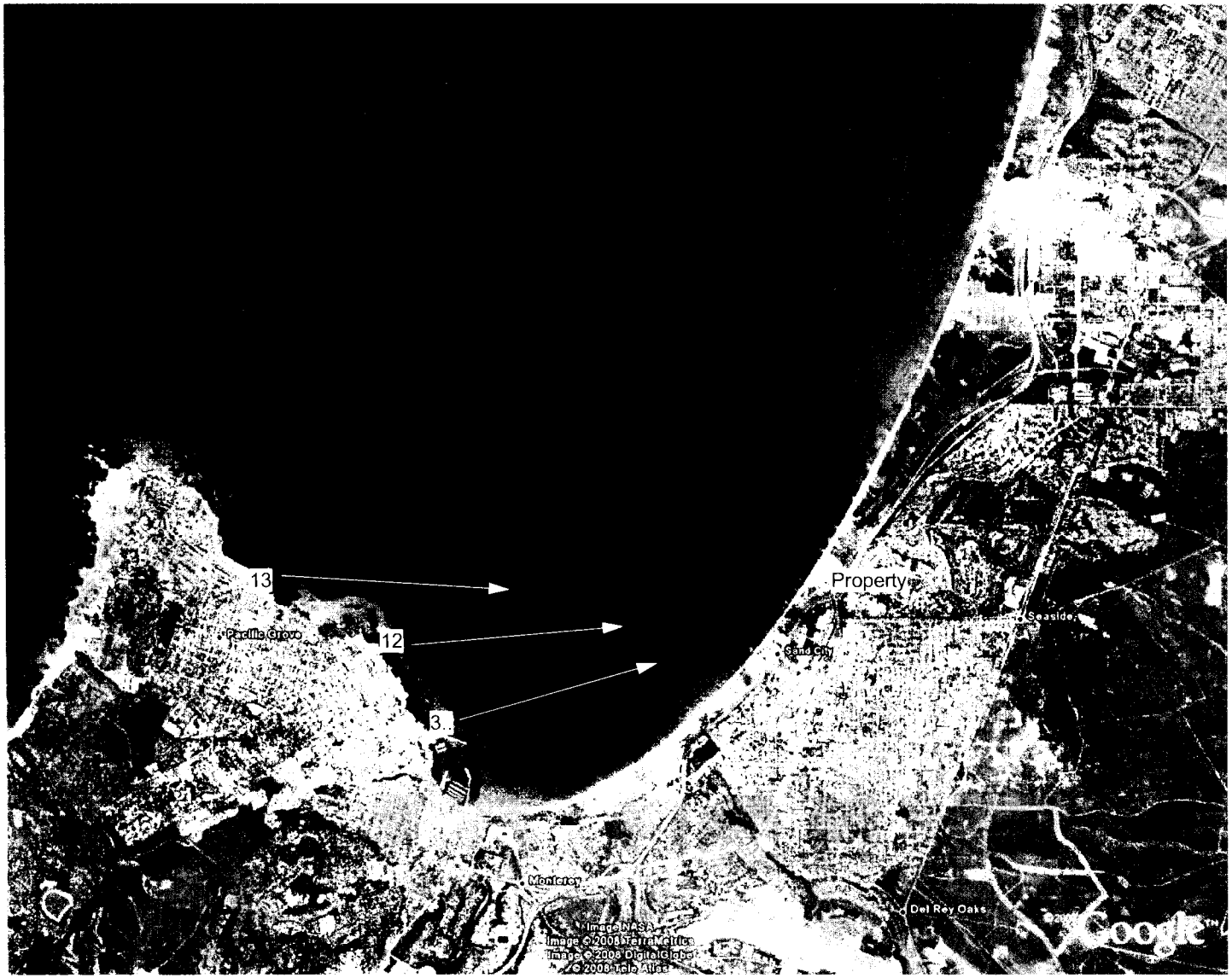

Photo Composite Map Showing Relative Location Across Monterey Bay

Photo Composite Map Showing Relative Locations around Site

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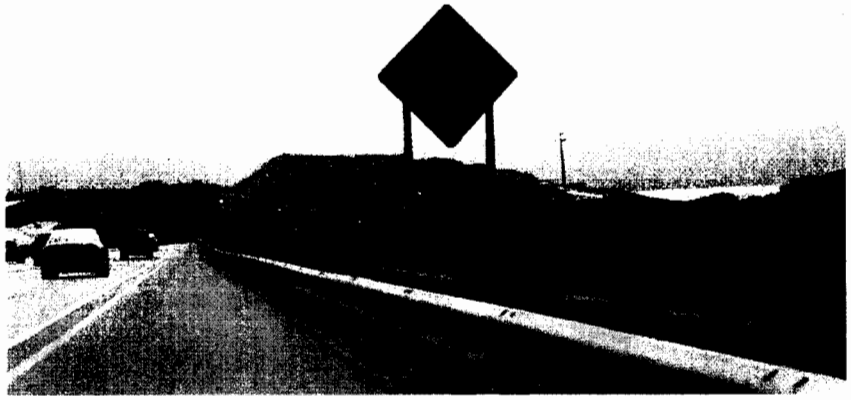
Existing



With Project

View 1: 1330' North of Site-Southbound on Hwy 1

88mm Zoom equivalent 35mm format
(naked eye = 50mm in 35mm format)

Existing

With Project

View 2: Across site-Northbound on Hwy1

88mm Zoom equivalent 35mm format
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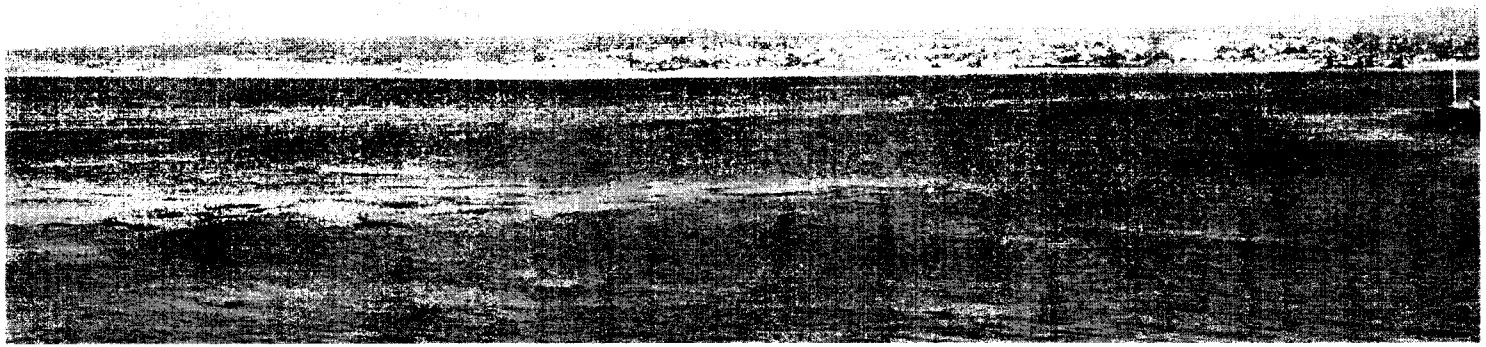


With Project

View 3: Coast Guard Station 16,400' Across Monterey Bay

88mm Zoom equivalent 35mm format
(naked eye = 50mm in 35mm format)

Existing

With Project

View 4a: 420' North of Site-Southbound on Recreational Trail

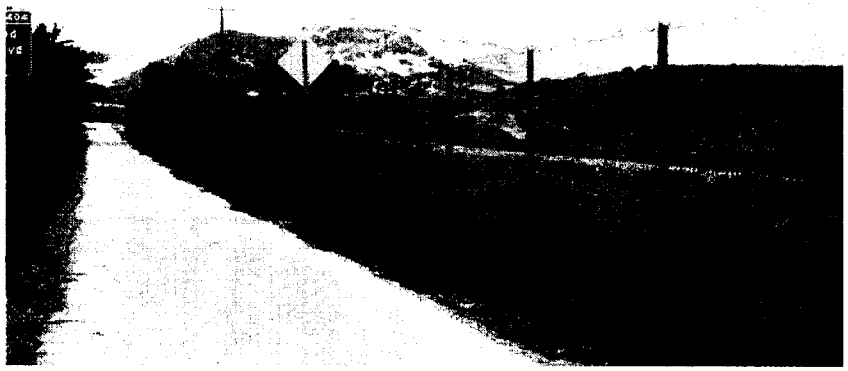
88mm Zoom equivalent 35mm format
(naked eye = 50mm in 35mm format)

Existing

With Project

View 4b: 420' North of Site-Southbound Hwy 1

88mm Zoom equivalent 35mm format
(naked eye = 50mm in 35mm format)



Existing

With Project

View 5a: 780' North of Site-Southbound on Recreational Trail

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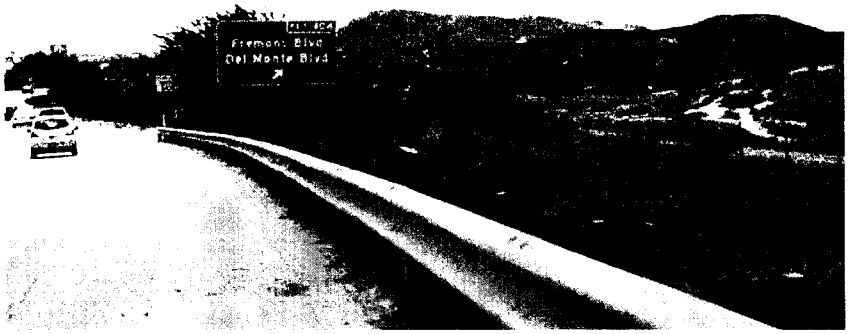

