DL/LS 3/15/85

CALIFORNIA COASTAL COMMISSION
CENTRAL COAST DISTRICT
701 OCEAN STREET, ROOM 310
SANTA CRUZ, CA 95060
(408) 426-7390 ATSS: 8-529-2304

FILED: 11/16/84
49th/180th DAY: 1/4/85 (waived) 5/17/85
STAFF REPORT: 3/11/85
HEARING DATE: 3/28/85
STAFF: LO/DSL/RH/cm - (SC)

ADOPTED

REGULAR CALENDAR

PROJECT DESCRIPTION

APPLICANT: Pebble Beach Company

PERMIT NO: 3-84-226

PROJECT LOCATION: Resort, golf course, condominiums: 17 Mile Drive, adj. to Asilomar St. Beach. Sand Quarry site: Sawmill Gulch, off Congress Rd. Road development: Hwy. 68 to 17 Mile Drive. All in Del Monte Forest, Monterey County

PROJECT DESCRIPTION: Develop Spanish Bay Resort and condominiums. Includes 270 hotel units, 18-hole golf course, relocation of Spanish Bay Road; 80 residential condominium units, land division; new entrance road for Del Monte Forest off State Highway 68; sand quarry and reclamation of mined areas. See next page for details.

LOT AREA: 236 acres @ Spanish Bay; 25 acres @ Sawmill borrow site.

ZONING: Condo. site-Residential @ 3.9 units /acre; Hotel site - Planned Commercial (PC)

BLDG.COVERAGE: 334,650 sq. ft. (new); 19,404 sq. ft. (proposed demolition)

PLAN DESIGNATION: Commercial Visitor Service (hotel and condo. sites); Open Space (balance of project)

PAVEMENT COVERAGE: 352,480 sq. ft. (including 742 parking spaces)

PROJECT DENSITY: Condos.--4/acre

LANDSCAPE COVERAGE: 674,522 sq. ft.

HEIGHT ABV.FIN.GRADE: 52 ft. (max.), 46.5 ft. (typ.)

LOCAL APPROVALS RECEIVED: Approval of Combined Development Permit, Use Permit for sand quarry site and certification of EIR, by Monterey County Board of Supervisors, 11-6-84; Pebble Beach Community Services District, sewer "will serve" letter, 11-9-84.

SUBSTANTIVE FILE DOCUMENTS: Certified Del Monte Forest LUP; Spanish Bay EIR; Transportation Engineering Study for the Del Monte Forest, March 1984; Route Concept Report, Route 68 in Monterey County, Caltrans District 5; Geotechnical and Ocean Wave Runup Reports by Rodgers Johnson & Associates; Coastal Commission Preliminary Staff Report and Exhibits for hearing of 12/12/84.

STAFF RECOMMENDATION

The Staff recommends that the Commission adopt the following Resolution:

Approval with Conditions

The Commission hereby grants, subject to the conditions below, a permit for the proposed development on the grounds that the development, as conditioned, will be in conformity with the provisions of Chapter 3 of the California Coastal Act of 1976, will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act, is located between the sea and the first public road nearest the shoreline and is in conformance with the public access and public recreation policies of Chapter 3 of the Coastal Act, and will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act.

RECOMMENDED CONDITIONS

Standard Conditions

See Exhibit A.

Special Conditions

OVERALL

PROJECT COMPONENTS

1. The Coastal Development Permit for this project shall be divided into three components, as described below, for the purpose of satisfaction of conditions:

a. Component I shall include installation of golf course, clubhouse (with 130-seat restaurant), and golf course maintenance buildings; the resort hotel, not to exceed 270 rooms; tennis courts; Seventeen Mile Drive alignment changes; all parking areas at Spanish Bay; drainage structures and wetland restoration work at Spanish Bay; visitor parking lot; Spanish Bay Road relocation, and pedestrian public access trails; all dune rehabilitation, erosion control, and forest management measures authorized pursuant to this permit; 3-parcel land division; demolition of existing structures and all grading and removal of vegetation to the extent sufficient to complete this component, including excavation of material from the Sawmill Gulch borrow pit area if required to complete dune rehabilitation.

b. Component II shall include the residential condominium development, not to exceed 80 units, including the subdivision of land as required for condominium ownership.

PROJECT COMPONENTS (CONT.)

c. Component III shall include the new Del Monte Forest entrance road between State Highway 68 and 17 Mile Drive, construction of new intersection at Highway 68, toll gate facility, and removal of vegetation sufficient to complete this phase.

This permit does not include approval of any "package plant" or other wastewater treatment or reclamation facility, nor any excavations for the express purpose of installing such facility.

PROJECT PHASING

2. Those portions of the Coastal Development Permit for Components II or III respectively, shall not be transmitted unless the "PRIOR TO TRANSMITTAL" conditions for Component I have been satisfied prior to such transmittal.

INCORPORATION OF COUNTY PERMIT CONDITIONS

3. To the extent that County permit conditions (Exhibit B) are consistent with the project as approved by this permit, such County permit conditions shall be considered as conditions of this permit as well, to the extent applicable to each respective component of this project. All changes, amendments, or other modifications of County permits and/or permit conditions shall be subject to review and approval by the Executive Director, and if found to be material, shall require amendment of this Coastal Development Permit. The road development allowed pursuant to Component III is not required as a condition of this permit.

MINIMIZE OFF-SITE IMPACTS OF SAND EXCAVATION AND HAULING

4. PRIOR TO EXCAVATION OF ANY PORTION OF THE SAWMILL GULCH BORROW SITE WITHIN THE COASTAL ZONE, permittee shall provide for the Executive Director's review and approval, a detailed analysis/description of the measures to be used to minimize disruption of natural forest habitat due to excavations at Sawmill Gulch. First priority shall be given to receipt of surplus fill and sand from current off-site excavations, specifically including the Presidio of Monterey. This permit authorizes stockpiling of such materials at Spanish Bay, subject to the approval of the Executive Director as to siting of such stockpiles.

Second priority shall be given to deeper on-site excavations at Spanish Bay or other on-site design measures which could reduce the 530,000 cubic yard fill importation requirement.

Only in the event that the above measures are not sufficient for completion of the golf course and dune rehabilitation program, may the Sawmill Gulch sand mining site(s) be reopened and deepened. However, excavation of natural forest habitat at Sawmill Gulch will be allowed only if:

a. all the above measures, including deepening of the existing sand quarries, are insufficient to result in an aesthetic, functional design with required dune habitat rehabilitation at Spanish Bay;

b. the excavations are limited in area so as to disturb only the minimum area needed to complete the project; and

c. the method of fill transport within the coastal zone is consistent with the objectives of the Coastal Act, especially with respect to public safety, health and welfare, and will not significantly interfere with coastal access as it crosses 17 Mile Drive.

MINIMIZE OFF-SITE IMPACTS OF SAND EXCAVATION AND HAULING (CONT.)

This permit specifically requires substitution of a conveyor belt system for fill transport purposes, in event that excavations in the Sawmill Gulch area are required. The plans for that portion of the system which lies within the coastal zone shall be submitted for the Executive Director's review and approval prior to clearing or excavations within the Sawmill Gulch or Navaho Tract areas, and shall be accompanied by any necessary local government approvals.

DEDICATION OF HUCKLEBERRY HILL HABITAT AREA

5. PRIOR TO TRANSMITTAL OF THAT PORTION OF THE PERMIT which allows excavation of natural forest habitat at Sawmill Gulch, and/or road development within the Huckleberry Hill Natural Habitat Area, the permittee shall execute and record a document, in a form and content approved by the Executive Director of the Commission, irrevocably offering to dedicate to a public agency or a private association approved by the Executive Director, an easement for the protection of natural and scenic resources within the area identified below. The terms and provisions of such offer shall be in accordance with the Del Monte Forest Land Use Plan (LUP) as certified by the California Coastal Commission on September 24, 1984, particularly Policy 13 with respect to dedication of easements and Policy 26 with respect to dedication of the Huckleberry Hill wildlife habitat area (i.e., the Gowen cypress-Bishop pine habitats and adjacent areas within Del Monte Forest, shown as "Terrestrial Sensitive Habitat" and "Rare Plant" on Figure 2 of the LUP). Such scenic and conservation easement shall also encompass any additional area within Del Monte Forest shown within the "Huckleberry Hill Natural Habitat Area" on Figure 5 of the certified LUP. The terms of the easement shall specifically identify the permanent preservation of existing natural habitats as the primary purpose of the dedication, and shall provide for scientific study and public visitation consistent with this purpose.

The offer shall run with the land in favor of the people of the State of California, binding successors and assigns of the applicant or landowner. The offer of dedication shall be irrevocable for a period of 21 years, such period running from the date of recording.

REPLACEMENT FOREST HABITAT

6. PRIOR TO ANY NATIVE TREE REMOVAL PURSUANT TO THIS PERMIT (other than removal of reclaimed forest), permittee shall submit for review and approval by the Executive Director a legally enforceable document which will provide for preservation of critical environmentally sensitive forest habitat in place of natural forest habitats which are disrupted or removed pursuant to this permit. Specifically, such document shall obligate the permittee to provide for the acquisition and preservation of specified environmentally sensitive forest habitat sites elsewhere within Del Monte Forest, as follows:

REPLACEMENT FOREST HABITAT (CONT.)

a. The Monterey cypress habitat parcel on the seaward side of 17 Mile Drive and Crocker Grove, identified in Policy 21b of the certified Del Monte Forest Land Use Plan (LUP) as Assessor's Parcel No. 8-491-19; or,

b. Assessor's Parcel No. 8-491-10 on Sunset Point or other suitable vacant parcel within the Monterey cypress plant community as shown on LUP Figure 2A; or,

c. Assessor's Parcel No. 8-051-3 at #1 Holman Highway, within the Huckleberry Hill Natural Habitat Area, together with rehabilitation of the Upper Sawmill Gulch borrow site as part of the Huckleberry Hill Natural Habitat Area, and dedication of the rehabilitated area as open space.

In event that the above properties identified by Assessor's Parcel Number cannot be purchased at fair market value, or less, alternate parcels may be proposed in lieu of the above-identified sites in order to satisfy this condition. Such alternate parcel(s) shall not be substituted unless the Executive Director finds, in writing, that the proposed substitute(s) will mitigate the loss of natural forest habitat in a functionally equivalent manner as that proposed herein.

FINAL SITE PLAN(S)

7. PRIOR TO TRANSMITTAL OF THE PERMIT, permittee shall submit for the Executive Director's review and approval, a final site plan for the Spanish Bay golf course. The final site plan shall indicate the following:

a. Area designated for shoreline public recreational use;

b. Shoreline access improvements required by the certified LUP for the site;

c. Adequate recreational and safety buffer between golf course use and public recreational areas, including existing and future beach use area (based on a 50-year shoreline erosion rate), beach parking areas, and pedestrian trails. In order to insure the unimpaired recreational enjoyment of the beach use area, a separate explanation and justification shall be provided in each instance where the buffer is less than the following:

1) Edge of fairways - 100 yards

2) Beyond greens - 100 yards

3) Behind tees - 25 yards

d. Revised tee locations based on a 50-year shoreline erosion rate (assumed to be 20 feet as measured from existing bluff edge except where erosion rate is demonstrated as less by appropriate expert investigation);

FINAL SITE PLAN(S) CONT.

e. Locations of fencing or other type of physical barrier, generally not to exceed three feet in height; to be located between the shoreline open space area and the Spanish Bay golf course where the safety buffer is less than 100 yards; such barrier shall, among other purposes, be designed to prevent small children from straying into the areas of golf course play;

f. No significant disruption of remnant natural dune habitats which support native plant communities;

g. No loss or disturbance of any natural dune habitat which supports any of the rare plants listed in Appendix A of the Del Monte Forest Land Use Plan—provided that the transplant method of mitigation may be utilized for isolated occurrences of Tidestrom's lupine which are not located on natural dune surfaces or which do not constitute viable populations where presently located;

h. Location and design of emergency beach access to both North and South Moss Beach, and aesthetic redesign of 80-space visitor parking lot;

i. Location and design of public access trails:

1) Along blufftop, along entire shoreline frontage (indicate both immediate preferred location, and provisional future relocation to account for 50-year shoreline erosion rate);

2) From Spanish Bay hotel site to shoreline;

3) From City of Pacific Grove trail system to shoreline, subject to realignment due to special access study conducted jointly with Asilomar State Beach;

j. Location of bikeway for resort guests which connects to the designated future location of the Monterey Peninsula Recreational Trail and encourages non-automobile access to the primary visitor attractions of the Monterey Peninsula;

k. Revision of tennis courts area to maximize retention of native pine forest.

l. Revised drainage plans (i.e. detention basin and weir), subject to staff consultation with Dept. of Parks and Recreation, and Dept. of Fish and Game, prior to Executive Director approval.

NO OBLIGATION FOR SHORELINE STRUCTURES TO PROTECT GOLF COURSE

8. Upon acceptance of this permit, permittee shall submit to the Executive Director written acknowledgement that neither the Commission nor local government is obligated to approve construction of a shoreline protective device to protect the subject property in any event that the golf course, at some future point in time, is subject to damage from erosion or waves. In such event, the landowner (deed holder) may be required to modify the golf course as needed or take some other measure to protect the golf course than the construction of a shoreline protection device.

FINAL GRADING, EROSION CONTROL, TREE REMOVAL, FOREST MANAGEMENT, FOUNDATION RECLAMATION PLANS

9. PRIOR TO THE COMMENCEMENT OF GRADING OR CLEARING FOR ANY PARTICULAR PORTION OF THE PROJECT, permittee shall submit for the Executive Director's review and approval, the following project plans for the respective portion of the project, as applicable:

a. Final grading plan, consistent with the above conditions;

b. Erosion control plan which incorporates all applicable measures listed in certified LUP Policy No. 35, including the limitations on wet-season operations;

c. Final tree removal plan, consistent with the above conditions, along with evidence that the proposed tree removal does not constitute a conversion of commercial timberlands within the meaning of Coastal Act Section 30243;

d. Forest Management Plan for all parcels included in that portion of the project. Such Forest Management Plan(s) shall conform to the criteria contained in Policy No. 32 of the certified LUP;

e. Foundation plans for any included buildings;

f. Reclamation Plan for Spanish Bay, including the following plans, each of which shall be in accordance with the respective standards for such plans as detailed in the Findings:

1) Resource Management Plan for Dune Preservation and Rehabilitation Areas, including temporary, permanent, and intermittent (i.e., special event) fencing or other measures as needed for habitat protection and erosion control; such fencing/barriers shall generally not exceed 3 feet in height;

2) Wetland Rehabilitation and Management Plan for the Spanish Bay Area; and,

3) Forest Management Plan.

g. Reclamation Plans for the upper and lower Sawmill Gulch quarry sites, if disturbed; these locations shall be reclaimed as natural wildlife habitat suitable for addition to the adjacent Huckleberry Hill Natural Habitat Area unless a separate coastal development permit allows an alternative use.

RARE SPECIES TRANSLOCATION

10. Rare plant specimens discovered growing on man-made surfaces outside of known natural sand dune habitats shall be protected. Where no other means of protection is feasible, all rare plant species and rare animal host species (including, but not limited to Tidestrom's lupine, Sand gilia, and wild buckwheat (Eriogonum sp.) which are found growing in any area which will be disturbed by golf course or other development pursuant to this permit shall be transplanted, using the best available techniques. Such transplanting shall conform to California Department of Fish and Game notification procedures and other requirements as applicable. The receiving location for such transplants shall in each case be identified prior to removal of such plants from their original location and shall be subject to prior review and approval by the Executive Director. Relocation of representative Black legless lizard populations shall be provided for in a similar manner. Such relocations shall not be considered an acceptable mitigation if significant disruption of environmentally sensitive habitat would result.

Special Conditions

~~RELIANCE ON EXISTING RESOURCE MANAGEMENT AGREEMENT~~

11. PRIOR TO TRANSMITTAL OF THE PERMIT FOR COMPONENT I of the development, permittee shall ~~execute and record an agreement between permittee and the California Coastal Commission. Such agreement shall recognize that the separate resource management agreement of July 24, 1984, between Pebble Beach Company and the Monterey County Board of Supervisors (Exhibit C, attached) will, in part, provide for open space and public access benefits that would otherwise be required as conditions of this permit. The new agreement shall also specify that any amendments to the July 24, 1984, agreement which affect public access or the preservation of open space shall be subject to approval of the California Coastal Commission.~~ submit to the Executive Director written acknowledgement that, notwithstanding the separate agreement between Pebble Beach Company and the Monterey County Board of Supervisors dated July 24, 1984 (Exhibit C, attached), the specific standards contained in these conditions for the open space and public access areas which are the subject of this permit shall define the standards of performance for permittee's obligations under the agreement.

EFFECT ON EXISTING AGREEMENT

DEDICATION OF ON-SITE ACCESS EASEMENTS

12. PRIOR TO TRANSMITTAL OF COASTAL DEVELOPMENT PERMIT FOR THIS PROJECT, permittee shall execute and record a document, in a form and content approved by the Executive Director of the Commission, irrevocably offering to dedicate public access easements as follows:

a. In the Shoreline Open Space area as designated in the LUP, easement(s) for Resource Conservation, Public Access and Recreation consistent with the final site plan (Condition No. 7 above), Resource Management Plan (Condition No. 9 above), and the specific standards contained in the Del Monte Forest Land Use Plan; and

b. Along each of the routes for access to the shoreline as specified in Condition No. 7.i. above, at a width of at least 10 feet, public access easements for pedestrian and (between the former railroad alignment and 17 Mile Drive) bicycle access.

The offer shall run with the land in favor of the people of the State of California, binding successors and assigns of the applicant or landowner. The offer of dedication shall be irrevocable for a period of 21 years, such period running from the date of recording.

DEL MONTE FOREST ROAD SYSTEM AGREEMENT

13. PRIOR TO OCCUPANCY OF THE HOTEL OR CONDOMINIUMS, permittee shall submit an effective agreement between the property owner and the County of Monterey regarding public use of the Del Monte Forest Road system. This agreement shall be consistent with the requirements of the certified Del Monte Forest Land Use Plan, particularly Policies 96, 108, and 145 and shall be submitted for the review and approval of the Executive Director. In order to avoid duplication, such agreement may incorporate the existing management agreement of July 24, 1984, between the County and the Pebble Beach Company.

DEDICATION OF OFF-SITE ACCESS LOCATIONS

14. PRIOR TO OCCUPANCY OF THE HOTEL OR CONDOMINIUMS, OR JUNE 30, 1986, whichever occurs first, permittee shall submit offers of dedication and maps indicating the areas offered for the following shoreline access areas: Spanish Bay, Point Joe to Bird Rock, Bird Rock to Fan Shell Beach, Fan Shell Beach, Cypress Point, Ghost Tree and Stillwater Cove (areas identified in Access Recommendations #1,2,3,4,5,6,8,9,10,12 in the LUP). ~~The size of areas indicated shall be substantially consistent with the areas indicated on the certified LUP Land Use Map. Offers shall be consistent with LUP Policy 128 and are subject to the review and approval of the Executive Director.~~ The terms of the offers, including size of the areas offered, shall be consistent with certified LUP Policy 128, Appendix B of the certified LUP, and may provide for management and maintenance of access areas by permittee under the terms of the access easement. Offers shall be subject to the review and approval of the Executive Director.

PLANS FOR OFF-SITE ACCESS IMPROVEMENTS

15. PRIOR TO OCCUPANCY OF THE HOTEL OR CONDOMINIUMS, or in accordance with the schedule contained in Appendix B of the Del Monte Forest Land Use Plan (LUP), whichever is first, permittee shall submit plans for signing and improvements to the access areas identified in the Access Recommendations of the certified LUP as areas 1,2,3,4,5,6,7,8,9,10,12. The Plan shall be consistent with certified LUP Policies 143, 145 and the Recommendations contained in Appendix B of the certified LUP. In addition, the costs of improvement of the public access trails required pursuant to Condition 7, either on-site or on adjacent State Beach lands, shall be borne by the permittee and its successors and assigns. A Performance Bond in the amount of 1 million dollars shall be posted to ensure that the planned improvements are completed. The Improvement Plan and Performance Bond shall be submitted for prior review and approval by the Executive Director.

TIMING OF ON-SITE ACCESS IMPROVEMENTS

16. All on-site access improvements at Spanish Bay, including the trail between the S.P.R.R. right-of-way and North Moss Beach, shall be constructed and available for public use prior to the opening of the golf course or occupancy of the hotel or condominiums, whichever occurs first.

TIMING OF OFF-SITE ACCESS IMPROVEMENTS

17. All access and resource management improvements specified by the Del Monte Forest Land Use Plan for Areas 7 (Crocker Cypress Grove), 9 (Midway Point), and 12 (Stillwater Cove Beach Access) shall be implemented and available for public use prior to occupancy of the hotel or condominiums, or June 30, 1986, whichever occurs first. The access improvements for the other sites specified in Condition No. 15 above shall be completed in accordance with the schedule contained in Appendix B of the Del Monte Forest Land Use Plan.

PROVISION OF AFFORDABLE RECREATION FACILITIES

18. PRIOR TO TRANSMITTAL OF THE PERMIT, permittee shall submit a plan for Executive Director review and approval, for the provision of adequate low/no/moderate cost public recreational/visitor serving facilities on site. At a minimum this plan shall include the following:

a. improved/signed public path from hotel to ~~the up-coast end of~~ South Moss Beach;

b. six table picnic area in the forested area south-west of the hotel;

c. moderately priced restaurant within the resort complex;

d. provisions of bike racks adequate to accommodate 20 bicycles; and

e. availability of golf cart paths for pedestrian use during non-golfing daylight hours.

All improvements shall be completed and available for public use prior to occupancy of the Spanish Bay Hotel.

OLF COURSE: UBLIC VAILABILITY

19. PRIOR TO OPENING OF GOLF COURSE AT SPANISH BAY, applicant shall submit a plan for Executive Director review and approval indicating a method of implementing Certified LUP Policy 90 which requires adequate opportunity for the general public to use the golf course.

All other visitor-serving facilities at Spanish Bay shall be available to the public on a daily-occupancy (i.e., non-timeshare) basis. An exception will be allowed in event the 80-unit condominium phase of the project, or portion thereof, is made available on a timeshare basis.

CCESS NFORMATION

20. PRIOR TO OCCUPANCY OF THE HOTEL, and upon improvement of each access area, gate handouts (brochures) shall be updated to include descriptions of all public access points and low/no/moderate cost visitor serving facilities (hiking trails, bike paths, picnic areas, moderate cost, restaurants, etc.) consistent with agreements (See Condition No. 11 above) and required improvements (per certified Land Use Plan). All signing shall be consistent with handouts.

WASTEWATER TREATMENT CAPACITY--PRIORITY USES

21. PRIOR TO TRANSMITTAL OF THAT PORTION OF THE PERMIT FOR COMPONENT I OF THIS PROJECT, or portion thereof, permittee shall submit for the Executive Director's review and approval, written documentation which certifies that sufficient wastewater treatment capacity (beyond the maximum recorded average dry weather flow of 751,000 gallons per day) will unconditionally be available from the Pebble Beach Community Services District at the time that the hotel (or portion thereof, including restaurants and golf course) is first occupied; and that the available capacity is adequate to serve all of the following developments:

a. ~~all service commitments, i.e.,~~ all connections approved, but not yet placed into service (at 279 gpd per residence);

b. two additional years of residential development on existing vacant parcels (estimated at 20 homes per year at 279 gpd each); and

c. all development resulting from Component I construction at Spanish Bay (or portion thereof if insufficient capacity exists for all of Component I).

Available capacity shall be defined as that from a system with all governmental approvals and funding, and in operation or under construction, if it can be demonstrated that the improvements will be operational when needed for the Component I developments. The baseline flow figure of 751,000 gpd may be adjusted to reflect the improved capacity of the wastewater treatment lines resulting from repairs completed since the 751,000 gpd flow rate was recorded. Evidence of such improved capacity on the part of the Pebble Beach Community Services District shall be presented for review and approval by the Executive Director before any adjustments to the baseline flow rate are made.

REQUIRED HIGHWAY 68 IMPROVEMENTS AND ALTERNATIVE TRANSPORTATION PLAN

22. PRIOR TO TRANSMITTAL OF A COASTAL DEVELOPMENT PERMIT FOR COMPONENT I OF THIS PROJECT, permittee shall commit funding for Highway 68 improvements near Community Hospital as specified by Caltrans (see Exhibit D). Permittee shall also submit a construction schedule and evidence that the application process to permit this work has commenced. Necessary funds as determined by Caltrans shall be placed in an escrow account or otherwise committed exclusively to these improvements, subject to the approval of the Executive Director. Also, prior to occupancy of hotel or condominiums, whichever is first, permittee shall provide evidence for Executive Director review and approval of a funding commitment and implementation schedule for all those items specified in the "alternative transportation plan" as required by Monterey County (See Exhibit B, Condition No. 15). The required visitor shuttle shall include daily trips to major visitor points (e.g., Carmel, Cannery Row, Monterey, Point Lobos) in addition to the airport.

Prior to the occupancy of the hotel or condominiums, or completion of the new access road (Project Component III), whichever occurs first, the Highway 68 improvements near Community Hospital and the requirements of the "alternative transportation plan" shall be completed and operational.

FUNDING OF OSAC PLAN

26. Prior to occupancy (or upon sale, if earlier) of each condominium unit, permittee shall deposit the sum of 4,000 dollars into the Del Monte Forest Foundation's Open Space Capital Improvements and Acquisition Fund as identified in Chapter 7 of the certified Del Monte Forest Land Use Plan (OSAC Plan Implementation). The purpose of such deposits shall be identified as the acquisition and preservation of environmentally sensitive habitat. ~~particularly as specified in Cond. No. 6 above. The specific arrangements for such deposits shall be the same as for other residential development in Del Monte Forest pursuant to the agreement between permittee and the County of Monterey, dated July 24, 1984 (Exhibit C, attached).~~

COMPONENT III

FINAL PLANS FOR "5TH GATE ROAD"

27. PRIOR TO TRANSMITTAL OF THAT PORTION OF THE COASTAL DEVELOPMENT PERMIT FOR COMPONENT III OF THIS PROJECT (i.e., new Del Monte Forest entrance road) permittee shall submit final grading/site plans, for Executive Director review and approval, which show the following:

a. utilization of either the existing Haul Road route as identified in Figure 11A of the certified LUP, or the Sawmill Gulch ("Alternative C") alignment;

b. limits of grading or other physical disruption, indicating (in the case of the Haul Road alternative) no significant disruption of environmentally sensitive habitats;

c. all feasible measures to minimize loss of natural forest habitat and to minimize grading, including use of maximum feasible vertical angle for cut and fill slopes; minimum safe lane and shoulder widths within the Huckleberry Hill Natural Habitat Area; protection of retained trees in accordance with certified LUP Policy No. 34; and in the case of "Alternative C", reduction in the radius of the curve on the entrance road where adjacent to Highway 68;

d. salvage of topsoil and replacement on exposed slopes as part of the erosion control plan required by Condition 9.b;

e. design and location of signs and other structures within view of both Highway 68 and the new road;

f. location of tollgate, passing and holding lanes beyond view of Highway 68;

g. an intersection design which will not further degrade the Level of Service on Highway 68.

