr. Peter Douglas at the State Coastal
Commission Office in San Francisco.

The Honorable Meg Caldwell
Chair, Coastal Commission
Stanford Law School
559 Nathan Abbott Way, Owen House Room 6
Stanford, CA 94305-8610

Re: **Monterey County LCP Major Amendment 1-05 (Measure A)
Voter Information on Plans for New Pebble Beach Golf Course**

Dear Commissioner Caldwell:

In numerous written materials and comments at the March 9 hearing on Measure A, certain members of the public made the unsubstantiated claim that the voters had no idea that Pebble Beach Company planned a new golf course as part of its future resort improvements. We would like to correct the record with respect to this misrepresentation.

I am enclosing the following materials for your information:

1. Article from the Monterey County *Herald* of June 7, 2000, announcing the owners' plans "to eliminate most of the residential lots in the Del Monte Forest and build a new golf course"
2. Editorial from the Monterey County *Herald* entitled "Pebble Beach's new plan rates applause" in which it is noted that "The centerpiece is a new 18-hole golf course located near the Lodge at Pebble Beach" The editorial ran on June 11, 2000 -- like the previous article, well in advance of the vote on Measure A.
3. The ballot Argument in Favor of Measure A and the Rebuttal to Argument in Favor of Measure A, the opponents included in their opposition a statement that a new golf course was proposed. These arguments, of course, were in the possession of every voter, so the public clearly knew that the Company planned a new golf course.

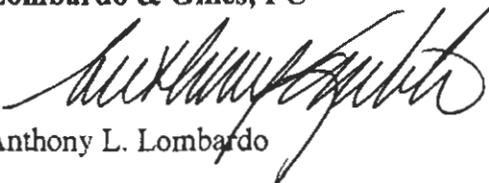
I can provide you with many other examples of the publicity that surrounded the vote on Measure A, and the repeated references to the fact that Pebble Beach Company planned a new

The Honorable Meg Caldwell
Chair, Coastal Commission
May 10, 2006
Page Two

golf course in the area of the existing equestrian center, if you feel that would be helpful. The public has been aware since the day Measure A was proposed that Pebble Beach Company proposed to build a golf course in conjunction with the hundreds of acres currently zoned for residential development proposed to be placed into permanent open space.

Respectfully submitted,

Lombardo & Gilles, PC



Anthony L. Lombardo

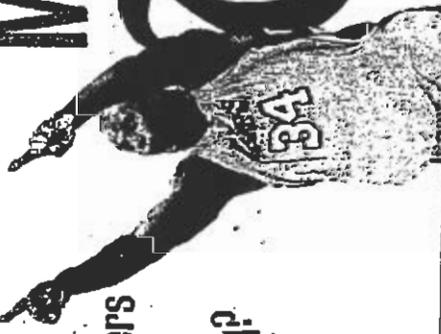
ALL:ncs

Enclosures

cc: Mr. Peter Douglas
Mr. Charles Lester
Mr. Clint Eastwood
Mr. Peter Ueberroth
Mr. William Perocchi

Sports

Can
Pacers
stop
Shaq?
C1



WEDNESDAY SERVING THE MONTEREY PENINSULA AND THE SALINAS VALLEY SDC

Monterey County

The Herald

Wednesday, June 7, 2000

Local/State
New charges for
standoff suspect, B1

Taste
More colorful
cooking, D1



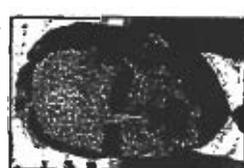
P.B. owners seek to restrict development

'We're better off to preserve the area,' Ueberroth says

BY THOM AKEMAN
Herald Staff Writer

The owners of the Pebble Beach Co. want to eliminate most of the residential lots in the Del Monte Forest and build a new golf course, a "golf cottage" additions on their existing hotels and some employee housing, they said Tuesday. They announced plans to put an initiative on the November ballot to change the zoning and lock in their reduced development proposal.

"We're downzoning ourselves," said Clint Eastwood, the best known of the owners who bought the company last



Ueberroth

June. "We want to set a tone for the forest, in perpetuity." Eastwood, along with fellow owner and former baseball commissioner Peter Ueberroth, Pebble Beach Co. executive officer Bill Perocchi and Carmel Development Co. owner Alan Williams, outlined the plans to the county Board of Supervisors on Tuesday morning, then were interviewed by the Herald.

The details are still being worked out, Perocchi and Williams said. They were expected to be finished in 30 to 60 days and be made public as a new preferred alternative for an environmental impact report submitted to the county in 1997. The new plans will be included with the company's responses to comments on that environmental report, Williams said. But as they outlined it Tuesday, the new plan will include:

► An 18-hole golf course in the area of



CLINT EASTWOOD AND FELLOW PEBBLE BEACH OWNERS ARE REVISITING THEIR PLANS FOR THE PROPERTY.

Recent Pebble Beach Company Correspondence

Initiative could be adopted without vote

The election initiative announced by the Pebble Beach Co. on Tuesday doesn't actually have to go on the ballot, Registrar of Voters Tony Anchondo said Tuesday.

If the proponents get 9,114 valid signatures on their petitions, the county Board of Supervisors could then decide to just adopt the proposal as an ordinance rather than put it on the ballot, Anchondo explained.

PHOTO BY PEBBLE BEACH PAGES A12

PHOTO BY INITIATIVE PAGE A12



Alan Williams of Carmel Development Co. points to a map while explaining that the company hopes to add hotel rooms in Del Monte Forest rather than single-family homes. Bill Perocchi, CEO of Pebble Beach Co., is shown at right.

Pebble Beach

From page A1

the present Pebble Beach Equestrian Center.

> A 24-suite "golf cottage" next to the proposed golf course, in an area now zoned for 24 condominium apartments.

> 50 to 60 hotel rooms to be built in conjunction with the 161-room bridge at Pebble Beach.

> 70 to 80 hotel rooms to be built in conjunction with the 270-room Inn Spanish Bay.

> 60 housing units for employees, 48 near the corporation's offices, near Spanish Bay.

> 38 residential lots of 15 to 2 acres each to be sold to private owners, 7 of them on the periphery of Pescadero Canyon, 10 of them near Poppy Hills, the others scattered about Pebble Beach.

> 425 acres of permanent open space, including most of the areas zoned for residential development in Pescadero Canyon, some areas on the proposed golf course and the entire area that the state Department of Fish and Game has designated as environmentally sensitive.

> 54 units of more affordable, or "inclusionary," housing in Pajaro, as proposed by previous owners of the company.

The specific plans won't be part of the ballot initiative, but will move through the normal county planning and permitting processes to seek approval. Perocchi and Williams said.

The new plan will require the

and new golf course and the inclusionary housing in Pajaro.

The zoning in the initiative would drop the remnants of the existing Del Monte Land Use Plan, which allows 890 additional houses in Pebble Beach.

"I see this as a little bit historic," Ueberroth said. "We are, in effect, going to get out of the development business," he said. "There are those saying we're not making a sound decision... It's not as good economically, but in the long run we're better off to preserve the area."

Eastwood said the investors and lenders who put up the \$820 million to buy the Pebble Beach Co. last June — more than 100 individuals, plus the General Electric Business Trust and the Bank of America — have faith in the judgement of the four principals who serve as directors of the company.

Ueberroth said the new owners are all golfers who like Pebble Beach as it is. A fourth of them live there, he said. "This is no big corporation," Ueberroth said. "This company is now individuals and the commonality is that they all know golf and they know this property very, very well."

Dropping the building lots will lose the owners millions of dollars in property sales, he said. But reduced development, with the expansion of the golf and lodging facilities, ensures that the world-famous golf resort will maintain its status and prestige.

While the building lots were expected to sell for a one-time price

Initiative

From page A1

The way the initiative process works, the proponents must get registered voters to sign their petitions — at least 10 percent of the number of county voters who took part in the last gubernatorial election. That's 9,114 in this case, Anichundo said.

When the signed petitions are turned in, the county's Election Department has 30 days to verify that enough of the signatures are valid, he said. If they are, he certifies the petitions and forwards them to

the Board of Supervisors. The board can then adopt the proposal as written, or put it on the ballot.

The board must make that decision 88 days before the election — by Aug. 11 in this case, if the initiative is to make it on the November ballot as company officials want.

"They're going to have to have a very fast track on this," Anichundo said.

The process started Tuesday when movie legend Clint Eastwood, one of the four directors of the Pebble Beach Co., filed a letter of intent

at the Election Department and paid a \$200 filing fee.

It presents an initiative titled "Del Monte Forest Plan: Forest Preservation and Development Limitations," and refers questions to Salinas attorney Anthony Lombardo.

The county counsel's office must write a summary of the initiative's proposals to put on the petitions, Anichundo said. Then it's up to the petitioners to get the signatures and file them on time, he said.

— Thom Akeman

Pebble Beach plan changes

The Pebble Beach Co. is changing the 1990 plan for development in the Del Monte Forest. More of the residential lots shown here are to be left

alone as forest and open space, while additional 1,114 to 20-40 rooms are to be added to the two existing hotels. The proposed new golf course would stay about the same location, with a 91-slash-60 par course built nearby. Employees who would be laid off by the Pebble Beach Co. would be rehired by the state.