With Project

View 5b: 780' North of Site-Southbound on Hwy 1

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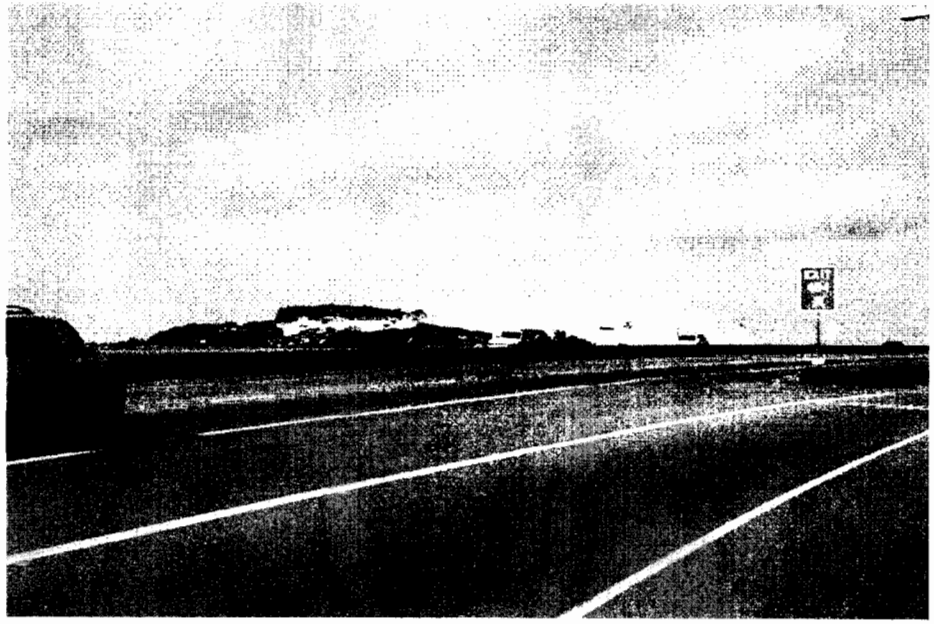

With Project

View 6: Northbound Hwy 1 Approaching site (from South)

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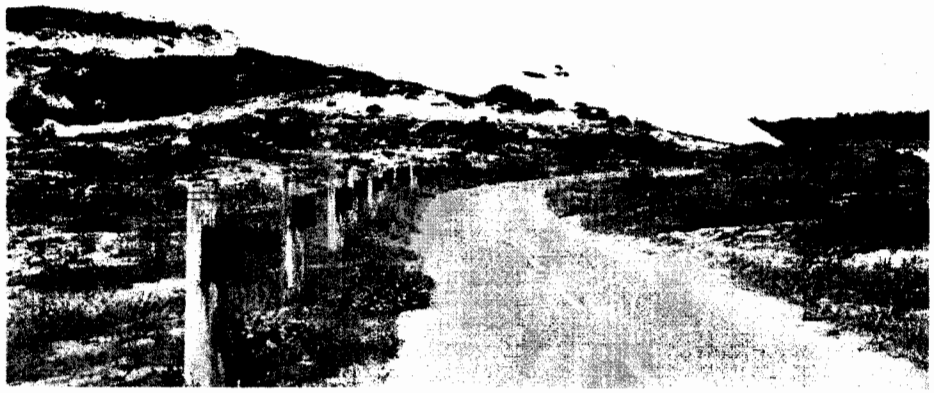

With Project

View 7: Northbound on Recreational Trail- Approaching site (from South)

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With Project

View 8: Upcoast Shoreline View South-on Beach of FODSP

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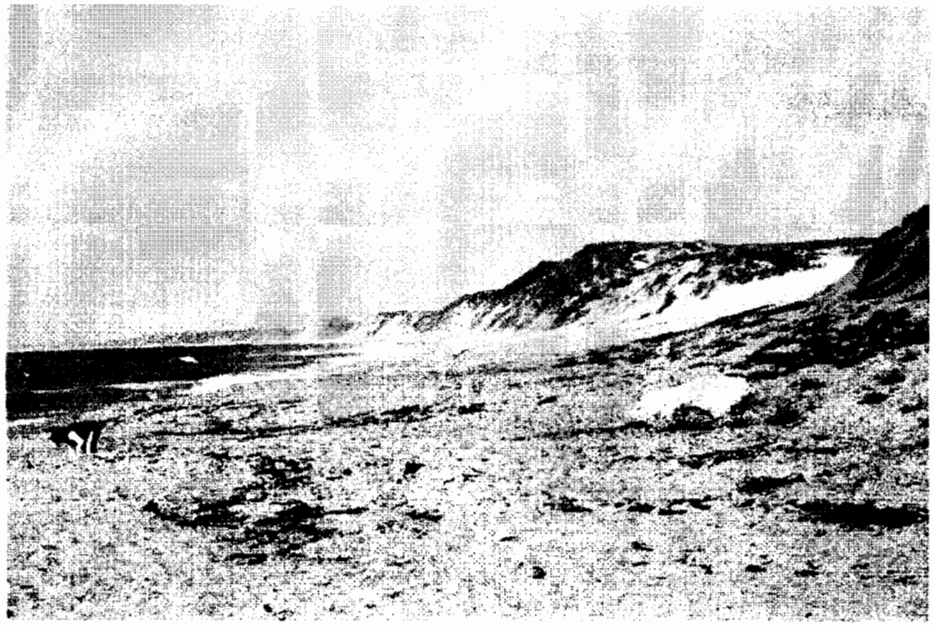

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With Project

View 9: Downcoast Shoreline View North-on Beach of MPRPD Park

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Existing

With Project

View 10a: Near Water View South-on FODSP (North of Site)

88mm Zoom equivalent 35mm format
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CCC Exhibit 21
(page 14 of 23 pages)

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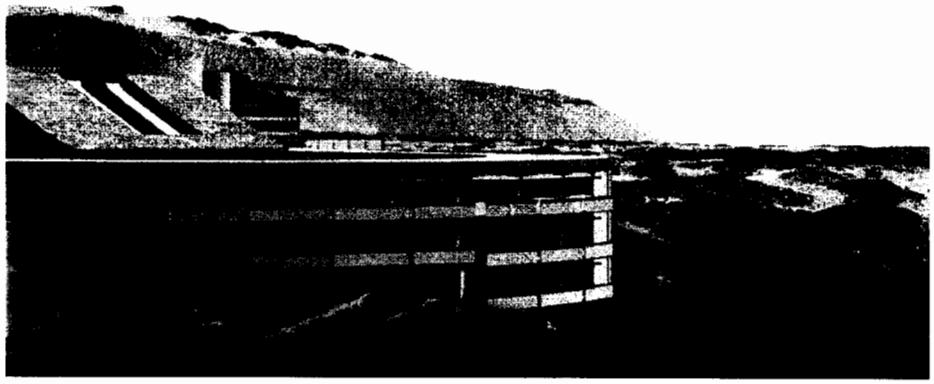

With Project

View 10b: Midpoint View South-on FODSP (North of Site)

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Existing

With Project

View 11a: Near Water View North on MPRPD Park (South of Site)

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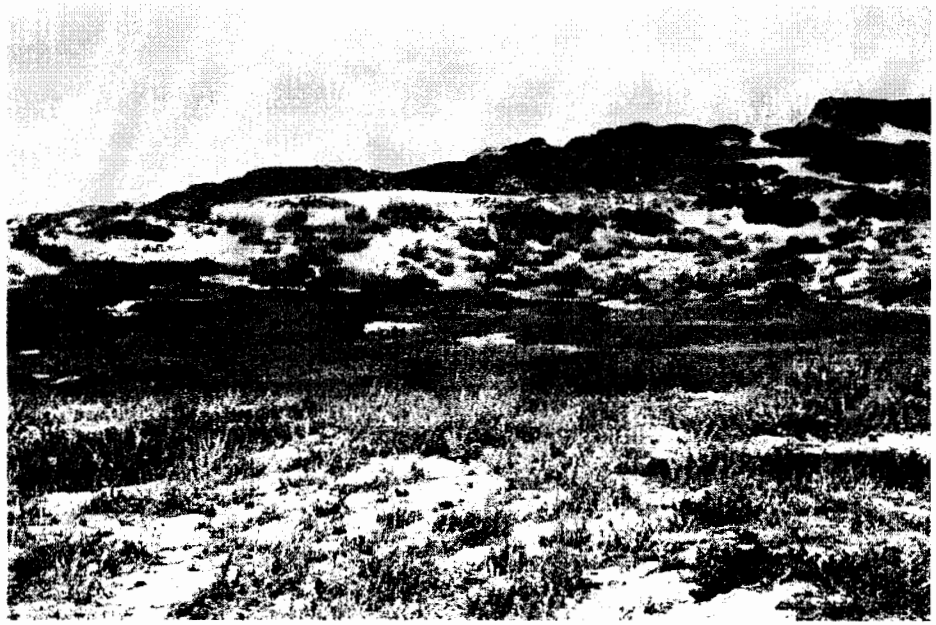

