

Del Monte Forest Area, Monterey County, California

Del Monte Forest LCP Segment



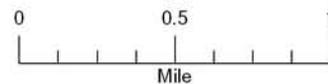
Figure 1

Del Monte Forest and Vicinity

Del Monte Forest LCP Segment



- - - Del Monte Forest LCP Segment
- Creeks / Riparian
- - - City Limits



Monterey County
LCP Major Amendment #1-07
Measure A - Del Monte Forest

Figure 2

Planning Areas and Planning Units *

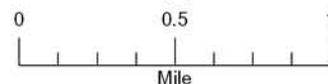
Del Monte Forest LCP Segment



* Planning units and other areas directly affected by Measure A



-  LCP Planning Areas
-  LCP Planning Units
-  Del Monte Forest LCP Segment



Existing LCP Designations *

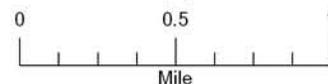
Del Monte Forest LCP Segment



* Properties directly affected by Measure A

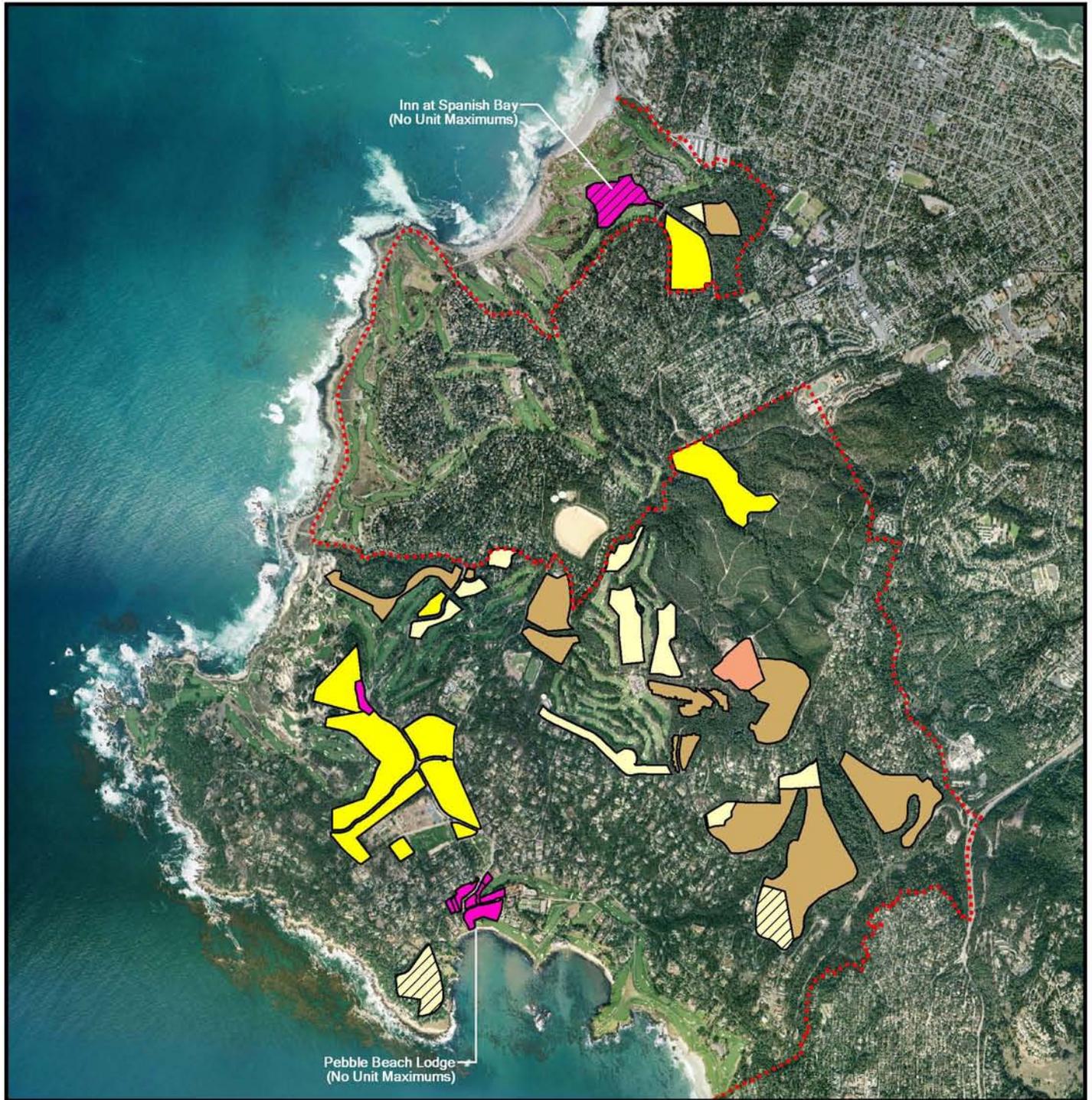


- Open Space - Forest (Resource Conservation)
- Commercial - Visitor Serving
- Commercial - General and Institutional
- Residential
- Resource Constraint Area Overlay
- Del Monte Forest LCP Segment



Proposed LCP Designations Under Measure A *

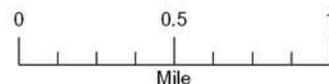
Del Monte Forest LCP Segment



* Properties directly affected by Measure A



- Open Space - Forest (Resource Conservation)
- Commercial - Visitor Serving
- Commercial - General and Institutional
- Residential
- Open Space - Recreational
- Resource Constraint Area Overlay
- Del Monte Forest LCP Segment



Monterey County
LCP Major Amendment #1-07
Measure A - Del Monte Forest

Figure 5

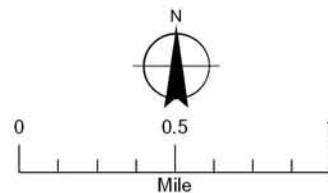
Pebble Beach Company Lots Acknowledged by Monterey County

Del Monte Forest LCP Segment



 Unconditional Certificate of Compliance Lots
(Total: 41 Lots)

 Del Monte Forest LCP Segment

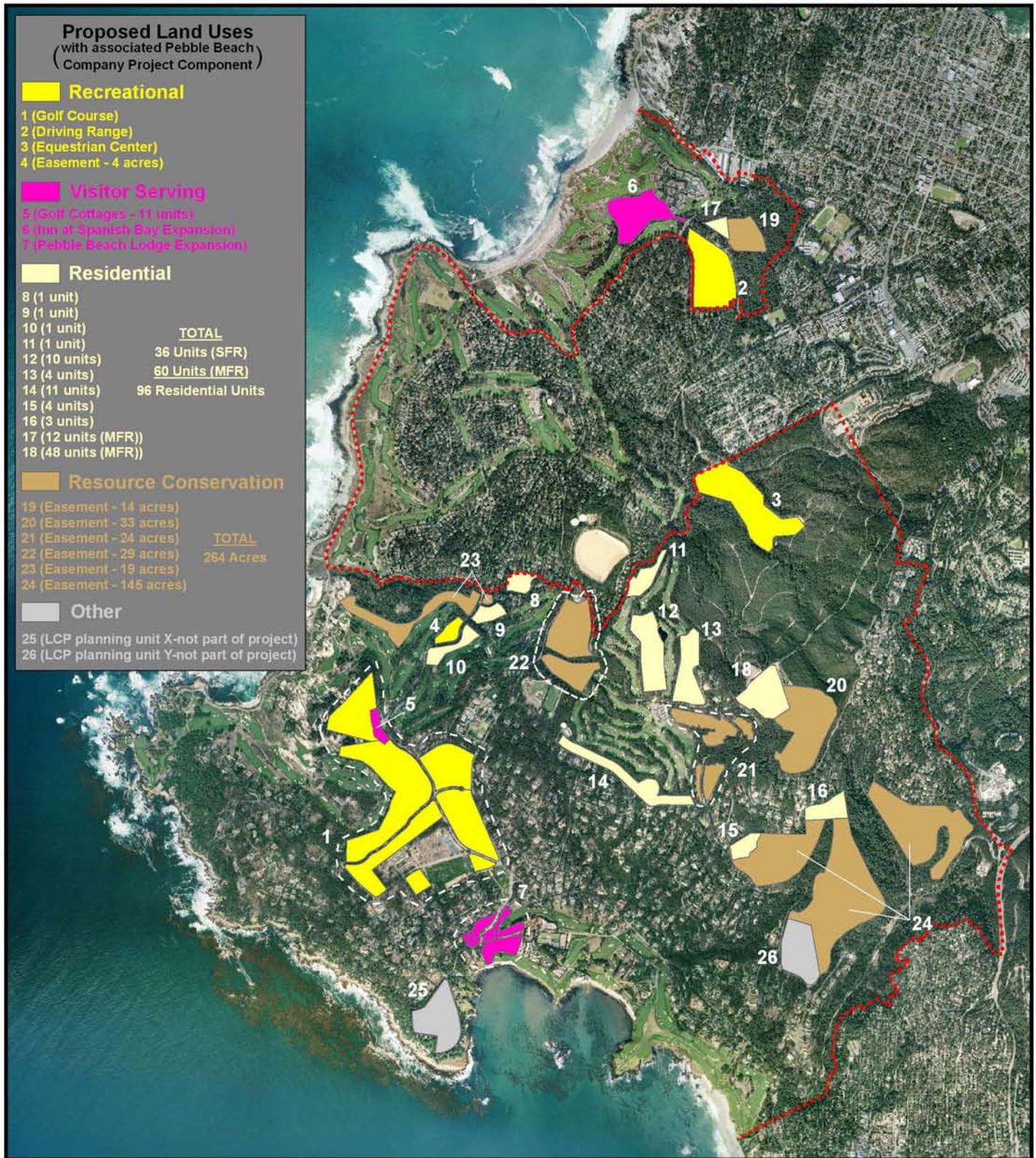


Monterey County
LCP Major Amendment #1-07
Measure A - Del Monte Forest

Figure 6

Measure A LCP Amendment Reference Area Index

Del Monte Forest LCP Segment



EXAMPLE:
 "1 (Golf Course)" means that for Area 1 noted on the map, Measure A proposes a recreational land use type, and the Pebble Beach Company project component associated with this location is the Company's proposed golf course.