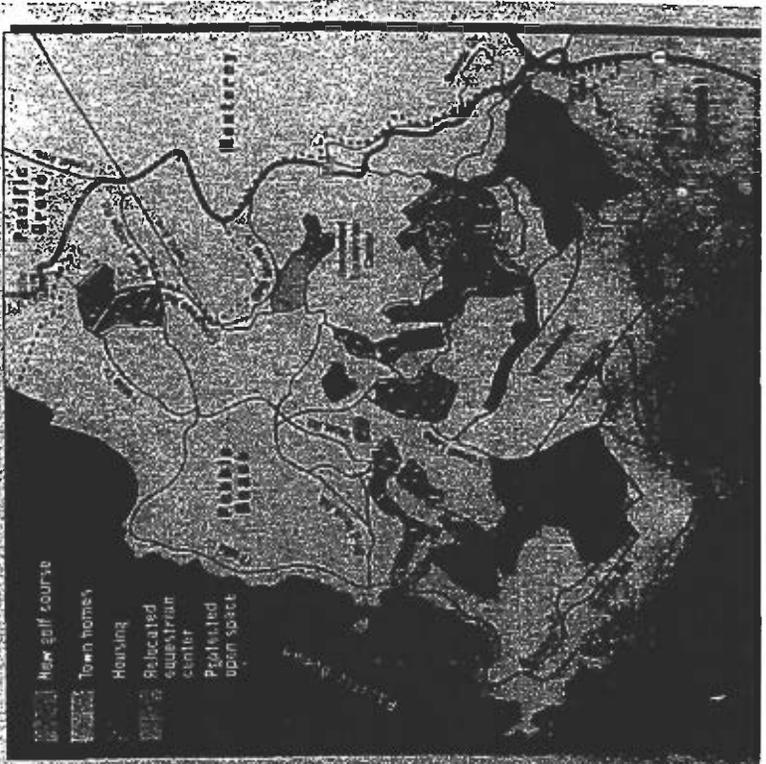


Photo by

Herald Staff Writer Kevin Howe contributed to this report.

Opinion

Monterey County
Herald

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President and Publisher • 648-1192

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Executive Editor • 646-4342

Laurel Shackelford
Editorial Page Editor • 646-4381

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Pebble Beach's new plan rates applause

The Pebble Beach Company's new plan for developing Del Monte Forest is a significant improvement over the earlier one. It also seems smart — politically, financially, environmentally.

The new plan reflects a deep understanding of what Jack Nicklaus meant when he said, "Nobody redesigns Pebble Beach." The company's previous owners didn't seem to get that.

The plan positions Pebble Beach Company to remain true to its essence — it is the world's greatest golf resort, bar none — and to build on its core strengths. The centerpiece is a new 18-hole golf course located near The Lodge at Pebble Beach and additional facilities at The Lodge and The Inn at Spanish Bay. The previous owners' plan, in contrast, would have taken the company into a new direction — housing development, specifically 316 new houses on quarter-acre lots.

The new plan reflects greater sensitivity to environmental concerns than the previous plan. It does so by whittling the plans for housing development from several hundred homes to just 38. Indeed, most of the areas previously targeted for residential development in Pescadero Canyon would be part of 425 acres of permanent open space. Other areas designated for open space are near Spanish Bay, Spyglass Hill and Seal Rock and in the vicinity of Sawmill Creek. The company also plans new forest protections and new efforts to increase the number of Monterey pines.

The new plan provides for 60 housing units for employees and 54 units of "affordable" housing in Pajaro. The previous plan did not provide for any on-site employee housing.

Peter Ueberroth claimed at Tuesday's unveiling that the new plan is "not as good economically," but to almost anyone else it looks like a deal with a luscious potential for a strong return on investment. The building lots were expected to sell for a one-time price in the \$1 million range, but a golf course in Pebble Beach can produce about \$20 million a year, and the hotel expansion could produce an estimated \$25 million a year. The plan also provides additional jobs and increases the county's tax base.

The plan for an initiative with a grand-sounding name — Del Monte Forest Preservation and Development Limitation Initiative — is an interesting flip. It should defuse the sort of criticism that constantly shadowed the earlier plan, help build community support and expeditiously get the company where it aims to go.

Environmentalists, who concede the plan is an improvement, say that doesn't necessarily make it right for the community. As they correctly note, much hinges on the details, and detailed plans won't be made public for a month or two. Likewise, the plans haven't been subjected to public scrutiny, and the California Coastal Commission may not be as enamored as the company's owners.

Even so, the new plan is a bold step in the right direction and plans to the company's supreme strengths.

Recent Pebble Beach Company Correspondence

ARGUMENT IN FAVOR OF MEASURE A

Vote Yes on Measure A to protect key habitat areas in the Del Monte Forest and to require voter approval for any future changes to these protections.

Vote Yes on Measure A to:

- ✓ down-zone approximately 425 acres of residentially zoned land to forest and recreational open space
- ✓ reduce the number of potential new homes on land covered by Measure A from 890 to 38
- ✓ approve limited visitor-serving and recreational zoning at Pebble Beach.

Vote Yes on Measure A with confidence that future development on land covered by the measure must:

- ✓ be consistent with the new zoning approved by voters
- ✓ undergo required environmental review
- ✓ be reviewed by the County Planning Commission and approved by the Board of Supervisors

Measure A does not approve any new development. But Measure A would allow Pebble Beach Company to focus on visitor-serving and recreational facilities rather than homes, to relocate an existing equestrian center, and to provide much-needed employee housing on site.

The proposed visitor-zoning and recreational improvements, in turn, would create millions of dollars in business tax revenues to support local schools, libraries, law enforcement, and other public services.

If approved by the voters, Measure A must be certified as consistent with the California Coastal Act by the Coastal Commission. And no current or future owner of Pebble Beach Company can change the zoning and land use provisions in Measure A without local voter approval.

The beauty of the Del Monte Forest and the open spaces of the Pebble Beach area make Monterey County special. Measure A will help protect those special qualities by limiting future residential development and preserving open space.

Measure A is a balanced approach in the best interests of the environment, Monterey County residents and the region's economy.

Vote Yes on Measure A.

- ✓ Clint Eastwood
Del Monte Forest Resident, Actor
- ✓ Sam P. Kras
Former Member, California Coastal Commission
- ✓ William A. McCormick
Howard Jarvis Taxpayers Association,
Monterey County Representative
- ✓ Robert B. Franco
Former Member,
California Coastal Commission

REBUTTAL TO ARGUMENT IN FAVOR OF MEASURE A

Vote No On Measure A

Measure A is NOT a "Forest Preservation" initiative.

Pebble Beach Company would have voters believe 425 acres would be open space for all to use. It isn't so.

Over 200 acres would be set aside for a \$200 a round golf course and driving range as exclusive open space for the wealthy and destroy over 12,000 trees.

Over 40 acres of Open Space Forest would be rezoned to Open Space Recreation for the proposed equestrian center. Up-zoning, not down-zoning!

Over 140 acres of nondevelopable Pescadero Canyon land would become Open Space Forest. Pebble Beach Company had already committed this land to Open Space Forest.

Only 42 more acres would be rezoned Open Space Forest.

Measure A is NOT a "Development Limitation" initiative. It encourages unlimited expansion of visitor-serving COMMERCIAL facilities.

Measure A IS a "Real Estate Development" initiative promoted by a special interest, Pebble Beach Company

Pebble Beach Company is changing the ground rules for real estate development in Del Monte Forest. They don't want to follow the rules that apply to everyone else. Monterey County officials will have to use Pebble Beach Company's new zoning and land use policies NOT the people's land use plan.

City of Pacific Grove, Pacific Grove Residents Association, Carmel Valley Property Owners Association, Concerned Residents of Pebble Beach, Carmel Residents Association Board of Directors, Peninsula Concerned Neighbors of Del Monte Forest, and former presidents of Del Monte Forest Property Owners oppose Measure A.

Measure A is NOT a balanced approach. It does NOT protect the environment in Del Monte Forest or Monterey County residents.

VOTE NO ON MEASURE A

✓ Carl E. Nielsen
Co-Chair, Concerned Residents of Pebble Beach

✓ Tad R. Hunter
Former President, Del Monte Forest Property Owners

BALLOT MEASURE INFORMATION HAS BEEN PRINTED "AS SUBMITTED" AND PROOFED BY THE PUBLIC AGENCY SUBMITTING THE MEASURE PRIOR TO PRINTING.

Anthony L. Lombardo
Jeffery R. Gilles
Deirdra L. Messenger
James W. Sullivan
Jacqueline M. Zischke
Steven D. Penrose*
E. Soren Diaz
Sheri L. Damon
Virginia A. Hines
Patrick S.M. Casey
Paul W. Manciel
Bradley W. Sullivan
Miriam Schakat
Kelly McCarthy Sutherland
Ken Gorman
Dennis Beougher



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888-757-2444 (MONTEREY)
831-754-2011 (FAX)

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Hollister, CA 95023
831-630-9444

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File No. 00368.011

MAY 05 2006

May 3, 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

A copy of this letter has been provided to each of the Commissioners and a copy has been sent to Mr. Peter Douglas at the State Coastal Commission Office in San Francisco.

*Certified by the State Bar of California Board of Legal Specialization as a Specialist in Estate Planning, Trust and Probate Law.

Mr. Steven Kram
Coastal Commissioner
45 Fremont Street, Suite 2000
San Francisco, CA 94105

Re: **Monterey County LCP Major Amendment 1-05 (Measure A)
Limitation on Future Additions to Hotels**

Dear Commissioner Kram:

In its March staff report on the Measure A amendment to the Del Monte Forest Local Coastal Plan, the staff comments on the fact that Measure A does not contain any limits on how many visitor serving units could be built in the Del Monte Forest in the future.

What the staff report fails to inform the Commission is that under the Monterey County Zoning Ordinance, hotel rooms are not a matter of right under the Zoning Ordinance and require the approval of a discretionary coastal development permit. In other words, whether or not there is a numerical limit contained in the Land Use Plan, the addition of hotel rooms (as is proposed as a part of the project implementing Measure A) requires the issuance of a local coastal permit which not only requires a public hearing but also is fully within the authority of the County Board of Supervisors to either grant, deny or modify.

This process is exactly how visitor serving uses are regulated in every other Local Coastal Plan segment in the County of Monterey.

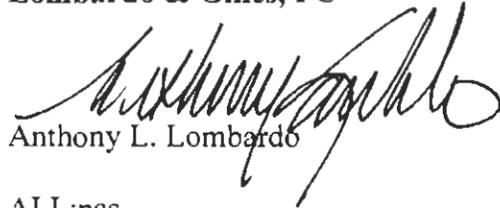
Pebble Beach Company, however, took it a step further and, prior to the adoption of Measure A, sought community input on what would be the appropriate future addition to the existing visitor serving uses in the Del Monte Forest. As a result of that outreach, the Company entered into an agreement with the Del Monte Forest Property Owners Association (a copy of which is attached) that specifically addresses that very issue. In this agreement, Pebble Beach Company agreed to limit the total number of additional hotel rooms which could be added to the existing facilities to two hundred ten (210) units. While the Coastal staff was provided copies of this agreement after the voters' approval of Measure A, they apparently chose not to provide you with that information in their March staff report.