Existing

With Project

View 11b: Midpoint View North on MPRPD Park (South of Site)

88mm Zoom equivalent 35mm format
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Existing

With Project

View 11c: Near Recreational Trail View North on MPRPD Park (South of Site)

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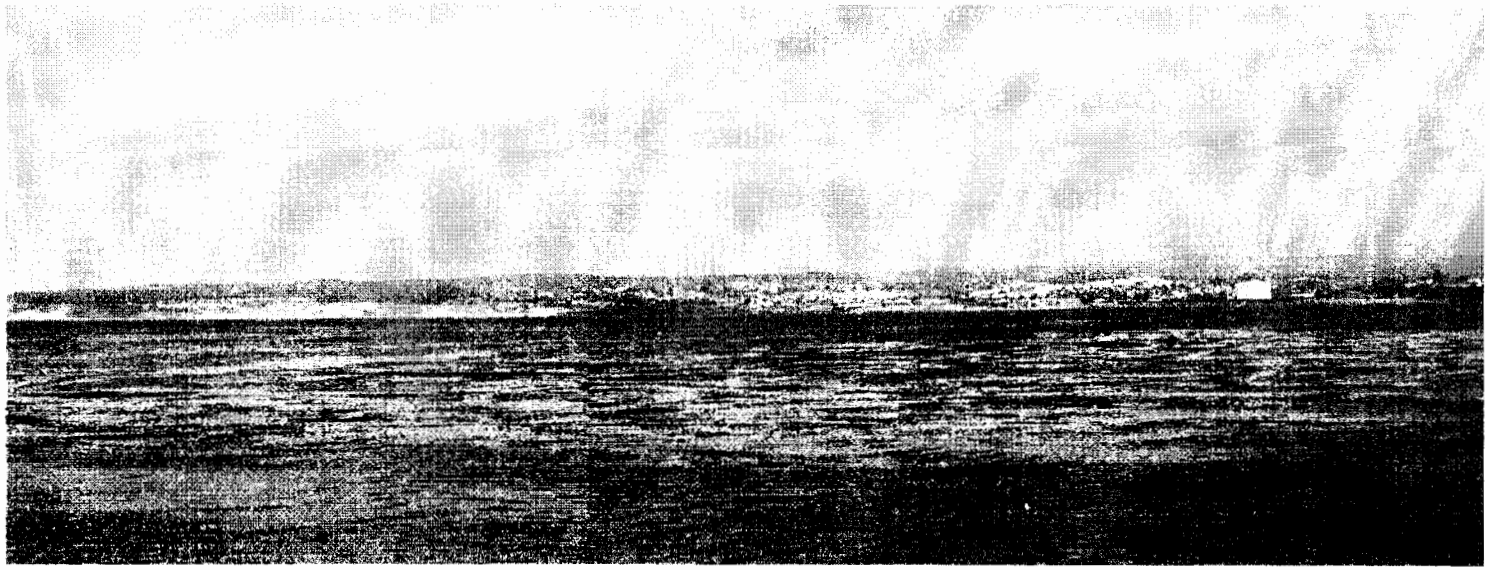

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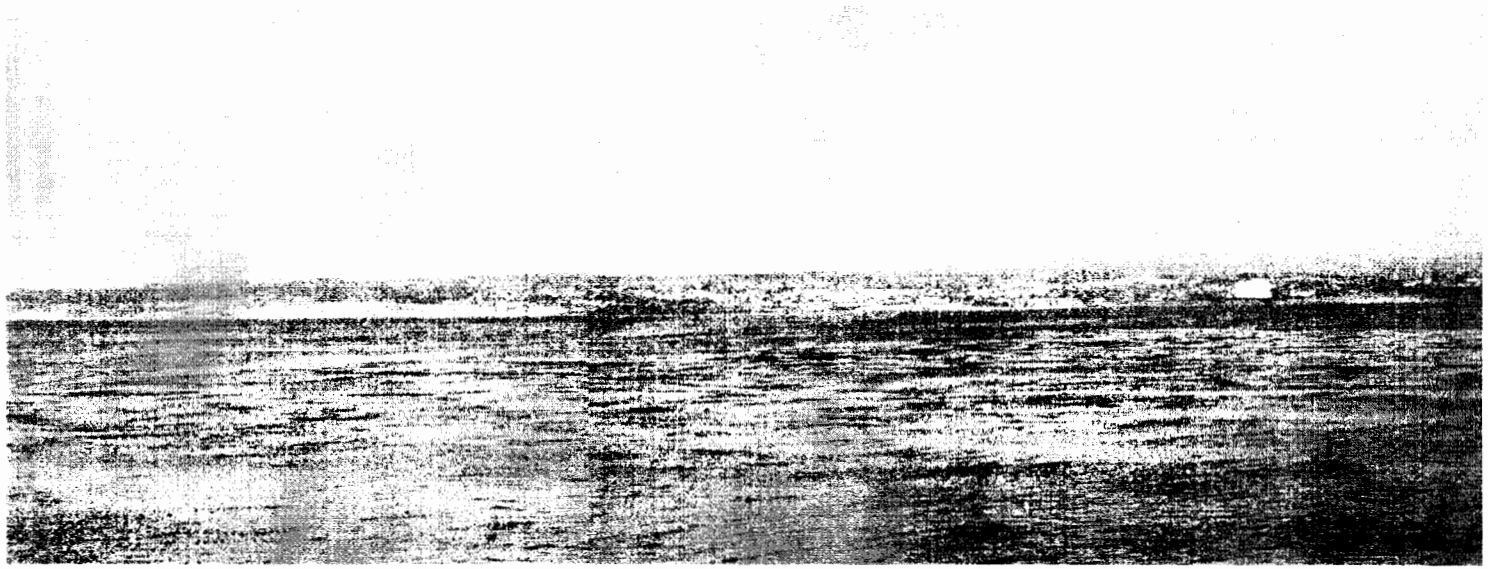

With Project

View 12: Monterey Bay Aquarium 17,400' Across Monterey Bay

88mm Zoom equivalent 35mm format
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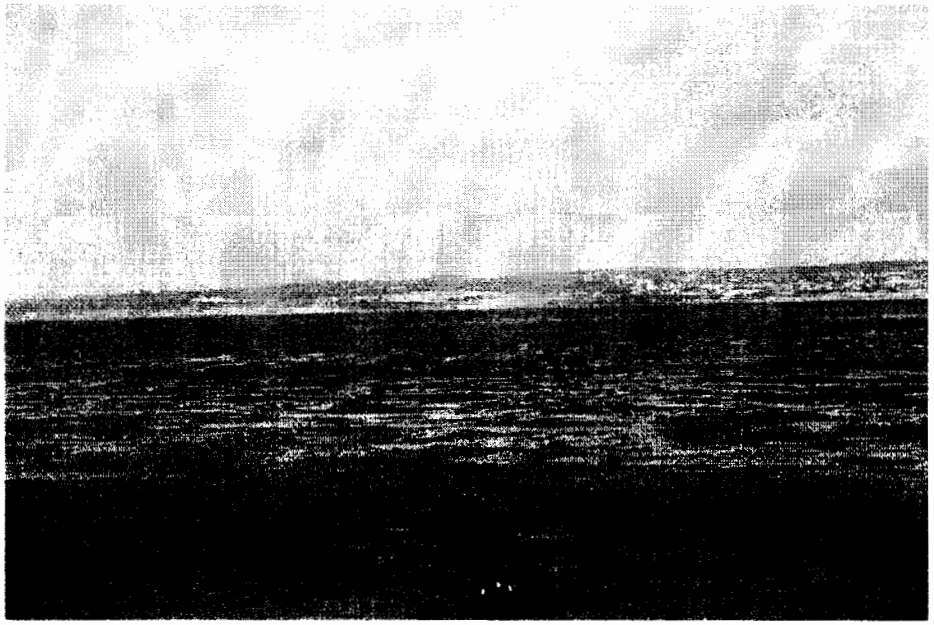

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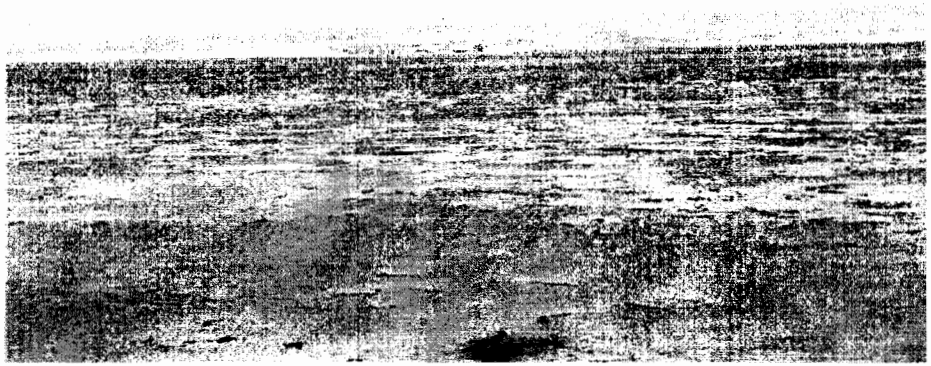