..... Del Monte Forest LCP Segment



Monterey County
 LCP Major Amendment #1-07
 Measure A - Del Monte Forest

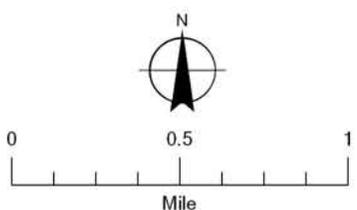
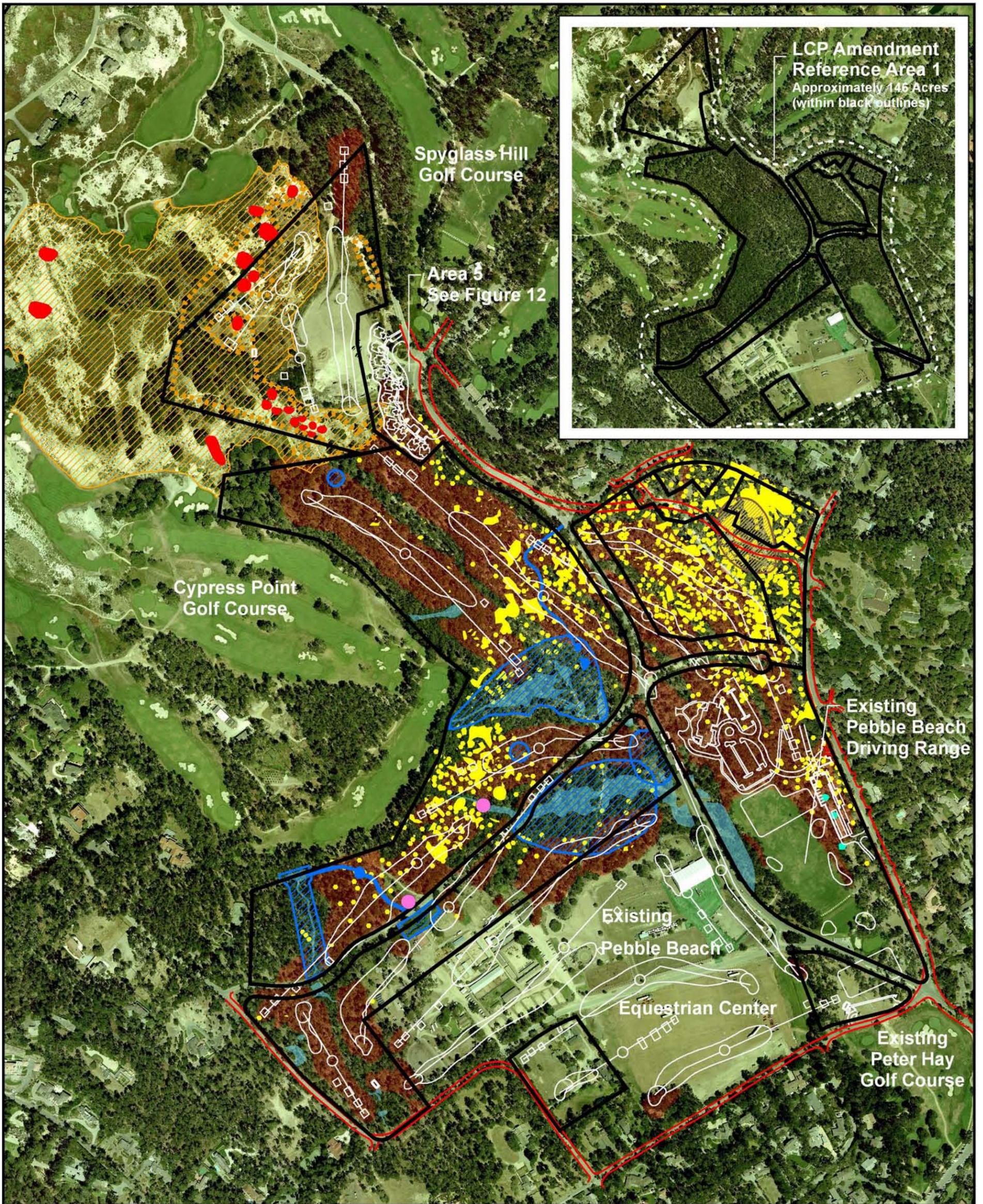


Figure 7

LCP Amendment Reference Area 1
 Measure A Land Use Type - Recreational
 Associated Pebble Beach Company Project Component - Golf Course



Please refer to Figure 31 for map legend and related information.

BIOLOGICAL RESOURCES

- Native Monterey Pine (1B)
- Yadon's Piperia (FE,1B)
- Hooker's Manzanita (1B)
- Hickman's Onion (1B)
- Wetlands
County Delineation
- Presumptive Wetlands*
Coastal Commission
- Potential Wetlands*
Coastal Commission
- Dune
County Delineation

- Dune*
Coastal Commission
- Sensitive Dune Species
- California red-legged frog (FT,SSC)
Occupied Foraging and Dispersal Habitat

*See staff report analysis of LCP Amendment Reference Area 1 for a description of the methodology and basis underlying the depicted wetland and dune areas.

PEBBLE BEACH COMPANY PROJECT

- Golf Course Site Plan
- Direct Removal of Forest and Related Resources Due to Golf Course Development (approximately 63 acres directly removed)
- Roadways

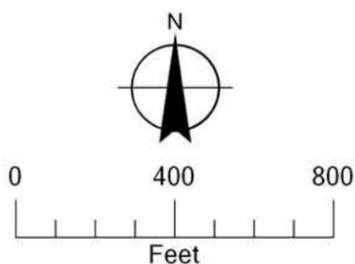
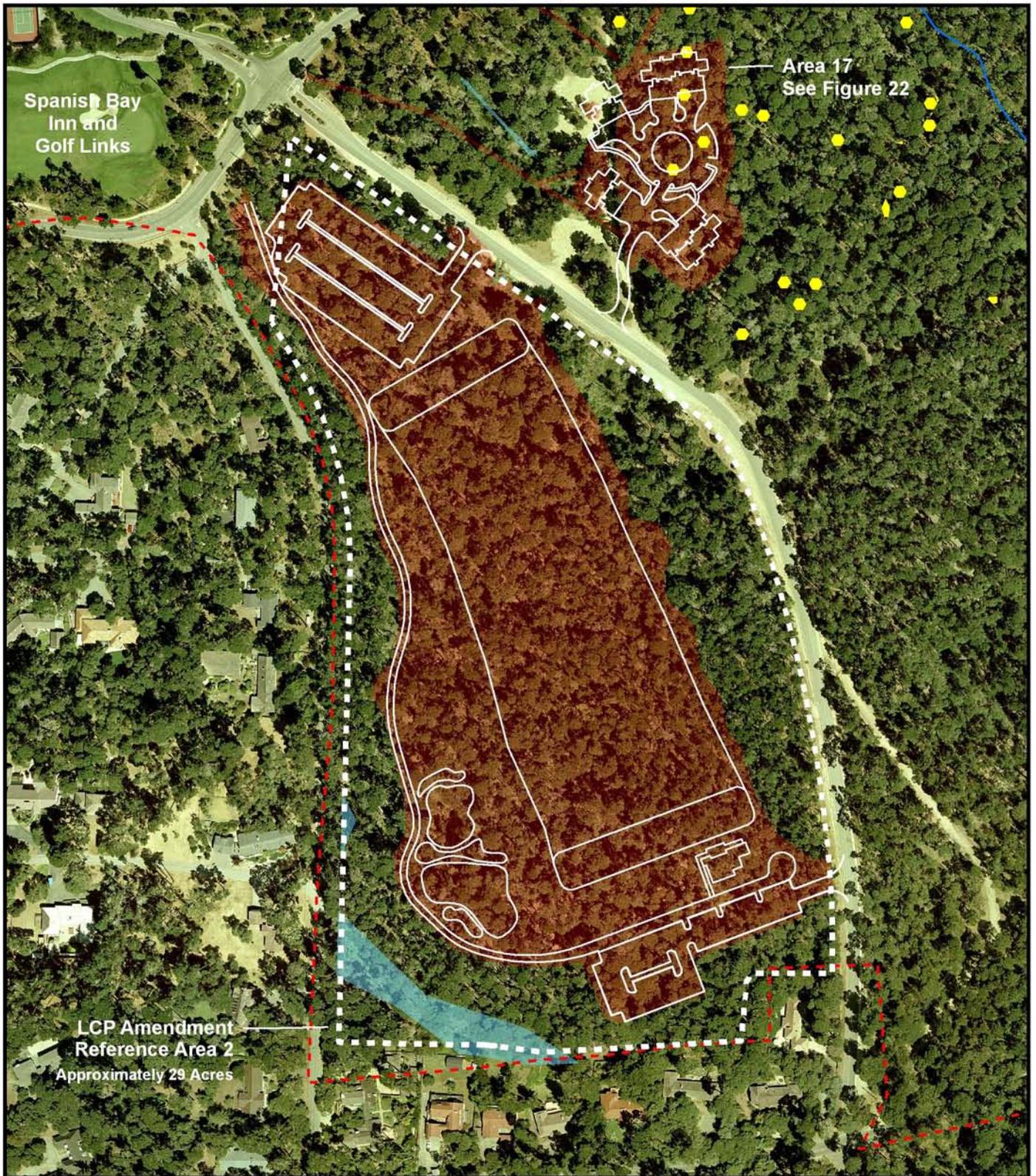


Figure 8



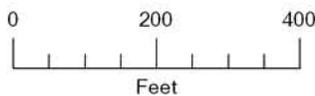
Monterey County
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LCP Amendment Reference Area 2
 Measure A Land Use Type - Recreational
 Associated Pebble Beach Company Project Component - Driving Range



Please refer to Figure 31 for map legend and related information.