Mr. Steven Kram
Coastal Commissioner
May 3, 2006
Page Two

Although the property owner does not believe this is an issue which is relevant either to the certification of Measure A or the approval of the project which has been submitted to implement Measure A, if the Commission wishes to add a condition which is consistent with the language of the agreement with the Del Monte Forest Property Owners Association as a part of its deliberations on the project after the certification of Measure A, the property owner has no objection.

Respectfully submitted,

Lombardo & Gilles, PC



Anthony L. Lombardo

ALL:ncs

Enclosure

cc: Mr. Clint Eastwood
Mr. Peter Ueberroth
Mr. William Perocchi

RECEIVED

MAY 05 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

Recording Requested by, and
When Recorded Mail To:

Pebble Beach Company
2700 17 Mile Drive
Pebble Beach, CA 93953

Att'n: Legal Affairs

Joseph F. Pitta
Monterey County Recorder
Recorded at the request of
Filer

CROLIE
4/18/2001
8:41:55

DOCUMENT: **2001029238**

Titles: 1/ Pages: 9



■2001029238■

Fees..	32.00
Taxes	
Other...	
AMT PAID	\$32.00

ENDORSEMENT AGREEMENT

To be recorded against certain real property situate in the County of Monterey, State of California, as shown and designated as Parcel 2 on that certain map filed in Volume 16 of Parcel Maps, at page 155, Records of Monterey County.

AGREEMENT

This Agreement ("Agreement") is entered into as of this tenth day of October, 2000, by and between the PEBBLE BEACH COMPANY ("PBC"), a California general partnership including its successors and assigns, and the DEL MONTE FOREST PROPERTY OWNERS ("DMFPO"), a California not-for-profit Corporation, including its successors and assigns.

RECITALS

A. PBC is proposing a development project in Del Monte Forest ("PROJECT"), which will include additional hotel rooms, golf cottages, golf course, club house, driving range, employee housing, relocation of an existing equestrian center, the rezoning of certain property to open space use and road circulation improvements.

B. PBC seeks the public support and endorsement of the DMFPO for "Measure A", a PBC sponsored Initiative in Monterey County that will make various changes to the Del Monte Forest Land Use Plan. The election to determine if "Measure A" will pass is scheduled for November 7, 2000.

C. DMFPO is willing to provide the requested endorsements and support provided PBC agrees to certain conditions ("CONDITIONS"), which are set forth hereinafter.

WHEREFORE, the parties agree as follows:

1. **CONDITIONS.** PBC agrees to the following conditions:

a. The maximum number of additional hotel rooms built by PBC on land currently owned by PBC in the Del Monte Forest will not exceed 210 units. These rooms will be 58 rooms at the Lodge, 91 at the Inn at Spanish bay, 24 Golf Suites at Spyglass Hill and an additional 37 rooms that could be divided between the Lodge and the Inn at Spanish Bay on an as needed basis.

b. The existing Equestrian Center will not be taken out of operation by PBC or materially reduced in scope of operation until a new Equestrian Center on land currently owned by PBC is fully operational at a scope of operation that is not less than that of the existing facility and also includes a covered arena. Beach access for the trails will be preserved. This condition will only take effect if and to the extent PBC obtains a vested right to construct the new Equestrian Center on land currently owned by PBC. However, until the vested rights are obtained or denied, the Equestrian Center will not be taken out of operation or materially reduced in scope by PBC.

c. Attached hereto as Exhibit A is a map generally illustrating the final "build-out" (i.e. zoning) in the Del Monte Forest for RESIDENTIAL, COMMERCIAL, VISITOR-SERVING, OPEN SPACE and RECREATIONAL areas on property that the Company presently owns.

d. PBC agrees to complete construction of the road improvements for the Highway One Gate entering and exiting the Del Monte Forest, as identified on a portion of the plans submitted to CalTrans by PBC as Alternative 4C-1, as soon as practicable after final approvals for such improvements have been received from CalTrans and any other necessary government agencies. The Company's development plans shall include responses to reasonable concerns of traffic safety and traffic volume especially in the areas at the Lodge and the Inn at Spanish Bay.

2. **SUPPORT.** DMFPO agrees to publicly endorse and support the INITIATIVE, as evidenced by DMFPO Board of Director approval of this AGREEMENT and by formal resolution of the board.
3. **EFFECTIVE DATE.** This AGREEMENT will become effective upon approval of the DMFPO board of directors and the CEO of PBC.
4. **CONDITION AFFECTING VALIDITY OF AGREEMENT.** In the event that "Measure A" fails to pass as a result of the outcome of the election on November 7, 2000, or "Measure A" is not certified by the California Coastal Commission, or PBC fails to obtain a vested right to construct the new golf course and hotel rooms substantially as requested in PBC's application, this AGREEMENT will be considered void and invalid. In the event that this AGREEMENT is rendered void and invalid because PBC fails to obtain a vested right to construct the new golf course and hotel rooms substantially as requested in PBC's application, and the existing equestrian center is displaced by another PBC project, then Condition 1.b. of this AGREEMENT will remain a valid obligation.
5. **NO THIRD PARTY BENEFICIARY INTENDED.** This AGREEMENT is made solely for the benefit of the parties to this AGREEMENT and their respective successors and assigns and no other person or entity shall have or acquire any right or benefit by virtue of this AGREEMENT.
6. **AMENDMENTS.** Amendments to this AGREEMENT are permitted only with the written consent of both parties.

7. **CONTROLLING LAW AND CONSTRUCTION.** The interpretation and performance of the AGREEMENT shall be governed by the laws of the State of California. This AGREEMENT contains the entire agreement between the parties with respect to the issues recited hereinbefore.

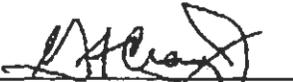
(SIGNATURE PAGE FOLLOWS)

WHEREFORE, the parties have executed this AGREEMENT as of the date first written above:

PEBBLE BEACH COMPANY:

By: 
William Perocchi, CEO

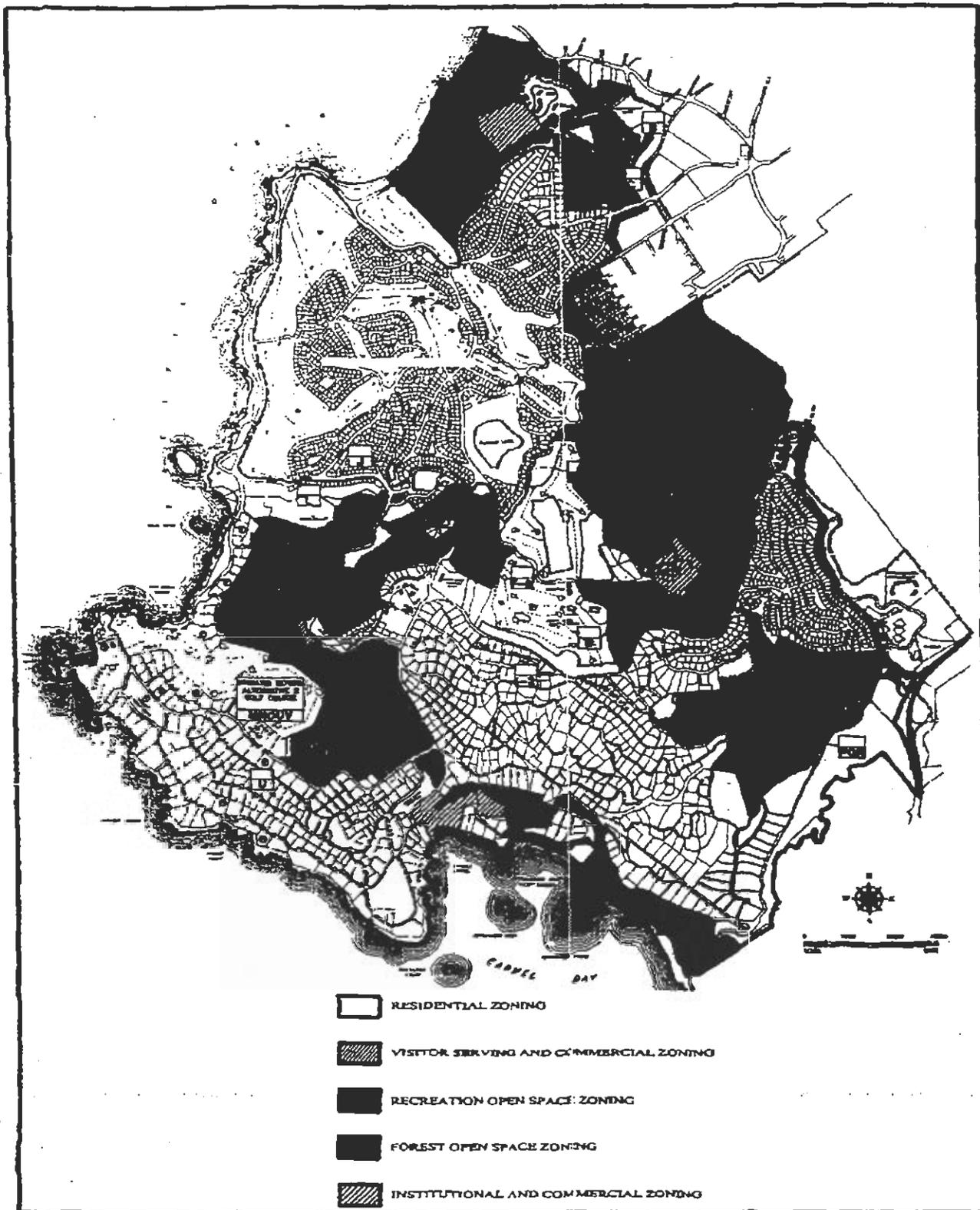
DEL MONTE FOREST
PROPERTY OWNERS:

By: 
G. F. Craig, Jr., President

I hereby certify that this AGREEMENT was properly approved by action of the board of the Del Monte Forest Property Owners at their regularly scheduled board meeting on October 10, 2000.