TIGATION
OGRAM
OR ROAD
LTERNATIVE

28. In event that entrance road "Alternative C" is selected by permittee, PRIOR TO TRANSMITTAL OF THAT PORTION OF THE COASTAL DEVELOPMENT PERMIT FOR COMPONENT III OF THIS PROJECT, permittee shall submit, for Executive Director review and approval, a rigorous, enforceable habitat and scenic resource mitigation program. Such mitigation program shall ~~be in accordance with the standards of acceptability detailed in Finding No. 5, and shall provide for the~~ include, at a minimum, the following measures:

a. 1) Rehabilitation of the Upper Sawmill Gulch quarry site, and its incorporation into the Huckleberry Hill Natural Habitat Area;

2) Abandonment and reforestation of the existing Haul Road slopes and roadbed (except that an emergency access lane of minimum width may be retained for forest fire suppression and other emergency purposes and for equestrian/pedestrian use);

3) Scarification and rehabilitation of existing redundant, unneeded fire trails within the Huckleberry Hill habitat area;

4) Submittal of final grading/site plans which show all feasible measures to minimize grading and loss of natural forest habitat; and,

b. Preservation of all parcels identified by Assessor's Parcel Number in Condition No. 6 above (subject to the provisions therein for substitution of alternative parcels in event that a designated parcel is not available for purchase).

FINDINGS AND DECLARATIONS

The Commission finds and declares as follows:

SITE AND PROJECT DESCRIPTION

1. The purpose of this application by the Pebble Beach Company is to develop the Spanish Bay Resort and condominiums. The application includes a 4-story, 270-room hotel, restaurant, health spa, retail shops and 499-space parking facility; 80 condominium units with an internal street system; and 18-hole golf course, plus tennis courts; drainage improvement and sewage treatment facilities; new road development between State Highway 68 and 17 Mile Drive (approx. 2 miles), new Del Monte Forest entrance gate, and relocation of Spanish Bay Road; golf course maintenance facility; restrooms; landscaping; dismantling of 18 existing corporation yard and storage structures; removal of approx. 15 acres of Monterey pine forest (±1200 trees); 83-space visitor beach parking facility and improved shoreline access path; 530,000 cubic yard sand borrow pit, and dune/forest/riparian habitat reclamation program. The resort site is located on 17 Mile Drive, adjacent to Asilomar State Beach at the northern corner of Del Monte Forest; the borrow site and new Del Monte Forest entrance road are located in the Sawmill Gulch-Huckleberry Hill area, about one mile east of the Spanish Bay Resort site. All of these sites are in the unincorporated area of Monterey County.

Sand mining operations, now abandoned, have reduced a substantial portion of the Spanish Bay site to bedrock. Uphill in the Sawmill Gulch area, another abandoned sand mine is proposed to be reopened as a source of fill to rebuild the Spanish Bay landscape. The new resort will face the Pacific Ocean across the expanse of a major new golf course. This proposed new use will reclaim an area once dominated by a spectacular formation of crystalline white sand dunes. The proposed golf course will be distinguished by its links-land design and substantial areas devoted to native dune plant rehabilitation.

Public recreational use is focused on the 17 Mile Drive-Spanish Bay Road circuit, as well as the shoreline. The beach area is divided by a low, rock-punctuated bluff into South Moss Beach and North Moss Beach—a moderately wide, gently sloping crescent popular with surfers and other beach users who walk southwards from Asilomar State Beach.

Another important public use feature is State Highway 68, which is proposed as a State Scenic Highway in the City of Monterey's Skyline Land Use Plan. This busy arterial provides access between State Highway 1 and the shoreline at Asilomar. A new entrance road for Del Monte Forest is required by the conditions of the County's permit, and will require the construction of a new intersection with Highway 68.

TTE AND ROJECT ESCRIPTION CONT.)

For purposes of condition compliance, the project has been divided into three components, according to Coastal Act priority and public works capacity considerations. Component I includes the golf course, landscape rehabilitation, and hotel portions of the project. Component II comprises the residential condominium portion of the project, and Component III is the new Del Monte Forest entrance road and toll gate required as a condition of County permit approval.

DENTIFICA-TION OF ATURAL ABITATS ITHIN ROJECT REA

2. Within the Spanish Bay project area, more than 100 acres of former natural dune habitat and forest have been severely disrupted by the now-abandoned sand mines. Only bare ground, non-native iceplant, pampas grass, genista (Scotch broom, French broom), and acacia can be found over much of this damaged landscape. At the other extreme the new Del Monte Forest entrance road portion of the project will cross the unspoiled slopes of Huckleberry Hill, densely forested and known for its concentration of rare, disjunct, and endemic native flora.

Overall, the Spanish Bay project will affect four different categories of natural habitat: remnant coastal dunes, native Monterey pine forest, riparian vegetation, and beach/rocky shoreline. In the dune and pine forest areas the project as submitted will have adverse impacts; however, substantial dune, forest and riparian habitat restoration efforts are part of the project design and are intended to offset the adverse impacts. A more detailed analysis by habitat category follows.

a. Coastal dunes. The Asilomar area's most important identifying natural feature has historically been its brilliant white sand dunes, eroded from the underlying granite bedrock at the tip of the Monterey Peninsula. The sand in the Asilomar dunes is distinguished from the dunes that mark the shoreline of Monterey Bay not only by color, but also by purity of silica content, lack of riverine supply, and different geologic provenance. Correspondingly, the native flora which stabilizes the Asilomar dunes represents a unique assemblage as well.

Originally, the inland margin of the dunes was anchored by native Monterey pine-Coast live oak forest. Seaward of the forest, a variety of specially-adapted native wild flowers carpeted the dunes. However, the original extent of the native flora has been drastically reduced. Sand mining at Spanish Bay eliminated the highest of the dunes. Residential development, encroachment by non-native iceplant and pampas grass, golf course development and trampling by heavy concentrations of recreational users have each taken their toll of the remaining portions of this native dune flora between Pt. Pinos and Fan Shell Beach.

IDENTIFICATION OF NATURAL HABITATS WITHIN PROJECT AREA (CONT.)

Now, only a few small examples remain of dunes stabilized by Monterey pine forest; one such example occurs on the Spanish Bay site near the proposed location of the main resort buildings. Further seaward, the rare Menzies wallflower has disappeared altogether from the Spanish Bay site, although scattered examples remain in adjacent dune areas, possibly in the City of Marina, and at Humboldt Bay. Two other rare plants, Coast gilia and Tidestrom's lupine still retain a foothold at Spanish Bay—and the rare lupine appears to be reestablishing itself in at least two formerly disturbed dune areas.

Another plant species of particular interest at Spanish Bay is the Seacliff buckwheat (Eriogonum parvifolium). This coastal shrub is the host plant for the endangered Smith's blue butterfly where it occurs in Big Sur to the south, and in the Monterey Bay dunes to the north. While four stands of the buckwheat are found on the site, generally on the low dunes behind the Moss Beach headland, they have been subjected to wind damage and pedestrian trampling. A field survey, June-August 1983, found no Smith's blue butterflies on the site. The buckwheat itself is not considered a rare or endangered species.

One animal species which is especially sensitive to the loss of dune habitat is the Black legless lizard. This burrowing denizen of the dunes is found at Spanish Bay, although mining and the encroachments of non-native iceplant have drastically reduced suitable habitat. The species is under consideration for listing by the Federal government, and has already been placed on the international (IUCN) list. The lizard's most important requirement appears to be the protection of sufficient areas of naturally-vegetated dune surface, linked by continuous sandy corridors so as to avoid isolating "islands" of such habitat.

b. Monterey pine forest. Native Monterey pine forest covers that portion of the Spanish Bay resort site closest to 17 Mile Drive. In addition, the primary sand borrow site at Sawmill Gulch and most of the new road between Highway 68 and 17 Mile Drive will be located in this forest type. Monterey pine has become a popular species for landscaping and forest products plantations. However, the natural stands of this tree are limited to just three locations: the Ano Nuevo area at the San Mateo-Santa Cruz county line, the Cambria area in San Luis Obispo County, and the Monterey Peninsula area.

IDENTIFICATION OF NATURAL HABITATS WITHIN PROJECT AREA (CONT.)

While the species itself is not in danger, the natural character of much of its original habitat has been lost to urban and suburban development. As a result the only extensive tract of this forest type that remains on the Monterey Peninsula is the approx. one square mile area identified as the Huckleberry Hill Natural Habitat Area in the LUP. In this area the various native plant and animal species which are found in the forest understory remain in a relatively undisturbed condition. The best-known features of the Huckleberry Hill Natural Habitat Area are the included groves of the rare Gowan cypress—found mainly in or near the S.F.B. Morse Reserve—and a disjunct population of Bishop pine.

Another unique portion of the Monterey Peninsula's native pine forest stabilizes the remnant dunes at Asilomar and on the Spanish Bay site. While the occurrence of Monterey pine forest on sand dunes was undoubtedly once more widespread, mining and development have reduced this phenomenon to the point that only a relatively few areas of the original dune-pine forest interface remain. A prominent example is located near the point at which the existing Spanish Bay Road emerges from the forest before descending to the beach area below.

c. Riparian habitats. Three different drainages cross the Spanish Bay Resort site. The northern drainage channel parallels Sunset Drive, entering Asilomar State Beach lands before reaching the shoreline. The central drainage corridor spreads out into the mined area without reaching the sea. The southerly drainage area is located near the seaward end of the Sawmill Gulch drainage basin. Each of the drainages were severely impacted by mining activity, and no longer represent natural stream channels. Deep accumulations of silt are found at the seaward end of each drainage. Willow scrub and pampas grass are now characteristic vegetation in these areas.

In the upper portion of the Sawmill Gulch watershed are located two abandoned sand pits. Eroding surfaces and siltation problems are still evident here, despite reclamation plantings of substantial areas with Monterey pine and Gowan cypress. Invading acacia and pampas grass are encroaching into the disturbed areas. Above the abandoned sand pits, the headwaters of the Sawmill Gulch watershed within the Huckleberry Hill habitat area are relatively untouched and support various native plant species.

COASTAL DUNES: IMPACTS, MITIGATION (CONT.)

Many of these important mitigating measures will be detailed in the required Resource Management Plan (RMP) for Dune Preservation and Rehabilitation Areas. A satisfactory RMP will include, at a minimum, the following: documentation and identification of dune preservation and rehabilitation areas comprising at least 25% of the 165-acre golf course area, and wherever feasible being continguous so as to meet habitat requirements for the Black legless lizard (as determined through consultation with the California Dept. of Fish & Game, and U.S. Fish & Wildlife Service); measures to be used to prevent damage to protected areas from construction activity, golf course operations, and public use; species, locations, densities, propagation methods, interim irrigation methods (if any), and soil treatments for all plantings; incompatible non-native plant species likely to be found in the area, and procedures for continuous surveillance for, and eradication of such incompatible species; procedures which take into account future shifts in dune shape and location, as well as any adjustments in the golf course design which may be required; and the legal and financial arrangements, including enforceable deed restrictions in favor of the State of California or the functional equivalent, through which the permanent maintenance of the Dune Preservation and Rehabilitation Areas will be assured, regardless of ownership.

In summary, the preservation of existing remnant dune features, together with the rehabilitation of coastal dune plant habitat within the context of the golf course, will be assured and reinforced by the conditions attached to this permit. Therefore, with respect to coastal dune habitats, this project is found consistent with the applicable Coastal Act policies identified in Finding No. 3 above, particularly with respect to Section 30240 regarding environmentally sensitive habitats.

MONTEREY PINE FOREST IMPACTS, MITIGATION

5. Monterey Pine Forest Habitat: A substantial area of Monterey pine forest is proposed for removal. These forest areas will be removed to accommodate a portion of the main hotel site; tennis courts; parts of the 499-space parking lot; greens, tees, and fairways for a portion of the golf course (particularly the 10th, 11th, and 12th holes); golfer restroom facilities and golf course maintenance facilities; the new forest entrance road, including the new Highway 68 entrance gate area and the Congress Road extension; and the Sawmill Gulch sand borrow site. According to the EIR, approximately 32 acres of forest will be removed altogether, including 7.3 acres at the resort hotel site, 9.0 acres of golf course development, and 5.8 acres of natural pine forest at Sawmill Gulch.

Some mitigating aspects of the project will be the replanting of approx. 26 acres of forestland, reforestation of the now-denuded sand plant (future condominium) site, and rehabilitation of about 12 acres of riparian (mainly willow thicket) vegetation. Additional mitigation required under the LUP would include, among other things, dedication of a conservation/scenic easement over the Huckleberry Hill natural habitat area; the implementation of forest management plans or OSAC Maintenance Standards for each development site; protection of retained trees from construction equipment damage; application of wet-season grading criteria (per LUP Policy No. 35); suppression of invasive non-native plants; dedication of visually prominent areas as scenic or conservation easements; and deed restrictions or protective easements on other environmentally sensitive habitat areas, which would include dunes stabilized by Monterey pine forest.

MONTEREY PINE FOREST: IMPACTS, MITIGATION (CONT.)

Additionally, some siting adjustments in the golf course and golf cart path designs appear necessary to avoid disrupting the principal remaining example of coastal dune stabilized by native Monterey pine forest. As conditioned, these adjustments are required through submittal of a revised site plan for the Spanish Bay area.

Because the route proposed for the new Del Monte Forest entrance road will penetrate and partially fragment the environmentally sensitive Huckleberry Hill Natural Habitat Area as identified in the Del Monte Forest Land Use Plan (LUP), a substantial adverse impact will result. While the traffic generated by this development will not by itself require such a new road, a new entrance road is required by the LUP (Policy 100). Although the LUP allows the existing Haul Road alignment to be utilized for this purpose, the current proposal was found to be more desirable from a traffic engineering standpoint. The certified LUP specifies the existing Haul Road alignment "or another acceptable nearby location" (LUP p. 78). Commission-certified LUP Figure 14 shows potential collector road alignments in both areas; but LUP Policy 100 requires only a (single) entrance road, which shall be routed and designed to "avoid significant disruption of the environmentally sensitive Huckleberry Hill habitat area."

Approximately 2700 lineal feet of the new road (identified as "Alternative C" in the County permit conditions) will run through "Terrestial Sensitive Habitat" as shown on Figure 2 on the certified Land Use Plan (see Exhibit F, attached). Approximately 1000 lineal feet of this distance falls within the Huckleberry Hill Natural Habitat Area (LUP Figures 5 and 11A). The width of the cleared corridor through the forest will be variable, but typical sections are estimated to require 60-100 feet including cuts, fills, and roadbed. Additional habitat loss will result from the extra lanes needed for the new toll gate facility, and from the widening of Highway 68 at the new intersection to 4 lanes--tapering to 2 lanes several hundred feet each direction from the intersection.

This portion of the LUP's designated Forest Open Space was included in the Huckleberry Hill Natural Habitat Area because of the unspoiled forest corridor along Highway 68, because it contains part of the unique disjunct Bishop pine population, because it buffers the Gowan pygmy cypress groves and other adjacent rare plant habitat, and because it contributes to the overall extent of the essentially undeveloped block of native forestland which occupies the center of the Monterey Peninsula. However, the proposed alignment of the "Alternative C" road will not affect the watershed of the Gowan cypress groves, and will remove only 33 Bishop pines. While the Bishop pines are a unique and scientifically-interesting occurrence, they are not an endangered species and the projected loss will be minor in comparison with the total population to be protected pursuant to Condition No. 5. Therefore, while the proposed "Alternative C" will undeniably and substantially impact a designated environmentally sensitive habitat, by removing several hundred native trees of various species and eroding the essential continuity of this "pocket wilderness", the selected alignment maintains a respectful distance from the even more sensitive central portion of the Huckleberry Hill Natural Habitat Area.

In contrast to "Alternative C", the existing Haul Road represents an existing high standard roadbed, and further removal of native forest will be avoided.

The Haul Road alignment if constructed with a "right-turn only" type of intersection at Highway 68 could be utilized without further loss of sensitive forest habitat. In fact, this route is already used intermittently by quarry trucks and by automobile traffic during the Bing Crosby golf tournament. However, the traffic analysis contained in the EIR predicts that it would be much less effective in collecting traffic and providing for future internal circulation needs upon full residential development of Del Monte Forest. The more effective "Alternative C" will result in significant loss of environmentally sensitive forest habitat as detailed above and in Finding No. 10b regarding scenic resources. But, these impacts can be offset if a very rigorous program of mitigation is effected. Such a program would result in a substantial improvement in the quantity and quality of environmentally sensitive forest habitat to be preserved within Del Monte Forest, which would not otherwise be preserved under the LUP or existing commitments by permittee.

An acceptable mitigation program would have all measures effectively implemented within 5 years of project commencement, and would include:

a. Permanent preservation of certain parcels identified in the certified Del Monte Forest LUP, the approved City of Monterey Skyline LUP, and in the Commission's permit process. Each of these parcels are identified by Assessor's Parcel Number in Condition No. 6 of this permit, and provision is made to preserve alternate parcels in event the identified sites cannot all be secured. While the identified parcels are relatively small—the largest is only 3.38 acres—they represent the most critical unprotected locations of environmentally sensitive forest habitat within or adjacent to Del Monte Forest. Accordingly, their value for mitigation purposes is relatively great, and their preservation is essential to the implementation of the respective LCP Land Use Plans in a manner consistent with Coastal Act Section 30240.

b. Rehabilitation of the Upper Sawmill Gulch quarry site, and its incorporation into the Huckleberry Hill Natural Habitat Area;

c. Abandonment and reforestation of the existing Haul Road slopes and roadbed (except that an emergency access lane of minimum width could be retained for forest fire suppression and other emergency purposes and for equestrian/pedestrian use);

d. Scarification and rehabilitation of existing redundant, unneeded fire trails within the Huckleberry Hill habitat area; and,

e. Submittal of final grading/site plans which show all feasible measures to minimize grading and loss of natural forest habitat.

The result of such a program, when all elements are carried out, will be a net enhancement of environmentally sensitive habitat within both Del Monte Forest overall, and within the Huckleberry Hill Natural Habitat Area in particular. Therefore, while a significant degradation of environmentally sensitive habitat would result from the "Alternative C" alignment, on balance the objectives contained in Chapter 1 of the Coastal Act will be met through this mitigation program.

Accordingly, this permit is conditioned to allow—but not require—a new Del Monte Forest entrance road; to allow use of either the Haul Road or "Alternative C" alignment; to require a rigorous mitigation program which clearly results in a substantial net enhancement of Del Monte Forest's environmentally sensitive habitats, including retirement of the Haul Road, in event that "Alternative C" is selected; and to require submittal of final grading/site plans for either route. In this manner, the requirements of LUP Policy 100, as well as Coastal Act Section 30240, will be met with respect to the protection of the Huckleberry Hill Natural Habitat Area.

Similar mitigations are in order with respect to the Sawmill Gulch sand borrow site. An approximately 6 acre area of the excavation site is mantled by the same type of dense Monterey pine forest habitat which characterizes the surrounding portion of the Huckleberry Hill Natural Habitat Area. Because the proposed borrow site comprises a use adjacent to an environmentally sensitive habitat, the Coastal Act requires the permit to be conditioned so that the continuance of the adjacent environmentally sensitive habitat can be assured. A most important step in this regard would be to excavate no more area than is absolutely necessary to meet the sand requirements for rehabilitation work at Spanish Bay.

To date, the only alternate sand/fill source which has been determined to be feasible is the excavation work now underway for expansion of the Defense Language Institute on the Presidio of Monterey. This source can provide an estimated 50,000 cubic yards, or about 10% of the off-site fill demand. Beyond this, the permit is conditioned to require a rigorous analysis of potential measures to reduce sand/fill demand from the Sawmill Gulch site. While it is likely that the analysis will show that excavation will be needed in the Sawmill Gulch area, the required analysis will help to ascertain that no natural forestland will be excavated unless satisfactory proof is provided that no other fill source is feasible.

MONTEREY PINE FOREST: IMPACTS, MITIGATION (CONT.)

The approximately 9 acres of native Monterey pine forest to be cleared for the golf course represents a substantial long-term impact. Additional loss of trees is likely to result from "windthrow", as the cleared area behind the first rank of trees is roughly perpendicular to the site's strong prevailing winds. The LUP as certified acknowledges such an alignment for the golf course, but requires the specific golf course design "to maximize the retention of the Monterey pine forest."

A parallel issue is raised by the conversion of pine forest to golf course and the removal of forestland at the Sawmill Gulch sand pit site. Monterey pine is defined as a commercial species by the State Board of Forestry. The area to be converted is of sufficient size to have been considered as commercial timberland in 1977 when this portion of Del Monte Forest was designated as a forestry Special Treatment Area pursuant to Coastal Act Section 30417. However, no commercial timber harvest has occurred in recent years, and the LUP does not designate any portion of Del Monte Forest for commercial timber harvest. Further analysis of the issue of timberland conversion will require assistance from the State Board of Forestry/California Department of Forestry staff. Accordingly, the permit is conditioned to require Coastal Act Section 30243 conformance, either through a reduction in acres cleared or by a determination by the Dept. of Forestry that the affected areas do not constitute "commercial timberlands" in units of economic size.

A variety of specific measures (in addition to those mentioned above) are incorporated in the conditions of this permit for the purpose of mitigating the project's substantial impacts on the native Monterey pine forest habitat. These measures include a requirement to preserve specified environmentally sensitive forest habitats elsewhere within or immediately adjacent to Del Monte Forest, with option to rehabilitate upper Sawmill Gulch quarry site as part of the Huckleberry Hill Natural Habitat Area; requirement to rehabilitate either Sawmill Gulch quarry site if excavated; recognition of Forest management measures contained in the July 24, 1984, agreement between Monterey County and the Pebble Beach Company, including the $4,000 per residence donation to the O.S.A.C. operating fund for the purpose of implementing the Forest Maintenance Standards contained in Chapter 7 of the certified LUP; application of a similar $4,000 per condominium unit standard to Component II of this project (which was not included in the County agreement), which would be applied to preservation of specified environmentally sensitive forest habitats; redesign or relocation of tennis courts; and a Forest Management Plan (FMP), as required by the LUP, for each forested parcel within the project area.

MONTEREY PINE FOREST: IMPACTS, MITIGATION (CONT.)

Besides the general guidelines for Forest Management Plans contained in the LUP, a satisfactory FMP for the project area, or portion thereof, will include the following: specific measures to insure the continued viability of the forest, particularly with respect to tree replacement with indigenous gene stock; measures to prevent damage of retained trees by construction activity; identification of, surveillance for, and eradication of incompatible non-native plant species and tree diseases; retention of nest trees for cavity-dwelling bird species; and the legal and financial arrangements through which the permanent maintenance of retained and replacement natural forest habitat areas will be assured, regardless of ownership.

In summary, the preservation of the majority of the native Monterey pine forest in the project area will be assured; and substantial, meaningful mitigation will be provided to offset all losses of such habitat, as required by the conditions attached to this permit. Therefore, with respect to the area's natural forest habitats, this project is found consistent with the applicable Coastal Act policies identified in Finding No. 3 above, particularly with respect to Section 30240 regarding environmentally sensitive habitats.

WETLAND, RIPARIAN HABITATS: IMPACTS, MITIGATIONS

6. Wetland and Riparian Habitats: Applicant's proposal to rehabilitate and enhance the previously-damaged riparian habitats at Spanish Bay will carry out the LUP's policy concepts for this part of the Del Monte Forest. However, submittal of detailed riparian habitat restoration plans will be necessary, as will detailed site stabilization/reclamation plans for the Sawmill Gulch sand pit (per County Use Permit conditions).

A detailed riparian habitat restoration plan for the Spanish Bay area would be part of the Wetland Rehabilitation and Management Plan required by the conditions of this permit. Such a Plan, to be found satisfactory, will include the following: identification of the extent and location of all wetland areas; depth of open water areas; methods of sealing where located on sandy substrate; species, locations, densities and propagation methods for all plantings; incompatible non-native plant species likely to be found in the area, and procedures for continuous surveillance and eradication of such species; and the legal and financial arrangements through which the permanent maintenance of the wetland areas will be assured, regardless of ownership.

Such Plan will also demonstrate that the amount of rehabilitated riparian habitat is equal or exceeds that which now exists on the site (per LUP policies 24 and 93). Reclamation Plans for the Sawmill Gulch quarry sites, if reopened, will be provided as well. To be found satisfactory, such Reclamation Plans shall emphasize stockpiling and replacement of all topsoil from existing natural forest habitat areas, with natural succession being the primary method of habitat restoration in those locations which have not been previously disturbed. To assist this process, the Reclamation Plan shall specify procedures for stabilizing the replaced topsoil; identification of, surveillance for, and eradication of incompatible non-native plant species; erosion control and revegetation on all exposed quarry surfaces; and the legal and financial arrangement maintenance of the rehabilitated forest habitat and erosion control measures will be assured, regardless of ownership.

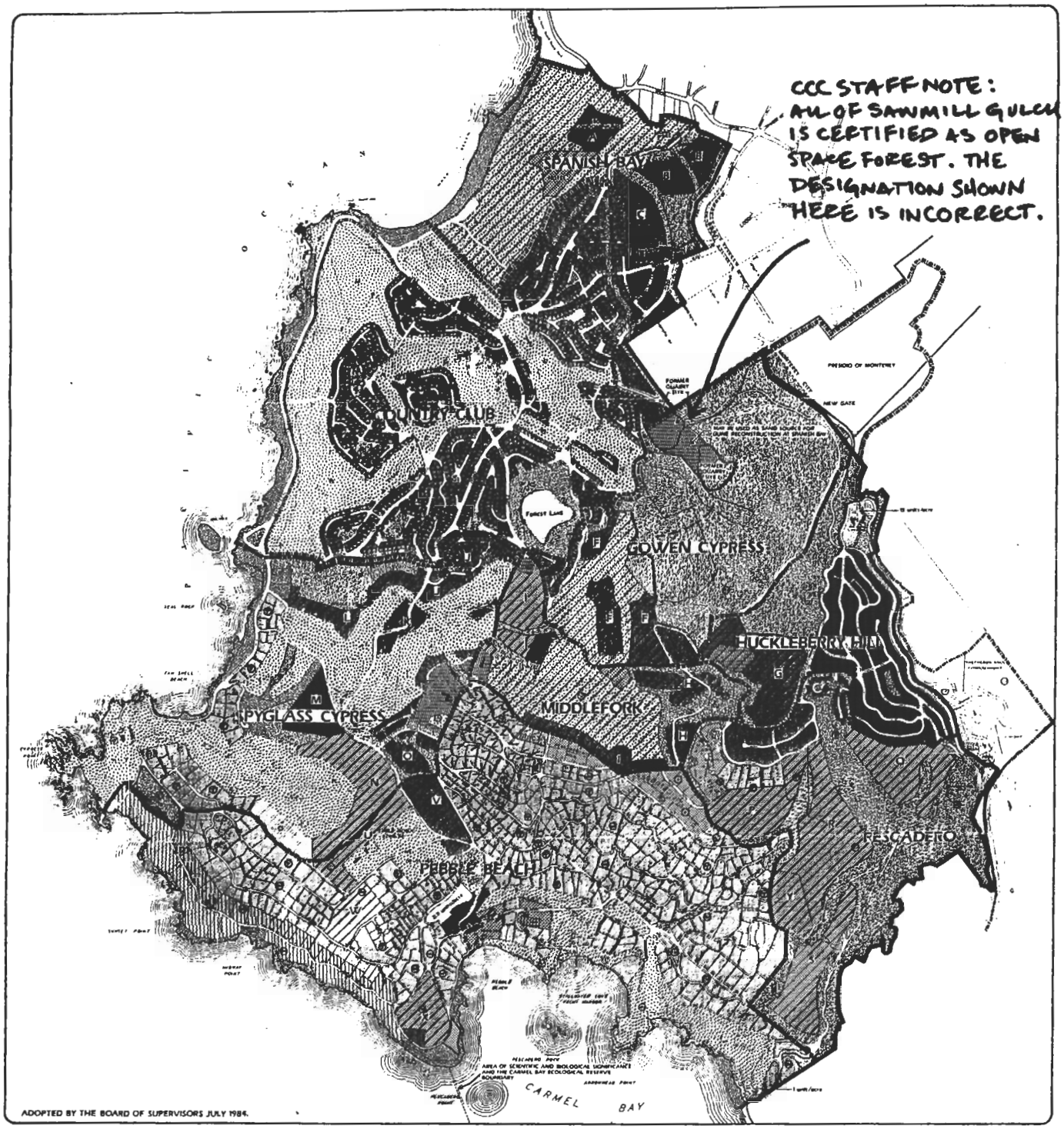


FIGURE 5
LAND USE PLAN (1984)

DEL MONTE FOREST AREA GENERAL PLAN
LOCAL COASTAL PROGRAM

SCALE IN FEET

Monterey County Planning Department

Residential
- 1 Unit/2 Acres
- 1 Unit/1.5 Acres
- 1 Unit/Acre
- 2 Units/Acre
- 4 Units/Acre
- Density as Indicated
- Density to Preclude Further Subdivision

Commercial
- Visitor Service
- General
- Institutional

Open Space
- Recreational
- Forest
- Shoreline

- Resource Constraint Areas
- Area of Special Concern

Boundaries
- Del Monte Forest
- Planning Area
- Coastal Zone
- Huckleberry Hill Natural Habitat Area
- Presidio of Monterey

6. At least 25% of the approximately 165-acre golf course area shall be designated as dune habitat restoration area (including existing remnant natural dune habitat areas which may be protected within the golf course perimeter); reestablishment of native dune flora shall proceed as soon as native sand is placed in accordance with criteria no. 1 and no. 5 above, and applicable OSAC standards.