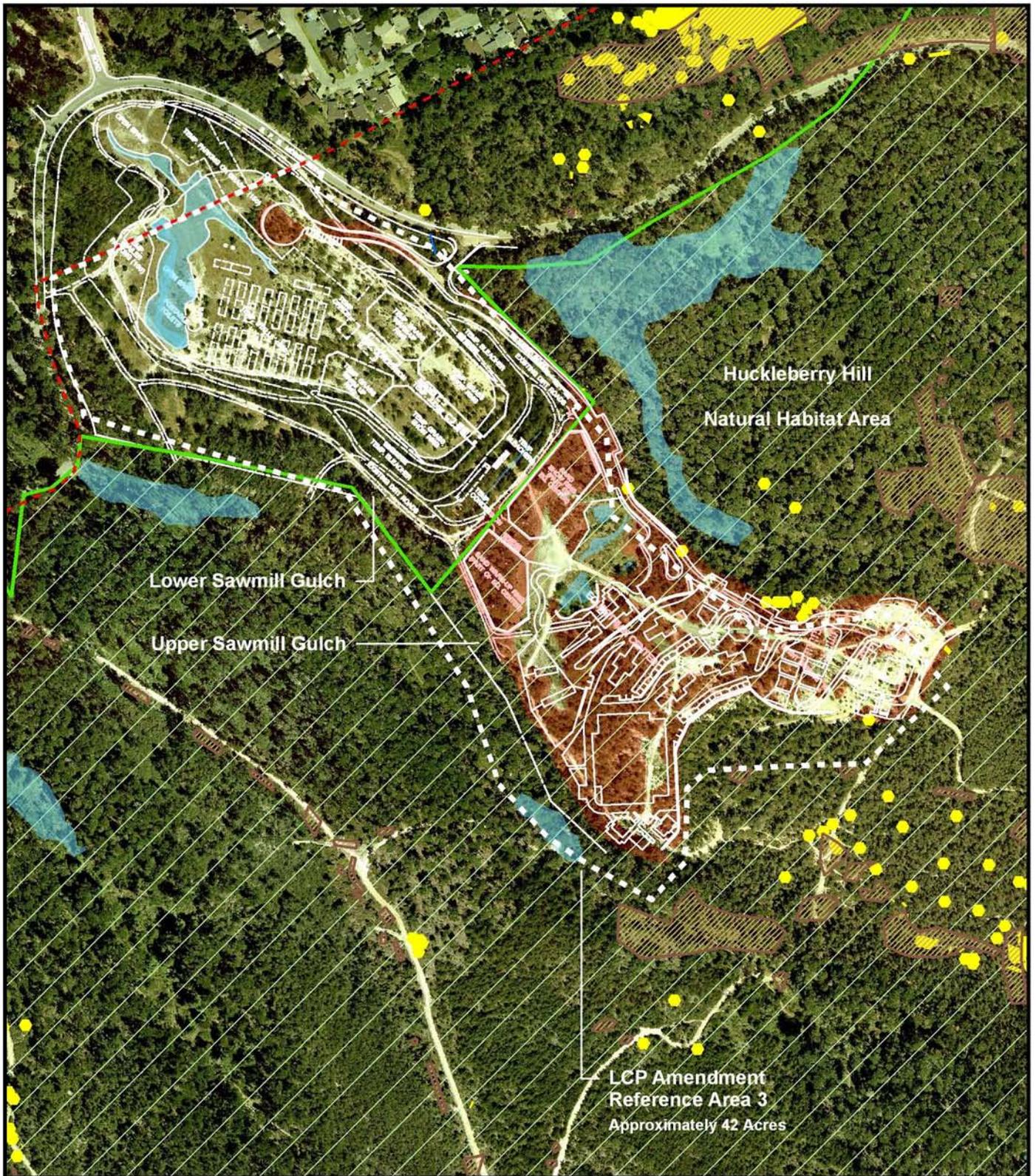
 Direct Removal of Forest and Related Resources Due to Driving Range Development (approximately 17 acres directly removed)



Monterey County
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Figure 9

LCP Amendment Reference Area 3
 Measure A Land Use Type - Recreational
 Associated Pebble Beach Company Project Component - Equestrian Center



Please refer to Figure 31 for map legend and related information.



Direct Removal of Forest and Related Resources Due to Equestrian Center Development

(approximately 26 acres directly removed)

Note: Due to limitations of data set, corresponding red-coded removal areas mostly not shown in Lower Sawmill Gulch area.



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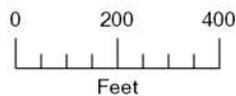
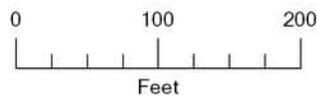


Figure 10

LCP Amendment Reference Area 4
Measure A Land Use Type - Recreational
Associated Pebble Beach Company Project Component - Easement



Please refer to Figure 31 for map legend and related information.



Monterey County
LCP Major Amendment #1-07
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Figure 11

LCP Amendment Reference Area 5
Measure A Land Use Type - Visitor Serving
Associated Pebble Beach Company Project Component - Golf Cottages (11 Units)



Please refer to Figure 31 for map legend and related information.



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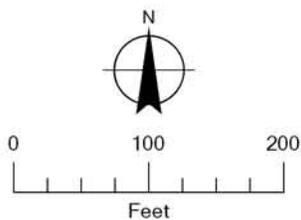


Figure 12

LCP Amendment Reference Area 8
Measure A Land Use Type - Residential
Associated Pebble Beach Company Project Component - 1 Residential Unit



Please refer to Figure 31 for map legend and related information.



Monterey County
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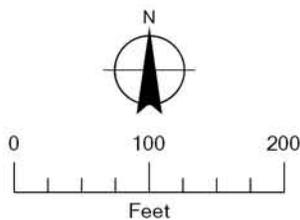
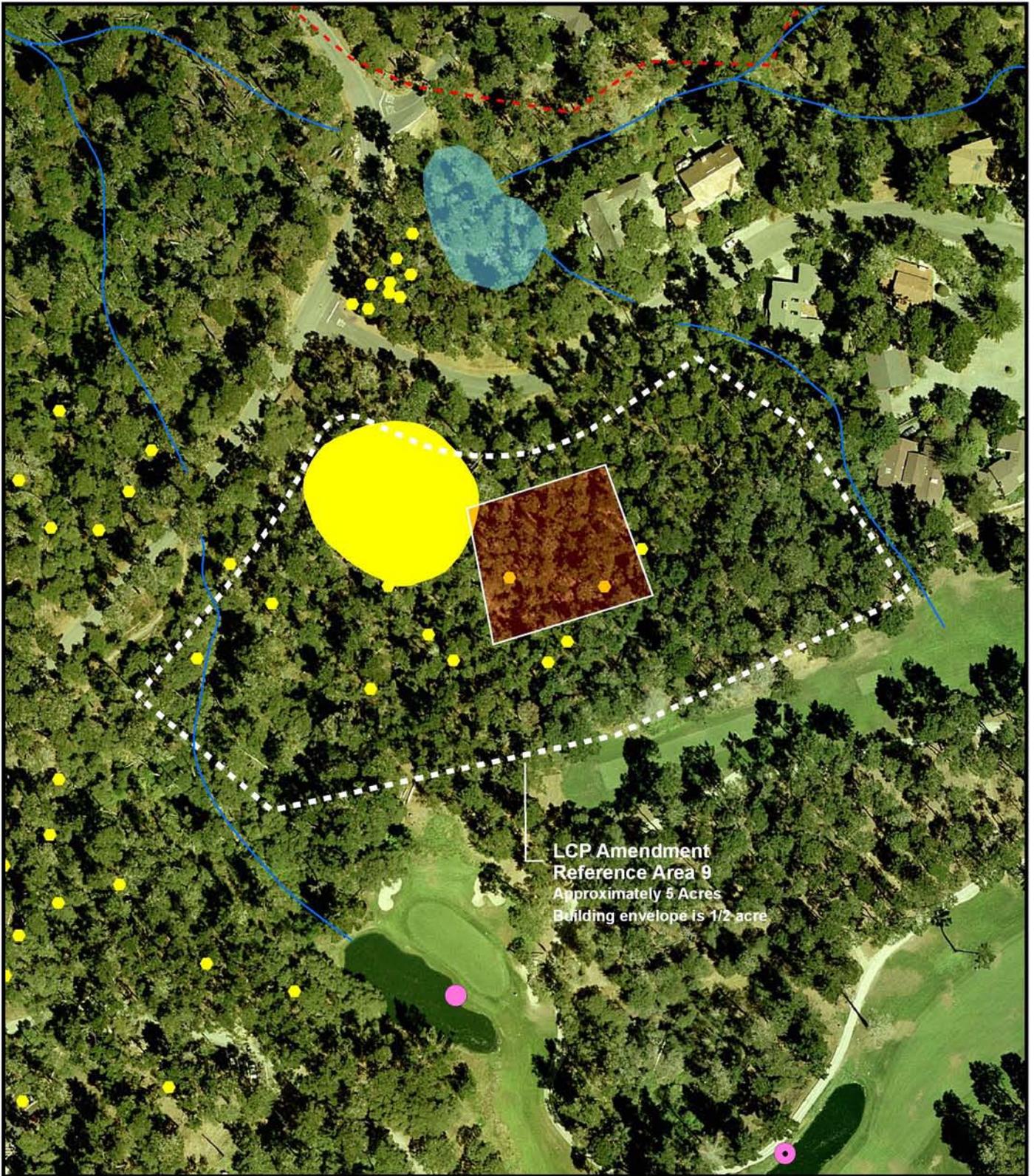


Figure 13

LCP Amendment Reference Area 9
Measure A Land Use Type - Residential
Associated Pebble Beach Company Project Component - 1 Residential Unit



Please refer to Figure 31 for map legend and related information.