Edward J. Keith, Secretary
Del Monte Forest Property Owners

**FINAL BUILDOUT ZONING
FOR REMAINING PARCELS
OWNED BY PEBBLE BEACH COMPANY
IN DEL MONTE FOREST**



ACKNOWLEDGEMENT

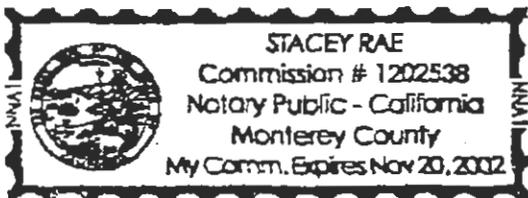
STATE OF CALIFORNIA)
)
COUNTY OF MONTEREY) SS.

On November 6, 00, before me, **STACEY RAE**, personally appeared
G. F. Craig, Jr.

- personally known to me
- 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.

Witness my hand and official seal.



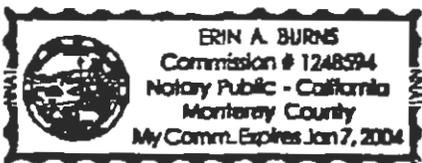
Stacey Rae
Signature Notary Public
My commission expires: November 20, 2002

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
 County of Monterey } ss.

On November 7, 2000, before me, Erin A. Burns Notary Public,
Date Print and Title of Officer (e.g. "Jane Doe, Notary Public")
 personally appeared William Perocchi
Name(s) of Signer(s)

personally known to me
 proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) I subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
[Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: _____



ACKNOWLEDGEMENT

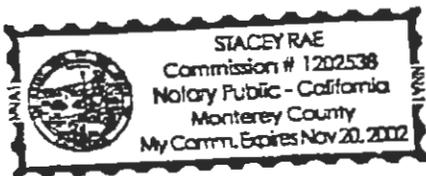
STATE OF CALIFORNIA)
) ss.
COUNTY OF MONTEREY)

On November 10, 00, before me, STACEY RAE, personally appeared
Edward J. Keith

- personally known to me
- 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.

Witness my hand and official seal.



Stacey Rae
Signature Notary Public
My commission expires: November 20, 2002

END OF DOCUMENT

✓ DMF

Anthony L. Lombardo
Jeffery R. Gilles
Dorinda L. Messenger
James W. Sullivan
Jacqueline M. Zischke
Steven D. Penrose*
E. Soren Diaz
Sheri L. Damon
Virginia A. Hines
Patrick S.M. Casey
Paul W. Mancini
Bradley W. Sullivan
Miriam Schakal
Kelly McCarthy Sutherland
Ken Gorman
Dennis Beougher

Lombardo
& Gilles
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831-630-9444

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MAY 09 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

File No. 00368.011

May 5, 2006

*Certified by the State Bar
of California Board of Legal
Specialization as a Specialist
in Estate Planning, Trust and
Probate Law.

A copy of this letter has been provided to each of the Commissioners
and a copy has been sent to Mr. Peter Douglas at the State Coastal
Commission Office in San Francisco.

Mr. Peter Douglas
Executive Director
California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2221

Re: **Monterey County LCP Major Amendment 1-05 (Measure A)**

Dear Mr. Douglas:

Coastal Commission staff has argued, in its February 24, 2006 Staff Report on Measure A, that Monterey County's conditional approval of Pebble Beach Company's ("PBC") Del Monte Forest Preservation and Development Program ("DMFPDP") project, prior to the Commission's certification of the LCP amendments of Measure A, was unprecedented and "in excess of legal authority" or "ultra vires."⁵⁷

Staff's argument is neither factually nor legally accurate, and it is not relevant to the Commission's consideration of Measure A.

⁵⁷ Footnote 47 of the Staff Report states:

"In prior instances where LCP amendments were required to allow development being considered by the County, the County has only granted conceptual approval of the requisite coastal permits, and has only taken a final action on the coastal permits after Commission review and approval of the necessary LCP amendments (see, for example, the LCP amendments and permits associated with Mission Ranch (amendment 2-91 and CDP PC-7595) and Oak Hills (amendment 1-95 and CDPs SB840-842) that were referenced by the Company in their January 6, 2005 letter on this topic.)"

Footnote 50 of the Staff Report states:

"Such an action by the County was in excess of the County's legal authority, or *ultra vires*. Under the Coastal Act, the County only has delegated authority to issue coastal development permits that are consistent with its certified LCP (PRC 30604(b)). The certified LCP also requires that all coastal development permits approved by the County be consistent with the policies and ordinances of the LCP (e.g., CIP 20.02.060(A), 20.06.755, and 20.70.050(B)(3)). The County did not have the legal authority to issue coastal permits for developments that are clearly inconsistent with the LCP on a presumption that the LCP would be changed in the future to allow such development. This fundamental lack of authority is not cured by making such an approval contingent on the presumed outright certification of Measure A by the Commission."

Mr. Peter Douglas
Executive Director
May 5, 2006
Page Two

Monterey County (the "County") has on at least two previous occasions conditionally approved projects in Del Monte Forest with related LCP amendments before the LCP amendments were certified by the Commission, subject to a condition that the approval was subject to the Commission's certification of the LCP amendments. In neither of the two previous approvals did Commission staff object to this procedure which is exactly the process Monterey County followed with the PBC project.

On February 2, 1993, the County Board of Supervisors approved the Macomber Estates Subdivision (including a Coastal Development Permit), which required certain LCP amendments (approved by the Board on the same date).⁵⁸ The Board's Resolution of approval stated that it was approved "subject to certification of the related and necessary Local Coastal Program amendments" The LCP amendments were then forwarded to the Commission and approved by the Commission at its June 1993 meeting. The Commission Staff Report dated May 28, 1993, on these amendments (Monterey County: Local Coastal Program Major Amendment No. 1-93) specifically recognized that the subdivision had already been approved by the Board as it states:

This proposed amendment would allow the Macomber Estates Subdivision Tentative Map to be recorded. The conditionally-approved subdivision provides for a clustered development pattern

On September 14, 1994, the County Planning Commission approved a coastal development permit and rezoning for a new California Department of Forestry ("CDF") fire station and employee parking lot in Del Monte Forest which required certain LCP amendments.⁵⁹ The County Planning Commission's approval was subject to Condition No. 36, which stated:

That the Land Use Plan Amendment and the Rezoning request portion of this Combined Development Permit be adopted, prior to the issuance of any permits for the project. In the event that the amendment or the rezoning request is denied, this permit entitlement shall be null and void.

The LCP amendments were approved by the Board of Supervisors on October 25, 1994,⁶⁰ and then forwarded to the Commission and approved by the Commission on January 11, 1995 (Monterey County: Local Coastal Program Major Amendment No. 2-94).

⁵⁸ The LCP amendments included modifying the Land Use Plan ("LUP") Map boundaries for portions of the site from Open Space-Forest to Residential, and vice versa, with corresponding modifications to the Coastal Implementation Plan ("CIP") zoning designations; and lifting of the LUP "Resource Constraints" overlay designation and CIP B-8 zoning designation.

⁵⁹ The LCP amendments consisted of changing the LUP Map designation for the site from Open Space-Forest to Commercial Institutional, with corresponding changes to the CIP zoning from "RC" (Resource Conservation) to "PQP" (Public/Quasi-Public).

⁶⁰ The permit approval of the Planning Commission became final, because it was not appealed to the Board or the Commission. Thus, the Board had to act only on the LCP amendments.

Mr. Peter Douglas
Executive Director
May 5, 2006
Page Three

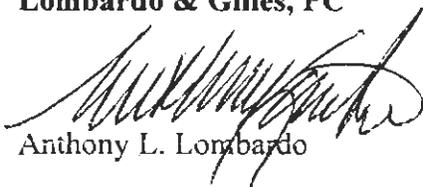
The County's conditional approval of the PBC project prior to certification of the Measure A LCP amendments by the Commission is identical to the process followed in these two prior permits. With respect to the County Board of Supervisors approval of this DMFPDP project, Condition No. 16 states in pertinent part:

The applicant shall submit evidence that the Coastal Commission has certified the Local Coastal Program changes contained in Measure A, as it was approved by the voters on November 7, 2000. Without this certification all project approvals will have no force or effect (emphasis added)

The Commission staff appears to be treating this application differently than it has treated prior applications, claiming the process they condoned in previous applications to now be "without legal authority" or "ultra vires." The reality is that there is no practical difference in how the Commission considers the certification of Measure A and the project appeals. The Commission will consider certification of Measure A at its June meeting and if Measure A is certified, it will then consider the appeals filed against the project at a subsequent Commission meeting. The Commission's consideration would be the same whether the County's approval was a "conceptual approval" or a "conditional approval." The staff is simply attempting to avoid the debate over what is the real issue – which is whether the merits of Measure A and the environmental benefits of the project deserve the Commission's support.

Respectfully submitted,

Lombardo & Gilles, PC



Anthony L. Lombardo

ALL:ncs

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Mr. Peter Ueberroth
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RECEIVED

MAY 05 2006

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

May 2, 2006

File No. 00368.011

A copy of this letter has been provided to each of the Commissioners
and a copy has been sent to Mr. Peter Douglas at the State Coastal
Commission Office in San Francisco (without attachments).

The Honorable Meg Caldwell
Chair, Coastal Commission
Stanford Law School
559 Nathan Abbott Way, Owen House Room 6
Stanford, CA 94305-8610

Re: **Monterey County LCP Major Amendment 1-05 (Measure A)**

Dear Chair Caldwell:

Sierra Club and various other persons have claimed that in the Coastal Commission's approval of Spanish Bay in March of 1985, Pebble Beach Company ("PBC") "promised" or "assured" the Coastal Commission that Spanish Bay would be the "last" golf course in Del Monte Forest. Sierra Club has broadcast this claim not only in testimony before the Commission, but also in printed and electronic communications to its members, direct mail and the media. We do not know what purpose or relevance it has to the present Commission proceedings, other than an attempt to cast PBC in an unfavorable light. We do know, however, that the claim is a total fabrication based on the record of the hearings on the Commission's approval of Spanish Bay in 1985.