With Project

View 13: Pacific Grove Trail (at Lover's Point) 21,400' Across Monterey Bay

88mm Zoom equivalent 35mm format
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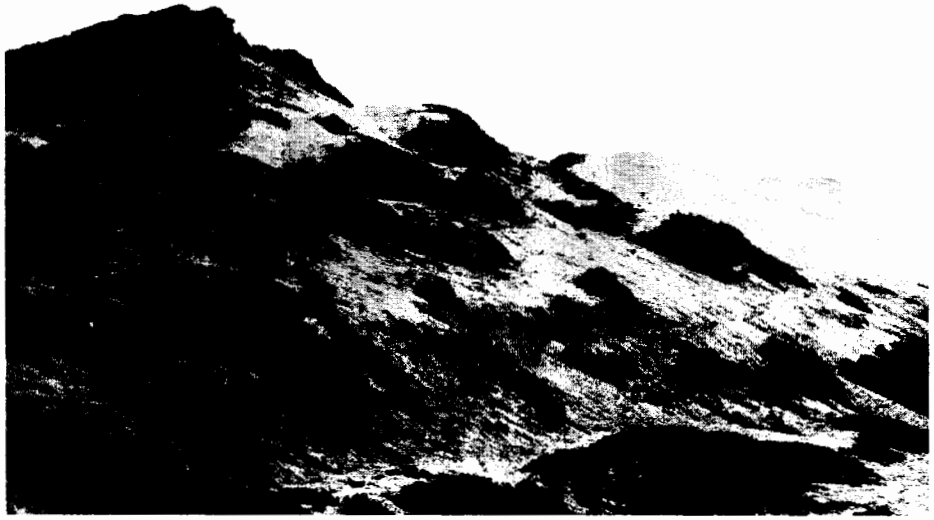

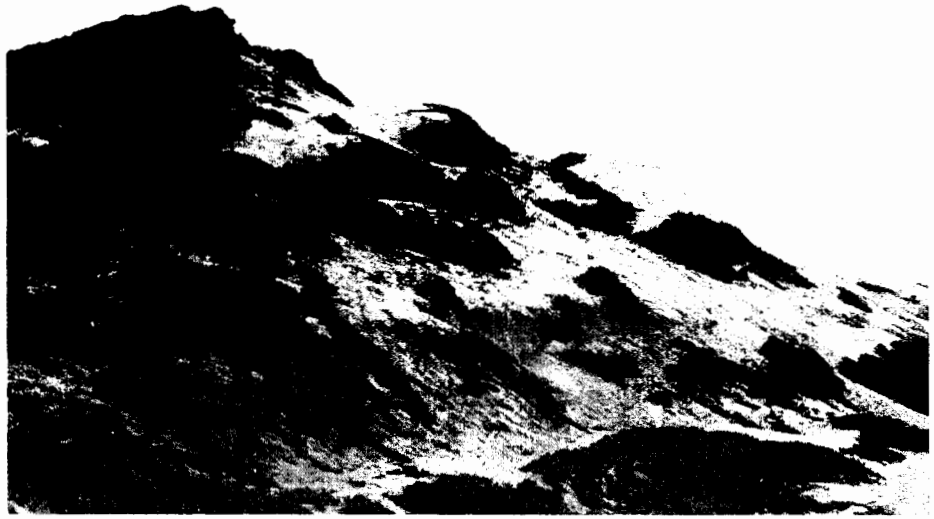

14 a: North Property Line View South-On Beach

88mm Zoom equivalent 35mm format
(naked eye = 50mm in 35mm format)

14b: Midpoint View Southeast Across Property -On Beach

88mm Zoom equivalent 35mm format
(naked eye = 50mm in 35mm format)

14c: South Property Line View Northeast-On Beach

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(naked eye = 50mm in 35mm format)

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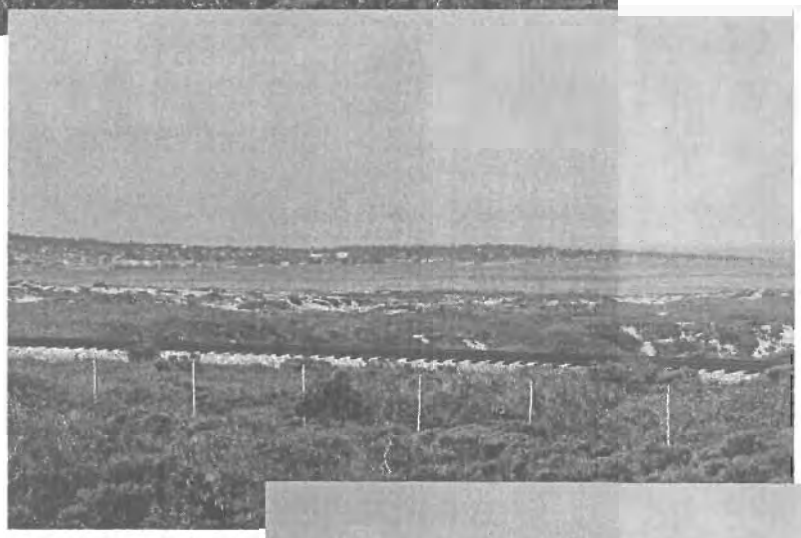
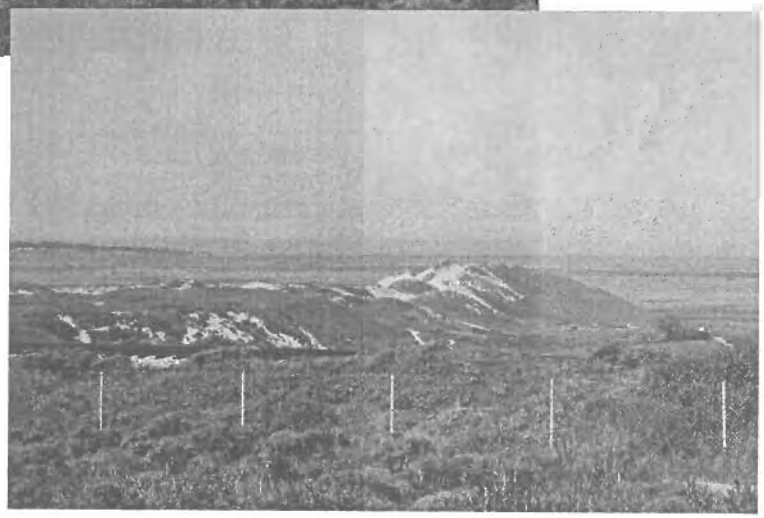
Southbound Views From
State Highway 1





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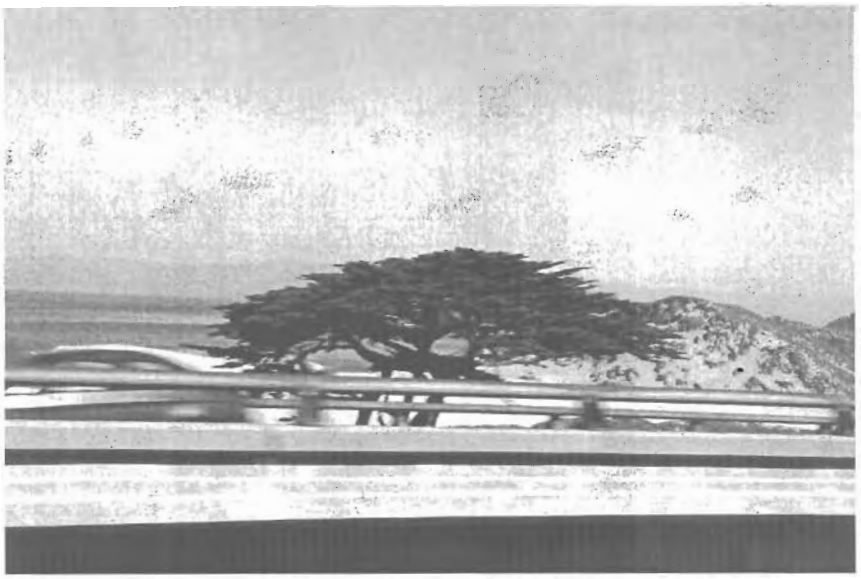
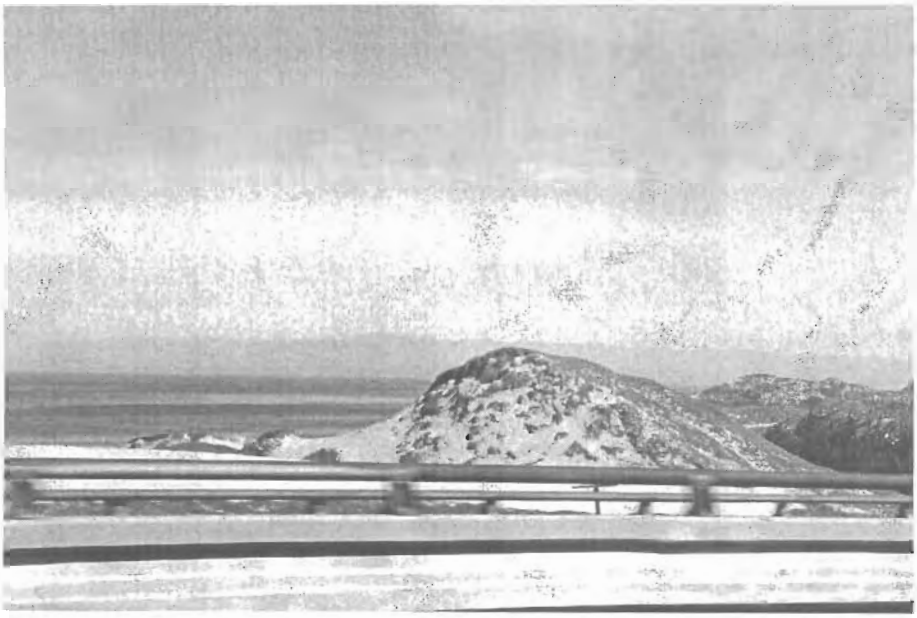
Northbound Views From State Highway 1





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A-3-SNC-98-114

CCC Exhibit 23

Ground Elevation = 90 feet
Height classification = 94 feet and above
Approximate "viewing" elevation = 94 feet
Elevation (in feet)
150 - 164
140 - 150
130 - 140
120 - 130
110 - 120
100 - 110
94 - 100
< 94
N
0
225
450 Feet
0
50
100 Meters
Source: Sanborn
Date: 2003

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Attorneys for Plaintiff and Petitioner
SECURITY NATIONAL GUARANTY, INC.