Monterey County
LCP Major Amendment #1-07
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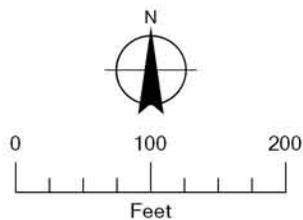
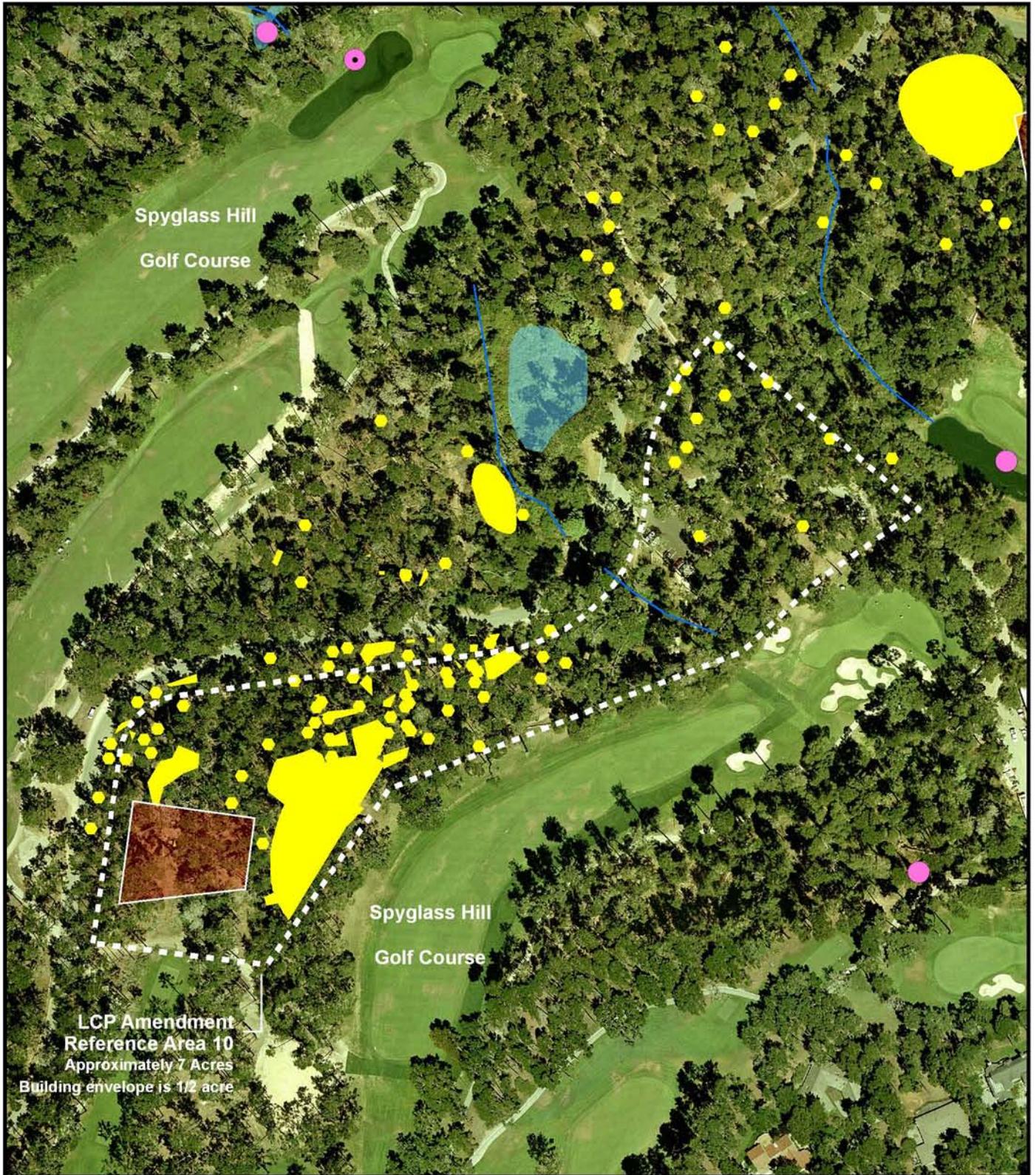


Figure 14

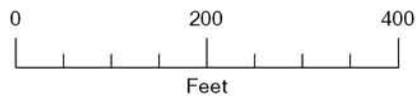
LCP Amendment Reference Area 10

Measure A Land Use Type - Residential

Associated Pebble Beach Company Project Component - 1 Residential Unit



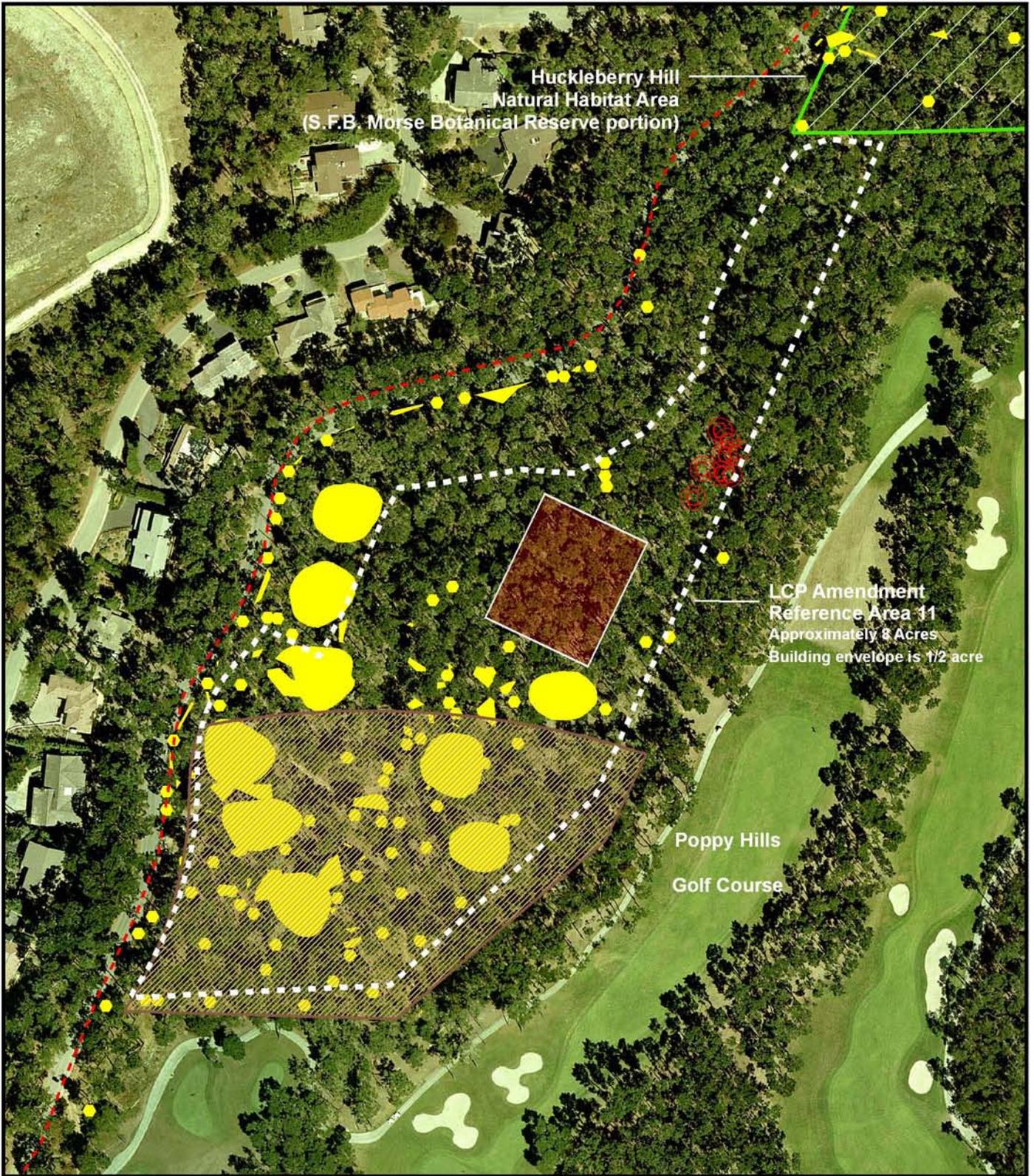
Please refer to Figure 31 for map legend and related information.



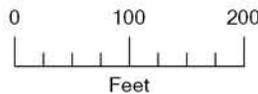
Monterey County
LCP Major Amendment #1-07
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Figure 15

LCP Amendment Reference Area 11
Measure A Land Use Type - Residential
Associated Pebble Beach Company Project Component - 1 Residential Unit



Please refer to Figure 31 for map legend and related information.



Monterey County
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Figure 16

LCP Amendment Reference Area 12

Measure A Land Use Type - Residential

Associated Pebble Beach Company Project Component - 10 Residential Units



Please refer to Figure 31 for map legend and related information.



Monterey County
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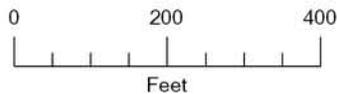


Figure 17

LCP Amendment Reference Area 13

Measure A Land Use Type - Residential

Associated Pebble Beach Company Project Component - 4 Residential Units



Please refer to Figure 31 for map legend and related information.



Monterey County
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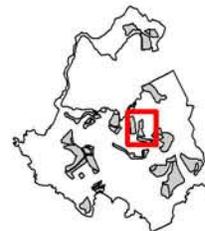
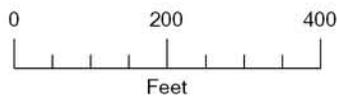


Figure 18

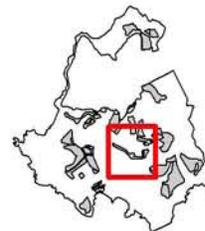
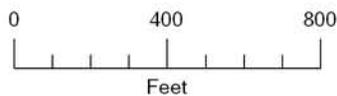
LCP Amendment Reference Area 14

Measure A Land Use Type - Residential

Associated Pebble Beach Company Project Component - 11 Residential Units



Please refer to Figure 31 for map legend and related information.