The Commission and individual Commissioners can make that determination for themselves. Enclosed are copies of the court reporter's transcripts of the December 12, 1984 and March 28, 1985 Coastal Commission hearings, which were the only two hearings held by the Commission on the Spanish Bay coastal development permit. There are no statements in any of these transcripts by PBC representatives or any other person that Spanish Bay was to be the "last" golf course in Del Monte Forest, much less any "promise" or "assurance" by PBC to that effect. The Coastal Commission staff reports and recommendation for those hearings similarly do not contain any statements to such effect.

In fact, the language of the existing Del Monte Forest LCP does not support the Sierra Club's claims. Policy 86 of the LUP, certified by the Coastal Commission in September 1984, specifically provides that: "Golf course development may be permissible in areas shown for

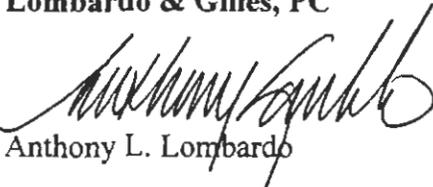
The Honorable Meg Caldwell
Chair, Coastal Commission
May 2, 2006
Page Two

residential development.”¹ In 1995, the Commission certified updated amendments to the Del Monte Forest LCP in order to make the Implementation Plan zoning consistent with Policy 86 (Monterey County Code Sections 20.12.050.Z and 20.14.050.D of the certified LCP).²

While the Sierra Club’s story may make good copy, it is unsupported by either the record or the language of the Del Monte Forest LUP. The PBC has the right to request approval of its proposed golf course under the language of the existing Del Monte Forest LUP. The only change Measure A makes is that it precludes homes from also being built around that golf course as allowed under the language of the current LCP.

Respectfully submitted,

Lombardo & Gilles, PC



Anthony L. Lombardo

ALL:ncs

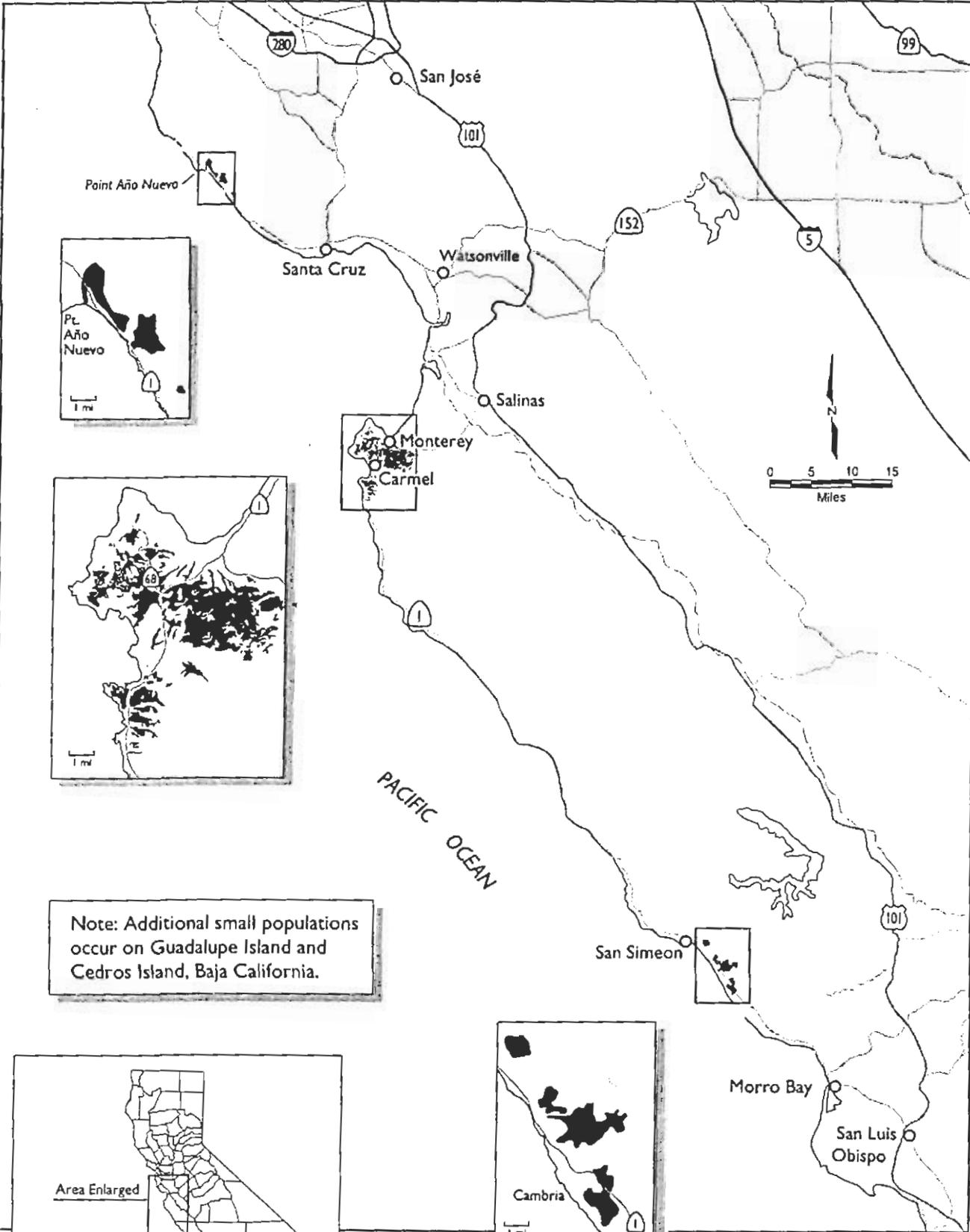
Enclosures 

cc: Mr. Peter Douglas (w/o Enclosures)
Mr. Charles Lester (w/o Enclosures)
Mr. Clint Eastwood (w/o Enclosures)
Mr. Peter Ueberroth (w/o Enclosures)
Mr. Bill Perocchi (w/o Enclosures)

*** STAFF NOTE : ENCLOSED
TRANSCRIPTS NOT
REPRODUCED HERE .
AVAILABLE FOR REVIEW
AT THE COMMISSION'S
SANTA CRUZ OFFICE .**

¹ The full text of Policy 86 reads as follows: “Golf course development may be permissible in areas shown for residential development. If golf course development is proposed and approved in any of these areas, it shall result in a reduction in the number of dwelling units permitted by this plan for the area in proportion to the number of acres devoted to the golf course use. For example, a 50 acre golf course in an area shown for residential use at a density of 2 units per acre will result in a reduction of 100 dwelling units in that area.”

² Commission staff specifically acknowledges in its February 24, 2006 Staff Report on Measure A (at page 65) that “the LCP allows golf course development in residentially designated areas within the DMF LCP segment.”



Note: Additional small populations occur on Guadalupe Island and Cedros Island, Baja California.