FILED
San Francisco Superior Court
JAN 30 2009
GORDON PARK-LI, Clerk
BY: _____ Deputy Clerk

SUPERIOR COURT OF CALIFORNIA

COUNTY OF SAN FRANCISCO

SECURITY NATIONAL GUARANTY, Plaintiff and Petitioner, v. STATE OF CALIFORNIA; CALIFORNIA COASTAL COMMISSION; and DOES 1-50, Defendants and Respondents.	Case No. 320574 **ORDER RE RETURN OF WRIT BY CALIFORNIA COASTAL COMMISSION** Date: December 16, 2008 Time: 9:30 a.m. Dept.: 302, Hon. Patrick J. Mahoney

Good cause appearing therefor, and having heard Petitioner Security National Guaranty's Motion to Compel the return of the writ, the peremptory writ of mandate issued May 27, 2008 against the respondent California Coastal Commission is hereby amended as follows:

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(page 1 **of** 4 **pages)**
A-3-SNC-98-114

1. Respondent California Coastal Commission is hereby ORDERED to return the writ no later than March 31, 2009.

2. By the time the California Coastal Commission returns the writ on March 31, 2009, the California Coastal Commission shall have held a hearing on the merits of Petitioner Security National Guaranty's application for a coastal development permit for the modified Monterey Bay Shores project (unless the parties mutually agree to some other hearing date). In accordance with the May 27, 2008 peremptory writ, respondent California Coastal Commission is hereby ORDERED to reconsider and rehear its action based on (1) the standards set forth in Sand City's certified Local Coastal Program, without any environmentally sensitive habitat area designation on the Monterey Bay Shoes project site, (2) the rulings of the Court of Appeal as reflected in its January 25, 2008 Opinion, and (3) project modifications. Except as modified by this Order, the May 27, 2008 peremptory writ remains in effect.

3. By January 16, 2009, the California Coastal Commission staff shall determine in writing whether Petitioner's application is complete except as to the issue of water per paragraph 4 and shall immediately transmit the determination to the Petitioner and the Petitioner's counsel via fax and first class mail. If the California Coastal Commission staff fails to make a written completeness determination on or before January 16, 2009 as required by this Order, Petitioner's application shall be deemed complete. If the application is determined not to be complete, the California Coastal Commission staff's written determination shall specify those parts of the application which are incomplete and shall indicate the manner in which they can be made complete. ~~including a list of the specific information needed to complete the application.~~

4. On or before January ~~16~~ 30, 2009, the California Coastal Commission staff shall inform the Petitioner Security National Guaranty whether it may require information subsequently from SNG in order to complete the application pertaining to the availability of a water supply. No

has made any decision that

inference shall be drawn from this Order that the Court ~~believes~~ the respondent California Coastal

may or may not

Commission ~~has the right to~~ deny or condition Petitioner SNG's application based on the availability of a water supply.

5. To facilitate the processing of the application, representatives of SNG and Coastal Commission staff members working on SNG's application shall meet in person on January 30, 2009 to discuss SNG's application, potential conditions of approval, and staff's questions or concerns regarding the application or project. At the January 30, 2009 meeting, the Coastal Commission staff shall provide a ~~complete written~~ summary as to what it requests to demonstrate an availability of water supply~~, which has not already been supplied to the Commission staff by that date. If the application is determined not to be complete as to the availability of a water supply, the California Coastal Commission staff's written determination shall indicate the manner in which the application can be made complete on that issue, including a list of the specific information needed to complete the application.~~

The Court has not determined whether

may or may not

6. ~~The~~ respondent California Coastal Commission ~~shall not~~ subsequently request any new or additional information which was not specified in the written determination served on January 16, 2009 or, as to the availability of water supply, ~~in the written determination served~~ addressed on January 30, 2009. The respondent California Coastal Commission shall not be permitted to reject or deny Petitioner's application on the basis that it lacks any item that the Commission staff previously failed to specify in staff's January 16, 2009 written determination ~~or, as to the availability of a water supply for the project, in staff's January 30, 2009 written determination.~~ The Commission may receive, review and consider any information received from the public or third parties as part of the public hearing process.

7. To continue the facilitation of a working relationship between the parties and the processing of the application, the Court urges representatives of Petitioner SNG and Coastal Commission staff

members working on the project ~~shall~~ to meet in person again after the staff's written recommendations are issued on February 19, 2009 to discuss the project and the staff report. This second meeting ~~shall~~ should be held on or about February 20, 2009, February 23, 2009 or February 24, 2009 and the parties ~~shall~~ should attempt in good faith to resolve any differences regarding conditions of approval for the project. Nothing in the proposed Order shall be construed to prohibit additional meetings between the parties to process the application and prepare for the Commission hearing and such meetings and open dialogue is encouraged.

8. This Court continues to retain jurisdiction over the enforcement of the peremptory writ of mandate issued May 27, 2008 against the respondent California Coastal Commission.

9. Although this written Order is being entered on 1/30/09, Respondent has stated its intent to comply with its understanding of the hearing transcript of Dec. 16, 2008. To the extent that this written Order imposes any requirements not satisfied to date, the parties are directed to do so on or before Feb. 10, 2009.

~~IT IS SO ORDERED.~~

~~DATED: December __, 2008~~

~~By~~

~~Judge of the Superior Court~~

January 30, 2009

Patrick J. Mahoney

Judge of the Superior Court

PATRICK J. MAHONEY

DUNE
LANDFORM
APPROXIMATION

CCC Exhibit 25
(page 1 of 1 pages)
A-3-SNC-98-114

ACCESS, SIGNAGE, AND LIGHTING PLAN

MONTEREY BAY SHORES ECO-RESORT

Sand City, California

RECEIVED
OCT 17 2008
CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

PREPARED FOR

Security National Guaranty, Inc. ("SNG")

October 2008

CCC Exhibit 26
(page 1 of 71 pages)
A-3-SNC-98-114

EMC PLANNING GROUP INC
A LAND USE PLANNING & DESIGN FIRM
301 Lighthouse Avenue, Suite D, Monterey, California 93940 T 831.649.1799 Fax 831.649.8399
www.emcplanning.com

MONTEREY BAY SHORES ECO-RESORT

Access, Signage, and Lighting Plan

PREPARED FOR

Security National Guaranty, Inc. ("SNG")
Mr. Ed Ghandour
505 Montgomery Street, Suite 1150
San Francisco, CA 94111
Tel 415.874.3121

PREPARED BY

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contactus@emcplanning.com
www.emcplanning.com

October 2008

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1.0
INTRODUCTION

1.1 PURPOSE

This Access, Signage, and Lighting Plan for the proposed Monterey Bay Shores Eco-Resort has been prepared as an update to a 1998 version prepared for the originally proposed project by EMC Planning Group Inc. This document has been prepared pursuant to the policies of the California Coastal Act, Article 2, Sections 30210-30214, and the Sand City Local Coastal Program ("LCP"), Sections 2.3.1-2.3.15. EMC Planning Group Inc. has prepared this plan for Security National Guarantee (SNG) Development Company (the "Applicant"). The purpose of this document is to summarize the access, signage, lighting, and planting elements of the proposed Monterey Bay Shores Eco-Resort (the "Eco-Resort") and recommend specific implementation measures, management requirements, and maintenance needs.

1.2 ORGANIZATION OF THE DOCUMENT

This plan outlines access, signage, lighting, and planting provisions for the Eco-Resort along the beaches of Sand City, including public and Eco-Resort accessways.

The proposed Eco-Resort is described in Section 2.0 of this document, Project Description, with particular detail given to the access component of the Eco-Resort, including public and Eco-Resort accessways.

Section 3.0, Access, evaluates the proposed Eco-Resort based on forms and means of access identified in LCP policies. This section describes the proposed public accessways, which have been developed based on review of the coastal public access policies contained in the California Coastal Act and the LCP, as well as proposed Eco-Resort accessways. A discussion of resource and habitat protection in access areas is also included.

Section 4.0, Signage, discusses the location, content and intent of Eco-Resort guest signs public access signs, informational and interpretive signs, safety and hazard signs, restricted access signs, and private property and boundary signs that will be installed on the site.