7. Barriers, boardwalks, signing, informational materials and other measures identified by the site specific access recommendations in Appendix B shall be provided in order to protect existing and restored environmentally sensitive dune habitats.

8. Accommodations for spectators shall be designed, located, and managed to avoid trampling of restored habitat areas, otherwise events which would attract spectators shall be precluded.

94. In those rehabilitation areas designated for residential use, native plants typical of surrounding areas should be incorporated into landscape plans.

95. Limited neighborhood commercial uses may be permitted in the existing quarry site in the Huckleberry Hill planning area, and the total acreage devoted to such use shall be limited to no more than 10 acres. In addition, a corporation yard, storage facilities and potable or sub-potable water storage may be permitted at the quarry site. As part of this neighborhood commercial development, Monterey pine should be utilized in landscaping to stabilize fill embankments and to screen quarry walls, thus helping the area to blend in with the surrounding environment as best as possible.

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

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 du/acre), and medium density (maximum of 4 du/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.

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 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.

2) 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 reuse 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.

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

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 LUP, a separate, more detailed plan has been prepared for these areas by the Del Monte Forest Open Space Advisory Committee. This OSAC 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 LUP 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.

Three classes of open space are indicated. They include: 1) Recreational, 2) Forest, and 3) Shoreline. They are described as follows:

1) 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.

2) 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.

3) Shoreline - This category includes sandy beaches, rocky shorelines and tidepools, 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.

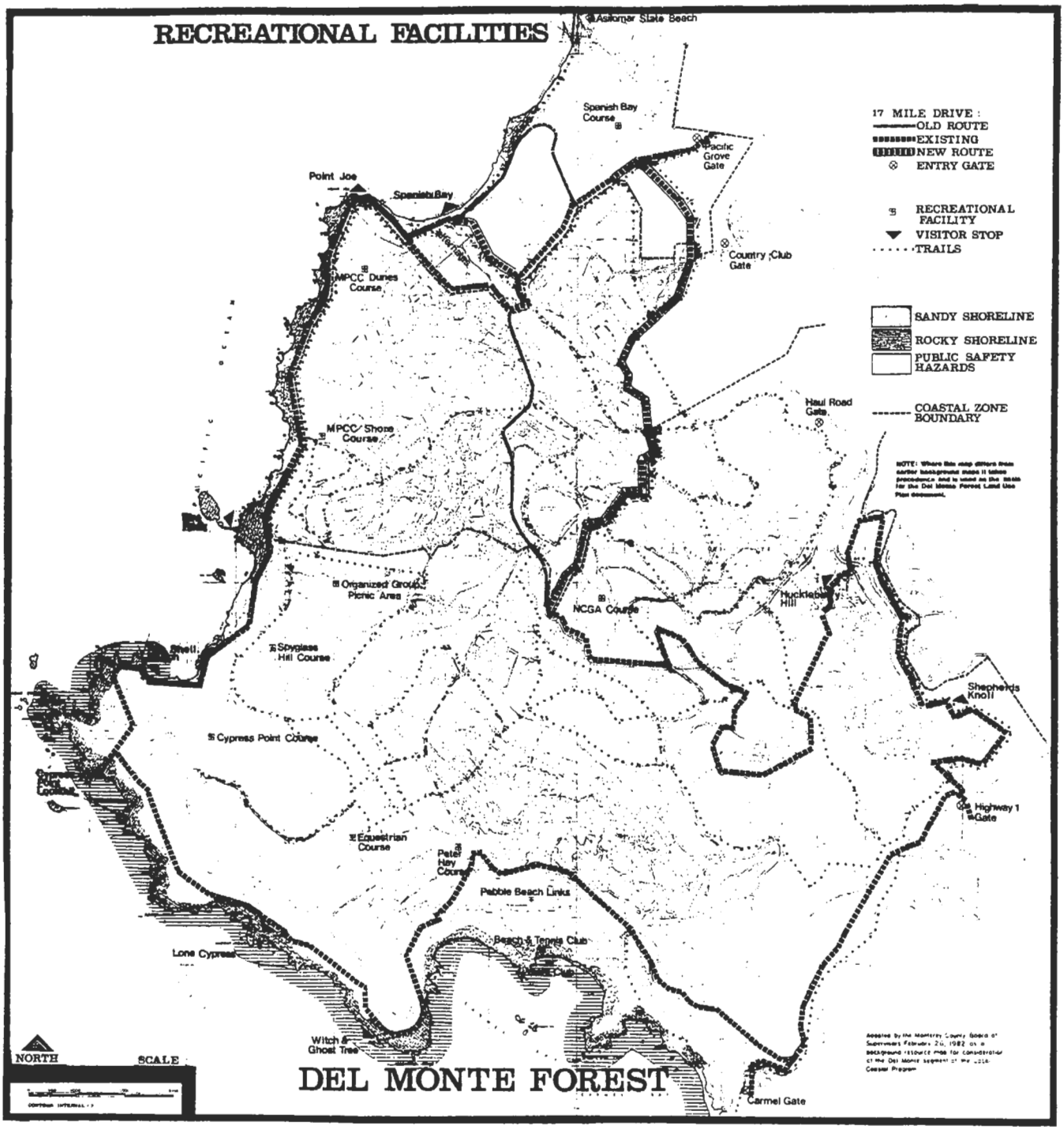
Other developments listed in the OSAC Plan are also permitted in all the above classes subject to the limitations described above.

Area of Special Concern

The Area of Special Concern category is intended to be used in conjunction with the underlying land use designation. Its purpose is to facilitate a comprehensive planned approach for a specifically designated property where there is unique natural and scenic resources and archaeological resources. Particular attention is to be given towards siting and planning development to assure compatibility with existing resources and adjacent land uses. The property designated Area of Special Concern is shown on the Land Use Map.

FIGURE 15

RECREATIONAL FACILITIES



APPENDIX A

LIST OF ENVIRONMENTALLY SENSITIVE HABITATS OF DEL MONTE FOREST AREA

The environmentally sensitive habitats of the Del Monte Forest Area include the following:

A. **Categorical listing:**

1. Natural freshwater marshes.

2. Natural seasonal ponds.

3. Riparian habitat.

4. Remnant coastal dunes where the natural landform is stabilized by Monterey pine forest or other native vegetation.

5. Huckleberry Hill wildlife habitat area, as shown on Figure 2 of this LUP.

6. Intertidal areas on the rocky portion of the shoreline.

7. Pescadero Rocks, Bird Rock, and other offshore rocks and islets.

8. Any other sea bird or heron rookery or marine mammal haul-out area not included above.

9. Kelp beds.

10. Pescadero Pinnacles and other nearshore reefs, i.e., rocky bottom areas down to the ten fathom depth contour.

11. Carmel Bay State Ecological Reserve.

12. Carmel Bay Area of Special Biological Significance.

B. **Species listing (animals):**

1. Southern sea otter (Enhydra lutris nereis), nursery and (if any) haul-out areas.

2. Southern bald eagle (Haliaeetus leucocephalus leucocephalus), nesting (if any), feeding, and resting areas.

3. California brown pelican (Pelecanus occidentalis californicus), inshore feeding and resting areas, especially near Bird Rock.

4. California least tern (Sterna albirfrons browni), shoreline feeding and resting areas.

5. American peregrine falcon (Falco peregrinus), nesting areas if any.

6. Smith's blue butterfly (Shijimiaeoides enoptes smithi), dune areas on Pt. Lobos buckwheat.

C. **Species listing (plants):**

1. Monterey cypress (Cupressus macrocarpa) forest community (indigenous natural range only).

2. Gowen cypress (Cupressus goveniana) forest community.

3. The disjunct Bishop pine (Pinus muricata) forest, mixed and pure stands.

4. Hickman's cinquefoil (Potentilla hickmanii) habitat, known from Seal Rock Creek area.

5. Coastal Dunes milk vetch (Astragalus tener var. titi) habitat, dune areas.

6. Menzies wallflower (Erysimum menziesii) habitat, dune areas.

7. Tidestrom's lupine (Lupinus tidestromii) habitat, dune areas.

8. Eastwood's goldenfleece (Ericameria fasciculata) habitat, sandy areas including portions of the Gowen Cypress area.

9. Monterey clover (Trifolium trichocalyx) habitat, Gowen cypress area.

10. Pacific Grove clover (Trifolium polyodon) habitat, Indian Village area.

11. Monterey ceonothus (Ceonothus rigidus), significant occurrences only.

12. Sandmat manzanita (Arctostaphylos pumila), significant occurrences only.

13. The endemic Shaggy-barked manzanita (Arctostaphylos tomentosa var. hebeclada), significant occurrences only.

14. Seaside painted cup (Castilleja latifolia ssp. latifolia) habitat, dune and shoreline areas.

15. Beargrass (Xerophyllum tenax), disjunct occurrences on Huckleberry Hill.

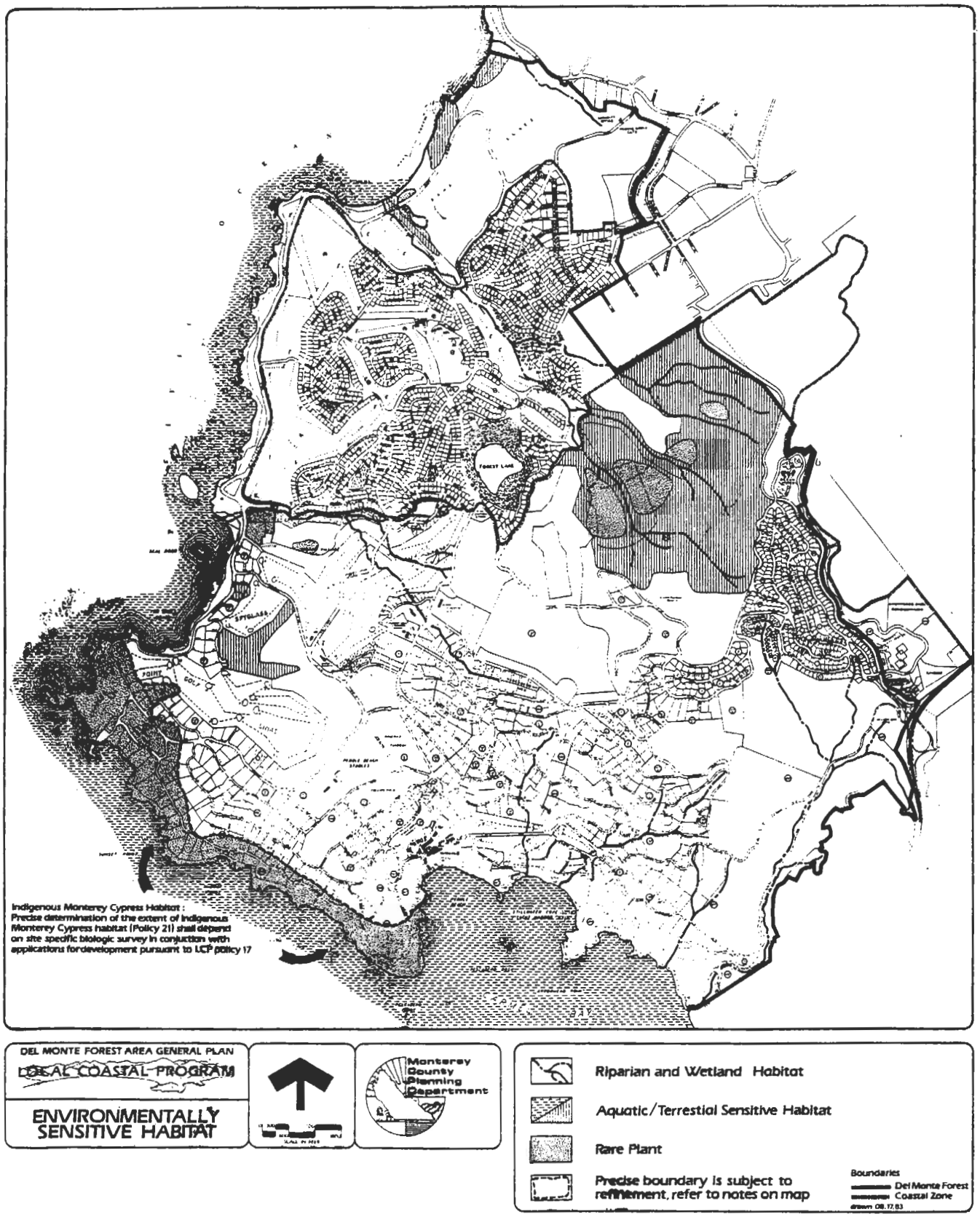
16. Coast rhododendron (Rhododendron californicum), disjunct occurrence (may be extirpated).

17. Hutchinson's larkspur (Delphilium hutchinsoniae) habitat (may be extirpated).

18. Pt. Lobos buckwheat (Erigonom parvifolium ssp. lucidum), shoreline areas within Smith's blue butterfly habitat.

FIGURE 2

ENVIRONMENTALLY SENSITIVE HABITAT AREAS



Cupressus goveniana

OPEN SPACE MANAGEMENT OBJECTIVES AND CLASSIFICATION

Objectives. The primary objective in managing Del Monte Forest open space will be to ensure continued existence of the fundamental character of the Forest and its natural plant communities in concert with uses allowed by the Del Monte Forest Area LCP Land Use Plan. This will primarily involve providing appropriate levels of maintenance of open space properties:

- to protect native flora and fauna on open space properties from direct adverse human impact such as excessive trampling, damage by vehicles, horses, vandalism, etc.,
- to protect native plant communities on open space properties from invading exotic vegetation by removing such exotics and deterring their re-establishment,
- to perpetuate a natural ecological balance where it now exists on open space properties, and restore the balance where it has been significantly altered, and
- to provide implementation mechanisms, with respect to open space areas, consistent with the resource management and access policies of the LCP Land Use Plan.

Within the urbanized Del Monte Forest, basic management objectives must also take into consideration human safety, particularly where hazardous conditions occur near areas of concentrated human activity, or where nearby residential property is threatened.

These basic open space management objectives have been established keeping in mind that natural, self-perpetuating communities are an important basis of the Forest's value in terms of both aesthetic attraction and scientific interest. Human access and activities within open space must therefore be subordinate to and compatible with this concept.

Open Space Classification. For the purposes of developing specific management policies, open space areas within the Del Monte Forest have been

categorized. Categorization was considered necessary to account for fundamental differences in character between different open space parcels and the intensity of use to which these areas are now, or can be expected to be subjected as the LCP Land Use Plan is implemented. The following categories encompass all open space presently existing within the Forest, regardless of ownership.

I. Intensively Used Area. a) Seaward of 17-Mile Drive; b) Inland of 17-mile Drive. Consisting of heavily utilized visitor access and recreational space, including both the intertidal and natural coastal land on the seaward side of 17-Mile Drive as well as intensively utilized recreational areas such as Indian Village and scenic roadway turnouts inland of 17-Mile Drive.

II. Protected Natural Resources. a) SFB Morse Reserve; b) Crocker Cypress Grove; c) Other. Consisting of rare, endangered, or unique plants and their associated communities that have been designated as natural areas of special botanical interest, including aesthetically prominent groves of Cypress trees within Cypress Point Golf Links, including several representative examples of typical Monterey pine forest communities. The LCP Land Use Plan describes these areas as either environmentally sensitive habitat (ESH) or as environmental consideration areas.

III. Developed Area. a) Privately Held; b) Held in Common. Consisting of existing or developed subdivisions, commercial uses, and single-family lots, including scenic easements associated therewith.

IV. Open Forest. a) Land Adjoining that Planned for Development; b) Permanent Forest Space. Consisting generally of even-aged Monterey pine forest with understory ranging from open oak woodland to dense brush.

V. Road Rights-of-Way. Consisting of rights-of-way of Forest roadways managed for scenic values consistent with LCP policies and maintaining public safety.

VI. Golf Course. Consisting of the golf course rough areas designated Recreation by the LCP Land Use Plan adjoining relatively natural forest cover or developed subdivisions managed for the enhanced wildlife value they possess. Management to be accomplished by golf course operators pursuant to guidelines compatible with overall golf course maintenance.

VII. Other. a) Equestrian Center (Collins Field Industrial Horse Trail); b) RLS School; c) Cal-Am Forest Lake. Consisting of all other open space uses with existing buildings or improvements which by virtue of the nature of their use do not require specific open space management criteria.

VIII. Riparian and Wetland. Undeveloped land along streamcourses and in wetland areas which requires special management consideration. These areas are described as environmentally sensitive habitat and are designated in the LCP Land Use Plan (Figure 2 - ESHA).

IX. Scenic Buffer or Easement. Land set aside to screen development or to provide access between lots calling for special management consideration.

X. Sensitive Habitat. Land requiring special management considerations to retain natural interrelationships of native vegetation.

XI. Rare and Endangered Species.[1] Land in the immediate vicinity of known locations of endangered or rare plant species.

Categories I through IV include areas which will ultimately come under the management responsibility of the Del Monte Forest Foundation. Category I represents areas in which the most intensive maintenance efforts will be required; Category IV represents areas in which the least intensive efforts will be required. Categories V through VII represent special-purpose areas that will continue to be maintained by existing owners subject to criteria developed by OSAC in this Plan. All seven categories will be subject to more stringent management criteria if they possess riparian, scenic buffer, sensitive habitat, or rare or endangered species values. These more stringent classifications are shown as categories VIII through XI.

Figure 3 shows the distribution of open space management categories I through VII within the Forest.[2] Figure 4 shows the areas where management

[1]For purposes of this Plan, the most current edition of the California Native Plant Society List is considered the criterion for rare or endangered status (a more restrictive criterion than that required by the LCP.)

[2]Except for Areas III and IVa, which represent open space within areas already developed or to be developed pursuant to the provisions of the LCP Land Use Plan. These areas are in addition to the areas shown in Figure 3 and will be specifically designated in maintenance standards prepared at the time individual project applications are considered in the County development permit review process.