**Figure E-1
Distribution of Native Monterey Pine Forest
in California**

DISTRIBUTION OF VARIOUS SENSITIVE SPECIES

Exhibit III

Monterey Co. LCP Amendment No 1-05

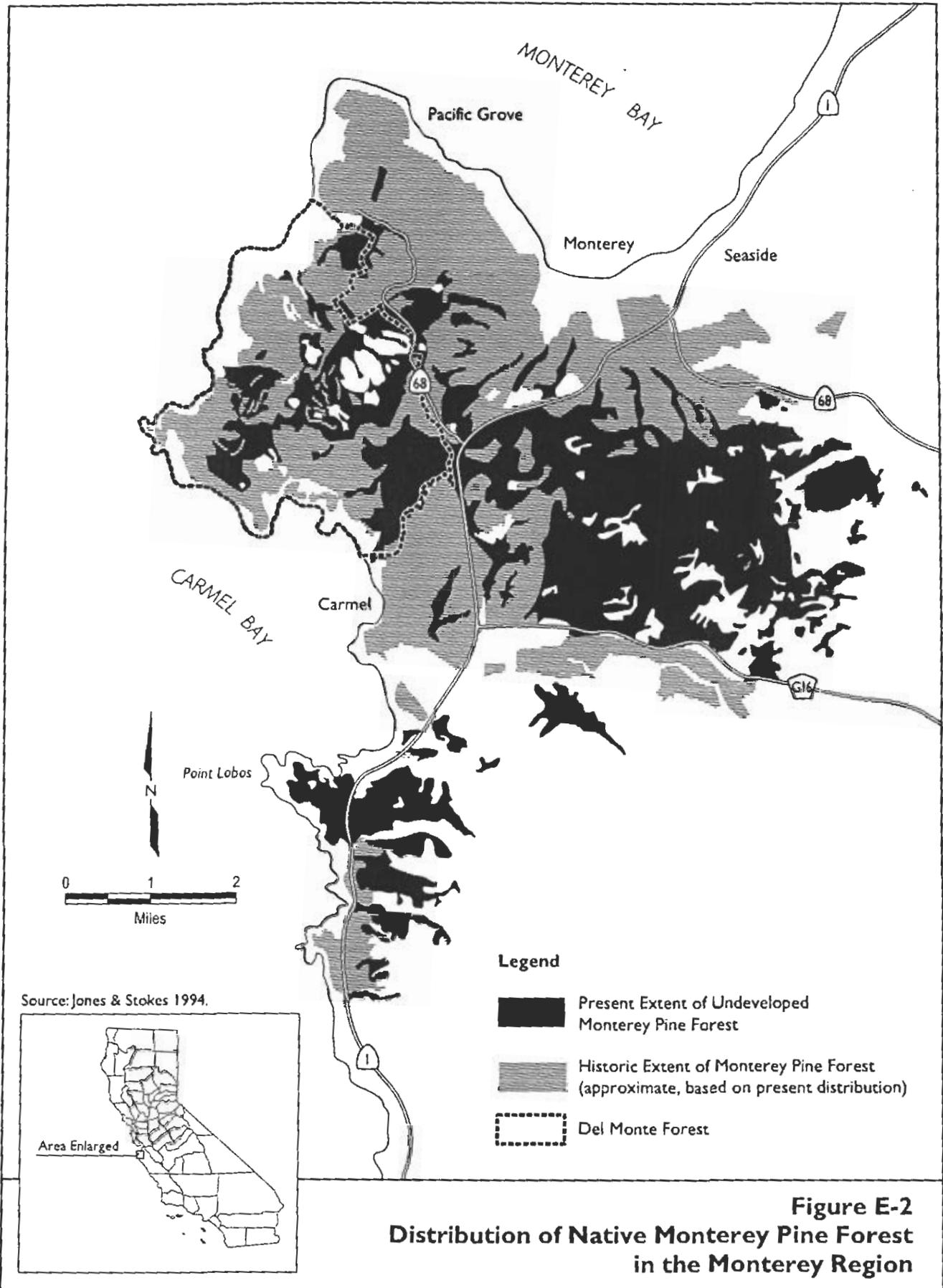
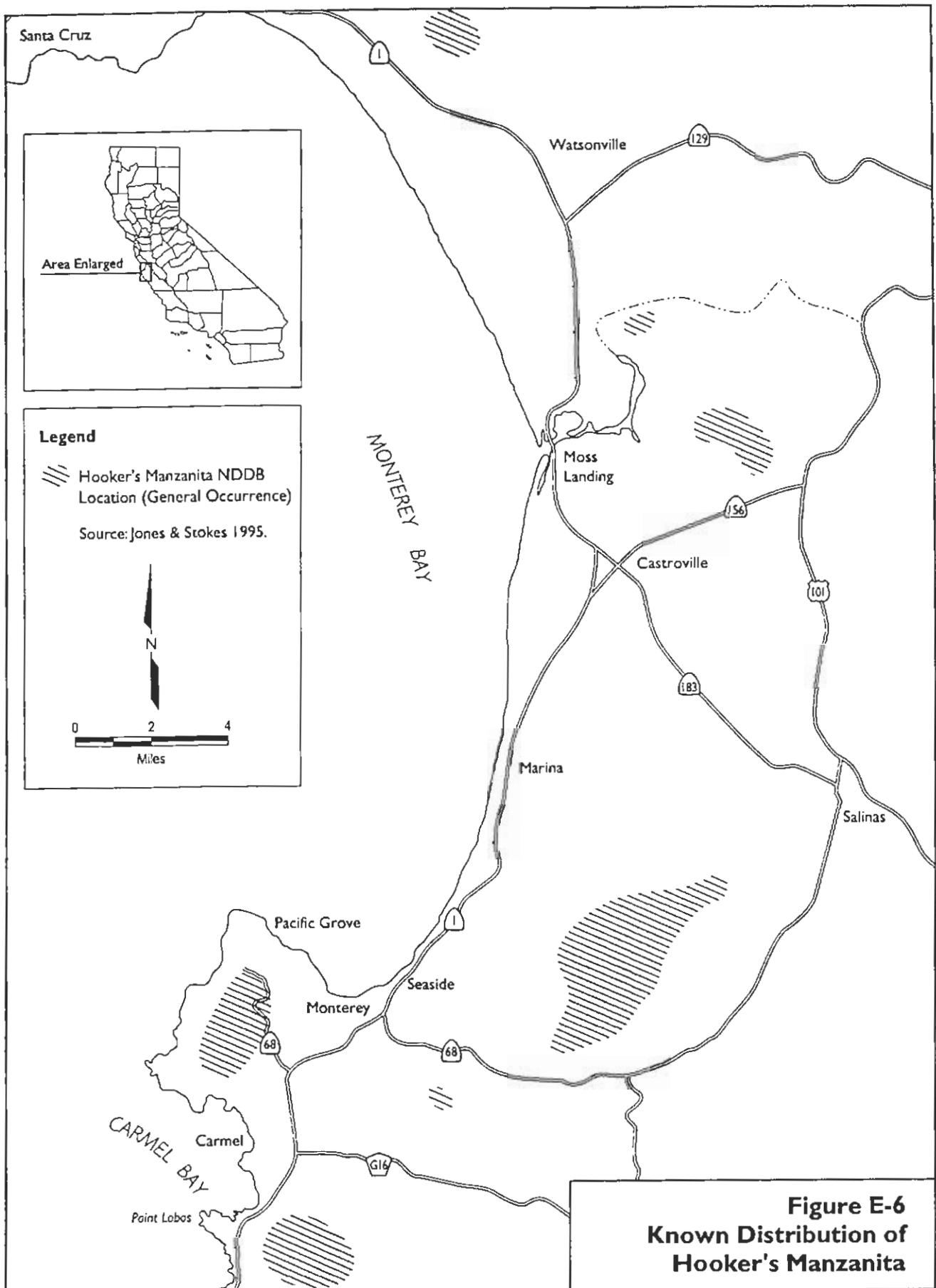




Figure E-3
Distribution of Pitch Canker in Monterey Pine Forest
in California



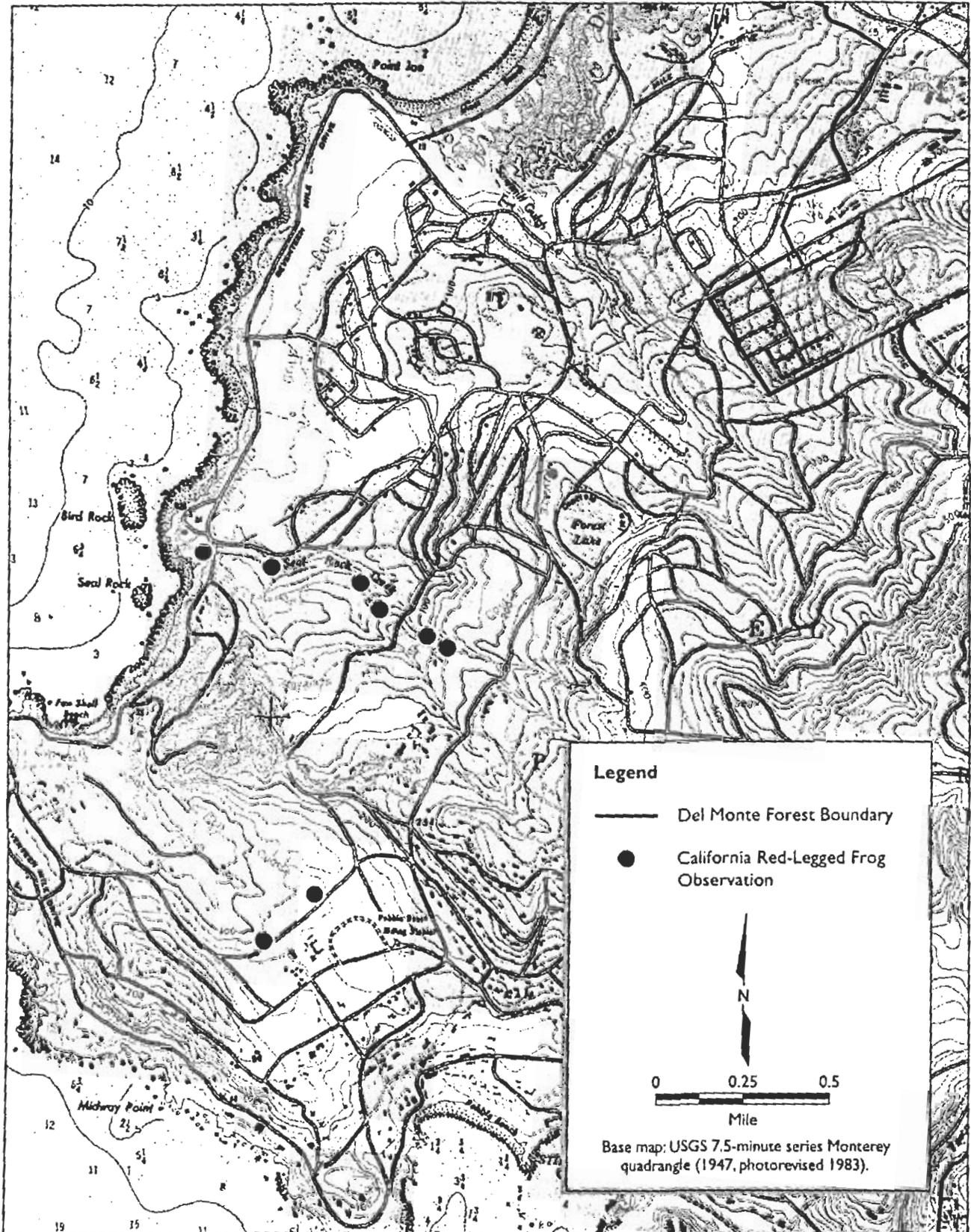
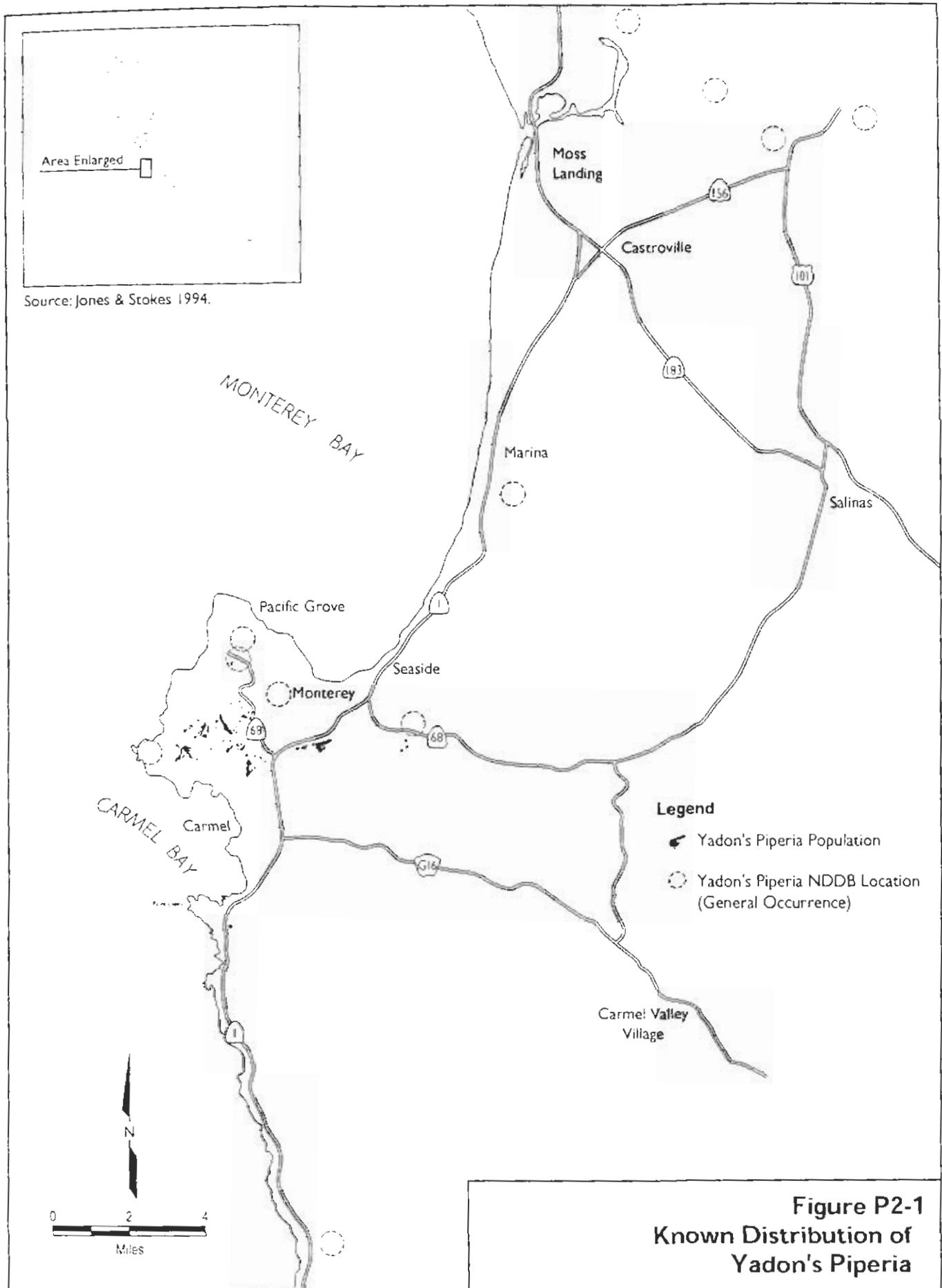