Section 5.0, Lighting, introduces the types of lighting that will be installed along Sand Dunes Drive, the entry road, the courtyard, the public access parking lot, and the accessways, as well as the type of signage lighting that will be used.

Section 6.0, Planting Zones, introduces each of the proposed planting zones on the site. A list of typical plant species that may be included in each zone is provided consistent with the Habitat Protection Plan ("HPP") prepared for the Monterey Bay Shores Eco-Resort (EMC Planning Group, Inc. 2008). A Landscape Plan has been prepared for the project that illustrates the location and composition of each planting zone. The Landscape Plan is included as Appendix A.

Section 7.0, Accessway Implementation, Management and Maintenance discusses implementation, management and maintenance of accessways, signage and planting zones. This section reviews the LCP policies that relate to offers of public access dedication, management and development of proposed accessways, and design guidelines for accessways. This section also addresses potential management agencies and discusses funding and management ideas for the project's proposed public accessways. Protective measures intended to maintain the accessways and other improvements are discussed.

Section 8.0. References and Report Preparation provides a list of references used in preparing the plan.

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2.0
PROJECT DESCRIPTION

2.1 LOCATION

The Eco-Resort site (APN 011-501-14) is located on the shore of Monterey Bay in the northern portion of the City of Sand City, about one mile north of Monterey and about 28 miles south of Santa Cruz. The gross site area is 39.04 acres, 32.09 acres of which lie above the mean high tide line. The site is located within the greater Monterey Peninsula urbanized area and is within the limits of the Sand City Redevelopment Agency redevelopment project boundary. Figure 1, Regional Location, illustrates the site in its regional setting.

Former Fort Ord property to the north is owned by the California State Department of Parks and Recreation ("DPR") and the Applicant (approximately 0.45 acres, not a part of the Project). Approximately 16 acres of property to the south is owned by the Monterey Peninsula Regional Park District ("MPRPD"). Property to the east is owned by the Union Pacific Railroad and the California Department of Transportation. Monterey Bay is directly to the west.

With the exception of the two privately owned parcels (1 acre and 0.45 acre), land uses to the north and south are proposed to ultimately become public park developed by state and regional park agencies. Land use immediately to the east is devoted to transportation. State Highway 1, a paved bicycle trail, and the disused Monterey line of the Union Pacific Railroad provide vehicular, bicycle, and potential rail access to and from the Monterey Peninsula. Beyond these transportation facilities to the east are Seaside High School and residential areas, and to the south are the Edgewater Shopping Center in Sand City, and commercial, and industrial areas in Seaside. Figure 2, Project Vicinity, illustrates the local vicinity.

The site is owned by the Applicant, who is proposing the Eco-Resort on the site. The site was used for approximately 60 years for sand mining by Lonestar Industries. No or minimal reclamation activities have occurred since the mine closed in 1986. The site encompasses a gross area of 39.04 acres, of which approximately 32 acres lie above the mean high tide line. The site contains approximately 1,495 feet of beach frontage.

2.2 LAND USE

The LCP Land Use and Implementation Plans allow four land uses on the site: 1) Visitor-Serving Commercial (CZ-VSC); 2) Visitor-Serving Residential (CZ-VS-R2); 3) Residential (CZ-R2); and 4) Public Recreation (CZ-PR). The location of these uses is illustrated in Figure 3, Sand City LCP Land Use Map. LCP Land Use Plan policy 6.4.1 and the LCP Implementation Plan Planned Unit Sand City LCP Amendment 2-97, approved June 11, 1997, allow permitted land uses at this site to be intermixed provided that they do not exceed the maximums established for the individual use areas.

Site Plan

Figure 4, Site Plan, presents the proposed plans for the Eco-Resort. The Eco-Resort includes the construction of a 340-unit mixed-use resort with a residential component designed to integrate development within the existing dune complex. The Eco-Resort facilities will be accessed from a southward extension of Sand Dunes Drive from the west end of California Avenue. The Eco-Resort will include the following uses:

- A 161-room hotel;
- 46 visitor-serving condominium units (rental pool) located south of the reception area;
- 42 visitor-serving condominium units (rental pool) located north of the reception area;
- 92 residential condominium units;
- Auxiliary facilities including a restaurant, conference facilities and rooms, a wellness spa, botanical garden, several swimming pools; and
- Open space, public access and parking, trails, and habitat and dune restoration areas.

Design Intention

The Eco-Resort differs in a number of ways from the originally proposed project. With respect to, building layout, design, and size, the Eco-Resort will be set back a substantially greater distance (as discussed in the EIR Addendum) from the ocean than the original layout of the project. Thus, there will be a greater buffer between the Eco-Resort and the lower beach. The elimination of these significant construction and operational activities will help reduce the temporary and long-term impacts to potential snowy plover habitat or breeding activity.

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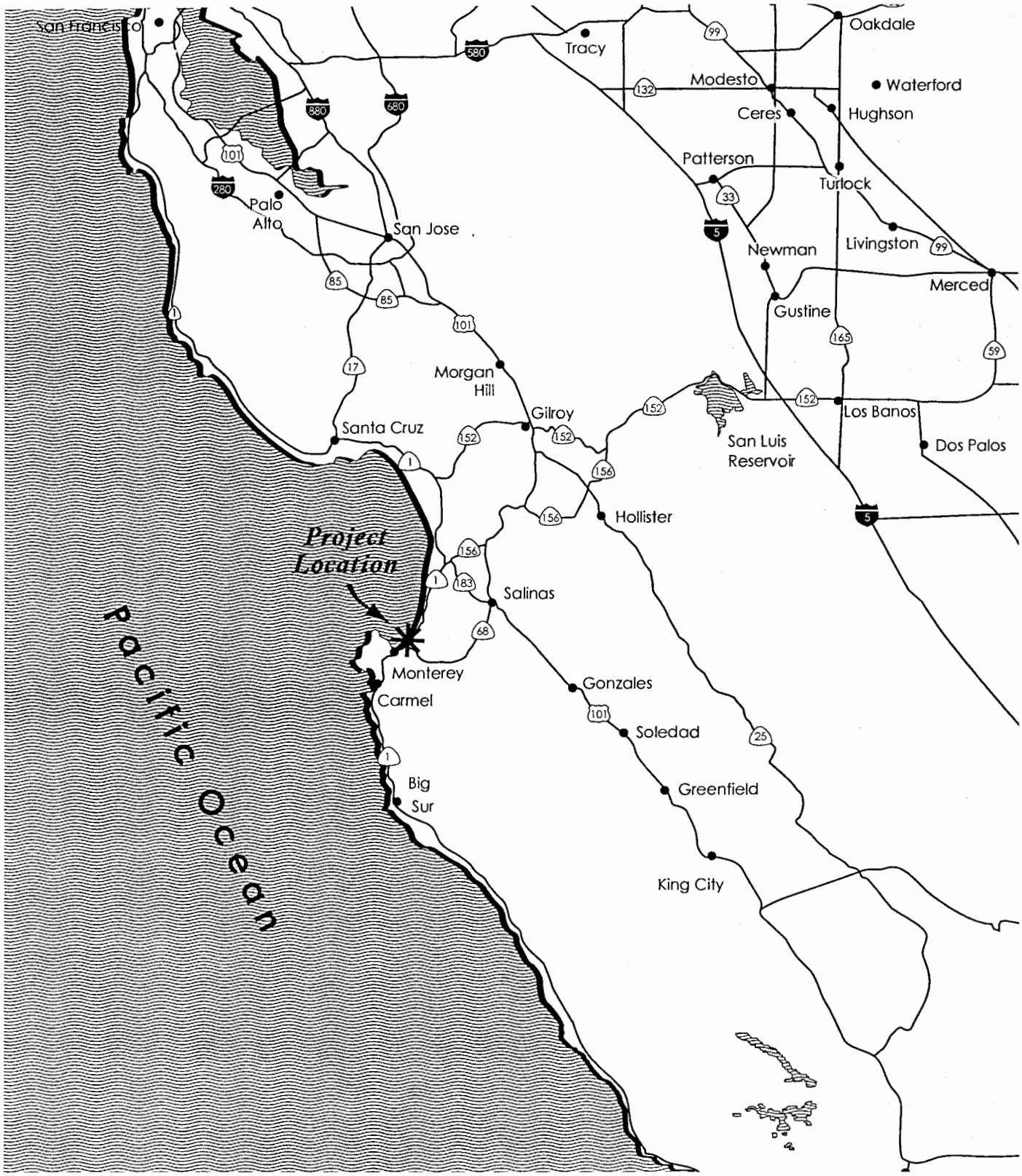