Figure 2

OPEN SPACE

AS SPECIFIED IN THE LCP / LAND USE PLAN

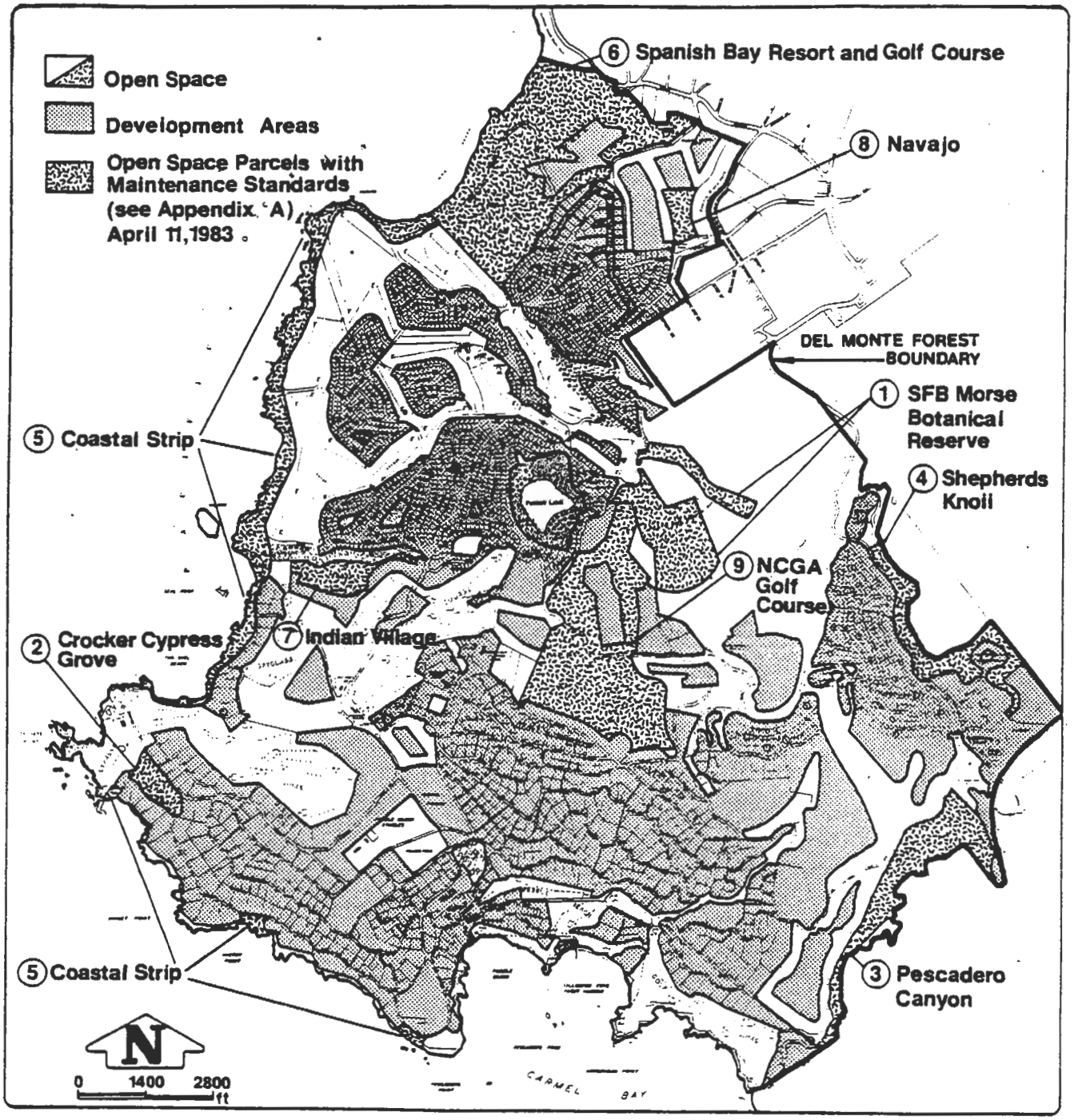


Figure 3

OPEN SPACE MANAGEMENT CLASSIFICATION

CATEGORIES I - VII

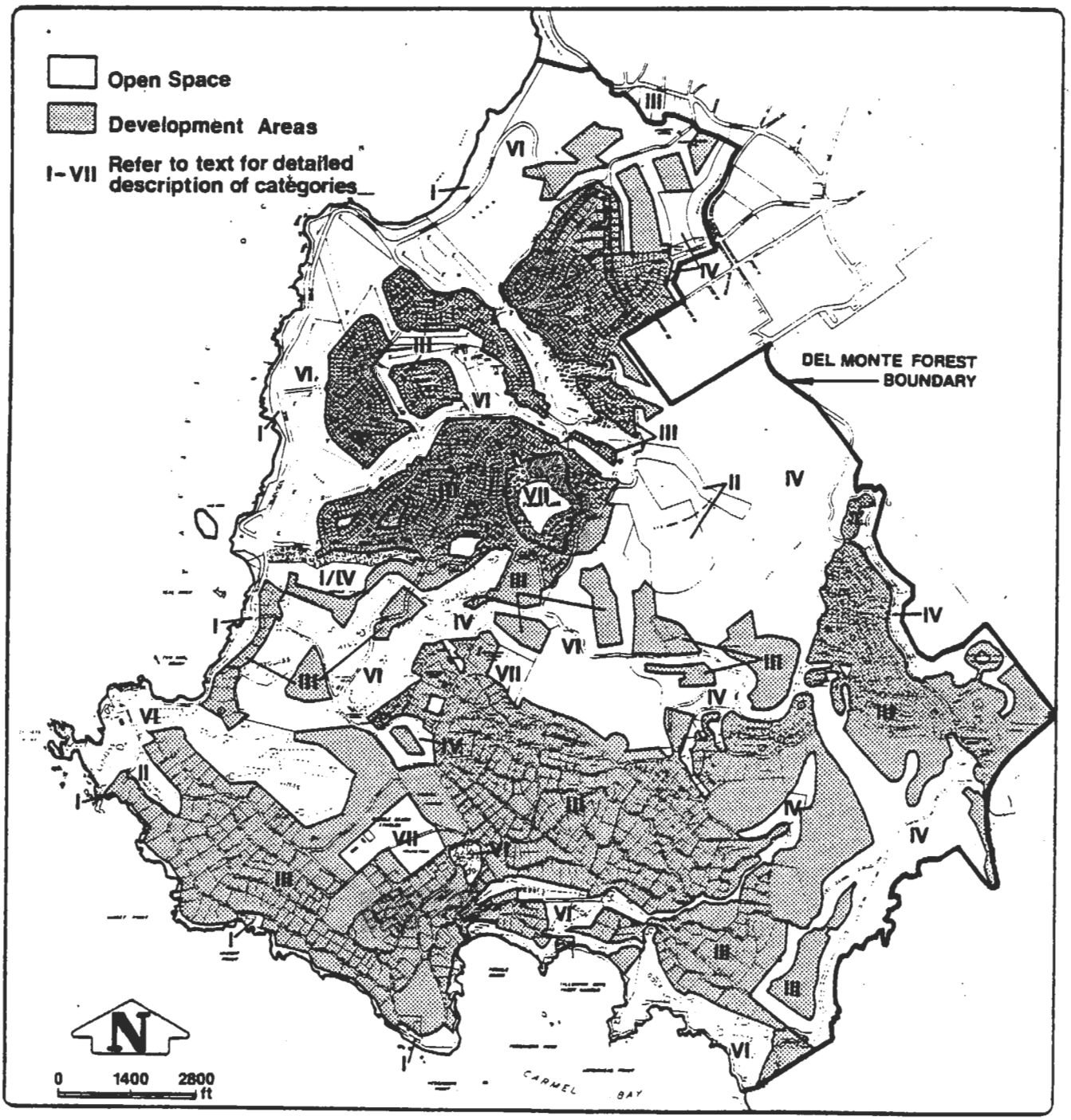


Figure 4

OPEN SPACE MANAGEMENT CLASSIFICATION

CATEGORIES VIII - XI

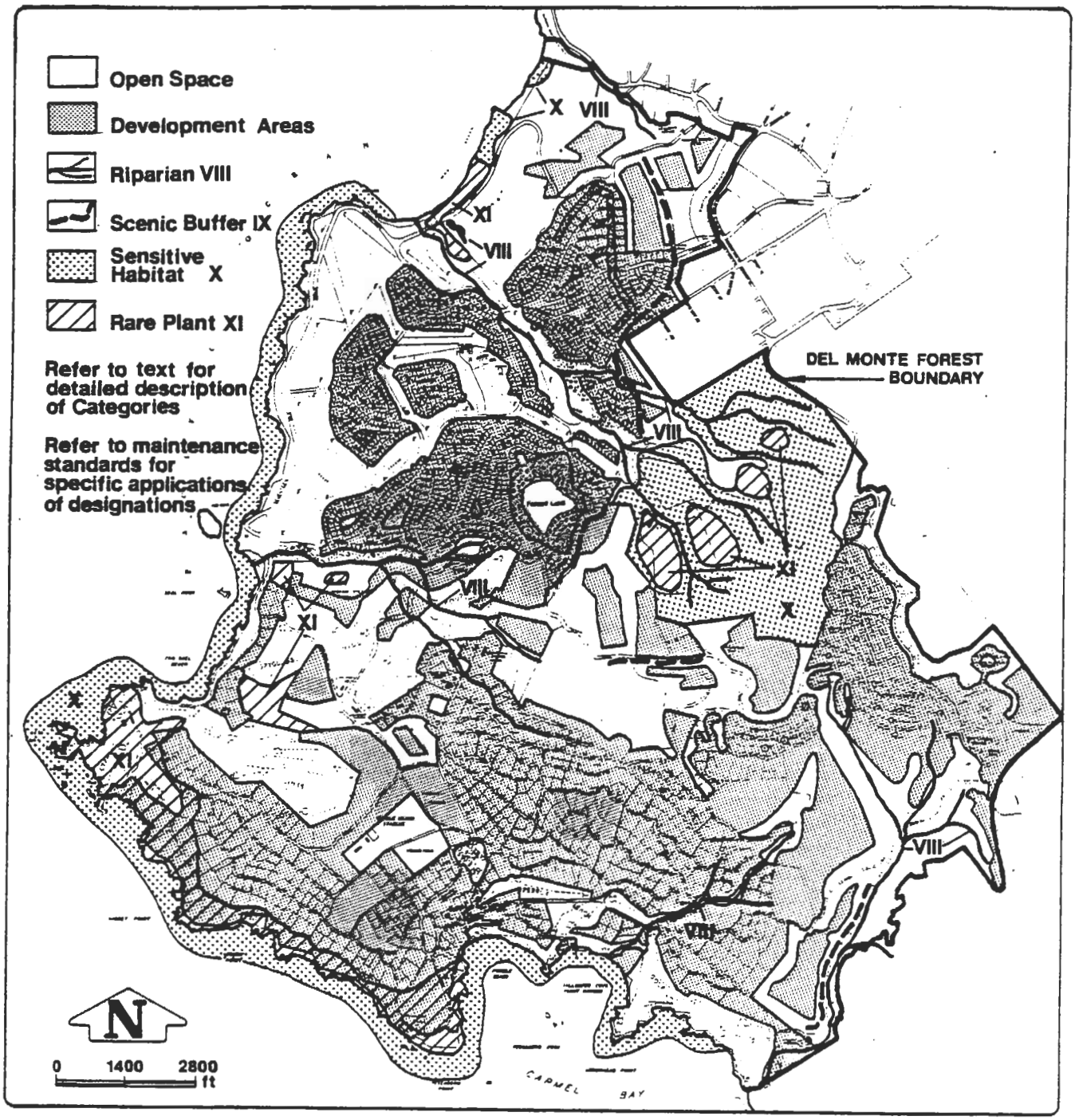
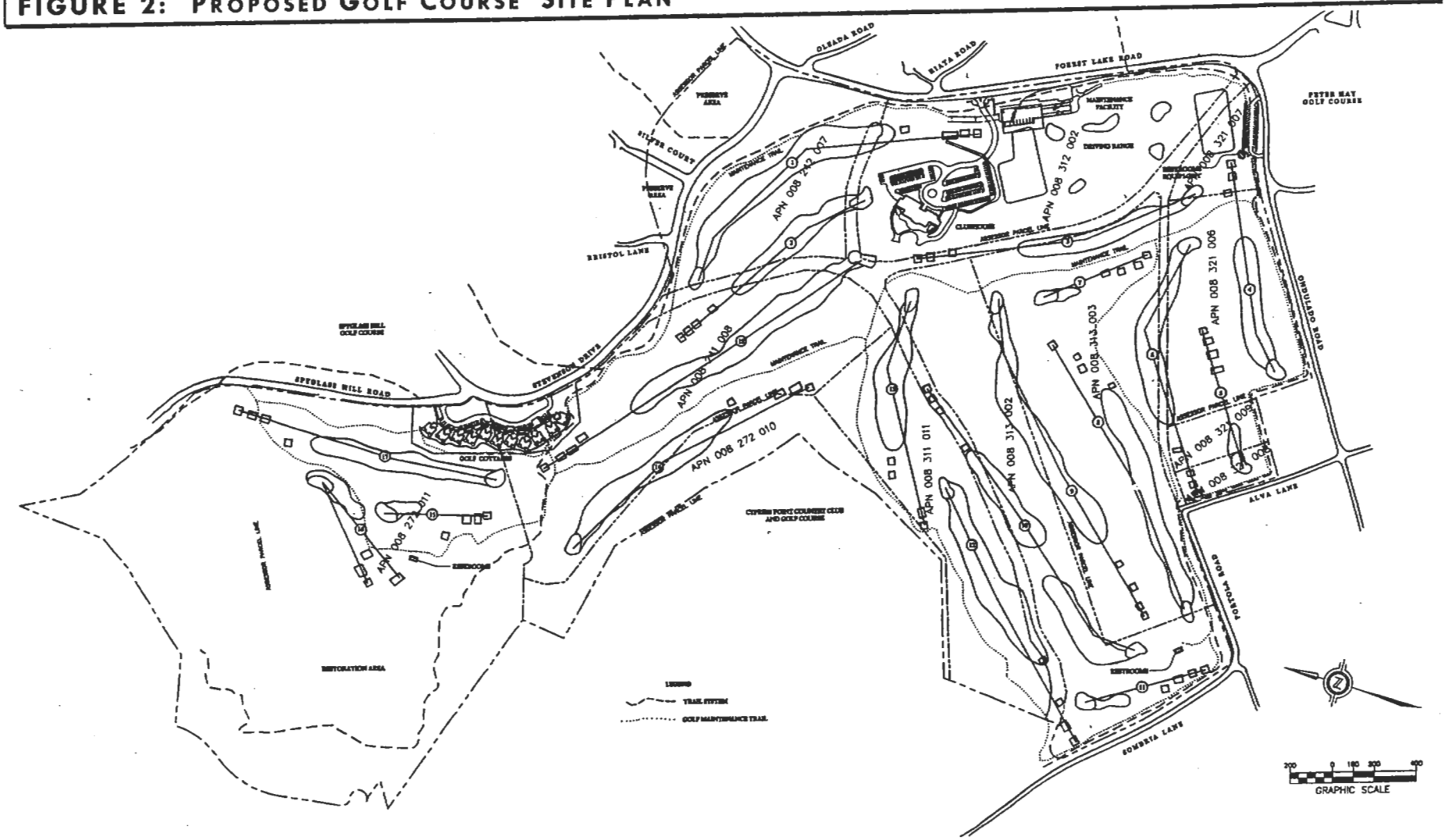
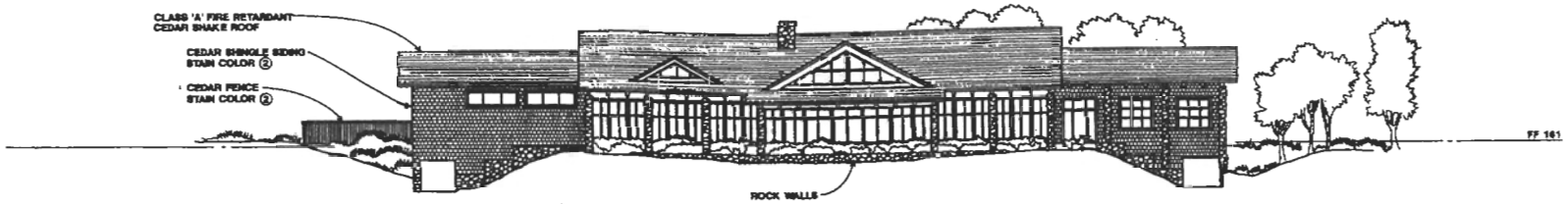


FIGURE 2: PROPOSED GOLF COURSE SITE PLAN



GOLF COURSE



FAIRWAY ELEVATION
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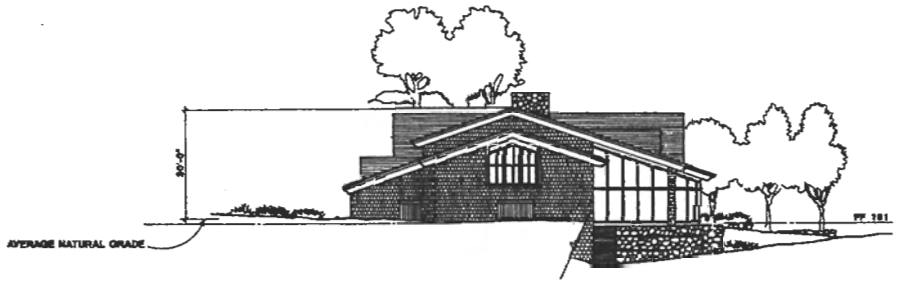
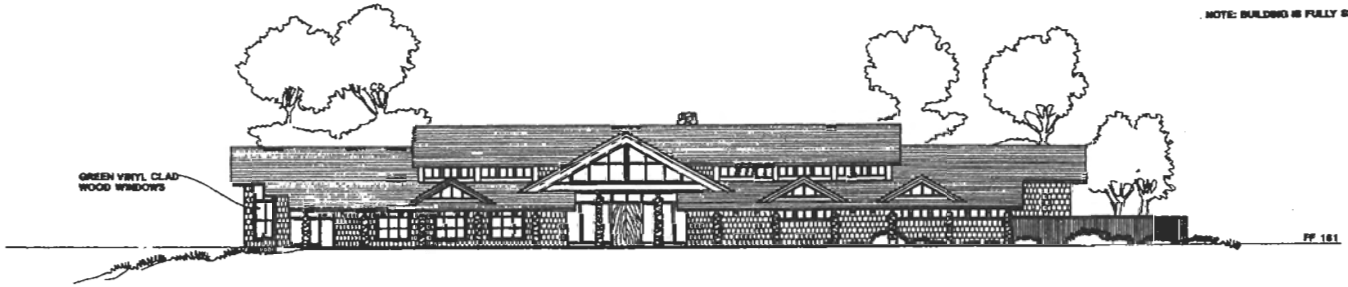


END ELEVATION
SCALE: 1/16" = 1'-0"

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

NOTE: BUILDING IS FULLY SPRINKLERED



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

GOLF COURSE

16 0 8 16 32
GRAPHIC SCALE

HAW ARCHITECTURE PLANNING INC
ARCHITECTURE - PLANNING - URBAN DESIGN
225A Cannery Row Monterey, CA 93940
TEL 831 649-3013 FAX 831 649-4310

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R. Alan Williams
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CA Lic. #68404
(831) 625-1066

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VERLANCA BIRE-ARCH ASSOC.
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SAN RAFAEL, CALIFORNIA 94901
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BERKELEY, CALIFORNIA 94709
(510) 704-1564
SANDER AND ASSOCIATES
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NOVATO, CALIFORNIA 94945
(415) 897-9211
PACIFIC NORTHWEST BIOLOGICAL
U.S. 50TH STREET, SUITE A
SACRAMENTO, CALIFORNIA 95819
(916) 457-2000
FOSS AND FOSS ASSOCIATES
2000 N.T. PAGLIO BLVD, SUITE 204
LAFAYETTE, CALIFORNIA 94549
(925) 284-4000
SAGEL LAWRENCE & ASSOCIATES
1416 LAKE AVENUE
WATSONVILLE, CALIFORNIA 95076
(831) 722-4275

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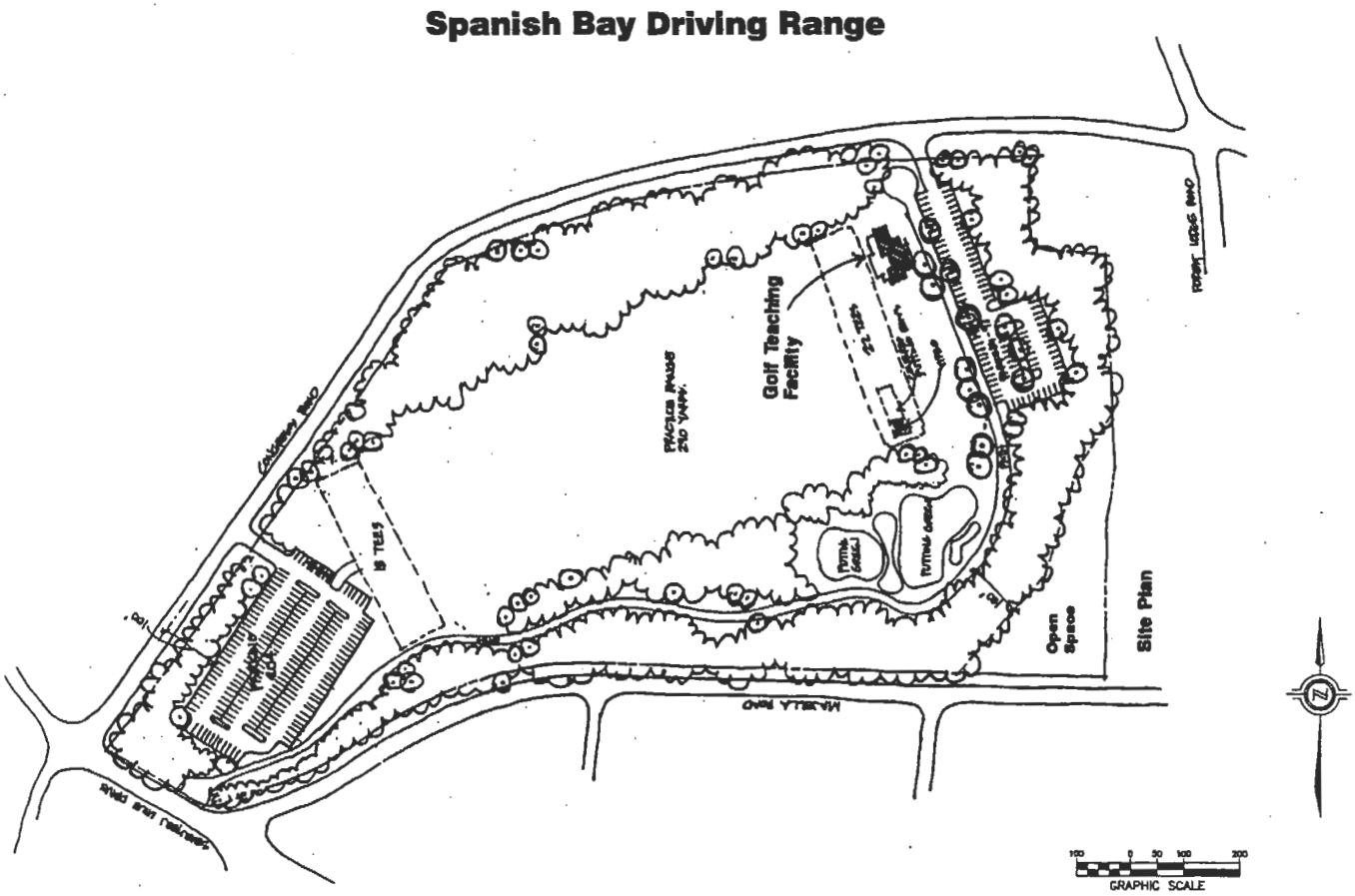
PARCEL INFORMATION: A.P. # 008-241-006, 008-242-007, 008-272-010 & 011, 008-311-011, 008-312-002, 008-313-002 & 003, 008-321-006, 007, 008 & 009
RANCHO EL PESCADERO, MONTEREY COUNTY, CALIFORNIA

GOLF COURSE
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
CLUBHOUSE
ELEVATIONS

GC-9
DATE: MAY 4, 2002

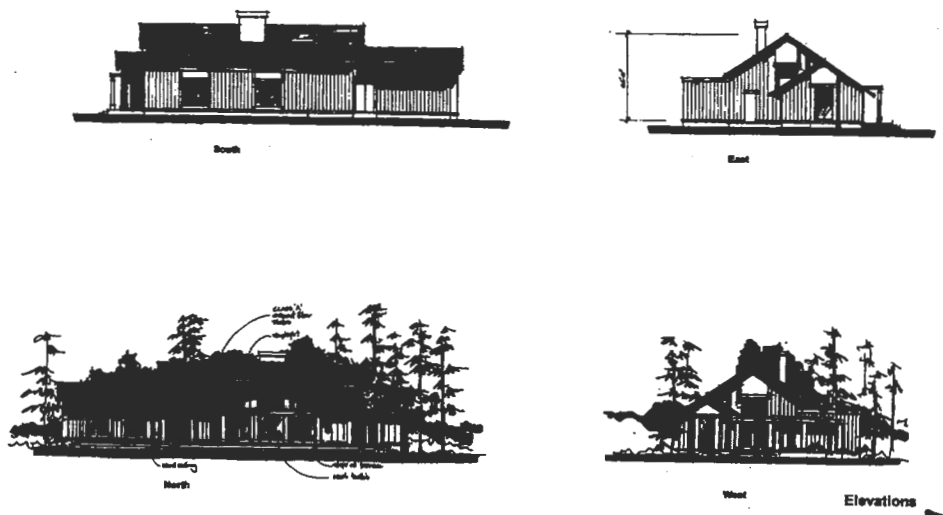
FIGURE 5: SPANISH BAY DRIVING RANGE SITE PLAN



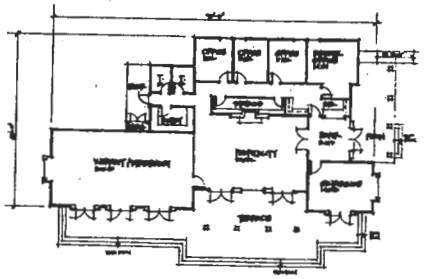
DRIVING RANGE

HEICHER-HARDOIN ARCHITECTS
750 PACIFIC STREET
MONTEREY, CALIFORNIA
831-373-8633

Carmel Development Company | R. Alan Williams | WWD Corporation | Lombardo & Gilles | PEBBLE BEACH COMPANY | SPANISH BAY DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN DRIVING RANGE AND TEACHING FACILITY SITE PLAN



DRIVING RANGE
TEACHING FACILITY



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A PROFESSIONAL LAW CORPORATION

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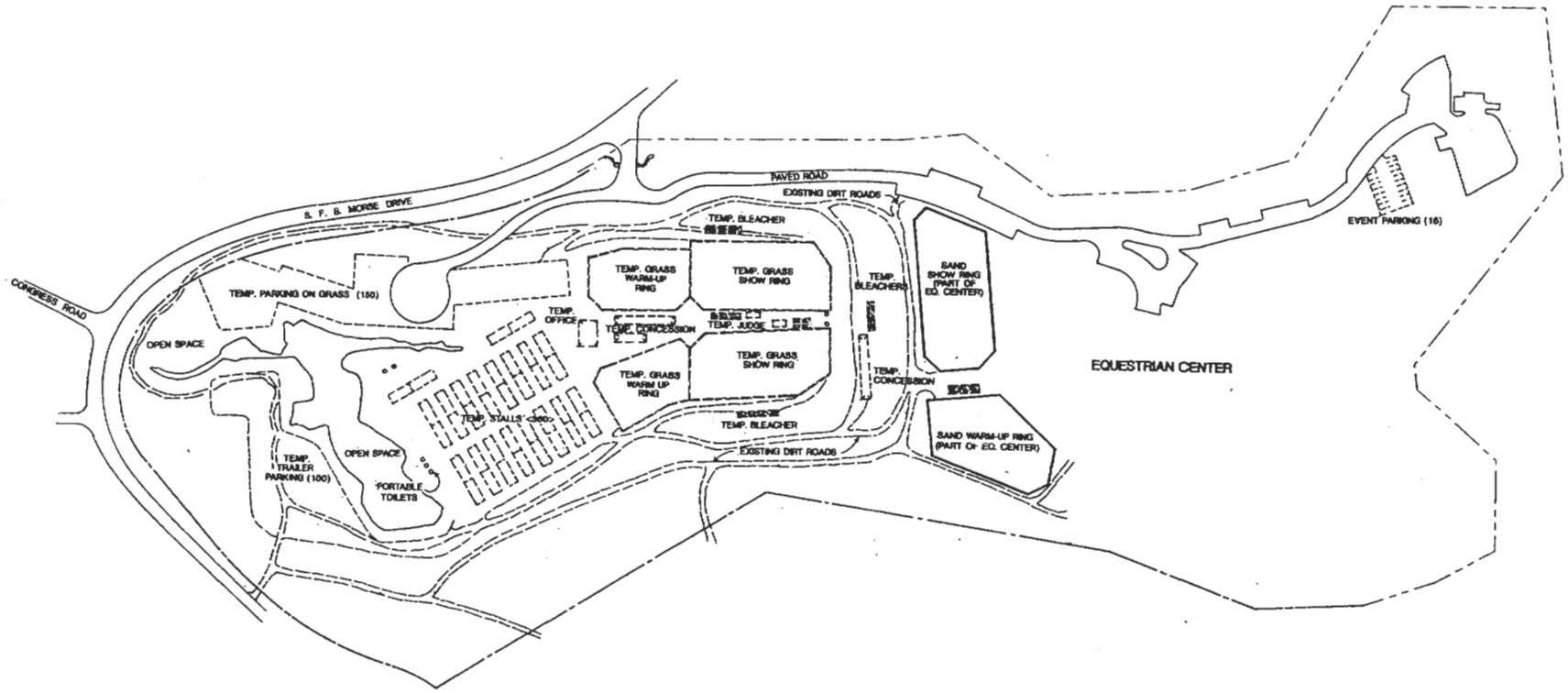
SPANISH BAY
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
GOLF TEACHING FACILITY
FLOOR PLAN AND ELEVATIONS

SB-19

DATE: JULY 4, 2002



EQUESTRIAN CENTER

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PACIFIC NORTHWEST BIOLOGICAL
HAYES AND HAYES ASSOCIATES
BARRY RANNOCH & ASSOCIATES

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(831) 624-8000
PARCEL A.P. # 008-041-008
INFORMATION: RANCHO EL POTRERO, MONTEREY COUNTY, CALIFORNIA

THE PEBBLE BEACH EQUESTRIAN CENTER
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
TEMPORARY EVENT SITE PLAN

EQ-16

DATE: JULY 4, 2002

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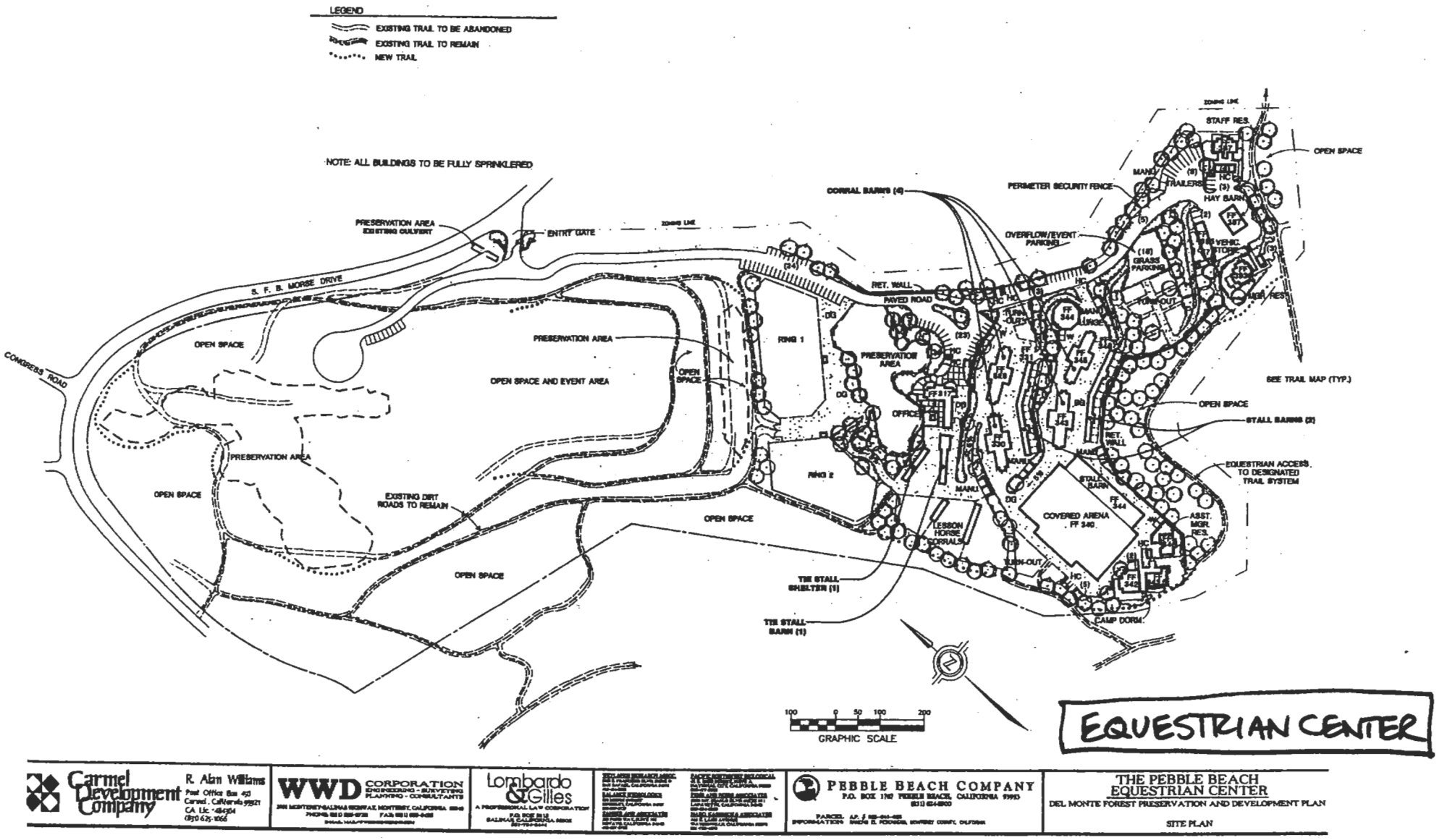
FIGURE 3: EQUESTRIAN CENTER SITE PLAN