Figure E-7
Known Distribution of California Red-Legged Frog
on the Monterey Peninsula

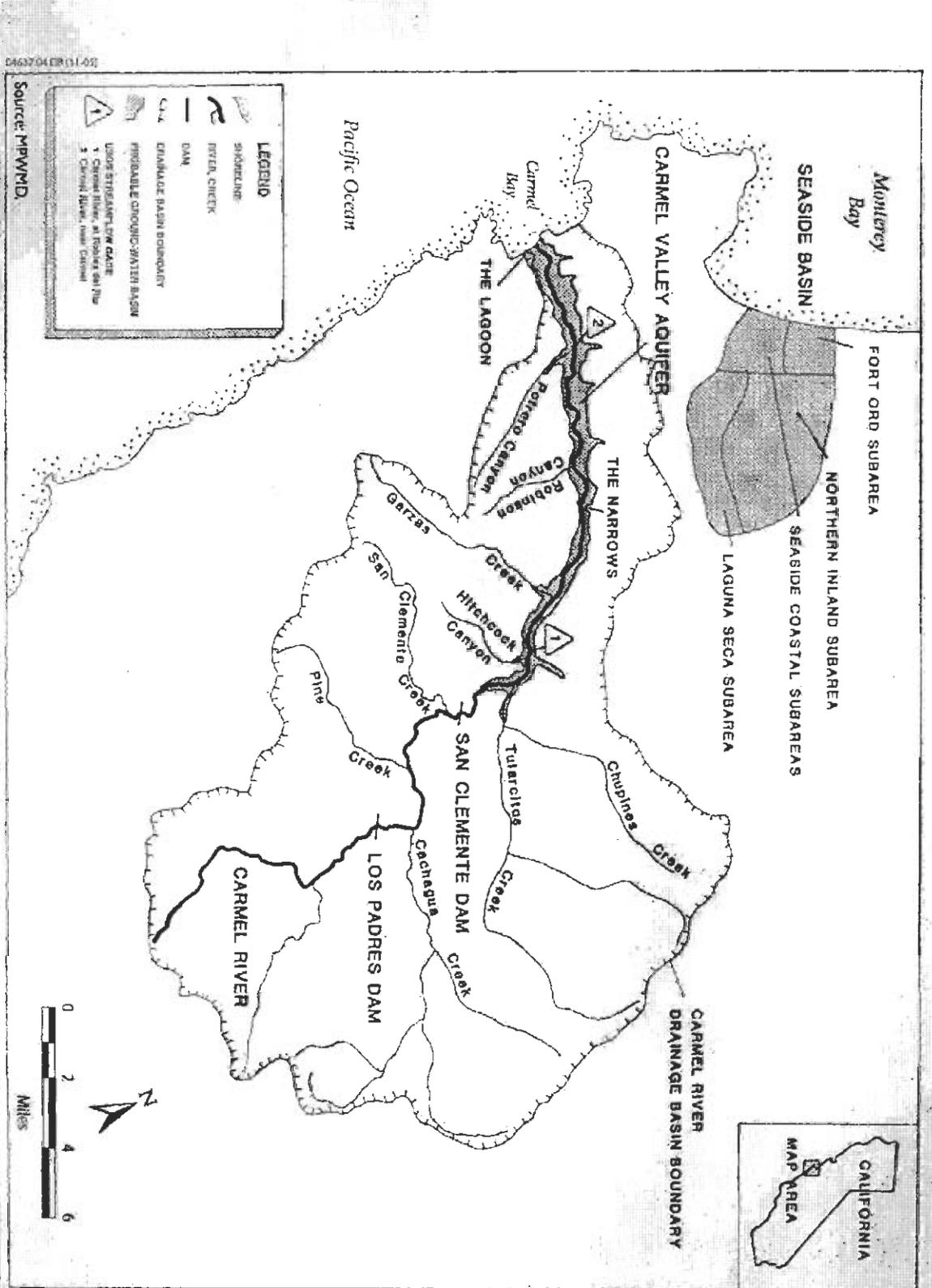


Source: Jones & Stokes 1994.

Figure P2-1
Known Distribution of
Yadon's Piperia

Figure P2-2
 Known Distribution of Yadon's *Piperia*
 on the Monterey Peninsula





Jones & Stokes

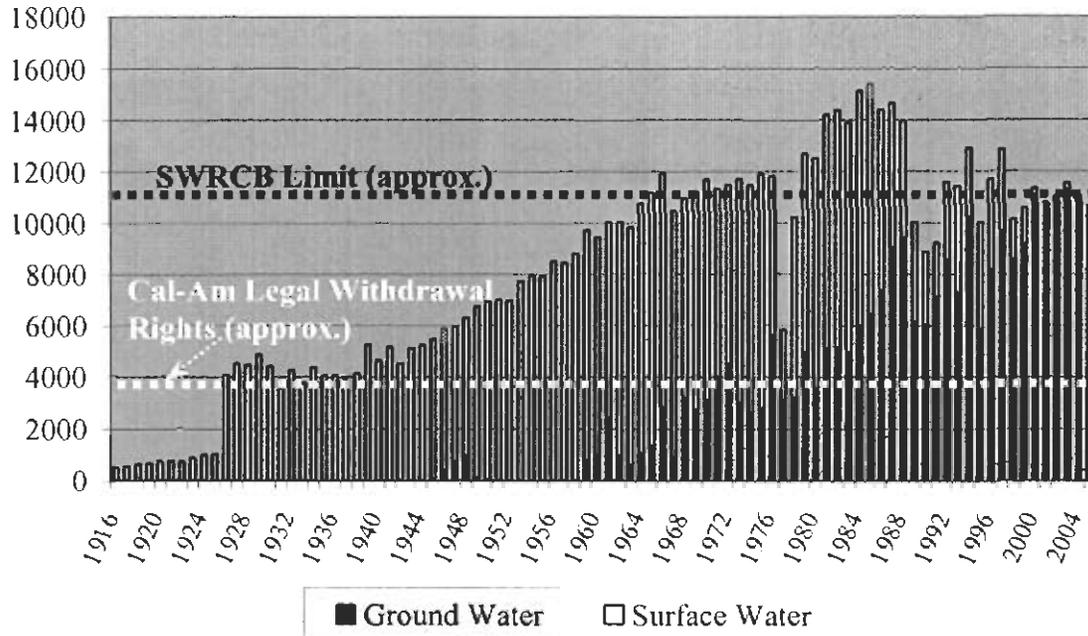
Figure 8-13
Water Resources System for the Monterey Peninsula Area,
Including Carmel River, Carmel Valley Alluvial Aquifer, and Seaside Groundwater Basin

Exhibit 12. Cal-Am Water Sources

Source: Monterey Peninsula Water Management District, Aquifer Storage and Recovery Project EIR, March 2006.

Cal-Am Production (Acre-Feet), Carmel River

Production Data Source: PDP EIR Table G.4-1B



Total Production (Acre-Feet), Seaside Groundwater Basin

Data Source: Yates et al, April 14, 2005, Table 4. Prepared for the MPWMD.