Not to Scale

Source: EMC Planning Group Inc. 2008

Figure 1
Regional Location

Access, Signage, and Lighting Plan

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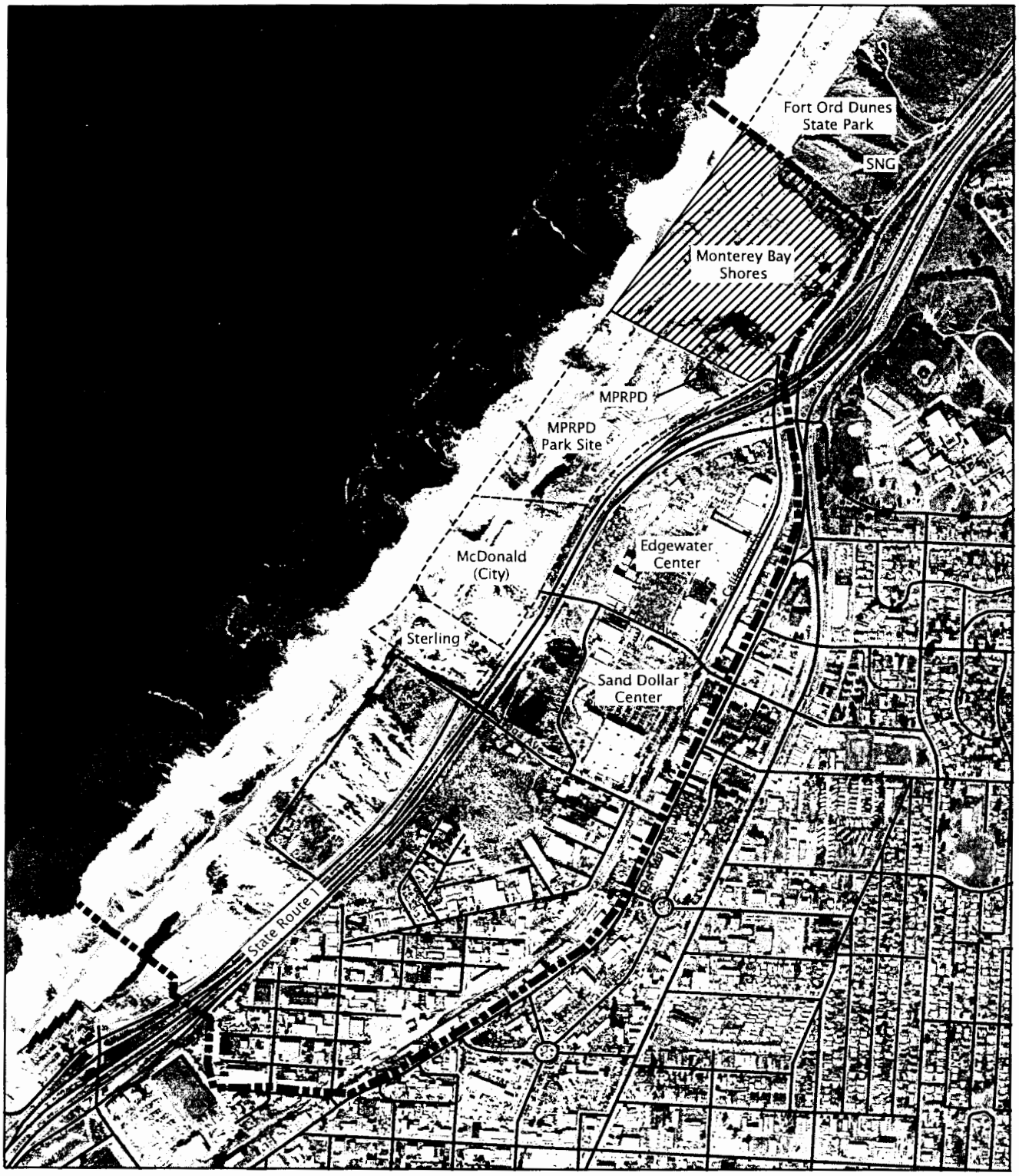

Source: EMC Planning Group Inc. 2008, Monterey County GIS Team 2005, Orthophotos 1999

0 1,000 feet

Legend

- Roads
- Sand City Limit Line
- Monterey Bay Shores
- Adjacent Parcels

Figure 2

Project Vicinity

Access, Signage, and Lighting Plan

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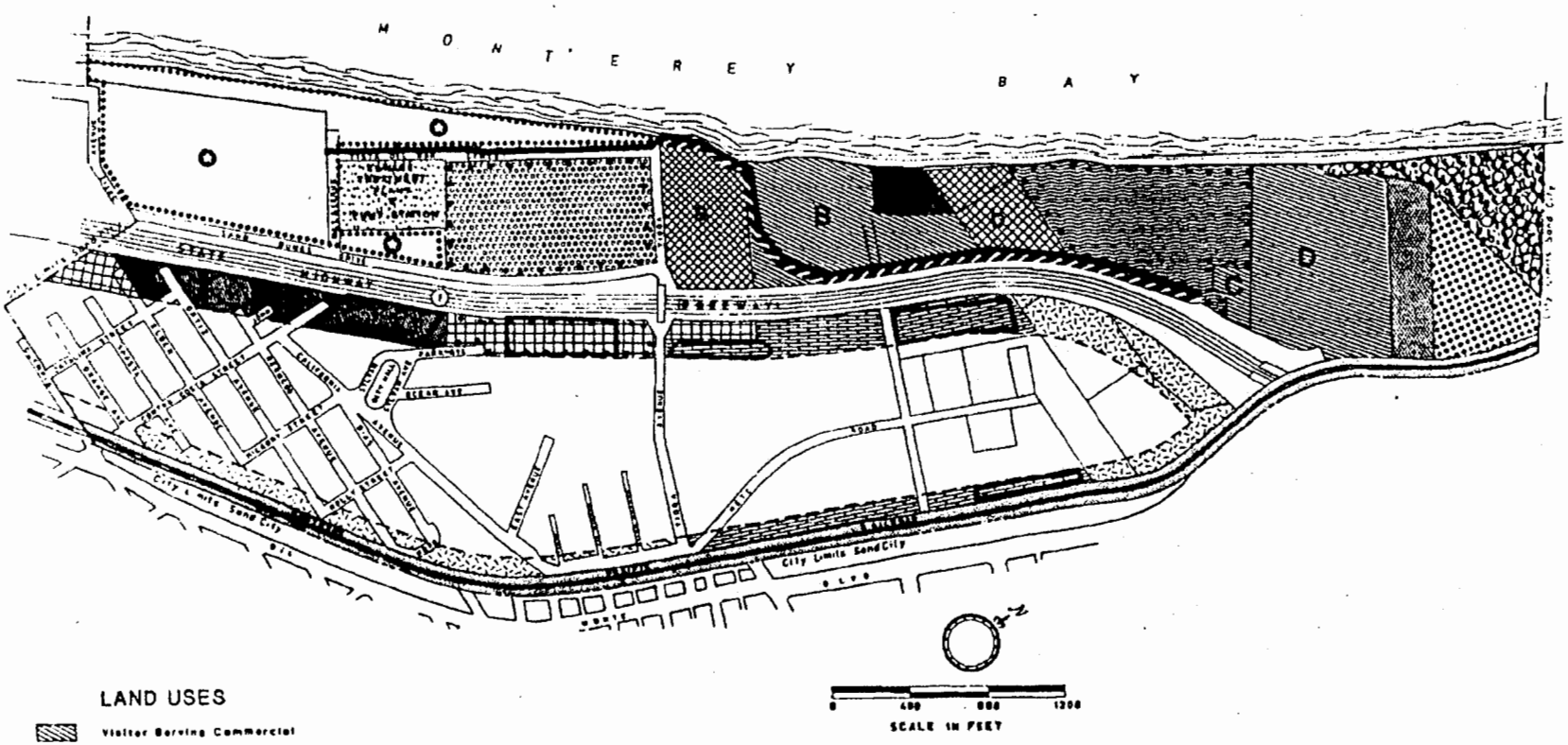

LAND USES

- Visitor Serving Commercial
- Coastal Dependent Industrial
- Industrial Manufacturing, Visitor Serving Commercial
- Visitor Serving Residential, Low Density
- Visitor Serving Residential, Medium Density
- Residential, Medium Density
- Residential, High Density
- Light Commercial
- Heavy Commercial
- Industrial Manufacturing
- Industrial Park
- Public Recreation

B,C,D,a,b
use density standards

Refer to figures 12 and 13 for specific land use designations for these areas.

Denotes Boundary and Special Treatment Combining District for the South of Bay Avenue Land Use Area

COMBINING DISTRICTS

- Special Treatment Area
- Resource Management
- Special Treatment Area, South of Bay Avenue