Monterey County
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Figure 19

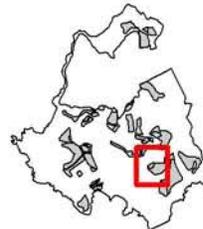
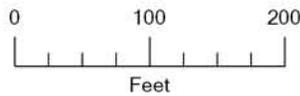
LCP Amendment Reference Area 15

Measure A Land Use Type - Residential

Associated Pebble Beach Company Project Component - 4 Residential Units



Please refer to Figure 31 for map legend and related information.



Monterey County
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Figure 20

LCP Amendment Reference Area 16

Measure A Land Use Type - Residential

Associated Pebble Beach Company Project Component - 3 Residential Units



Please refer to Figure 31 for map legend and related information.



Monterey County
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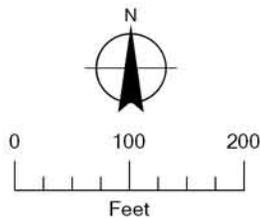
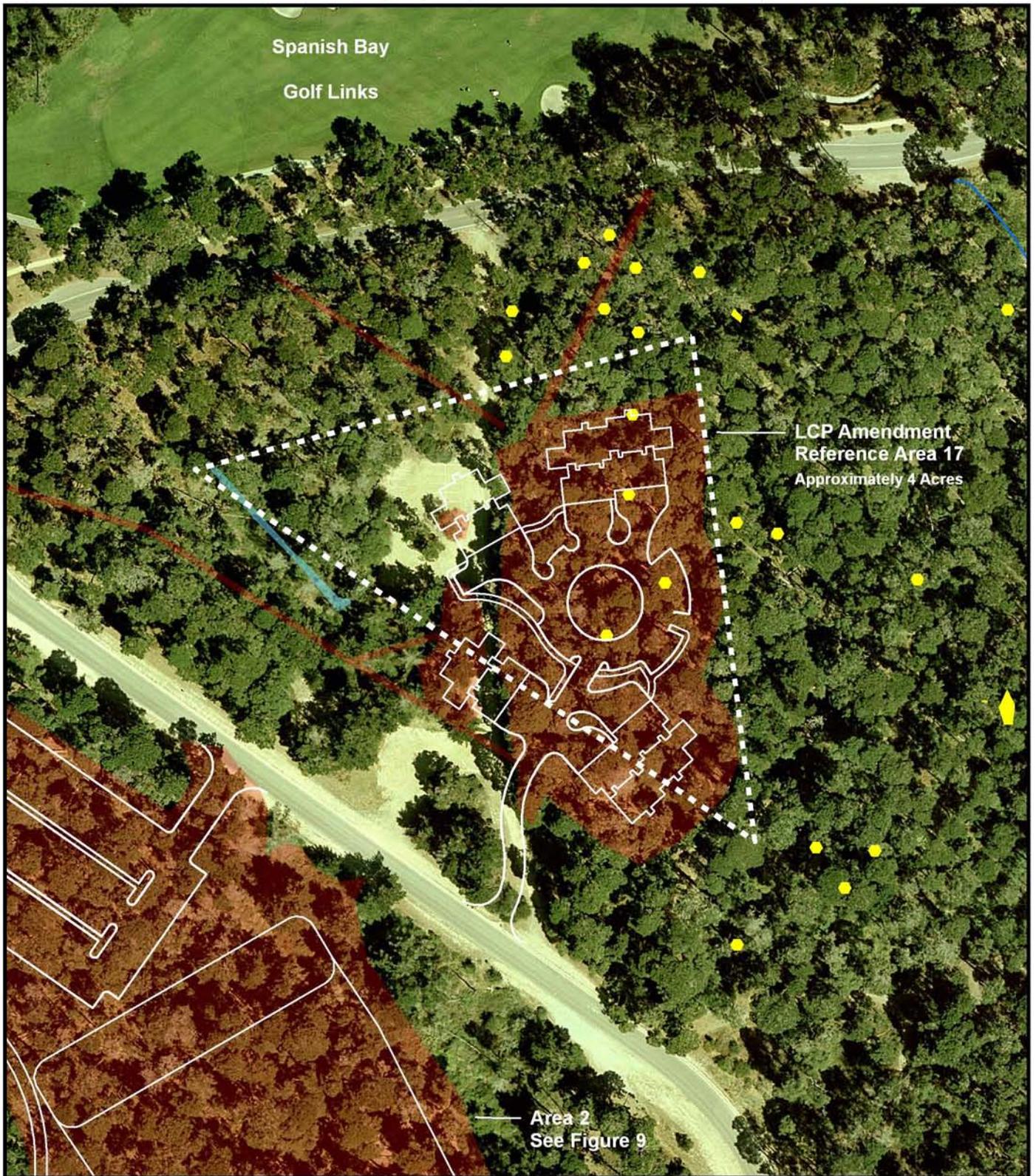


Figure 21

LCP Amendment Reference Area 17

Measure A Land Use Type - Residential

Associated Pebble Beach Company Project Component - 12 Multi-Family Residential Units



Please refer to Figure 31 for map legend and related information.



Monterey County
LCP Major Amendment #1-07
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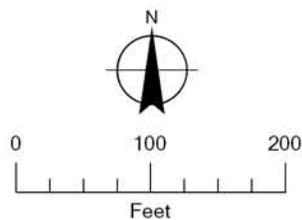
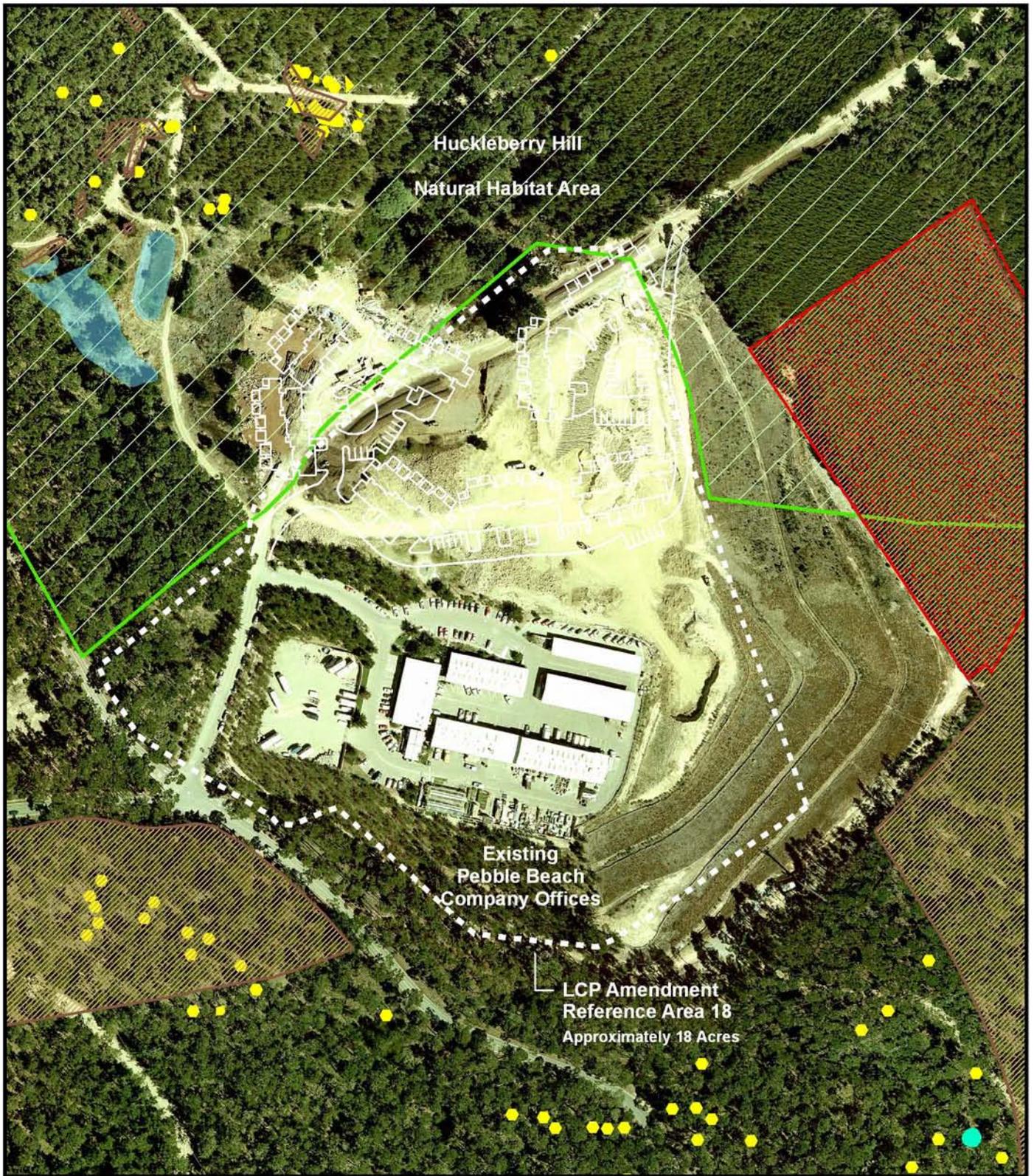


Figure 22

LCP Amendment Reference Area 18

Measure A Land Use Type - Residential

Associated Pebble Beach Company Project Component - 48 Multi-Family Residential Units



Please refer to Figure 31 for map legend and related information.