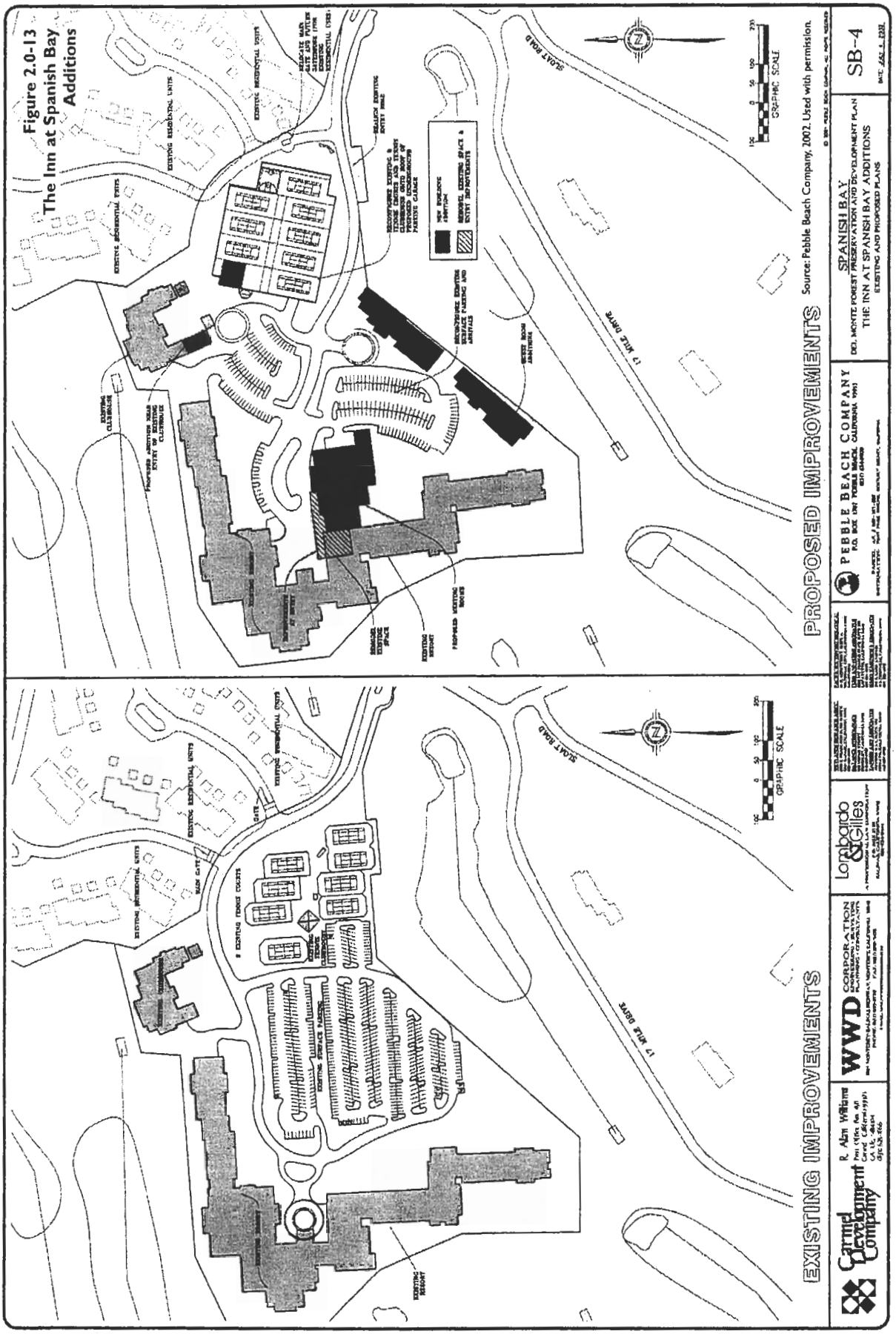
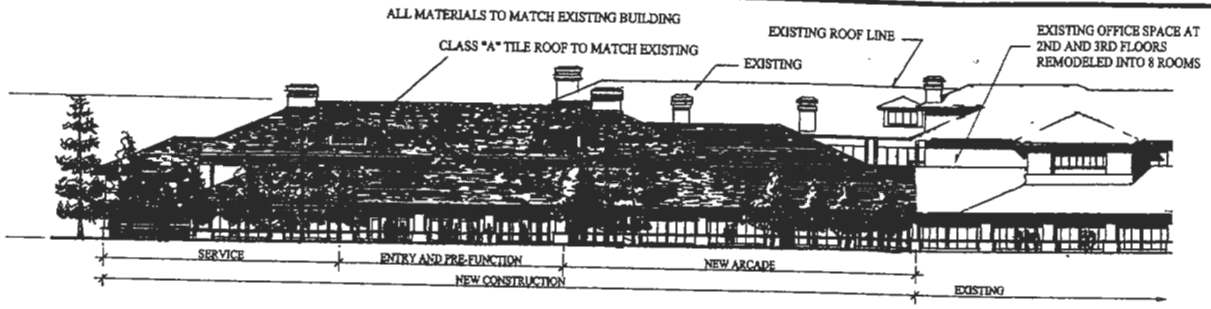
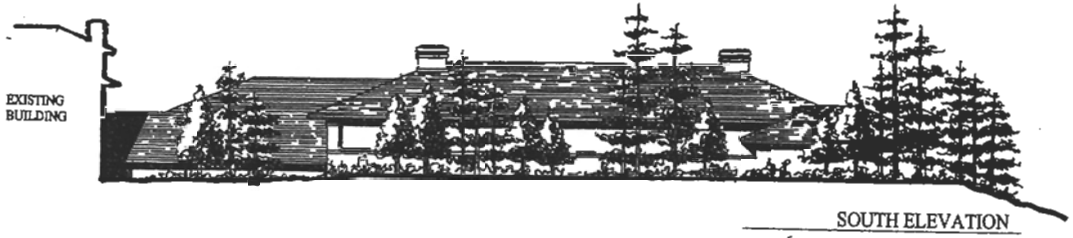


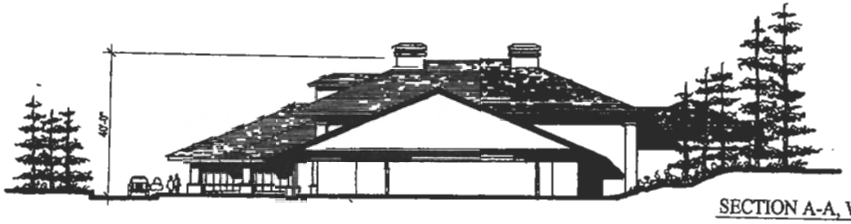
Figure 2.0-13
The Inn at Spanish Bay
Additions
EXISTING IMPROVEMENTS
PROPOSED IMPROVEMENTS
Source: Pebble Beach Company, 2002. Used with permission.
SPANISH BAY
THE INN AT SPANISH BAY ADDITIONS
SB-4
PEBBLE BEACH COMPANY
Carmel Development Company
WWD CORPORATION
Lombardo & Gilles
SLOAT ROAD
17 MILE DRIVE
GRAPHIC SCALE
SPANISH BAY EXPANSION



NORTH ELEVATION



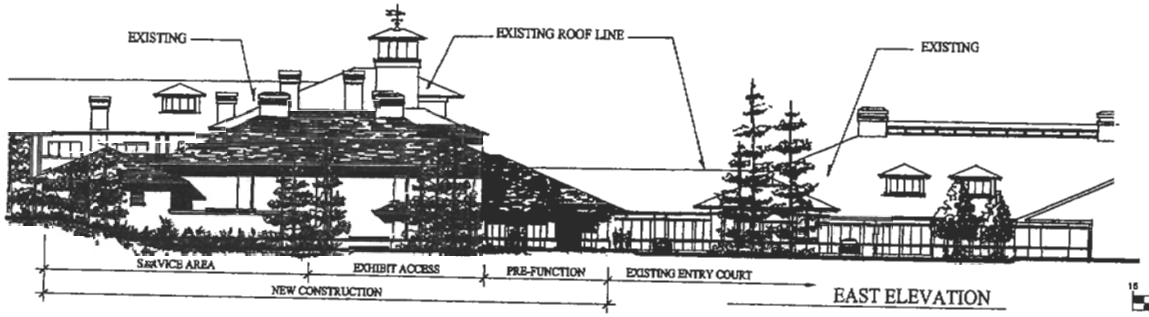
SOUTH ELEVATION



SECTION A-A, WEST ELEVATION

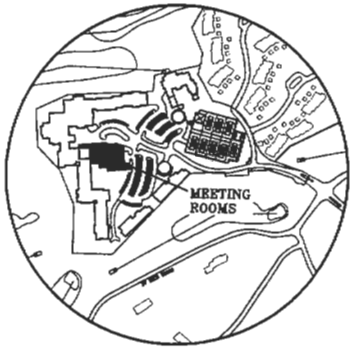
SPANISH BAY EXPANSION
MEETING FACILITIES

BSA Architects
A California Corporation
360 PACIFIC AVENUE
SAN FRANCISCO, CA 94111
415-781-1526



EAST ELEVATION

15 0 8 16 32
GRAPHIC SCALE



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MILPITAS, CALIFORNIA 95035
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PATERNALCITY, CALIFORNIA 95603
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FEHR AND PEERS ASSOCIATES
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PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

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

SB-6

DATE: JULY 4, 2002

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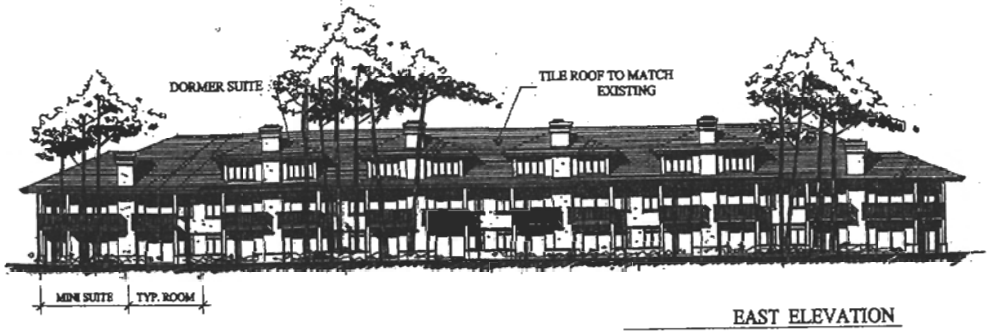
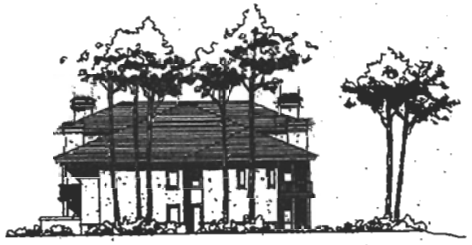
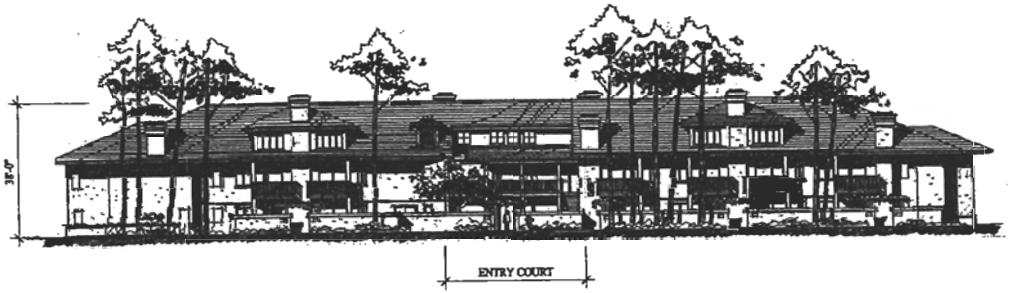
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

16 0 8 16 32
GRAPHIC SCALE

BSA Architects
A California Corporation
350 PACIFIC AVENUE
SAN FRANCISCO, CA 94111
415-781-1526

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

SPANISH BAY EXPANSION
GUEST UNITS

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PACIFIC NORTHWEST BIOLOGICAL
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NATIONAL CITY, CALIFORNIA 91950
619-477-4900
FISH AND FISHES ASSOCIATES
2000 MT. DIABLO BLVD, SUITE 200
LAFAYETTE, CALIFORNIA 94549
510-284-9300
BAIRD, KARNEGIS & ASSOCIATES
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WATSONVILLE, CALIFORNIA 95076
831-728-4376

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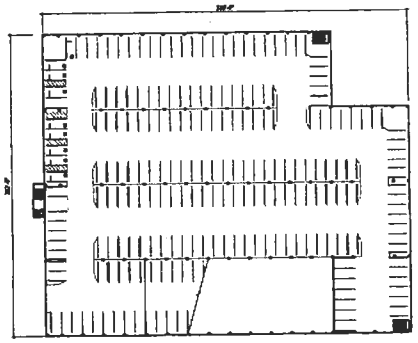
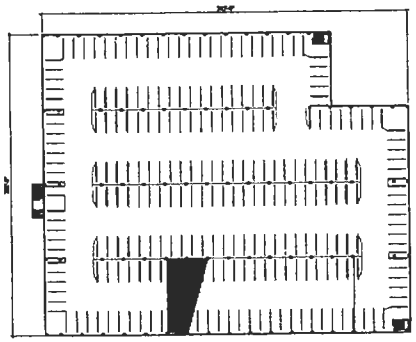
SPANISH BAY
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
THE INN AT SPANISH BAY ADDITIONS
GUEST ROOM ELEVATIONS

SB-8
DATE: JULY 4, 2002



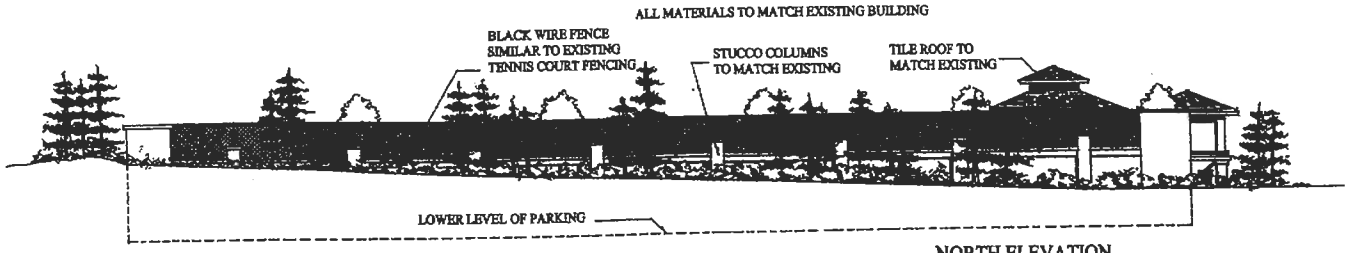
B1 LEVEL PLAN



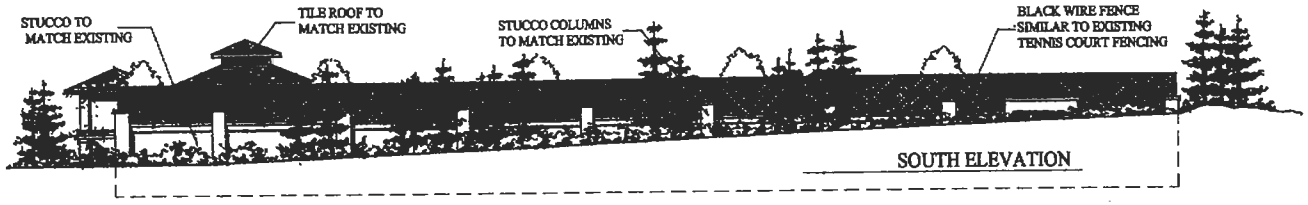
B2 LEVEL PLAN

443 STALLS TOTAL

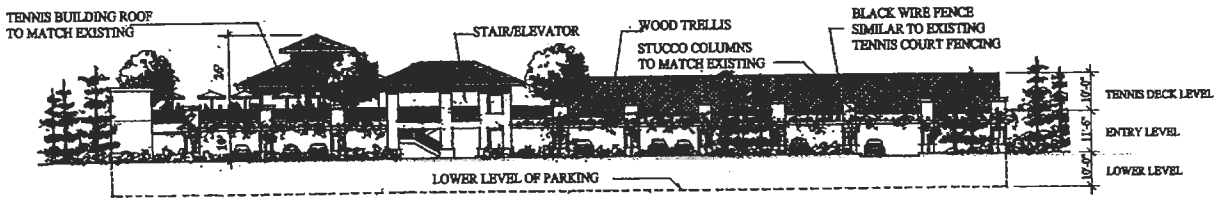
50 0 25 50 100
GRAPHIC SCALE



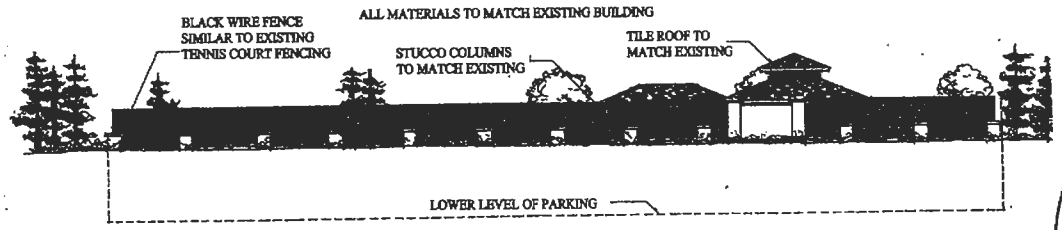
NORTH ELEVATION



SOUTH ELEVATION



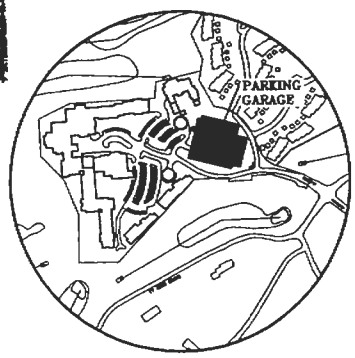
WEST ELEVATION



EAST ELEVATION

18 0 8 18 32
GRAPHIC SCALE

BSA Architects
A California Corporation
350 PACIFIC AVENUE
SAN FRANCISCO, CA 94111
415-781-1528



SPANISH BAY EXPANSION
PARKING STRUCTURE, TENNIS
COURTS, CLUBHOUSE

International Parking Design, Inc.
Architecture Engineering Consulting
3 Parsley, Suite 145, Irvine, CA 92618
Phone: 949 586 8200 Facsimile: 949 586 9201
Minneapolis / Calabasas / Irvine / Las Vegas

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E-MAIL: MAIL@WWDCORPORATION.COM

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831-754-2444

WETLANDS RESEARCH ASSOC.
[illegible]
SALINAS, CALIFORNIA [illegible]
831-[illegible]

BALANCE HYDROLOGICS
[illegible] MONROE STREET
MONTEREY, CALIFORNIA [illegible]
831-[illegible]

MAURER AND ASSOCIATES
[illegible] TAYLOR, SUITE [illegible]
PACIFICA, CALIFORNIA [illegible]
415-[illegible]

PACIFIC MONTEREY BIOLOGICAL
[illegible] 12TH STREET, SUITE [illegible]
NATIONAL CITY, CALIFORNIA [illegible]
619-[illegible]

FREELAND FEIBEL ASSOCIATES
[illegible] DOUGLAS BLVD, SUITE [illegible]
LAGUNA HILLS, CALIFORNIA [illegible]
949-[illegible]

BARRY EARENCH & ASSOCIATES
[illegible] E. LAGUNA AVENUE
WAUKEGAN, CALIFORNIA [illegible]
[illegible]

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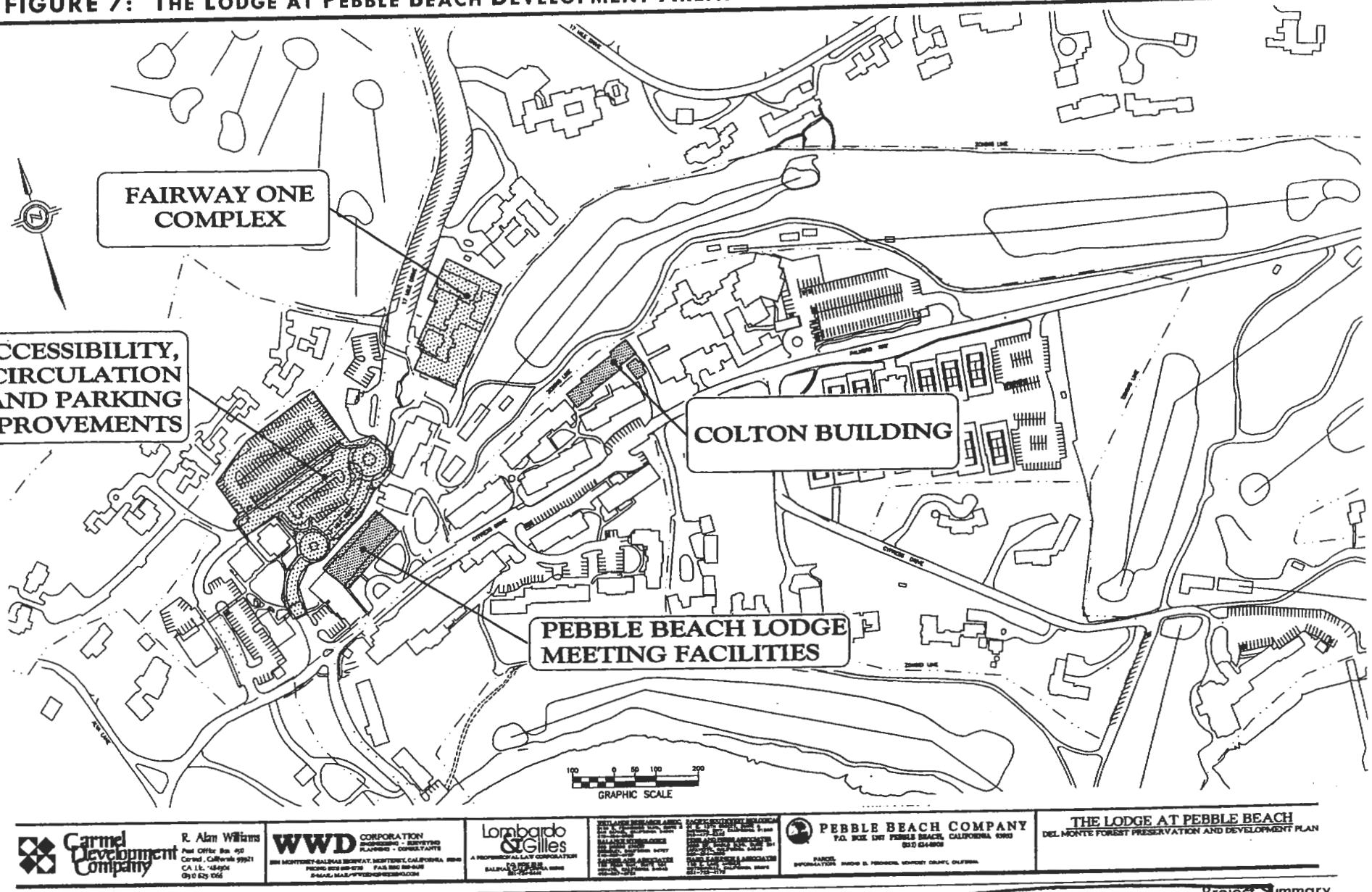
(831) 624-8800
PARCEL INFORMATION: A.P. # 007-081-038
POINT PINOS RANCHO, MONTEREY COUNTY, CALIFORNIA

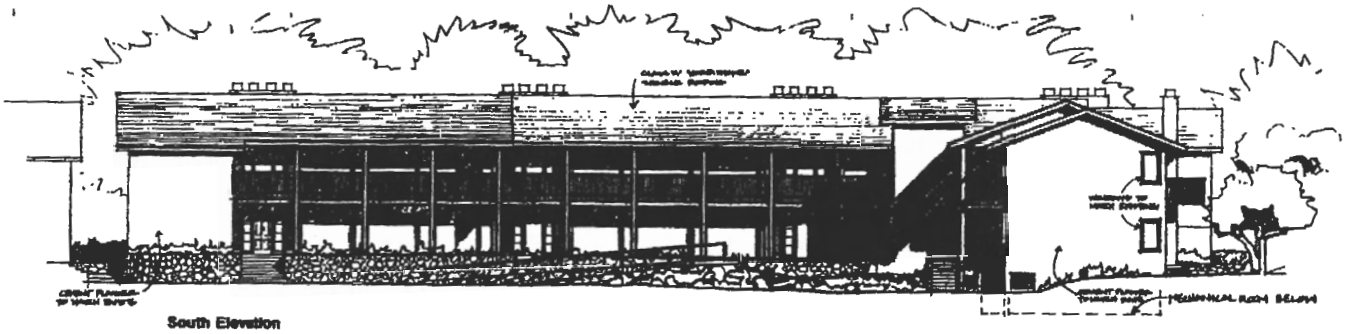
SPANISH BAY
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
THE INN AT SPANISH BAY ADDITIONS
PARKING PLAN AND ELEVATIONS

SB-11
DATE: JULY 4, 2002

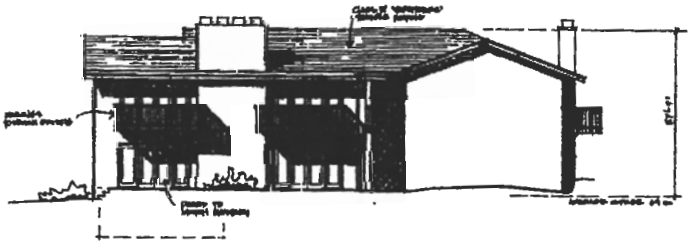
FIGURE 7: THE LODGE AT PEBBLE BEACH DEVELOPMENT AREAS



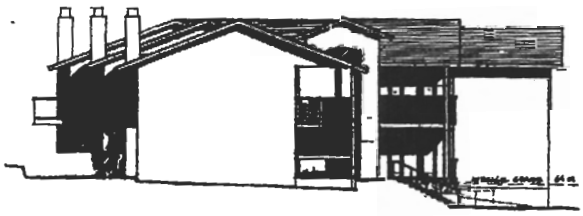
PEBBLE BEACH LODGE EXPANSION



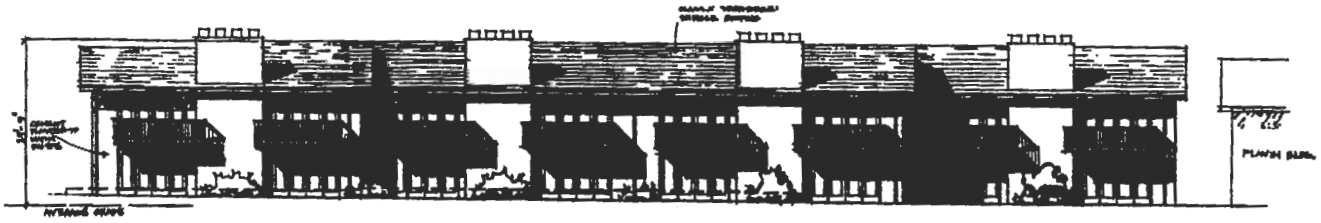
South Elevation



East Elevation



West Elevation



North Elevation

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

PEBBLE BEACH LODGE
EXPANSION - COLTON
BUILDING

16 0 8 16 32
GRAPHIC SCALE

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R. Alan Williams
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Carmel, California 93921
CA Lic. [illegible]
(831) 629-[illegible]