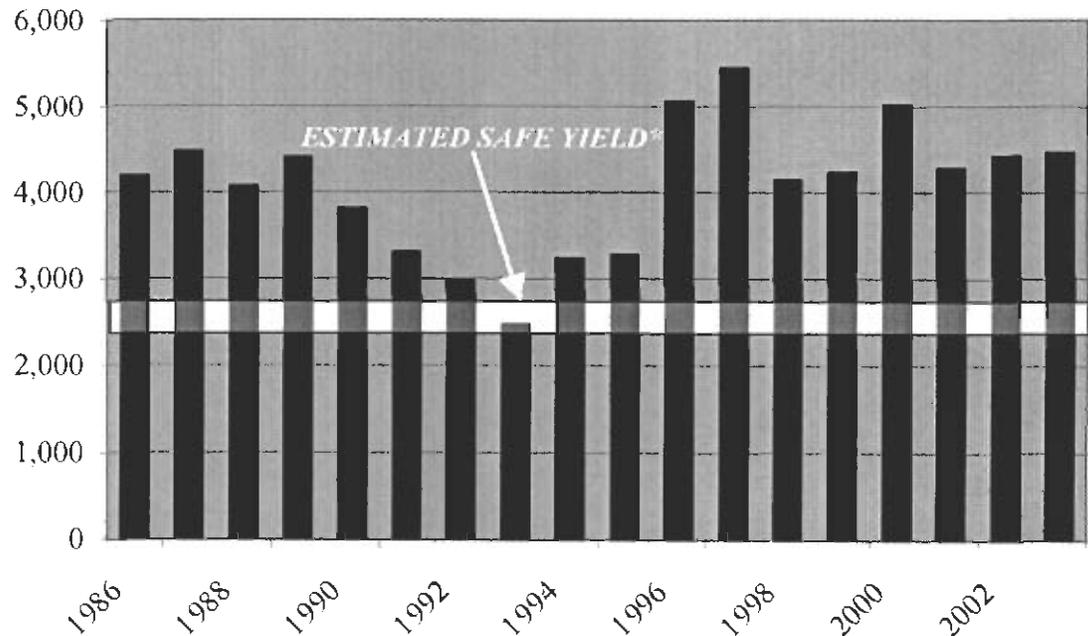


Exhibit 13. Water Production from Carmel River and Seaside Groundwater Basin.

*Estimated Safe Yield from *Cal-Am Water v. City of Seaside*, Monterey County Superior Court Case M66343

California Native Plant Society

CNPS MONTEREY PINE FOREST POLICY

Adopted March 1995

Policy Statement

Because of habitat fragmentation and other cumulative impacts to Monterey Pine Forests, CNPS recommends that there should be no further removal of healthy, non-hazardous native Monterey Pine trees, except for minimal removal on existing lots of record and to meet fire safety requirements. Preservation efforts should be concentrated on stands 20 acres or larger and contiguous stands of smaller acreages that provide wildlife corridors, habitat connectivity, or occupy rare terrace soils. Fire resistant construction should be required for homes located in and near Monterey Pine Forests.

In landscaping, reforestation and/or mitigation projects, replanting of native Monterey Pine Forest habitat with trees grown from locally-collected seeds, preferably from trees uninfected with pitch canker, should be encouraged. Special care should be taken to avoid contamination of seedlings with pitch canker. Monterey Pines propagated from non-native genetic stock should be replaced when they occur near native forests. In some cases where Monterey Pine Forest stands are not regenerating, management techniques that encourage natural seedling establishment and forest rejuvenation should be considered. This includes prescribed fire where appropriate. As new information is developed, additional management techniques may be identified.

While breeding programs for resistant strains will be a part of the response to the pitch canker threat, the primary emphasis of action should be on maintaining the maximum appropriate natural genetic and ecological diversity in the native forest habitat.

CNPS recommends that all remaining natural stands of Monterey Pine Forest be incorporated into an effective regional forest conservation plan, with specific criteria for identifying areas essential to maintain the full complement of genetic and floristic diversity. The plan should propose a strategy, alternatives and a timeline for achieving permanent protection of the Monterey Pine Forest.

Background

Native Monterey Pine Forest provides the scenic backdrop highlighting the distinctive character and ambience of the Monterey Peninsula, Cambria, and Swanton-Ano Nuevo areas. These three Monterey Pine Forest areas are relicts of the Pleistocene coastal coniferous forest that supported Monterey Pine from modern Marin County in the north to Riverside County in the south.

In 1994, CNPS considered the native Monterey Pine to be Rare and Endangered (List 1B) because this forest type is naturally confined to these three small areas on the central California coast and two small Mexican islands. Throughout its natural range, Monterey Pine Forest is subject to increased threats from clearing, fragmentation, feral animals, and disease. Monterey Pine is also on the California Department of Fish and Game Special Plant List and is a federal candidate for endangered species listing and protection.

A recent study finds that the native Monterey Pine Forest on the Monterey Peninsula is grouped into distinct community sub-types based on soil and geomorphic surfaces. Further, pine forest sub-types found on the six granitic marine terraces in the Del Monte Forest area differ from the pine forest sub-types found on sandstone and shale terraces of Jacks Peak. Subtypes are also expected to exist in Cambria and Swanton-Ano Nuevo. The natural stands of Monterey Pine Forest form plant and animal ensembles found nowhere else on Earth. For example, Del Monte Forest supports 10 rare and endangered plant species.

EXHIBIT 14 (P. 1 OF 2)
CNPS MPF POLICY





CNPS MONTEREY PINE FOREST POLICY PAGE 2

Monterey Pines propagated from nursery stock of unknown origin have been widely planted in and near the native Monterey Pine populations. If these introduced trees hybridize with native Monterey Pines, the offspring may lack genetic traits necessary to adapt to changing conditions.

Pitch canker, a fungal disease introduced to California in 1986, has been spreading rapidly throughout the central coast. Pitch canker has infected planted stands of Monterey Pine, as well as native trees on the margins of developed areas. Preliminary research suggests that between 5 and 15 percent of the pines in the affected stands are resistant to the disease. Trees weakened by pitch canker are susceptible to fatal attacks by a variety of beetles for which there is no practical control. Foresters and scientists have recommended funding a breeding program to develop trees that are resistant to pitch canker; this may result in the loss of genetic diversity among native stands that support trees resistant to pitch canker and other pathogens. Some authorities have recommended that there should be no further extensive planting of Monterey Pines in order to limit the spread of pitch canker; but unless native forests can be restocked to balance tree removal and mortality, the long-term survival of the forest may be threatened. Experts agree that the largest possible stands of native trees should be preserved as a buffer to pitch canker and a reservoir of potential resistance.

Recent fire protection proposals have recommended that the "defensible space" around dwellings be expanded to 150' in Monterey Pine Forest areas. This proposal threatens to result in the removal of large numbers of Monterey Pines and the increase of "edge effect" on remaining trees, thus exacerbating the disease hazard. Such proposals may be inconsistent with Local Coastal Plans and county ordinances, as well as with the fire hazard rating of Monterey Pine Forest habitat. Although the Monterey Pine is a closed-cone species with a reproductive strategy that benefits from fire or hot temperature, the existence of fog in its habitat during much of the fire season reduces the actual danger of fire occurring.

The preservation of the full genetic heritage of the Monterey Pine Forest is a matter of global concern. Monterey Pine is the most widely planted timber tree in the world and could provide a source of wood that reduces logging pressure and potential extinction trends in tropical rainforests. In tree plantation settings, cultivated Monterey Pines selected for rapid growth, straight trunks and maximum height, may not have critical genetic traits and disease resistance that could be provided from breeding with native stock.

(Most of the information on which this policy is based appeared in the January 1995 Fremontia. For documentation of issues not covered in the January 1995 Fremontia, contact the Monterey Bay Chapter of CNPS.)

California Native Plant Society
1722 J Street, Suite 17
Sacramento, CA 95814
(916) 447-2677

Pebble Beach Company - Lots Acknowledged by Monterey County



-  Unconditional Certificate of Compliance Lots
-  Conditional Certificate of Compliance Lots
-  Del Monte Forest Planning Area
-  Del Monte Forest parcels
-  City limits



Monterey County
LCP Major Amendment #1-05
Measure A - Del Monte Forest

EXHIBIT 15
P. 1 OF 1

The global rank reflects overall condition (rarity and endangerment) of an element throughout its range. Ranks are assigned by the NDDDB biological staff following review of all available information.

Global Rank	Meaning
G1:	Less than 6 Element Occurrences (EO) OR less than 1,000 individuals OR less than 2000 acres
G2:	6 - 20 EOs OR 1,000 - 3,000 individuals OR 2,000 - 10,000 acres
G3:	21 - 100 EOs OR 3,000 - 10,000 individuals OR 10,000 - 50,000 acres
G4:	Apparently secure; this rank is clearly lower than G3 but factors exist to cause some concern; i.e. there is some threat, or somewhat narrow habitat.
G5:	Population or stand demonstrably secure to ineradicable due to being commonly found in the world.
GnTn:	Subspecies receive a T-rank attached to the G-rank. With the subspecies, the G-rank reflects the condition of the entire species, whereas the T-rank reflects the global situation of just the subspecies; where n = 1,2,3,4,5 as described above.

The state rank reflects condition (rarity and endangerment) of an element within the State of California. Ranks may be combined e.g. S1S2

State Rank	Meaning
S1:	Less than 6 Element Occurrences (EO) OR less than 1,000 individuals OR less than 2000 acres
S1.1:	Very threatened
S1.2:	Threatened
S1.3:	No current threats known
S2:	6 - 20 EOs OR 1,000 - 3,000 individuals OR 2,000 - 10,000 acres
S2.1:	Very threatened
S2.2:	Threatened
S2.3:	No current threats known
S3:	21 - 100 EOs OR 3,000 - 10,000 individuals OR 10,000 - 50,000 acres
S3.1:	Very threatened
S3.2:	Threatened
S3.3:	No current threats known
S4:	Apparently secure within California; this rank is clearly lower than S3 but factors exist to cause some concern; i.e. there is some threat, or somewhat narrow habitat. NO THREAT RANK.
S5:	Demonstrably secure to ineradicable in California. NO THREAT RANK.