Monterey County
LCP Major Amendment #1-07
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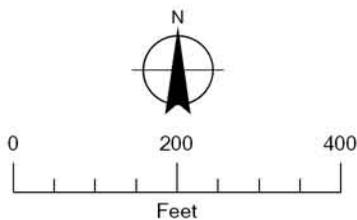
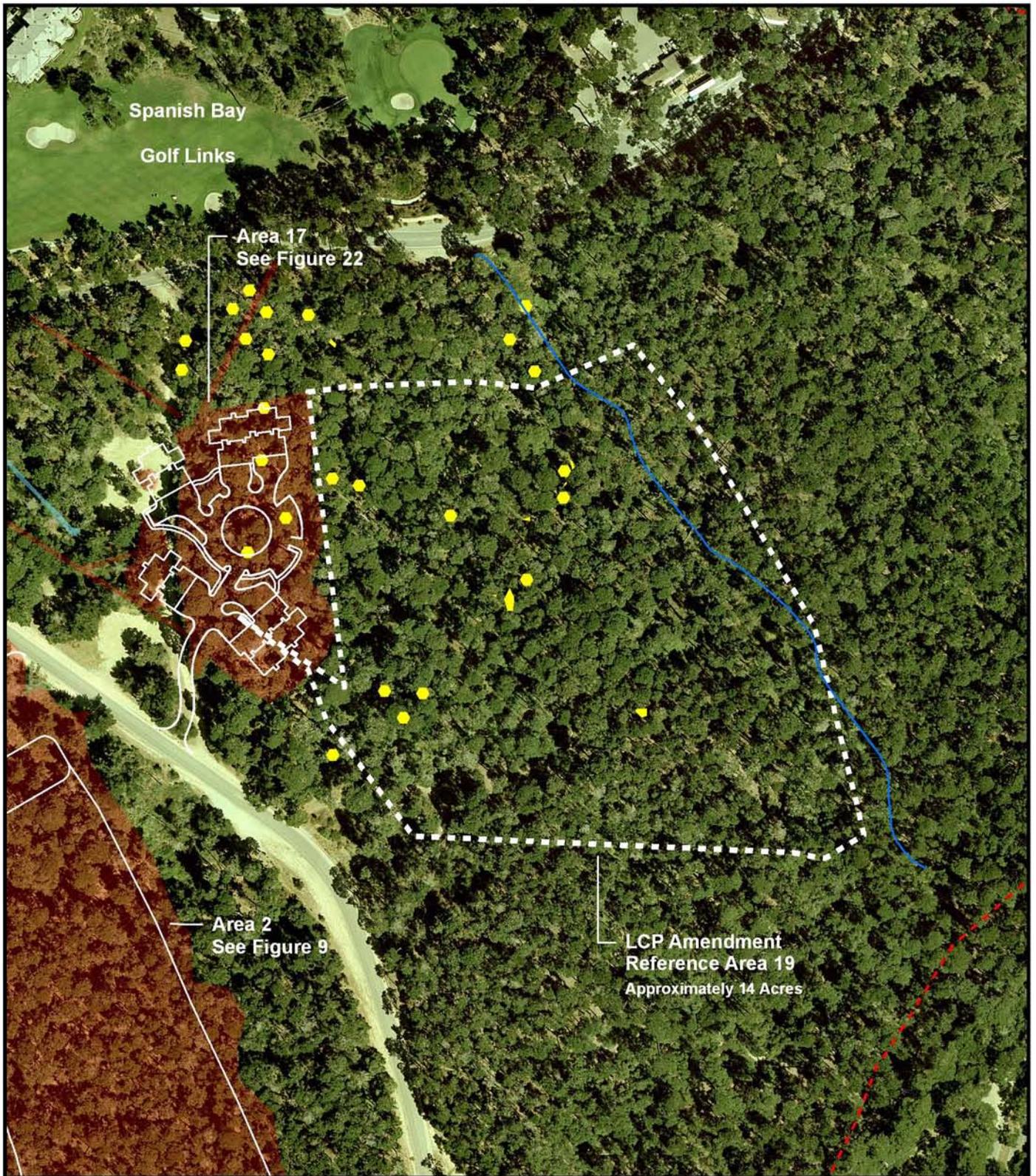
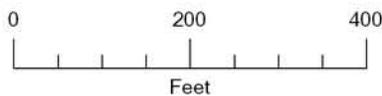


Figure 23

LCP Amendment Reference Area 19
Measure A Land Use Type - Resource Conservation
Associated Pebble Beach Company Project Component - Easement



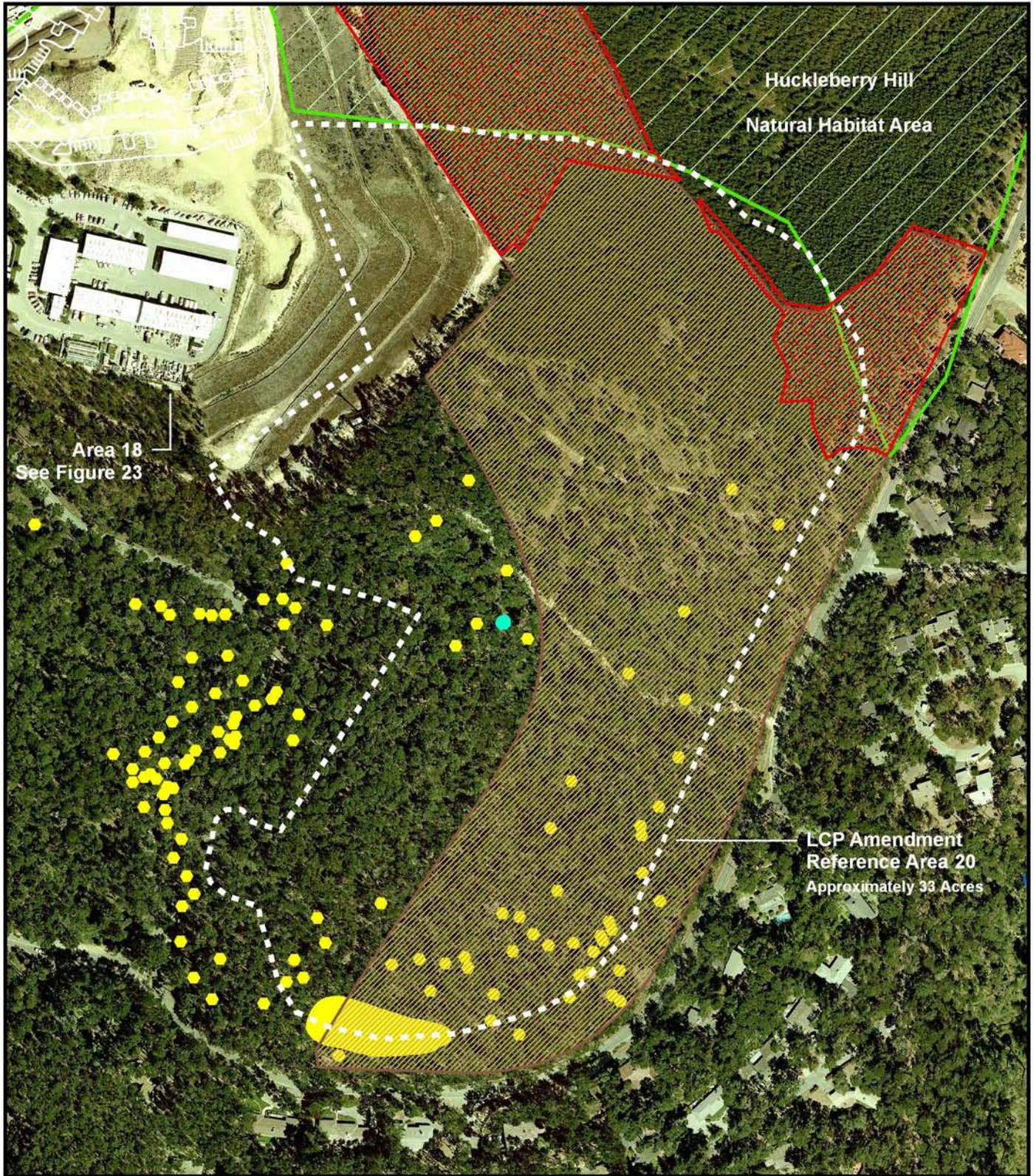
Please refer to Figure 31 for map legend and related information.



Monterey County
LCP Major Amendment #1-07
Measure A - Del Monte Forest

Figure 24

LCP Amendment Reference Area 20
Measure A Land Use Type - Resource Conservation
Associated Pebble Beach Company Project Component - Easement



Please refer to Figure 31 for map legend and related information.



Monterey County
LCP Major Amendment #1-07
Measure A - Del Monte Forest

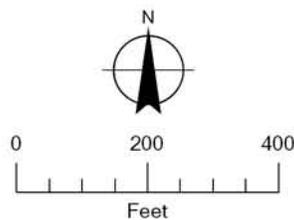
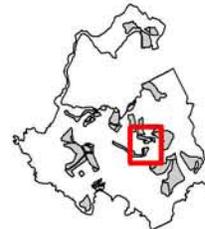
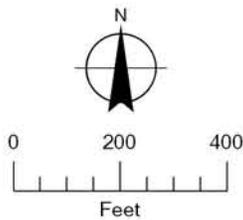


Figure 25

LCP Amendment Reference Area 21
Measure A Land Use Type - Resource Conservation
Associated Pebble Beach Company Project Component - Easement