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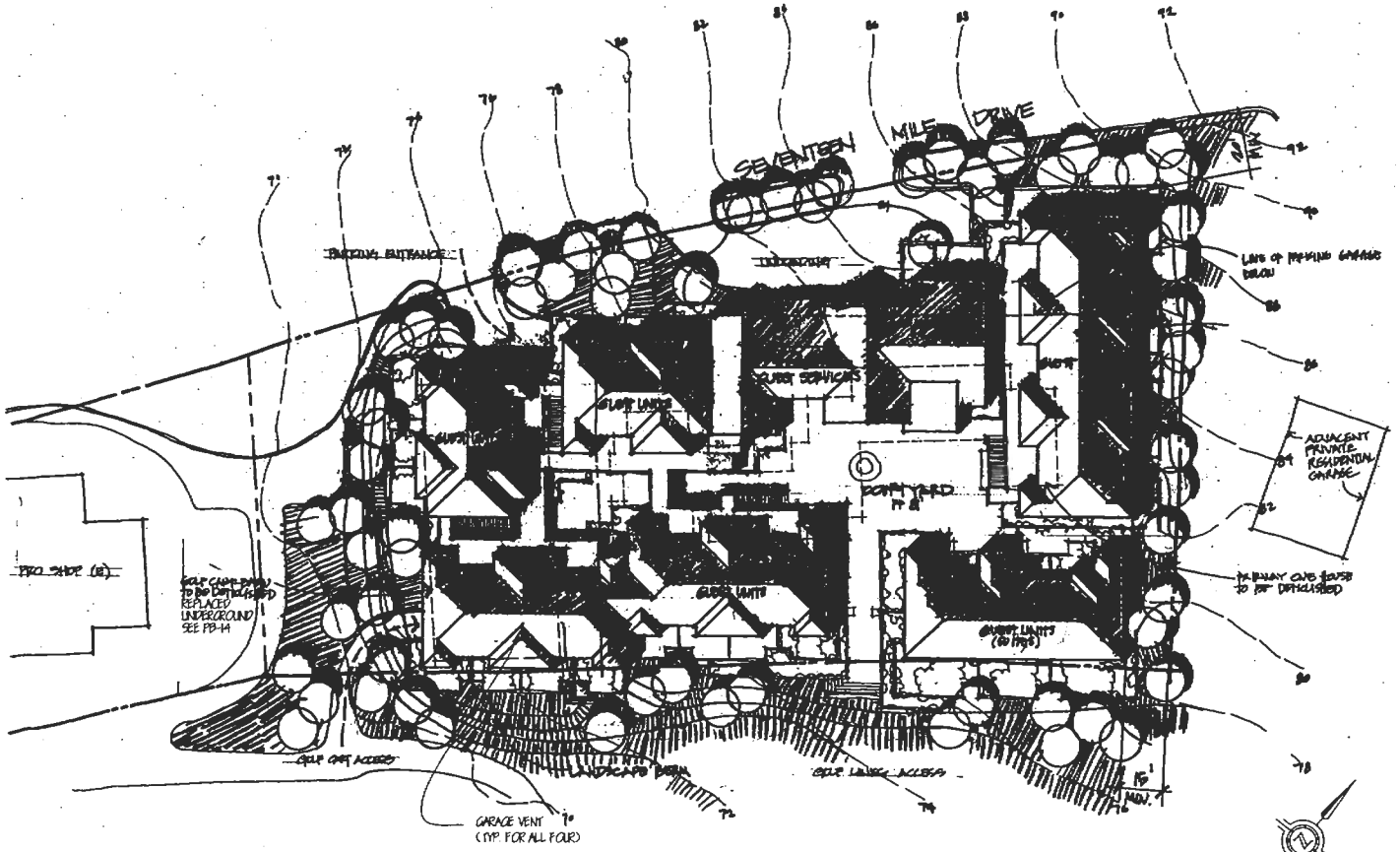
Lombardo & Gilles
A PROFESSIONAL

WETLANDS RESEARCH ASSOC.
2169 E. FRANCISCO BLVD. SUITE G
SAN RAFAEL, CALIFORNIA 94901

PACIFIC SOU
41 E. 12TH ST
NATIONAL C
619-477-[illegible]
FEHR AND P
[illegible] MT. DIAB
LAFAYETTE, C
[illegible]
HARO, KASU
116 E. LAKE A
WATSONVILL
[illegible]

I:\Pebble Beach Lodge\dwg\COLTON BUILDING.dwg, PB-16_SITE-FLOORPLAN, 08/09/2002 03:29:12 PM, paul, EPSON Stylus Photo 1280, US B 11 x 17 in, 1:2.14126



PEBBLE BEACH LODGE EXPANSION
FAIRWAY ONE COMPLEX

FLETCHER+ HARDOIN
ARCHITECTS
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MONTEREY, CALIFORNIA
831-373-5855

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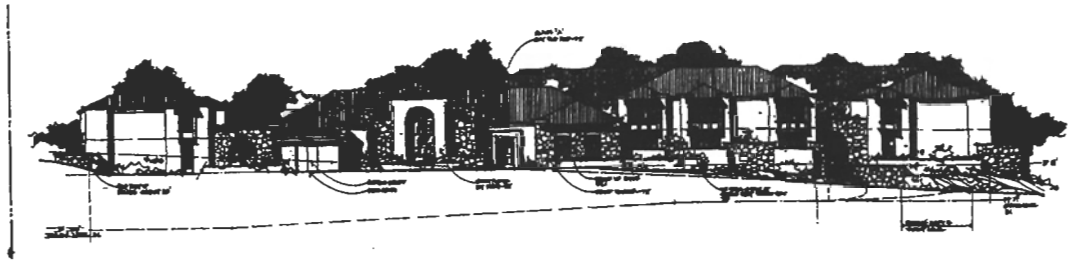
BALANCE HYDROLOGY — 700 HOOVER AVENUE, SEASIDE, CALIFORNIA 93955, 831-394-3160
MARCH AND ASSOCIATES — 110 FIRST STREET, SUITE 100, SALINAS, CALIFORNIA 93901, 831-757-7362
PACIFIC SOUTHWEST BIOLOGICAL — 2 E. 20TH STREET, SUITE A, NATIONAL CITY, CALIFORNIA 91950, 619-477-9430
TIMS AND PERRY ASSOCIATES — 2098 ALT. BIGELO BLVD., SUITE 200, LAFAYETTE, CALIFORNIA 94549, 925-284-1178
HARO, KASUNICH AND ASSOCIATES — 116 E. LAKE AVENUE, WATSONVILLE, CALIFORNIA 95076, 831-724-1188

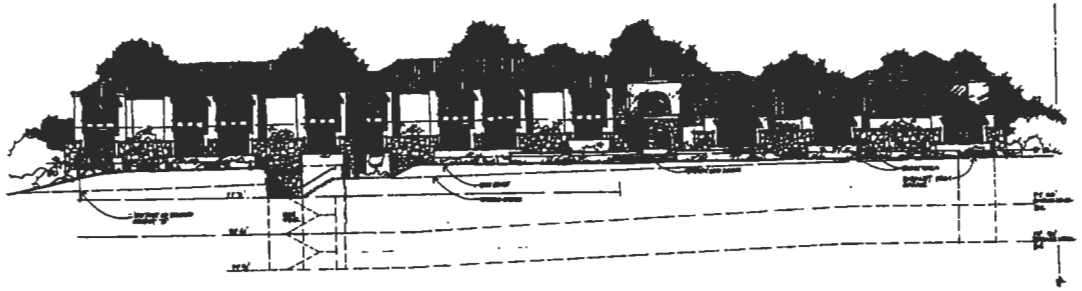
PEBBLE BEACH COMPANY — P.O. BOX 1767, PEBBLE BEACH, CALIFORNIA 93953, (831) 624-8700
PARCEL INFORMATION: A.P. # 008-472-015, 008-422-031, SECTIONS 11, PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

THE LODGE AT PEBBLE BEACH
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
FAIRWAY ONE COMPLEX
CONCEPT PLAN

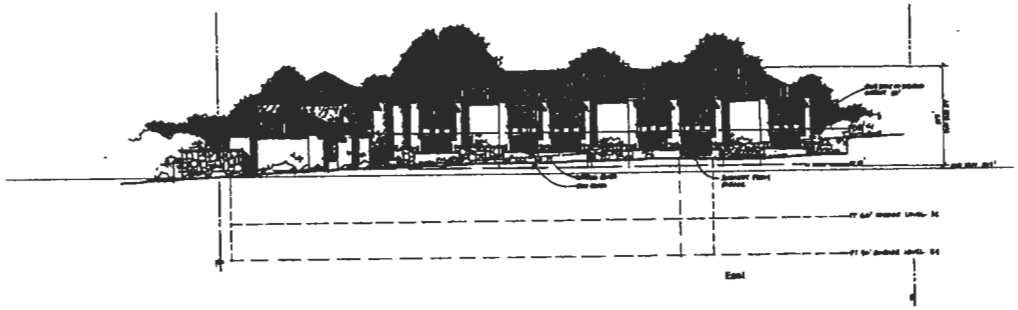
PB-11
DATE: JULY 4, 2002



North
(17 Mile Drive)



South
(Facing Golf Course)



East

PEBBLE BEACH LODGE EXPANSION
FAIRWAY ONE COMPLEX

West

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ARCHITECTS
769 PACIFIC STREET
MONTEREY, CALIFORNIA
831-373-5855

16 0 8 16 32
GRAPHIC SCALE

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INGLEWOOD, CALIFORNIA 90301
310-677-0200

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NATIONAL CITY, CALIFORNIA 91950
619-477-0200

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510-848-8098

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HARO, LAWRENCE & ASSOCIATES
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WATSONVILLE, CALIFORNIA 95076
831-728-1675

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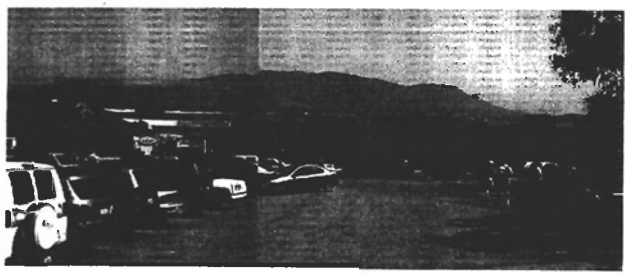
PARCEL INFORMATION: A.P. # 008-423-015, 008-423-031
MALO EL PESCADERO, MONTEREY COUNTY, CALIFORNIA

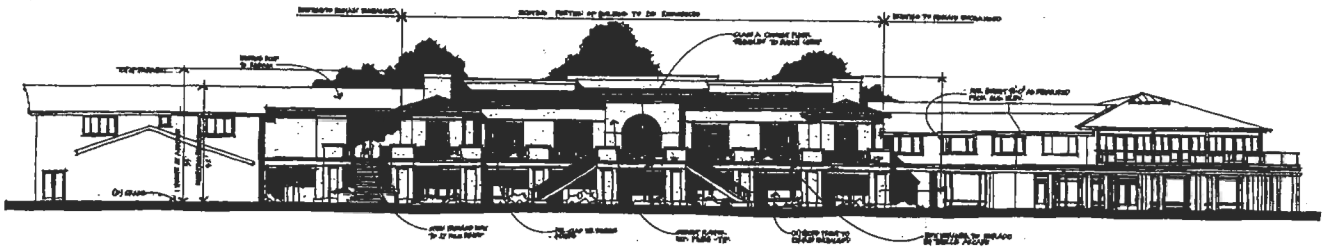
THE LODGE AT PEBBLE BEACH
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
FAIRWAY ONE COMPLEX
ELEVATIONS AND GARAGE SECTIONS

PB-12
DATE: JULY 1, 2002

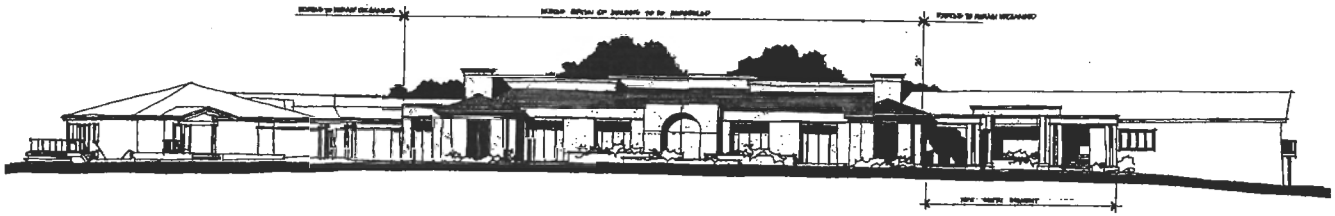
EXISTING NORTH ELEVATION (FROM LOWER LODGE)



EXISTING SOUTH ELEVATION (FROM 17 MILE DRIVE)



NORTH ELEVATION (FROM LOWER LODGE)



SOUTH ELEVATION (FROM 17 MILE DRIVE)

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

PEBBLE BEACH LODGE EXPANSION - MEETING FACILITIES

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831-754-2444

ATLANTIC RICHFIELD CORP.
SAN FRANCISCO BLVD. SUITE C
SAN RAFAEL, CALIFORNIA 94901
415-499-4000

MARINE HYDROLOGY
555 MOSS STREET
BERKELEY, CALIFORNIA 94710
510-527-5789

RAMBOLL AND ASSOCIATES
350 FORD WAY, SUITE 101
NOVATO, CALIFORNIA 94945
415-897-9911

PACIFIC SOUTHWEST BIOLOGICAL
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SAN BERNARDINO, CALIFORNIA 92405
909-889-9346

ZOELAND PARK ASSOCIATES
3840 MT. DIABLO BLVD. SUITE 101
LAFAYETTE, CALIFORNIA 94549
925-284-8200

HARA, BARNICH & ASSOCIATES
130 E. LAKE AVENUE
WATSONVILLE, CALIFORNIA 95076
831-728-0232

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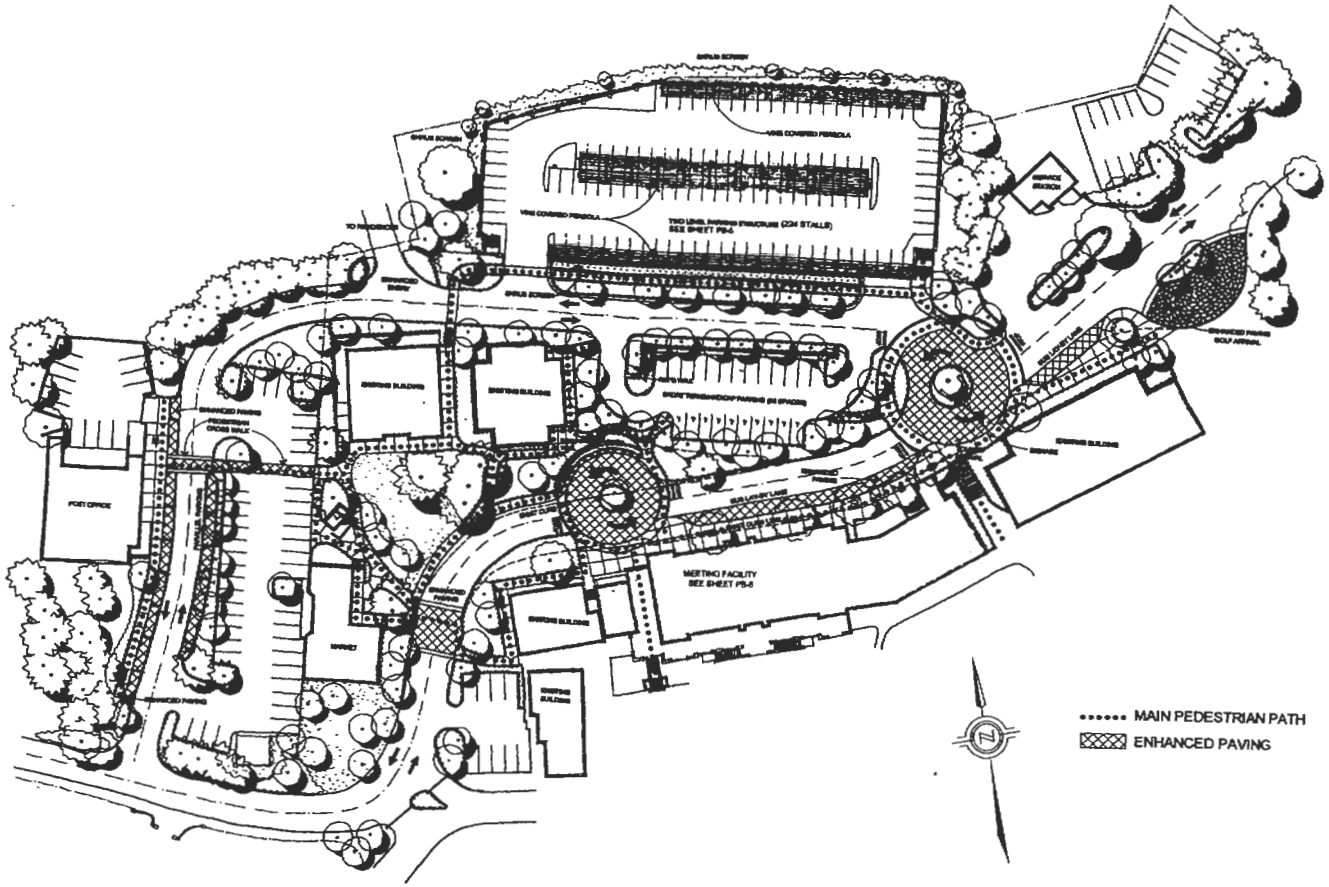
(831) 624-8000

PARCEL: A.P. # 008-453-005
INFORMATION: RANCHO EL PESCADERO, MONTEREY COUNTY, CALIFORNIA

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

PB-8

DATE: JULY 4, 2002



PEBBLE BEACH LODGE AREA
PARKING AND CIRCULATION IMPROVEMENTS

Landscape Architecture · Urban Design · Planning
627 South Olive Street · Suite
Los Angeles · California 90014
213 673 4400 telephone

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P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
(831) 624-6900

THE LODGE AT PEBBLE BEACH
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
ACCESSIBILITY, CIRCULATION AND PARKING IMPROVEMENTS
CONCEPT PLAN

PB-4

DATE: JULY 4, 2002

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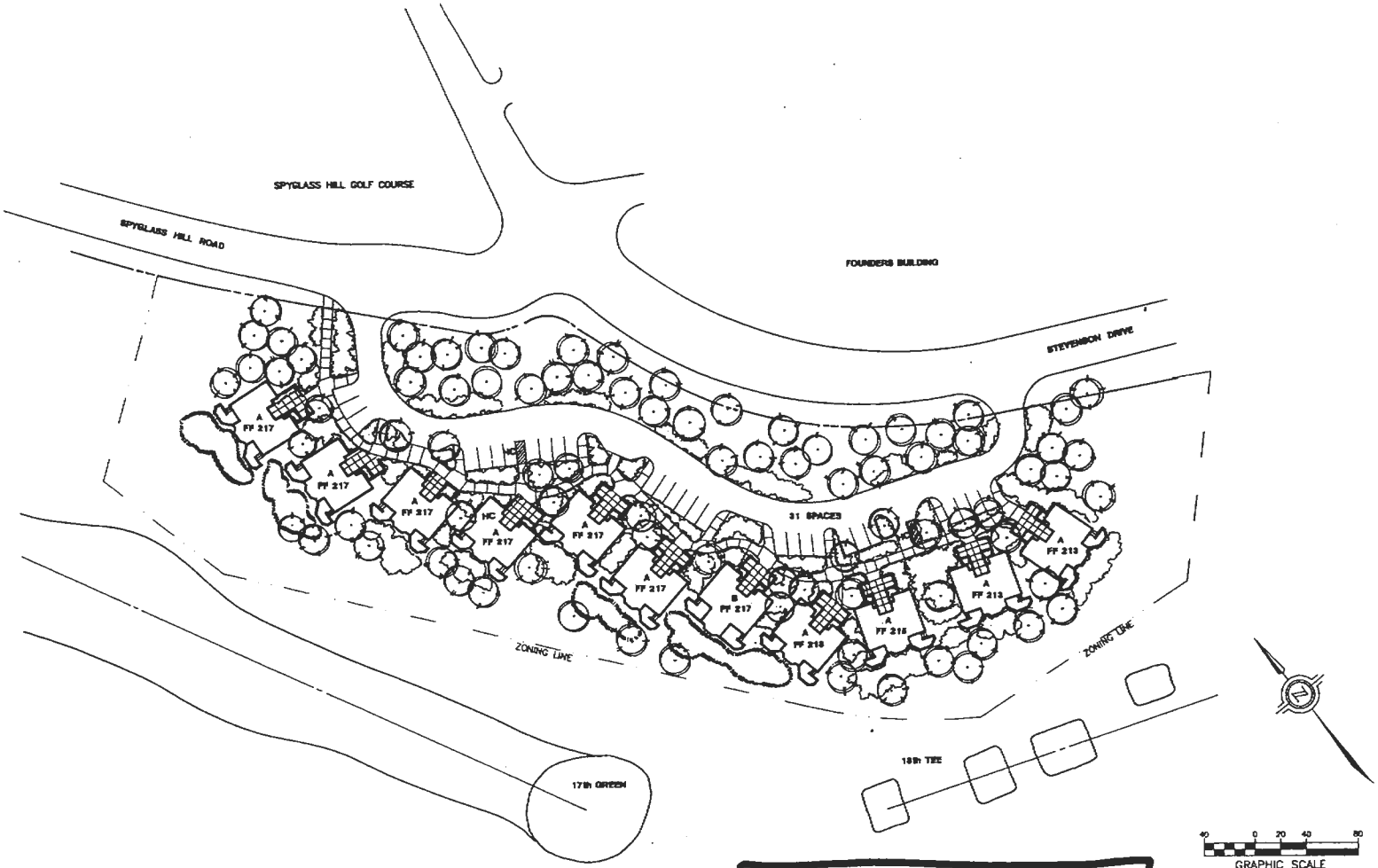
Exhibit 8: Pebble Beach Company PDP Project Plans



GOLF COTTAGES

SHAW ARCHITECTURE PLANNING INC
ARCHITECTURE - PLANNING - URBAN DESIGN
225A Cannery Row Monterey, CA 93940
TEL 831 649-3013 FAX 831 649-4316

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PLANNING - CONSULTANTS
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E-MAIL: MAIL@WWDENGINEERS.COM

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SAN RAFAEL, CALIFORNIA 94901
(415) 453-9779

BALANCE HYDROLOGICS
SEBASTOPOL, CALIFORNIA 95472
(707) 829-0515

MANGES AND ASSOCIATES
250 POST, SUITE 300
SAN JOSE, CALIFORNIA 95113
(408) 287-5941

PACIFIC NORTHWEST BIOLOGICAL
N. L. TYON STREET, SUITE A
SAN RAFAEL CITY, CALIFORNIA 94901
(415) 453-9779

THOMAS REID AND ASSOCIATES
1000 MO. BLANCO BLVD, SUITE 200
LAGUNA BEACH, CALIFORNIA 92651
(714) 494-9440

BARO KARSHEM & ASSOCIATES
1180 S. LAKE AVENUE
WATSONVILLE, CALIFORNIA 95076
(408) 722-4575

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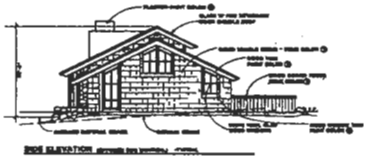
(831) 624-8000

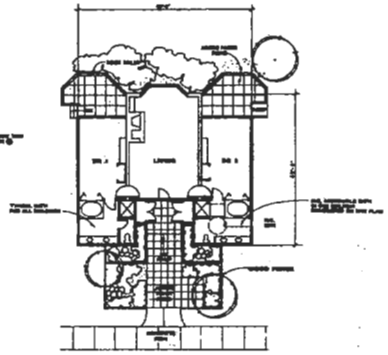
PARCEL INFORMATION: A.P. # 008-241-006, 008-242-007, 008-272-040 & 011, 008-311-041, 008-313-002, 008-313-002 & 003, 008-321-005, 007, 008 & 009
SECTION 13, PENINSULA, MONTEREY COUNTY, CALIFORNIA

GOLF COURSE
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
GOLF COTTAGES
SITE PLAN

GC-15
DATE: JULY 4, 2002

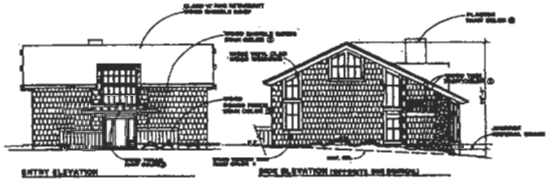


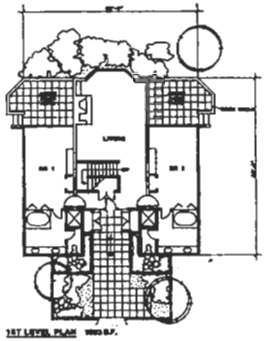
UNIT TYPE 'A'



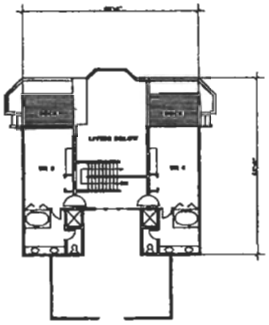
FLOOR PLAN

GRAPHIC SCALE





1ST LEVEL PLAN



2ND LEVEL PLAN

UNIT TYPE 'B' - 4 BEDROOM PLAN

GOLF COTTAGES

AW ARCHITECTURE PLANNING INC
ITECTURE - PLANNING - URBAN DESIGN
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VEGA AND ESPARZA ASSOC.
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SAN RAFAEL, CALIFORNIA 94901
(415) 454-5000

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BERKELEY, CALIFORNIA 94707
(510) 548-2070

MAHER AND ASSOCIATES
2620 TOWN CENTER DR
SOUTHOLD, CALIFORNIA 93940
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NATIONAL CITY, CALIFORNIA 91950
(619) 477-5300

FEIL AND FEIBEL ASSOCIATES
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LAFAYETTE, CALIFORNIA 94549
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BARTLE AND SIBBOLA ASSOCIATES
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SANTA CRUZ, CALIFORNIA 95060
(408) 426-4172

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P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
(831) 624-8800

PARCEL INFORMATION: A.P. # 008-241-005, 008-242-007, 008-272-010 & 011, 008-311-011, 008-312-002, 008-313-002 & 003, 008-321-006, 007, 009 & 010
RANCHO EL PESCADERO, MONTEREY COUNTY, CALIFORNIA