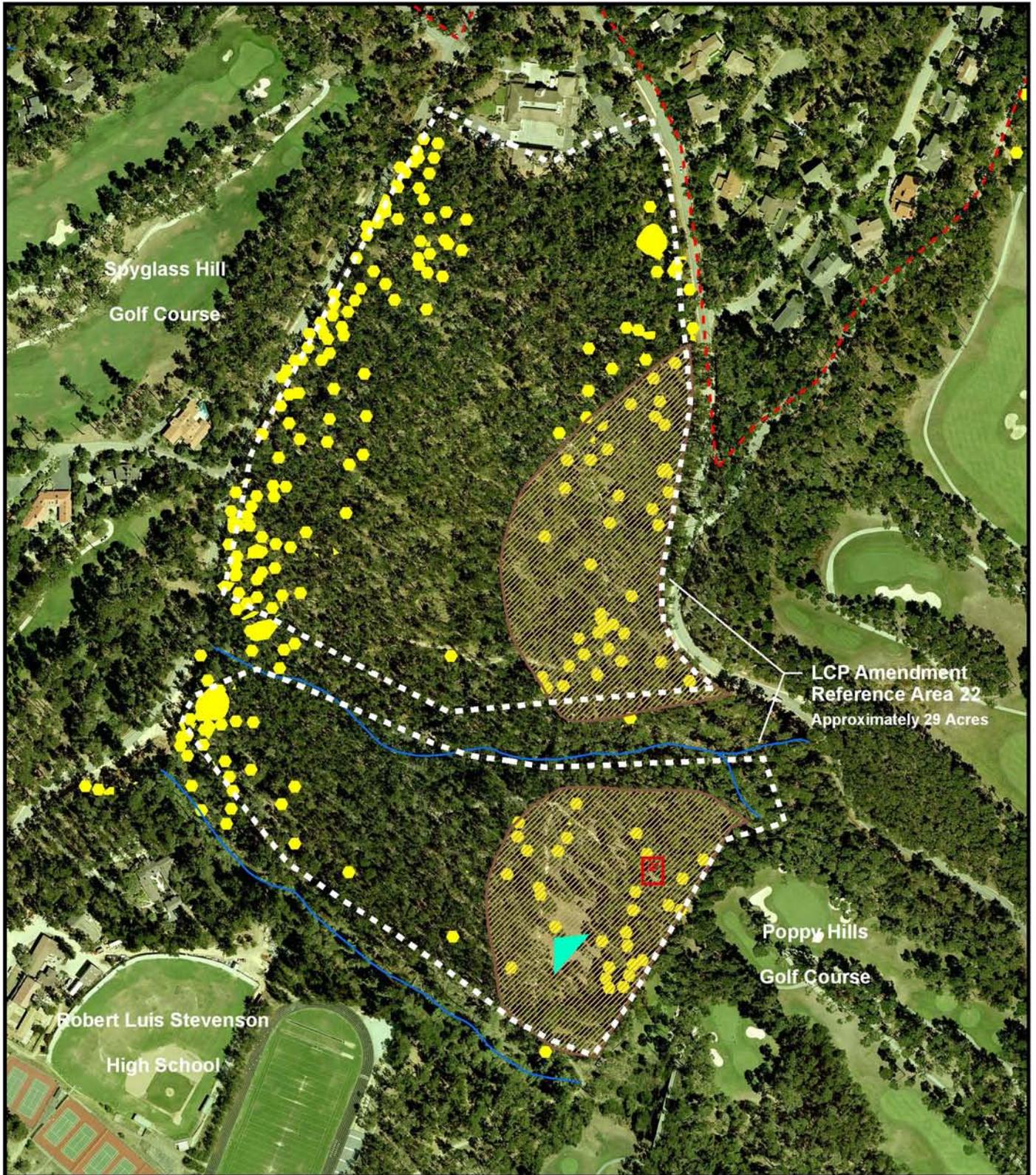
Please refer to Figure 31 for map legend and related information.



Monterey County
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Figure 26

LCP Amendment Reference Area 22
Measure A Land Use Type - Resource Conservation
Associated Pebble Beach Company Project Component - Easement



Please refer to Figure 31 for map legend and related information.



Monterey County
LCP Major Amendment #1-07
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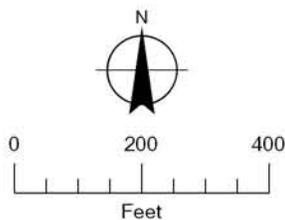
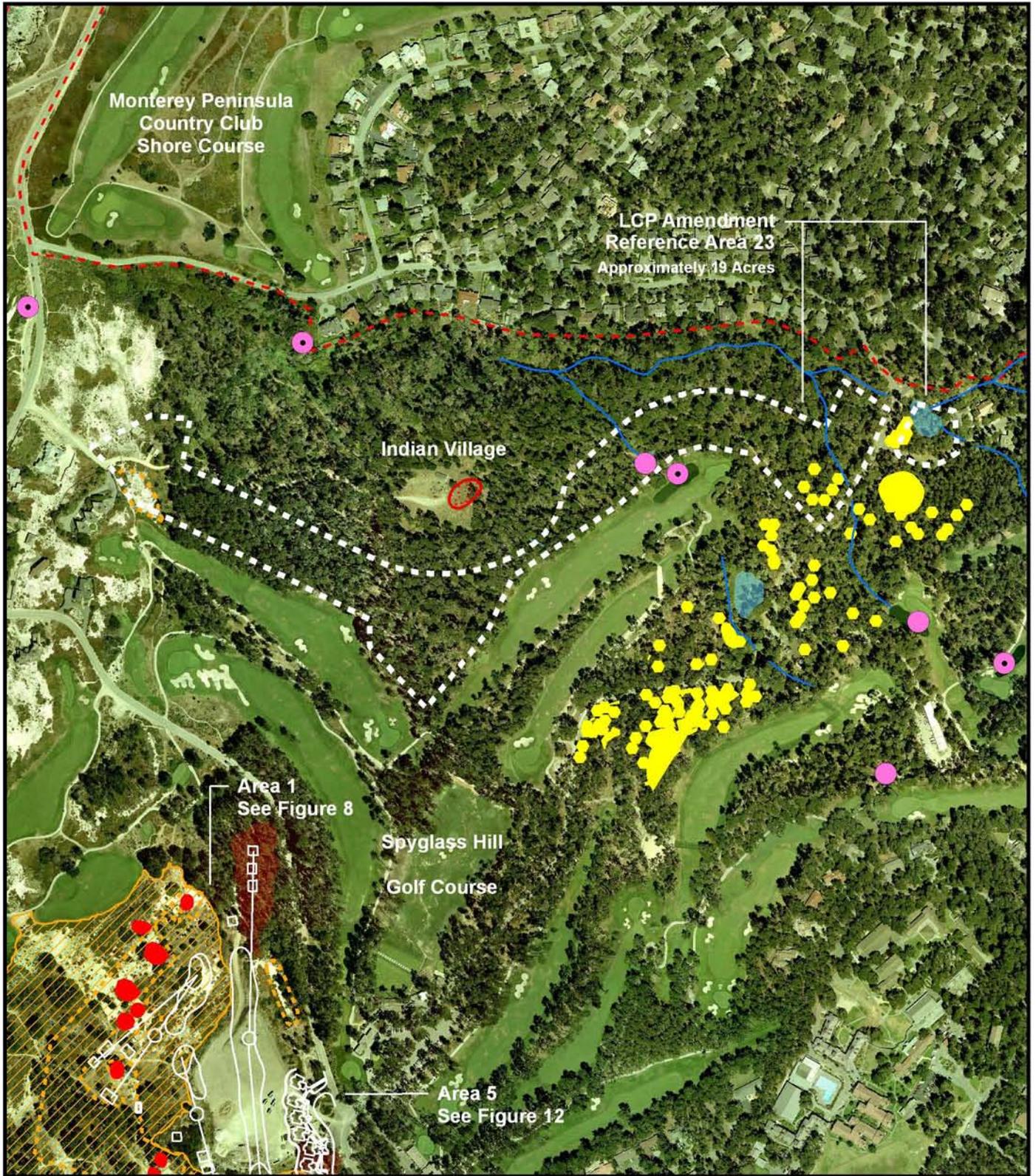
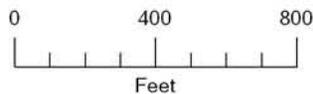


Figure 27

LCP Amendment Reference Area 23
Measure A Land Use Type - Resource Conservation
Associated Pebble Beach Company Project Component - Easement



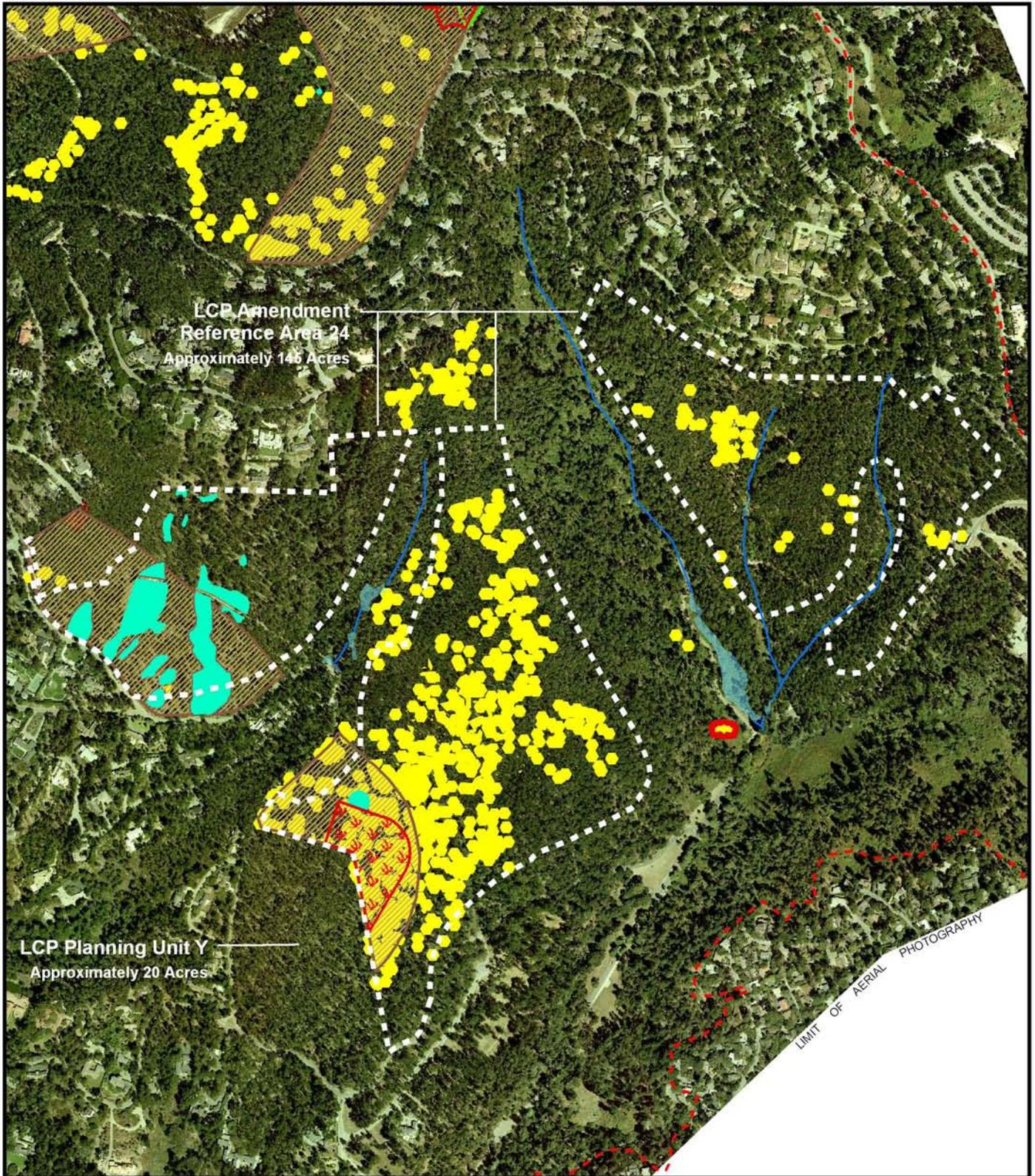
Please refer to Figure 31 for map legend and related information.