GOLF COURSE
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
GOLF COTTAGES
FLOOR PLAN AND ELEVATIONS

GC-16

DATE: JULY 4, 2002

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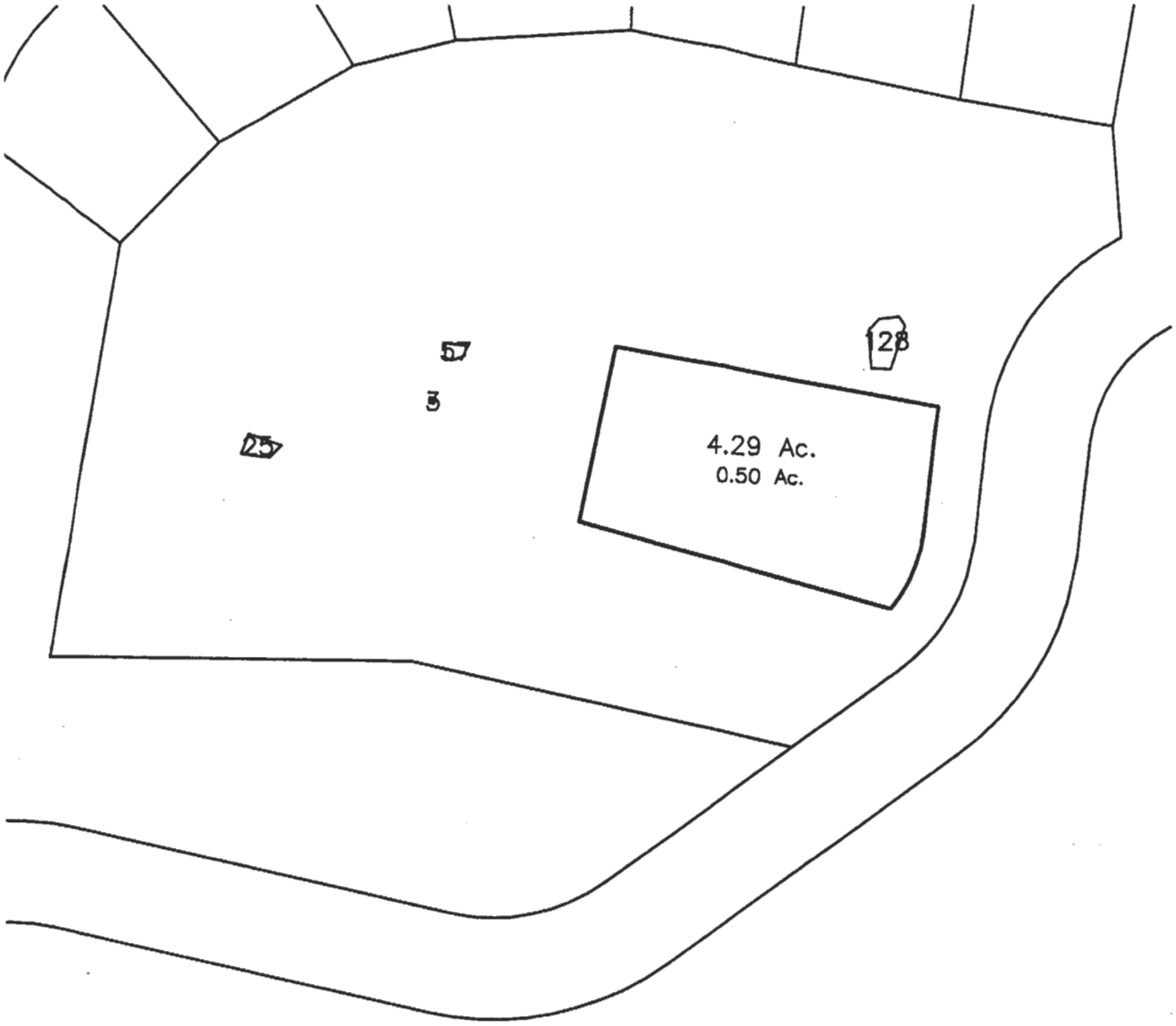
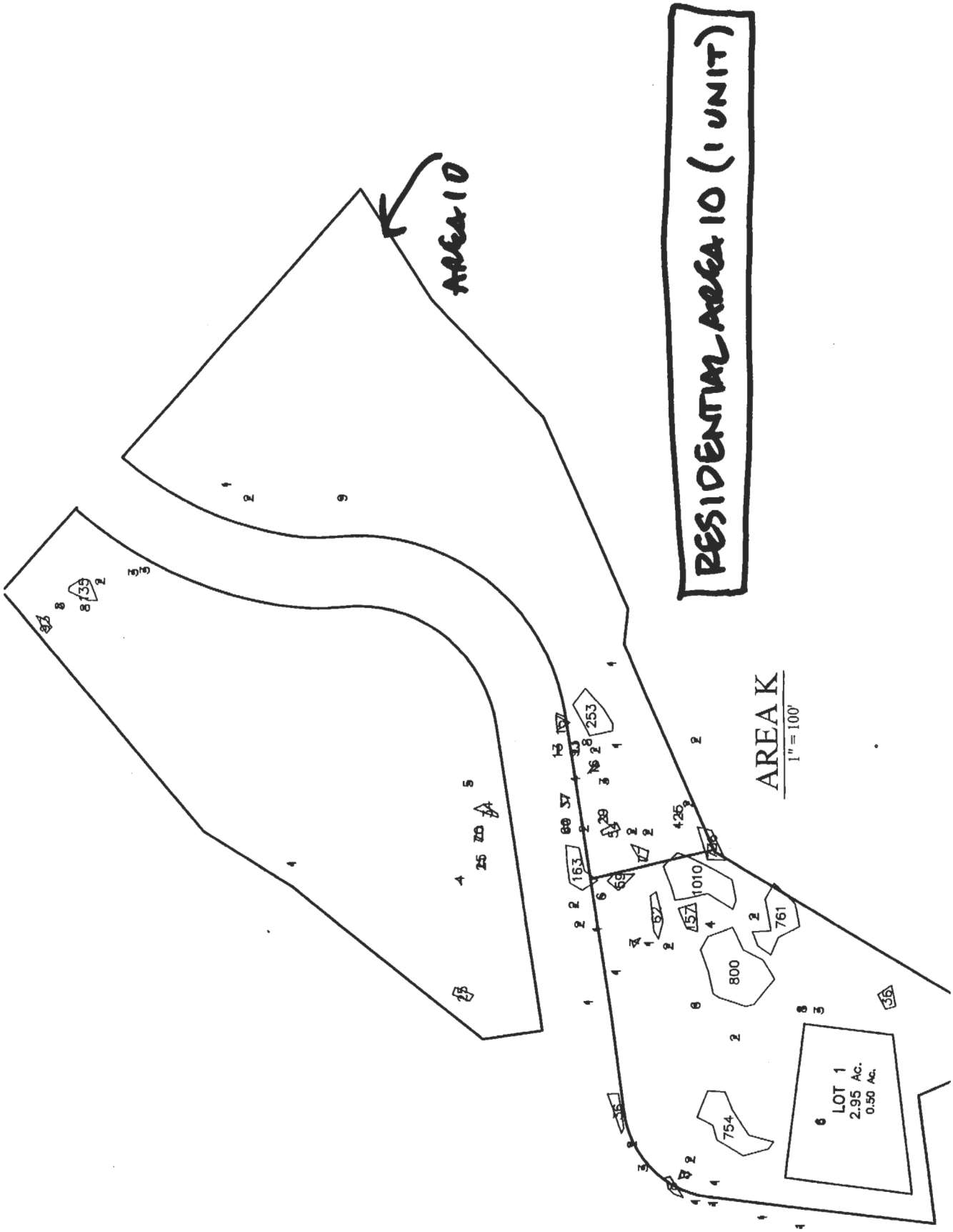


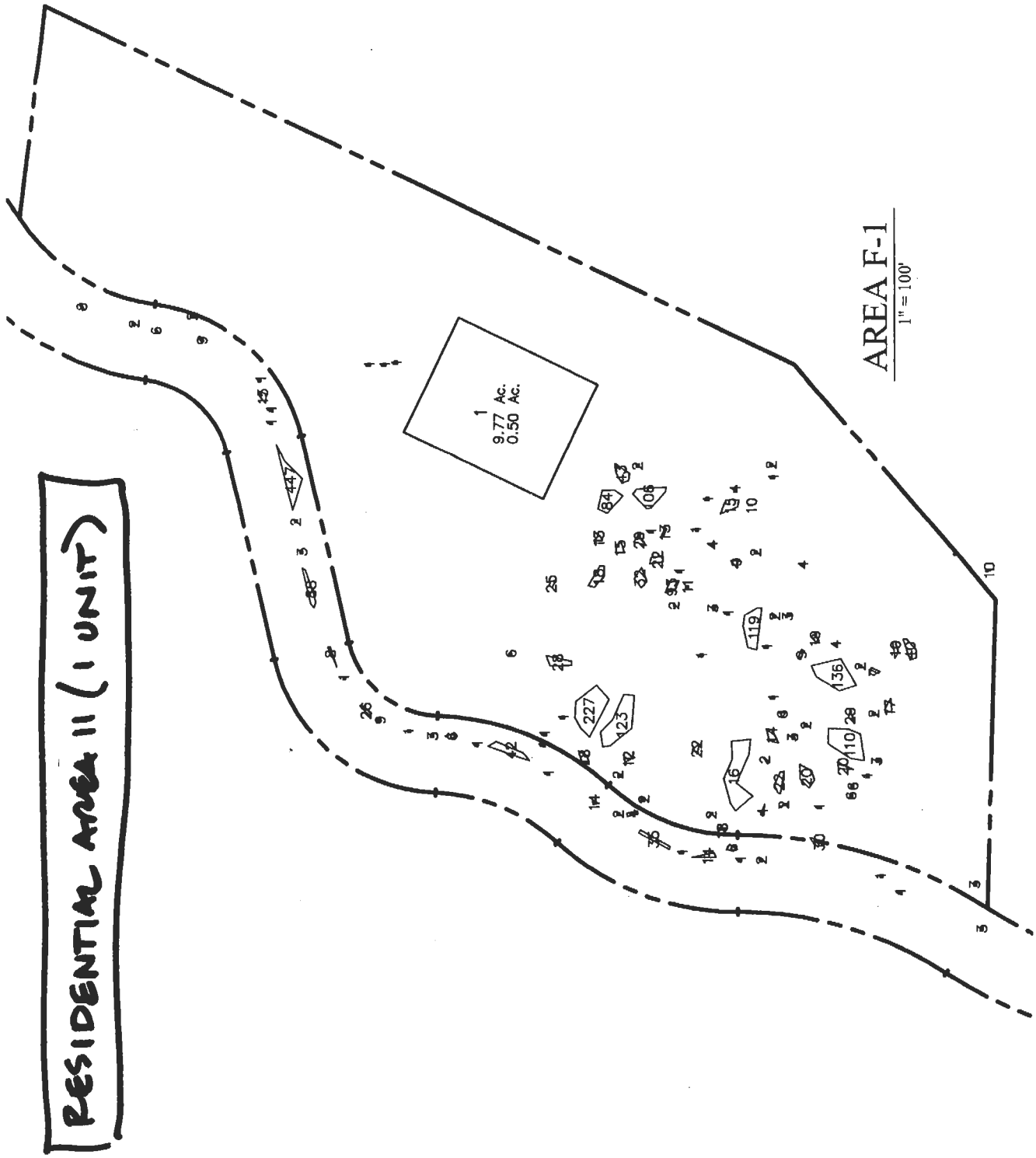
AREA J

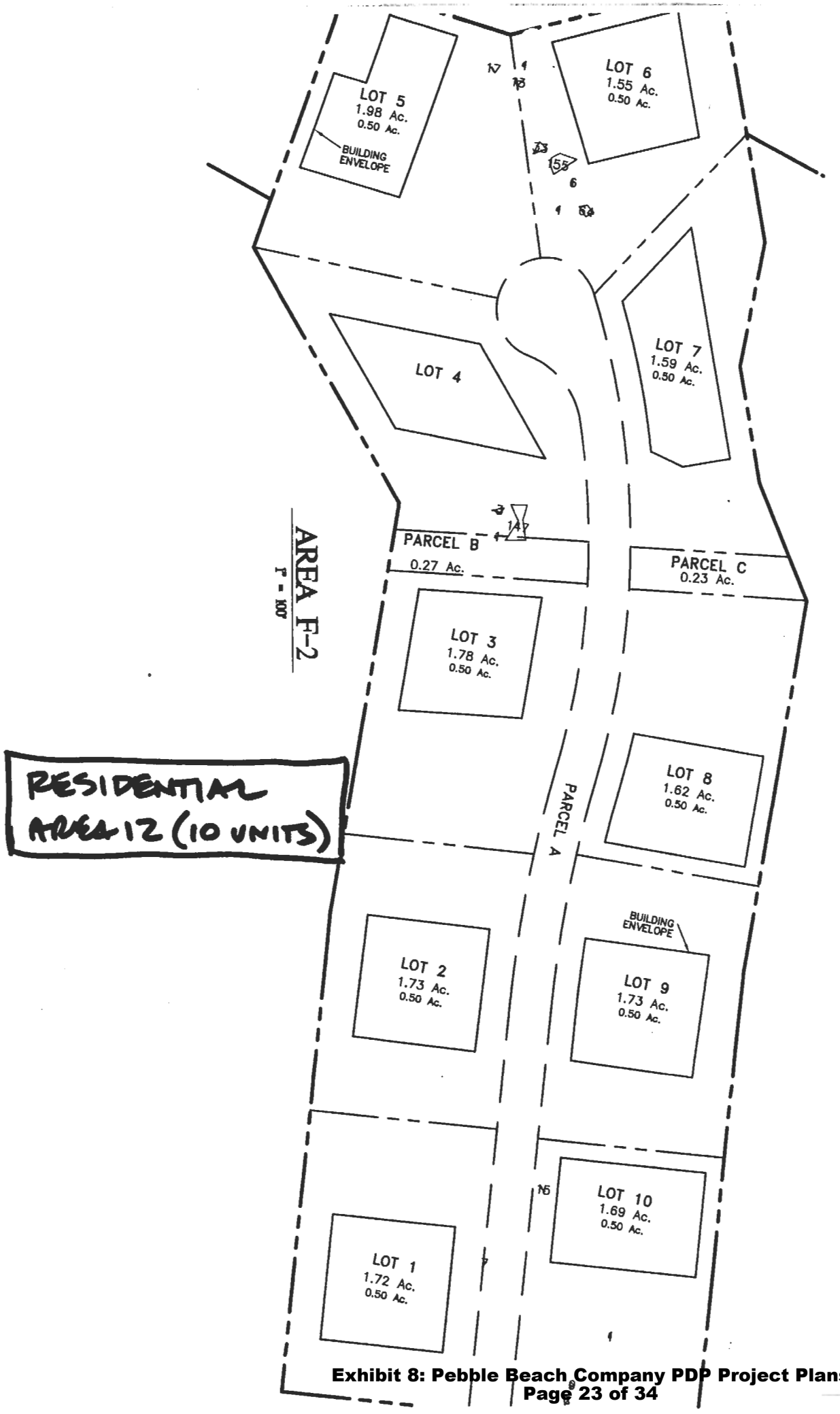
1" = 100'

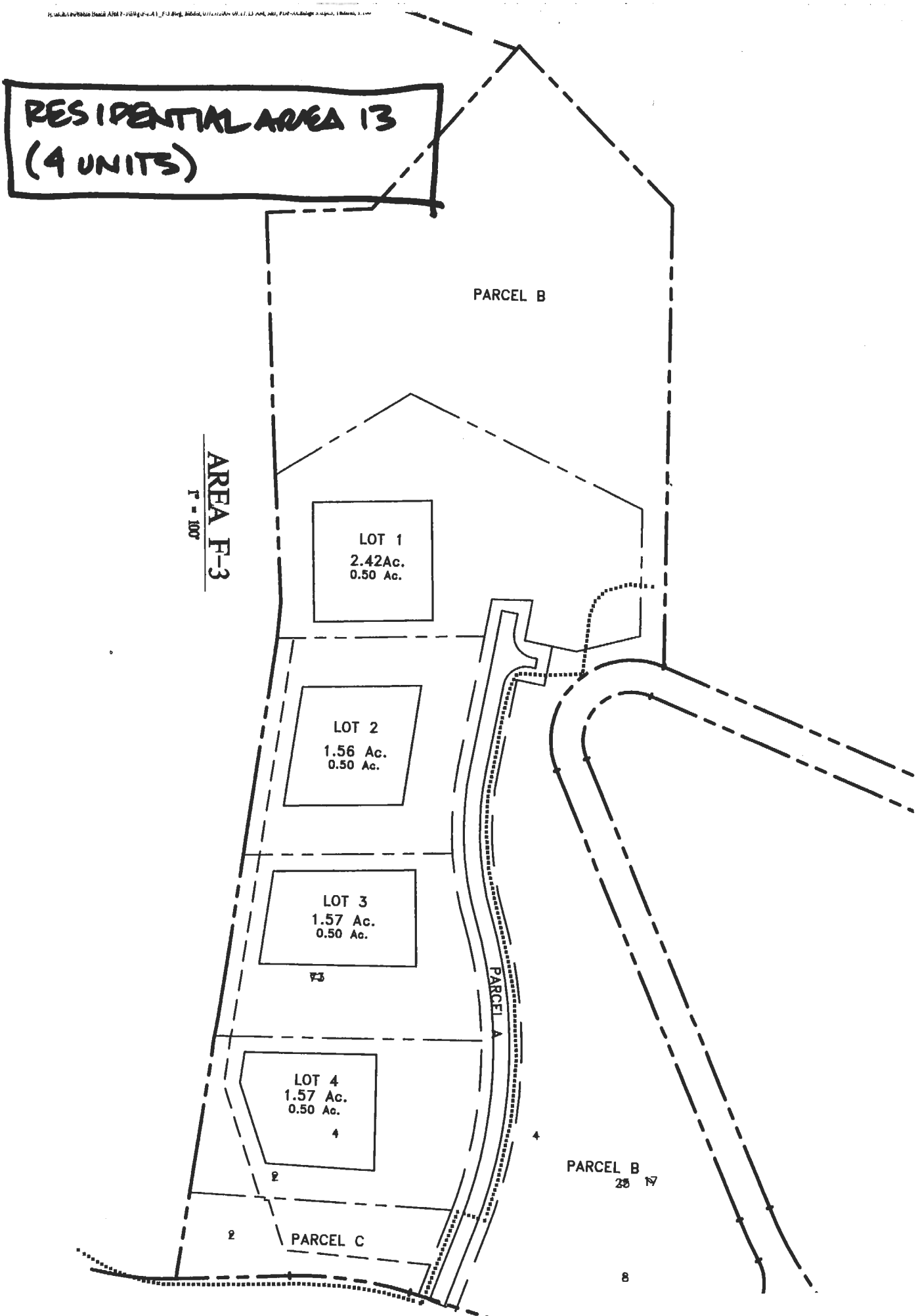
RESIDENTIAL AREA 8 (1 UNIT)

RESIDENTIAL AREA 9 (1 UNIT)
30
4
5
2
1
1
46
2
2
8
24
3
0
2
1778
2
8
7
1
6
3
19
181
91
10
1
13
1
2
1
1
4.29 Ac.
0.50 Ac.
AREA 9

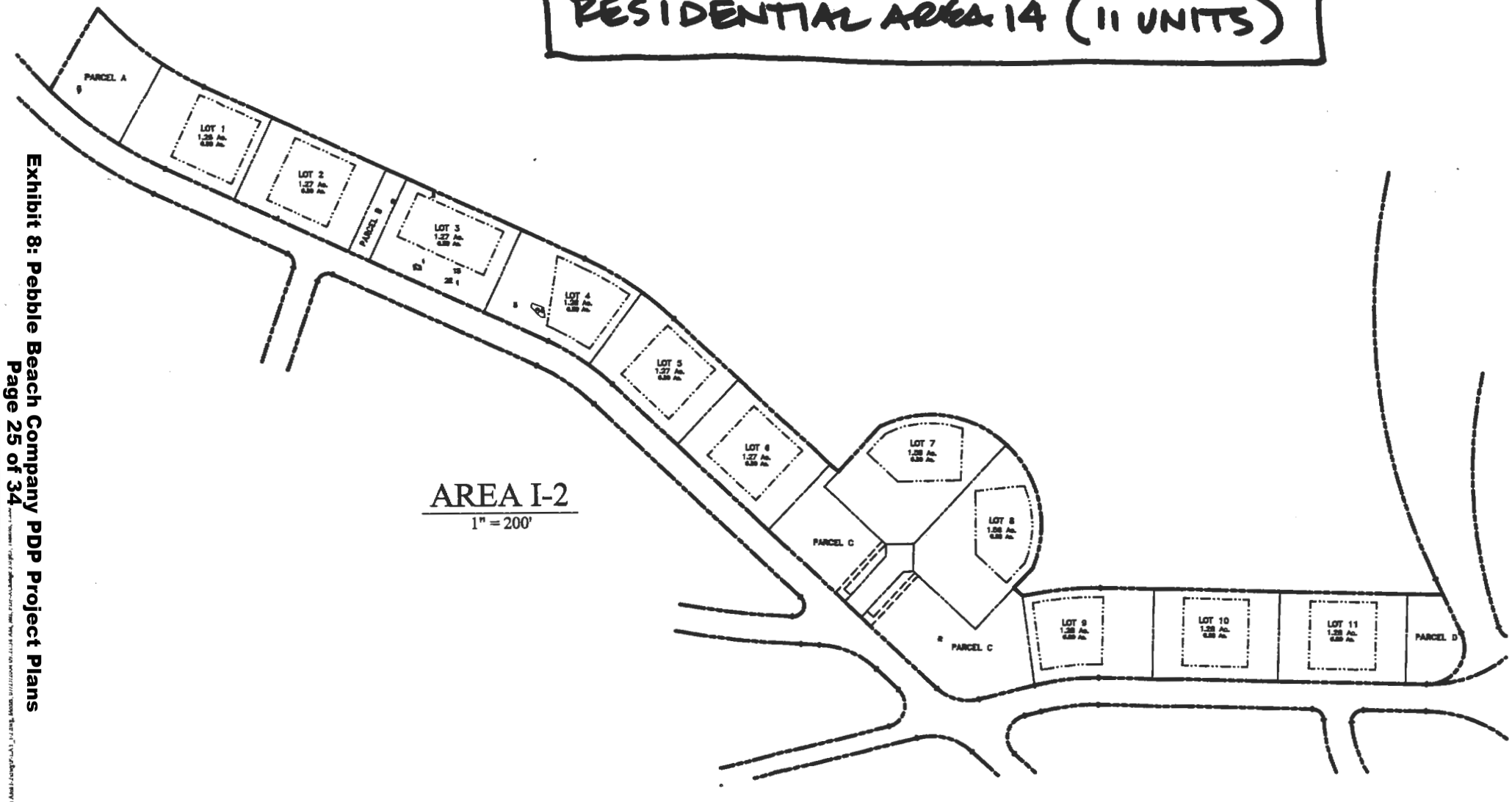

RESIDENTIAL AREA 10 (1 UNIT)
AREA 10
AREA K
1" = 100'
LOT 1
2.95 Ac.
0.50 Ac.
253
163
1010
800
761
754
425
157
36


RESIDENTIAL AREA II (1 UNIT)
AREA F-1
1" = 100'
1
9.77 Ac.
0.50 Ac.


LOT 5
1.98 Ac.
0.50 Ac.
BUILDING ENVELOPE
LOT 6
1.55 Ac.
0.50 Ac.
LOT 4
LOT 7
1.59 Ac.
0.50 Ac.
PARCEL B
0.27 Ac.
PARCEL C
0.23 Ac.
AREA F-2
1" = 100'
LOT 3
1.78 Ac.
0.50 Ac.
RESIDENTIAL
AREA 12 (10 UNITS)
LOT 8
1.62 Ac.
0.50 Ac.
PARCEL A
BUILDING ENVELOPE
LOT 2
1.73 Ac.
0.50 Ac.
LOT 9
1.73 Ac.
0.50 Ac.
LOT 10
1.69 Ac.
0.50 Ac.
LOT 1
1.72 Ac.
0.50 Ac.


RESIDENTIAL AREA 13
(4 UNITS)
PARCEL B
AREA F-3
1" = 100'
LOT 1
2.42Ac.
0.50 Ac.
LOT 2
1.56 Ac.
0.50 Ac.
LOT 3
1.57 Ac.
0.50 Ac.
LOT 4
1.57 Ac.
0.50 Ac.
PARCEL A
PARCEL B
PARCEL C

RESIDENTIAL AREA 14 (11 UNITS)



AREA I-2
1" = 200'

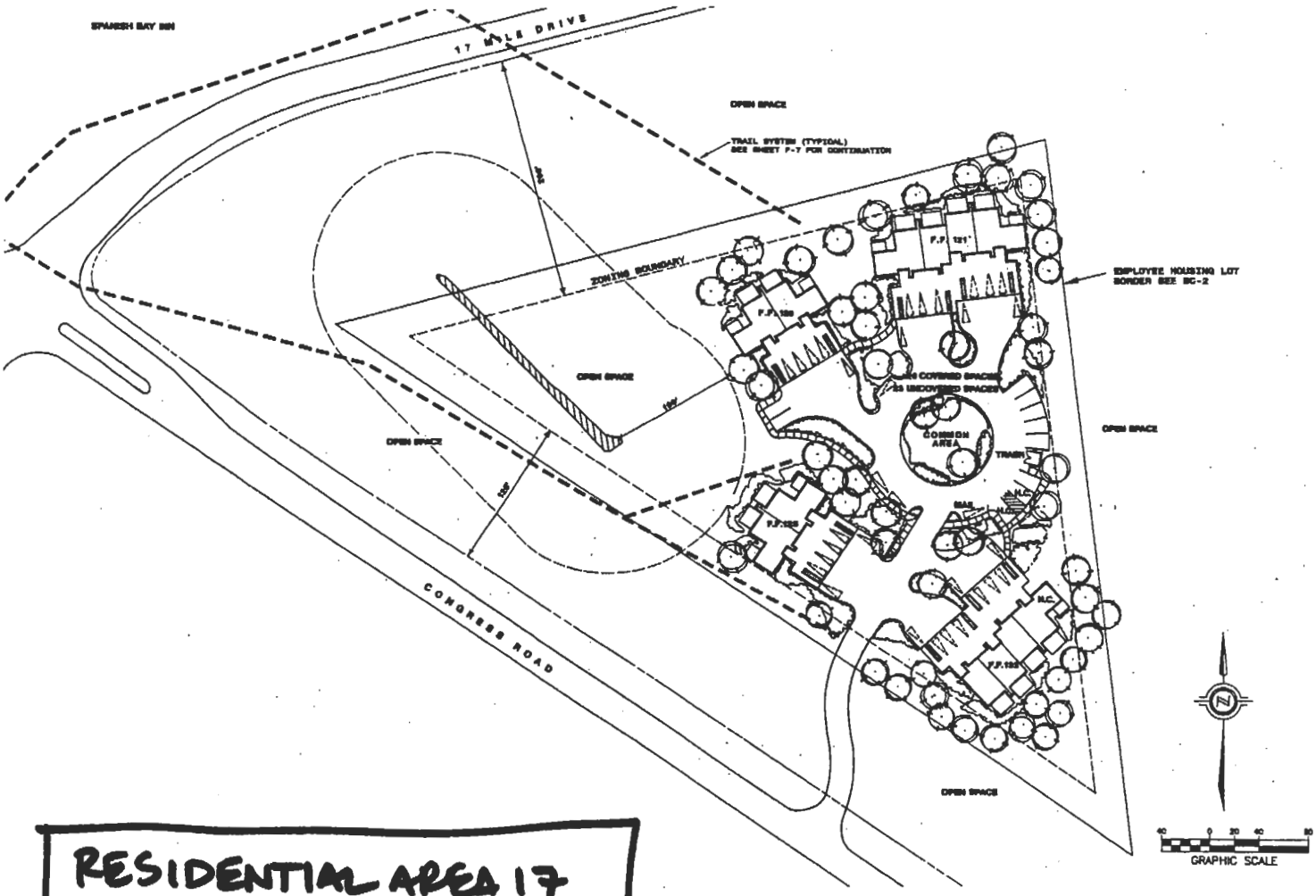
RESIDENTIAL AREA 15 (4 UNITS)

RESIDENTIAL AREA 16 (3 UNITS)

AREA PQR

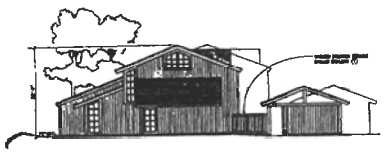
1" = 100'

FIGURE 6: SPANISH BAY EMPLOYEE HOUSING SITE PLAN

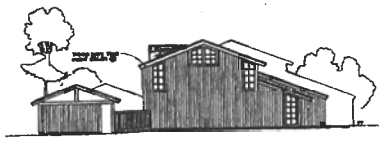


RESIDENTIAL AREA 17
(12 UNITS (MFR))

Carmel Development Company | R. Alex Wilson | WWD CORPORATION | Lombardo & Gilles | PEBBLE BEACH COMPANY | SPANISH BAY
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
EMPLOYEE HOUSING
SITE PLAN

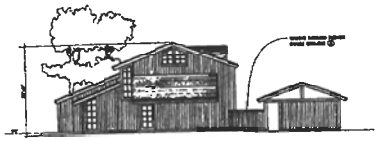


3 BEDROOM END ELEVATION - 4 UNIT BUILDING



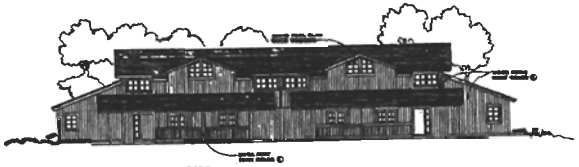
2 BEDROOM END ELEVATION - 4 UNIT BUILDING