Monterey County
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Figure 28

LCP Amendment Reference Area 24
Measure A Land Use Type - Resource Conservation
Associated Pebble Beach Company Project Component - Easement



Please refer to Figure 31 for map legend and related information.



Monterey County
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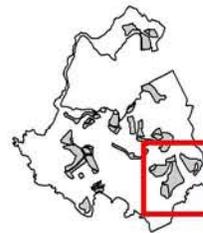
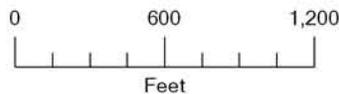
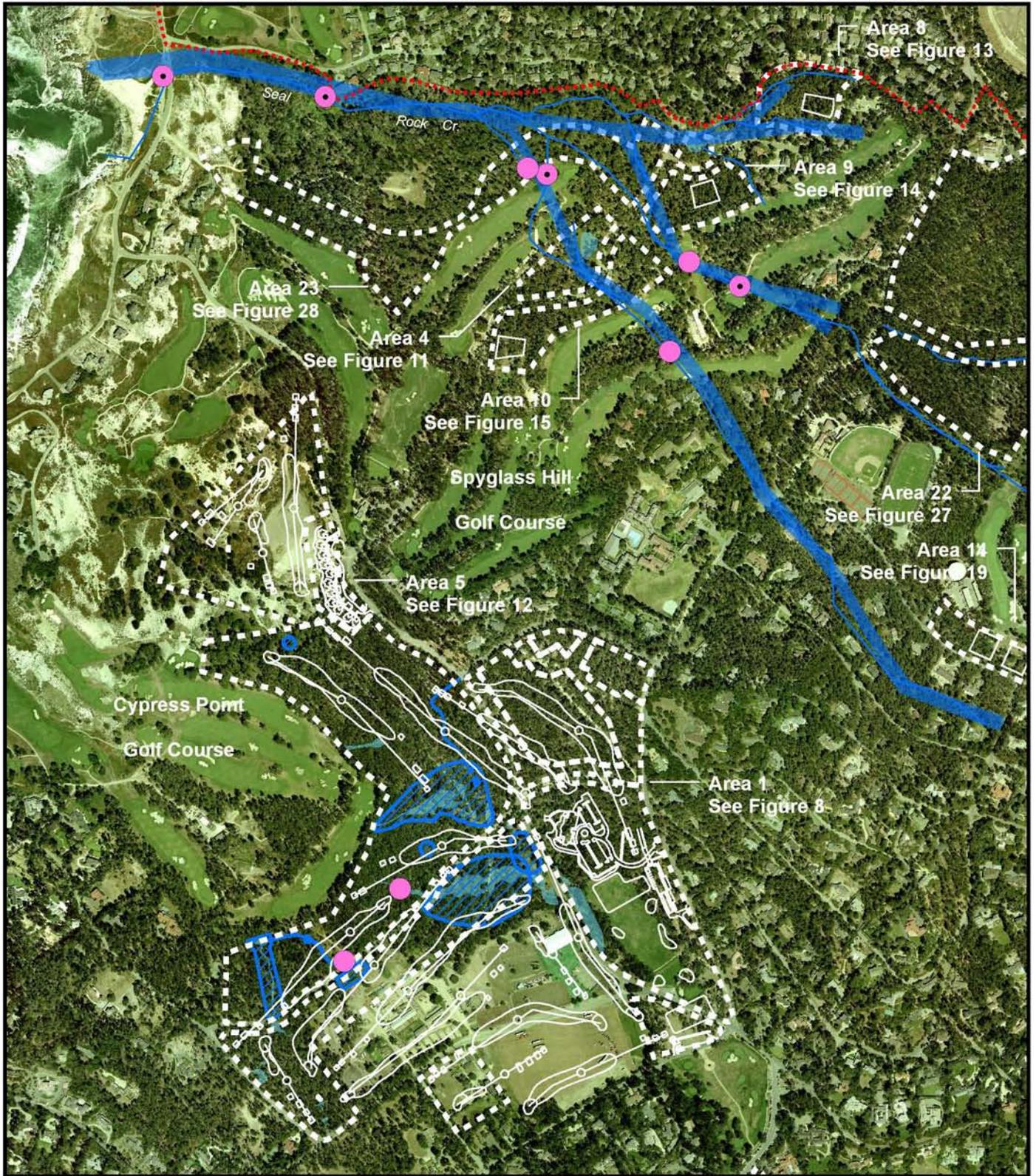


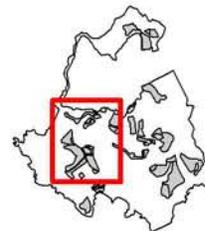
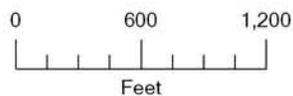
Figure 29

Known Observations of California Red-Legged Frog

Del Monte Forest LCP Segment



Please refer to Figure 31 for map legend and related information.



Monterey County
LCP Major Amendment #1-07
Measure A - Del Monte Forest

Figure 30

Figure Legend and Information designed as a fold - out for use in reviewing figures

Figure Legend and Information

BIOLOGICAL RESOURCES

-  Native Monterey Pine (1B)
-  Yadon's Piperia (FE,1B)
-  Hooker's Manzanita (1B)
-  Sandmat Manzanita (1B)
-  Hickman's Onion (1B)
-  Bishop Pine and Gowen Cypress (FT,1B)
-  Bishop Pine
-  Gowen Cypress (FT,1B)
-  Hickman's Potentilla (FE,SE,1B) and Pacific Grove Clover (SR,1B)
-  Monterey Clover (FE,SE,1B)
-  **Wetlands**
County Delineation
-  **Presumptive Wetlands***
Coastal Commission
-  **Potential Wetlands***
Coastal Commission
-  **Dune**
County Delineation
-  **Dune***
Coastal Commission
-  **Sensitive Dune Species**
Beach layia (FE,SE,1B)
Menzies' wallflower (FE,SE,1B)
Monterey Indian paintbrush (4)
Monterey spineflower (FT,1B)
Sand gilia (FE,ST,1B)
Tidestrom's lupine (FE,SE,1B)
-  **California red-legged frog (FT,SSC)**
Occupied Foraging and Dispersal Habitat
-  Occupied Breeding Habitat
-  **Monterey Dusky-Footed Woodrat (SSC)**
-  **Creeks / Riparian**
-  **Huckleberry Hill Natural Habitat Area**

*See staff report analysis of LCP Amendment Reference Area 1 for a description of the methodology and basis underlying the depicted wetland and dune areas.

PEBBLE BEACH COMPANY PROJECT

-  Pebble Beach Company Project Site Plan and/or Development Envelope as Applicable
-  Direct Removal of Forest and Related Resources Associated with Pebble Beach Company Project as Applicable

LCP AMENDMENT REFERENCE AREAS

-  LCP Amendment Reference Area
-  Del Monte Forest LCP Segment

Special Status Species Key

FE: Federal Endangered
 FT: Federal Threatened
 SE: State Endangered
 ST: State Threatened
 SR: State Rare
 SSC: State Species of Special Concern
 1B and 4: California Native Plant Society-List 1B and List 4 Respectively

Data Sources

Pebble Beach Company; WWD Corporation (consultants to Pebble Beach Company); Monterey County; California Coastal Commission

Positional Accuracy

Planning unit polygons and most of the biological resource data displayed in these figures were received in digital form from Monterey County and the Pebble Beach Company. The data associated with known California red-legged frog occurrences was converted to digital form from hard copy biological resource reports received from Monterey County. The Monterey County and the Pebble Beach Company polygons and data were used without manipulation or alteration. Any apparent errors in positional accuracy of features and/or boundaries shown are presented as is, without correction. The California Coastal Commission wetland and dune data displayed in these figures is derived from field evaluation by the Commission's staff ecologist that was converted to digital form.

Disclaimer

The Coastal Commission makes no representations or warranties regarding the accuracy or completeness of the map and boundary data presented or the data from which it was derived. The maps and boundary or feature information are merely representational, and not binding on the Commission. The information presented on the maps may be revised at any time in the future. All locations are approximate, and intended for illustrative purposes only.