MAIN ELEVATION - 4 UNIT BUILDING



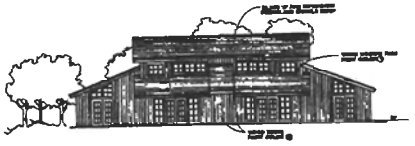
LEFT ELEVATION - 2 UNIT BUILDING

RIGHT ELEVATION - 2 UNIT BUILDING

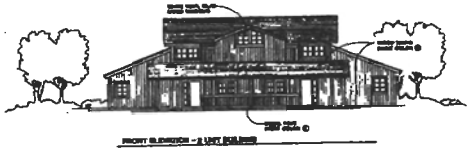


FRONT ELEVATION - 4 UNIT BUILDING

4 UNIT BUILDING

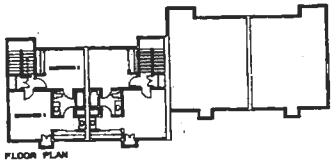


MAIN ELEVATION - 2 UNIT BUILDING

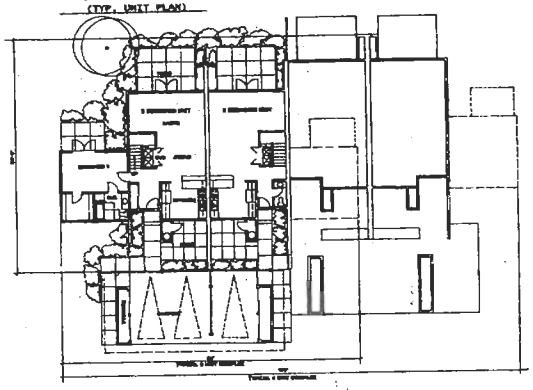


FRONT ELEVATION - 2 UNIT BUILDING

2 UNIT BUILDING



UPPER FLOOR PLAN
(TYP. UNIT PLAN)



LOWER FLOOR PLAN
(TYP. UNIT PLAN)

RESIDENTIAL AREA 17
(12 UNITS (MFR))

16 0 8 16 32
GRAPHIC SCALE

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E-MAIL: MAIL@WWDCORP.COM

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831-754-2444

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BARKER AND ASSOCIATES
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NOVATO, CALIFORNIA 94945
415-897-8191
PACIFIC SOUTHWEST BIOLOGICAL
49 E. 12TH STREET, SUITE A
NATIONAL CITY, CALIFORNIA 92050
619-474-8688
FEHR AND PEERS ASSOCIATES
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925-935-7670
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831-422-4879

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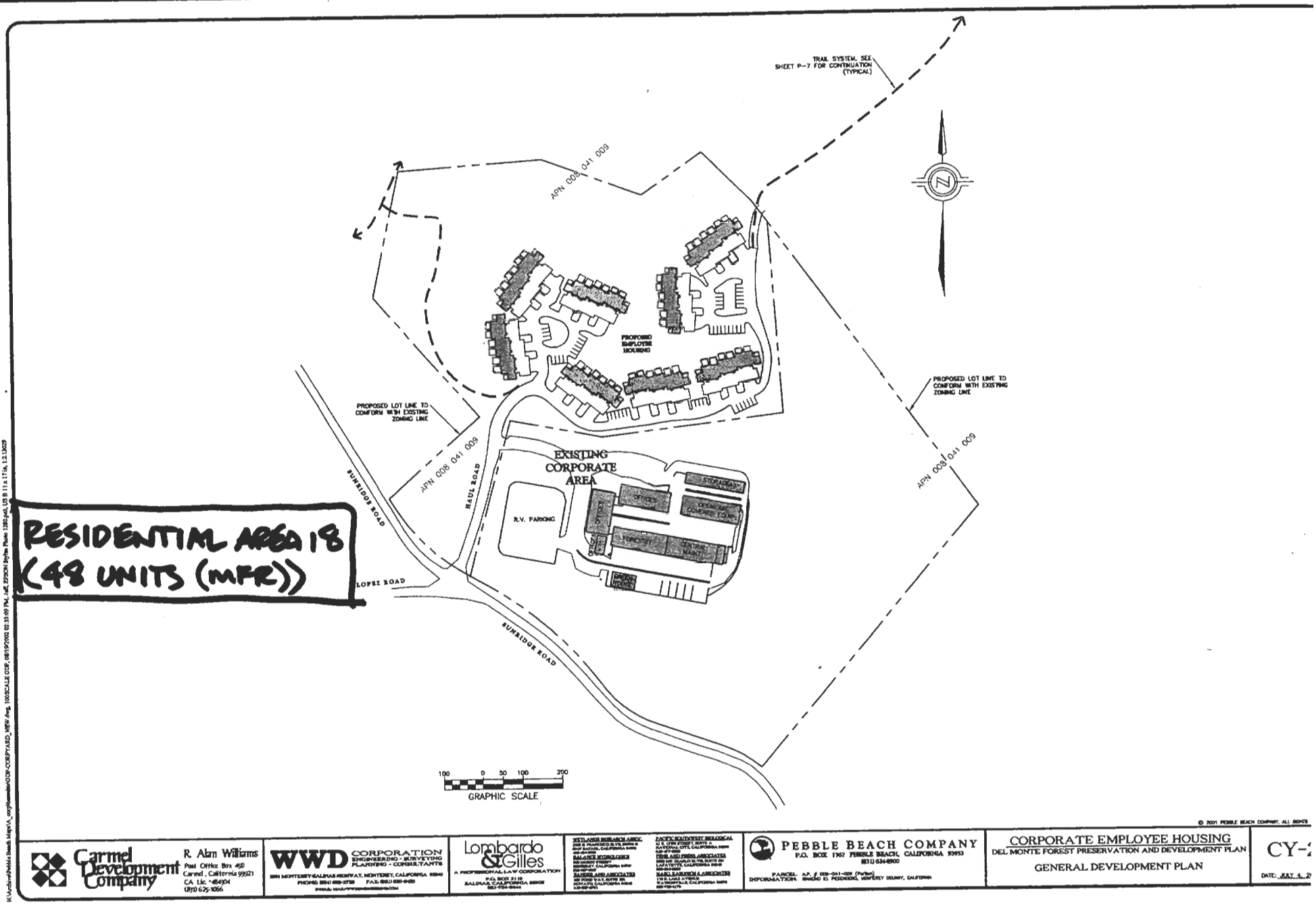
RANCHO EL PESCADERO, MONTEREY COUNTY, CALIFORNIA

SPANISH BAY
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
EMPLOYEE HOUSING
ELEVATIONS

SB-15
DATE: JULY 4, 2002

SITE PLAN
DATE: JULY 4, 2002


TRAIL SYSTEM, SEE SHEET P-7 FOR CONTINUATION (TYPICAL)
APN 008 041 009
PROPOSED EMPLOYEE HOUSING
PROPOSED LOT LINE TO CONFORM WITH EXISTING ZONING LINE
APN 008 041 009
EXISTING CORPORATE AREA
OFFICES
R.V. PARKING
SUNRIDGE ROAD
RAUL ROAD
LOPEZ ROAD
SUNRIDGE ROAD
PROPOSED LOT LINE TO CONFORM WITH EXISTING ZONING LINE
APN 008 041 009
RESIDENTIAL AREA 18
(48 UNITS (MFR))
100 0 50 100 200
GRAPHIC SCALE
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R. Alan Williams
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PEBBLE BEACH COMPANY
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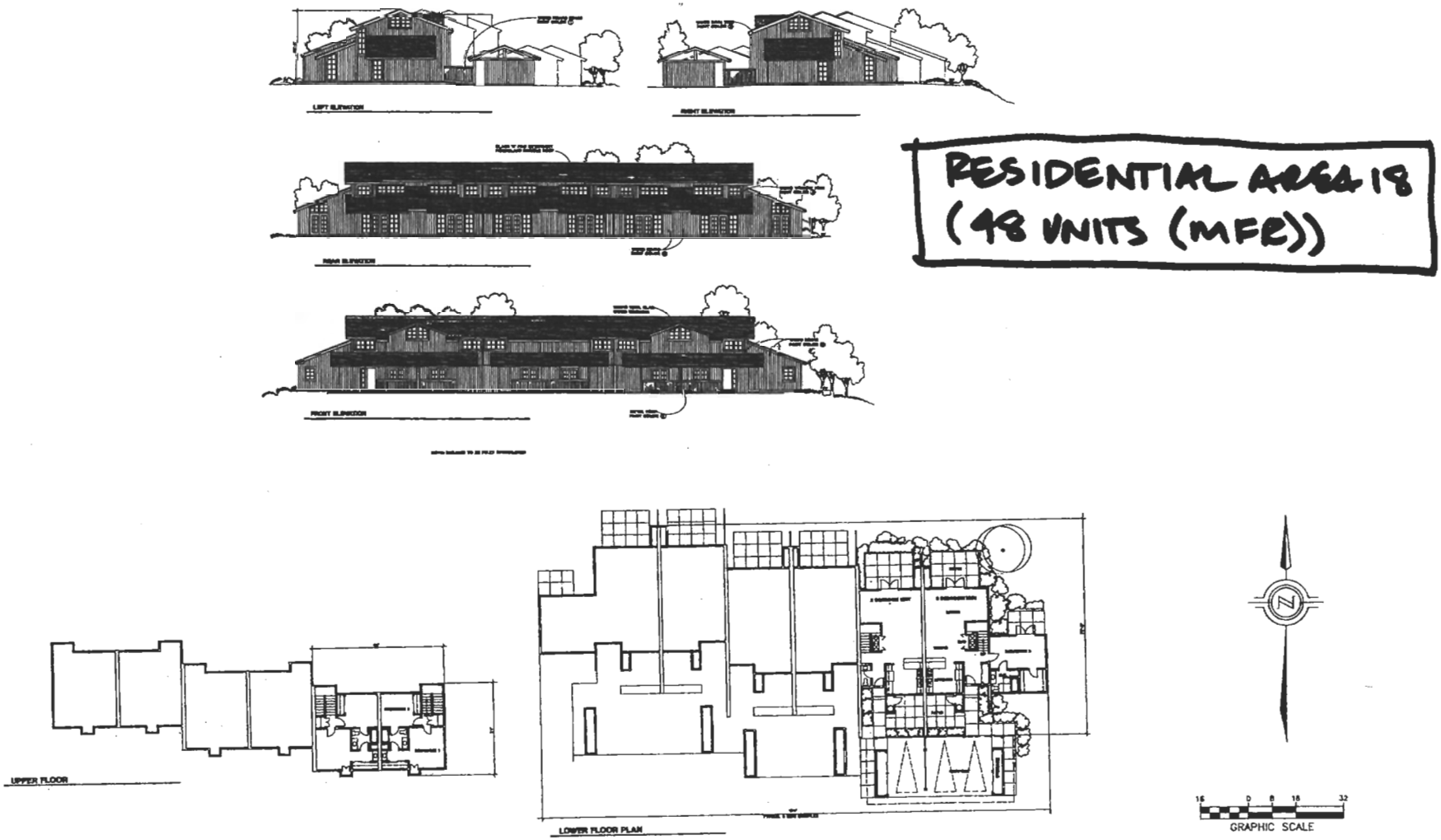
PARCEL INFORMATION: A.P. # 008-041-009 (Portion)
RANCHO EL POTRERO, MONTEREY COUNTY, CALIFORNIA
CORPORATE EMPLOYEE HOUSING
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
GENERAL DEVELOPMENT PLAN
CY-2
DATE: JULY 4, 2
FLOOR PLANS AND ELEVATIONS
DATE: JULY 4, 2002



RESIDENTIAL AREA 18
(48 UNITS (MFR))

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TAMSEN AND ASSOCIATES
100 FORD WAY, SUITE 100
NAPA, CALIFORNIA 94558
(707) 257-2000

PACIFIC SOUTHWEST BIOLOGICAL
N. CITY PARKWAY, SUITE 2
ALBUQUERQUE, CALIFORNIA 94580
(510) 847-7500
FISH AND HERIS ASSOCIATES
2000 MT. DIABLO BLVD, SUITE 201
LAFAYETTE, CALIFORNIA 94549
(510) 284-2200
HAND, EARSHEN & ASSOCIATES
1818 LAKE AVENUE
WATSONVILLE, CALIFORNIA 95076
(831) 722-4770

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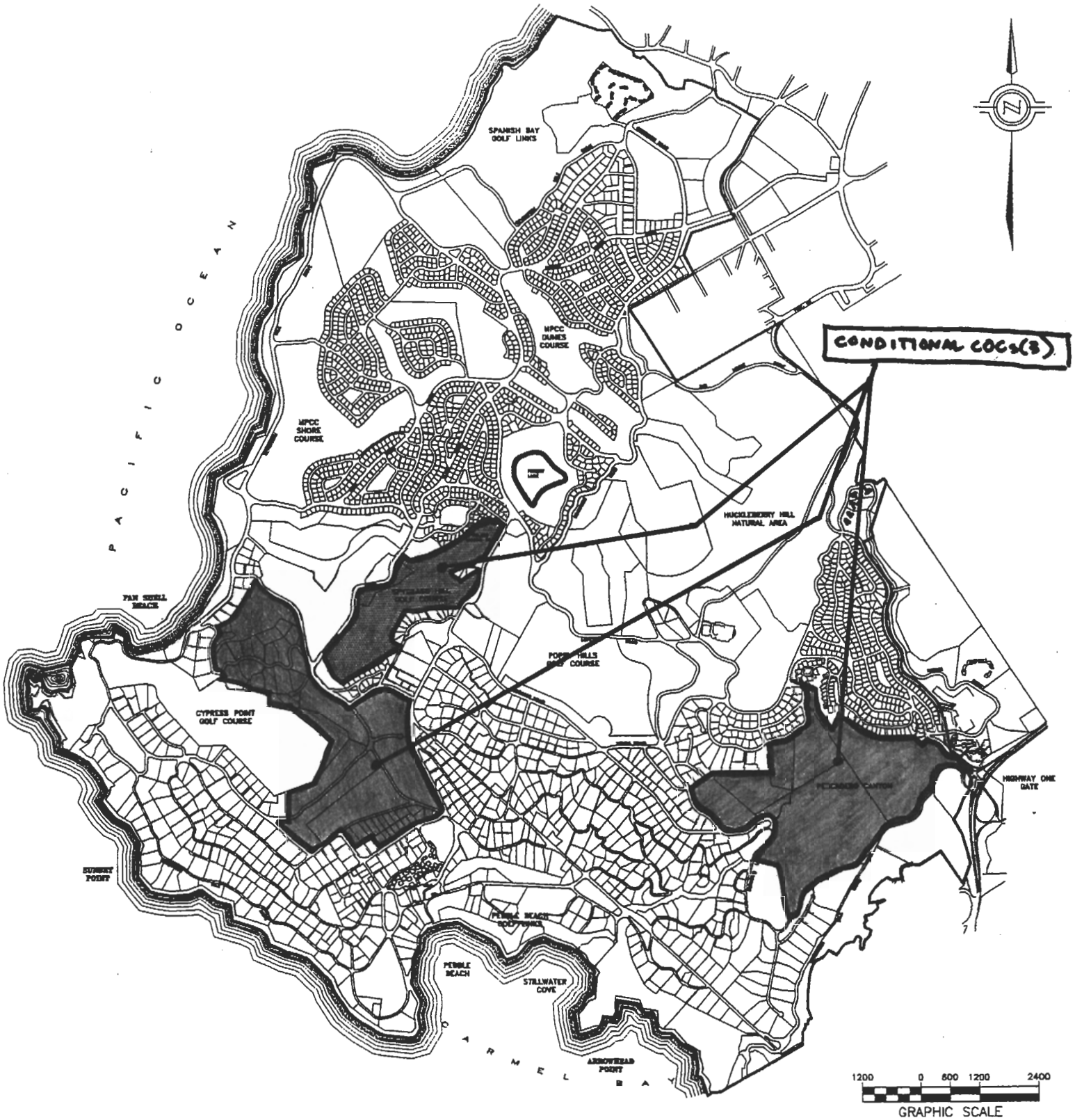
(831) 624-8800
PARCEL INFORMATION: A.P. # 008-011-008 (Portion) MIGUEL D. PENISNIL, MONTEREY COUNTY, CALIFORNIA

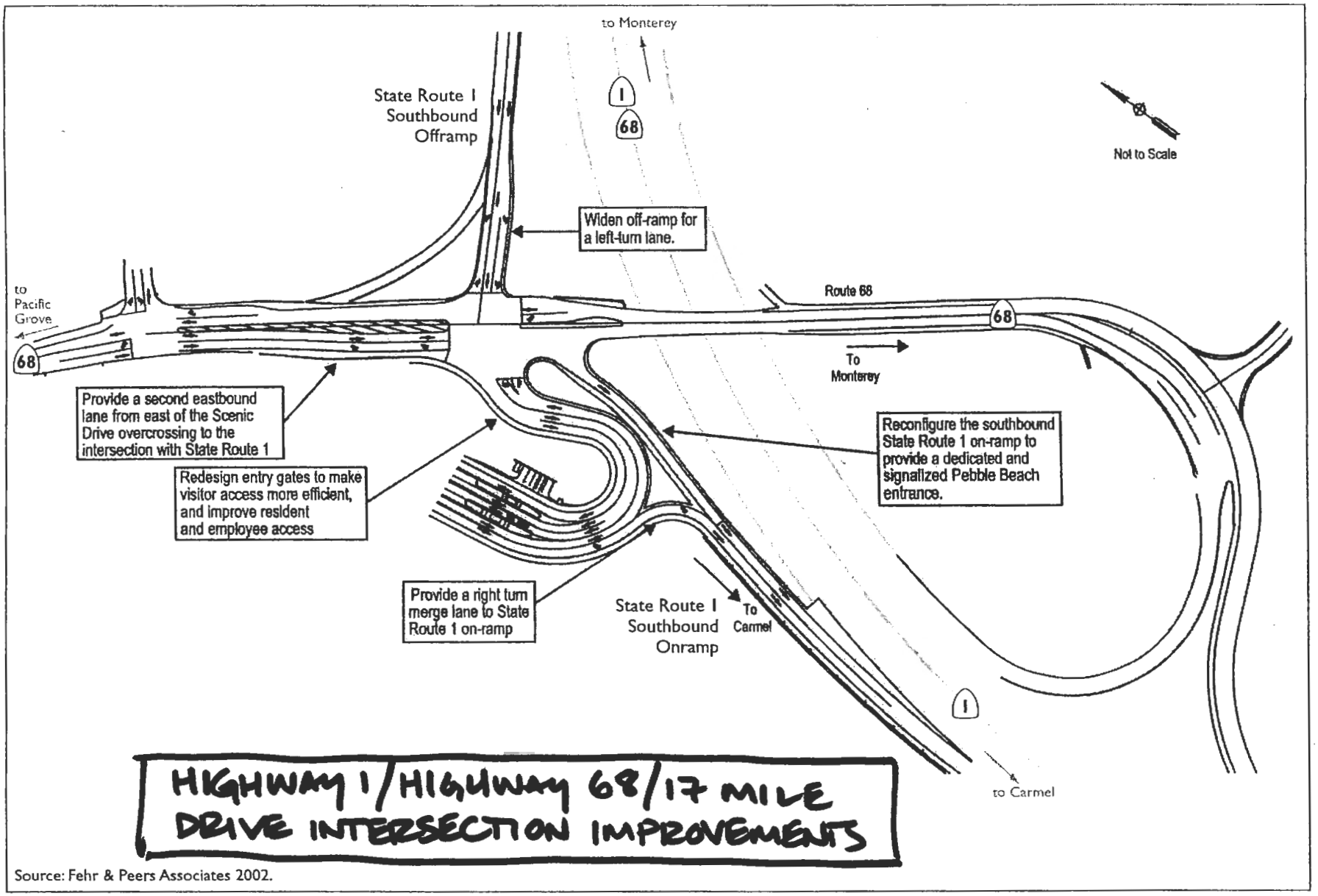
CORPORATE YARD
DEL MONTE FOREST PRESERVATION AND DEVELOPMENT PLAN
EMPLOYEE HOUSING
FLOOR PLANS AND ELEVATIONS

CY-4
DATE: JULY 6, 2002



PROJECT SITE MAP

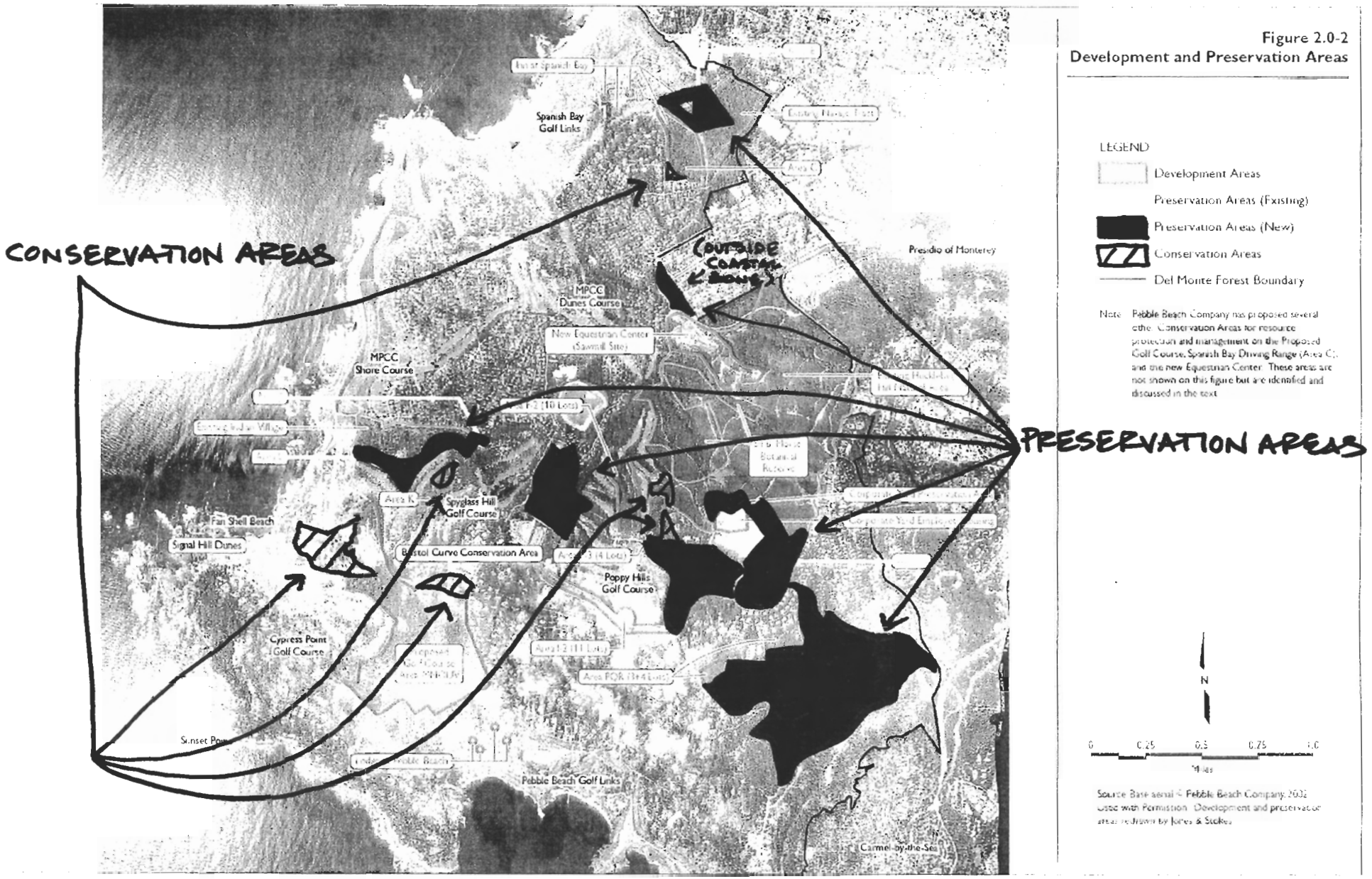
CONDITIONAL CERTIFICATES OF COMPLIANCE



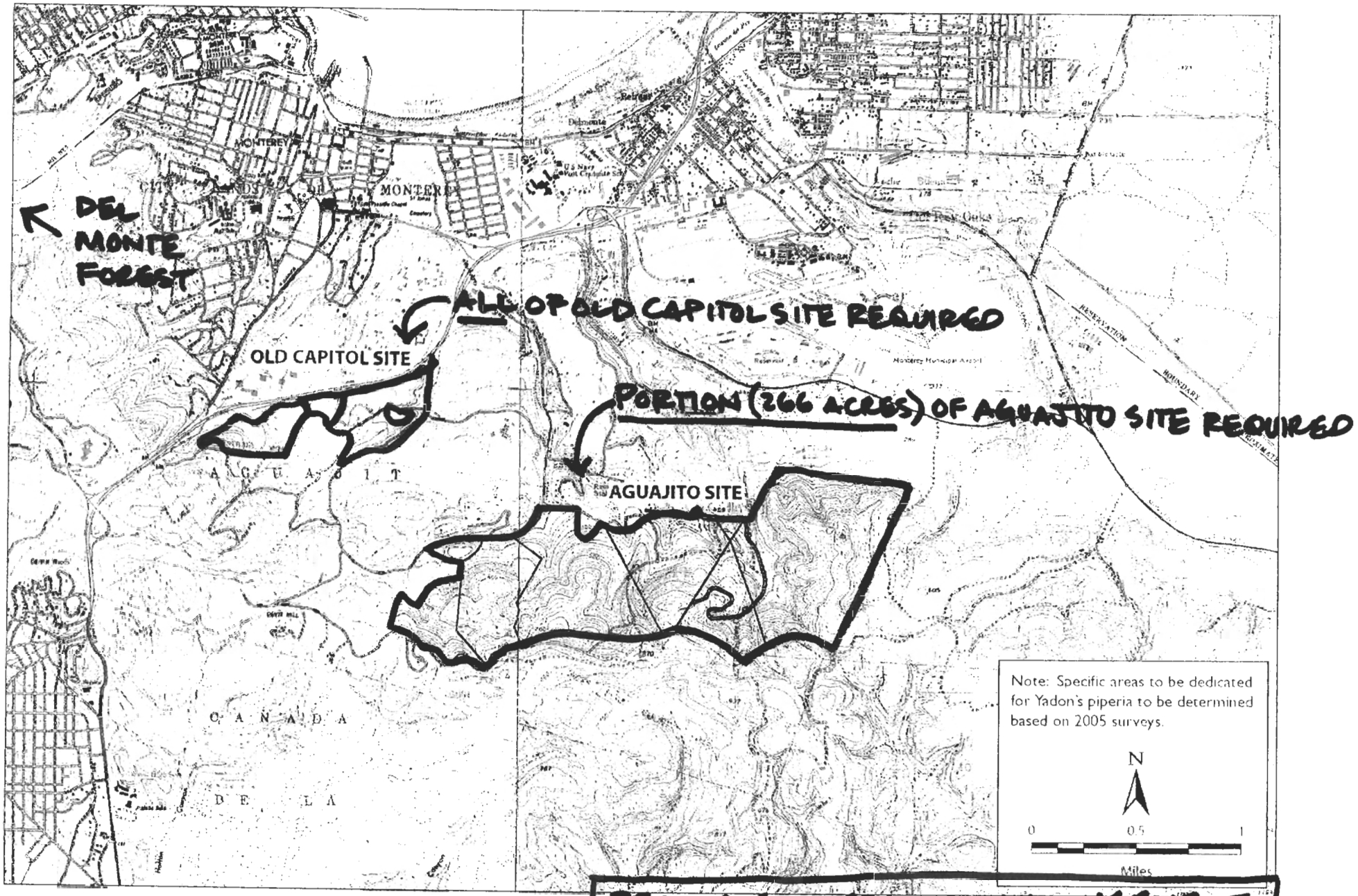
Source: Fehr & Peers Associates 2002.

02270.02

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



RESOURCE CONSERVATION & MANAGEMENT



RESOURCE CONSERVATION & MANAGEMENT

Figure E.5-1

Location of Required Preservation Areas Outside the Del Monte Forest