CIRCULATION

- Transportation Corridor
- Floating Plan Line
- Bike Path

SAND CITY LCP LAND USE PLAN

LAND USE PLAN MAP

Figure 11

Source: EMC Planning Group Inc. 2008, City of Sand City 1982

Figure 3

Sand City LCP Land Use Map

Access, Signage, and Lighting Plan

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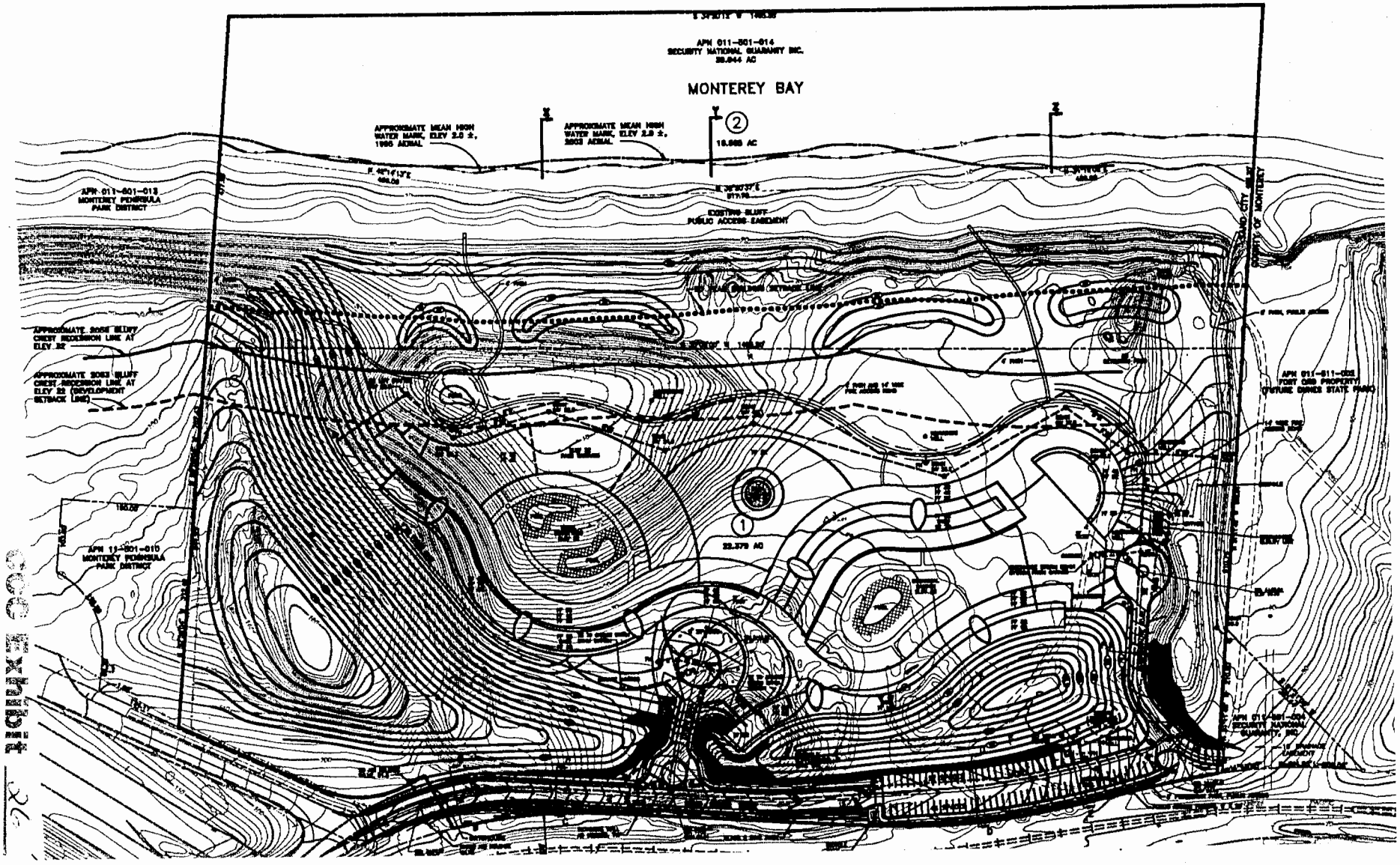

Source: EMC Planning Group Inc. 2008, Bestor Engineers 2008

Figure 4
Site Plans

Access, Signage, and Lighting Plan

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The landscape plan is also designed specifically to take into account the re-creation of types of habitat on or near the beach and strand that are more likely to attract plover nesting and activity. The Eco-Resort has been sited to avoid disturbance of sea cliff buckwheat plants, which are potential habitat for the Smith's blue butterfly.

The basic arrangement of uses was primarily influenced by 1) the large remnant dune on the southwest corner of the site which rises to over 160 feet above Monterey Bay, 2) a desire to minimize visibility of the buildings from Highway 1, 3) the need to maintain a minimum building setback from the shoreline, 4) a desire to provide public recreation and beach access, 5) a desire to stabilize and protect sensitive dune habitat areas, and 6) the need to provide for vehicular and pedestrian access to the proposed buildings.

The buildings have been sited and designed to integrate with one another and with the terrain, and feature a layered curvilinear design. The buildings will feature living roofs planted with native grasses or low-growing perennials. Appurtenant features, such as signage and lighting, are designed to complement the natural surroundings and protect habitat values while meeting their functional needs in serving Eco-Resort residents, guests, and members of the public.

Access to the site is limited by the configuration of adjoining land uses to an extension of Sand Dunes Drive at the southeast corner of the site. The access arrangement efficiently accommodates the needs of all users, including visitors who arrive by auto or bus, and bicyclists, pedestrians, service vehicles, and the general public who wish to access the shoreline. By keeping these access facilities along the easterly margin of the site, and by providing garages beneath the buildings for guest and resident automobiles, vehicles are kept away from the shoreline areas, allowing the shoreline experience itself to be free of the presence of vehicles.

Lot Subdivision

Proposed subdivision of the property will create two parcels. Parcel 1 contains the Eco-Resort. Parcel 2 contains the beach area and will be maintained as open space. A future common interest subdivision may further subdivide the residential units. Access easements will be granted along Sand Dunes Drive and the northern access route.

2.3 ACCESS AREAS

The Eco-Resort includes designated access areas that will provide access to the beach and upland viewpoints for use by Eco-Resort residents and guests, as well as the general public. This section contains a brief description of the access areas. Refer to Section 3.0 Access for additional details.

Public Access Area

Public access areas will include Sand Dunes Drive, the northern access route and vista point, and the entire beach and shoreline bluff face. Access to Fort Ord Dunes State Park will be possible along the beach and in the future from the upland area if the DPR constructs a connecting trail. Public access parking will be provided at the north end of Sand Dunes Drive. Sand Dunes Drive will be a gated private street providing public access during daylight hours.

Eco-Resort Access Area

Eco-Resort access routes will provide beach and vista point access that is intended for use by Eco-Resort guests and residents. A continuous Eco-Resort access walkway will be provided to the seaward side of the buildings with two beach access routes and an access route to the southern vista point. The walkway will also serve as emergency and maintenance vehicle access as required by local fire code. Eco-Resort and public access routes will not directly connect. Connections will be possible from the beach area and in the upland area by way of the front entry of the Eco-Resort buildings, and the fire access road connection to the residential road.

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3.0
ACCESS

This portion of the Access, Signage, and Lighting Plan has been developed to be consistent with the forms and means of access identified in Sand City LCP Policies 2.3.1, 2.3.2, 2.3.3, 2.3.4, 2.3.7, 2.3.8, 2.3.11, and 2.3.14. The Eco-Resort provides public, resident and guest access routes that implement these policies. Access through proposed dune stabilization and restoration areas will be protected, as required in Policy 2.3.6.

3.1 FORMS OF ACCESS

The typical forms of access include lateral beach access, vertical beach access, blufftop or upland paths, and scenic overlooks, including vista points. An accessway is the right-of-way or easement area in which a physical path or stairway in provided, or within which beach access is allowed.

Lateral Access

Lateral accessways provide access along the water's edge. Lateral accessways allow for walking and running along the shoreline, sunbathing, surfing, fishing, and other beach-oriented activities. Lateral accessways should be a minimum of 25 feet of dry, sandy beach at all times of the year, or should include the entire sandy beach area if the width of the beach is less than 25 feet. Lateral accessways should be defined to provide the public and property owner with the maximum amount of certainty possible to determine where public rights of access exist.

Vertical Access

Vertical accessways provide a connection between the first road, trail, or use area nearest the sea and the publicly owned tidelands or established lateral access way. Vertical accessways are usually used for walking and running, and should extend from the road to the shoreline. A vertical accessway should be a minimum of ten feet in width to allow for pedestrian use.

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Blufftop or Upland Paths

Blufftop or upland paths provide access along the shoreline bluff or along the coast inland from the shoreline. A blufftop or upland trail can also link inland recreational facilities to the shoreline. The use of blufftop accessways should be limited to walking and coastal viewing.

Scenic Overlooks

A scenic overlook is a location that provides the public with a unique or special view of the coast. Scenic overlooks or vista points are considered access destinations and proper access paths and support facilities should be provided where appropriate, as determined by the use and location of the overlook. Scenic overlooks should be accessible from a public road or an upland trail, and should be wheelchair accessible.

3.2 LCP PUBLIC ACCESS POLICY

The California Coastal Act states that new development projects between the nearest public road and the sea shall provide public access unless: (1) access is inconsistent with public safety, military security needs, or protection of coastal resources, (2) adequate access exists nearby, or (3) agriculture would be affected adversely.

Much of the Sand City coastline is in public ownership. The DPR and the MPRPD each owns most of the land north and south of the site. Fort Ord Dunes State Park is located directly north of the site and opened to the public in Spring 2008. The adjacent beaches are open for public use; however, currently there is minimal direct public access to the Sand City beaches due to intervening private property and the lack of designated access points and developed pathways.

Most projected public accessways in Sand City will be provided by the public park agencies and through future development proposals, such as the Eco-Resort. The Land Use Plan portion of the Sand City LCP sets forth guidelines for developing public accessways and designates a general system of shoreline access. Figure 5, Sand City LCP Public Access Provisions, show the accessways planned as part of the LCP. Figure 4, Site Plans, show that a vertical public accessway and vista point is planned on the site. Relevant Sand City LCP Land Use Plan policies are discussed for each of the public access elements included in this section.

Lateral Access Policies

Sand City LCP Policies 2.3.2 and 2.3.4 require new shorefront development to include site-specific locations for lateral access in their development proposals. The Sand City LCP

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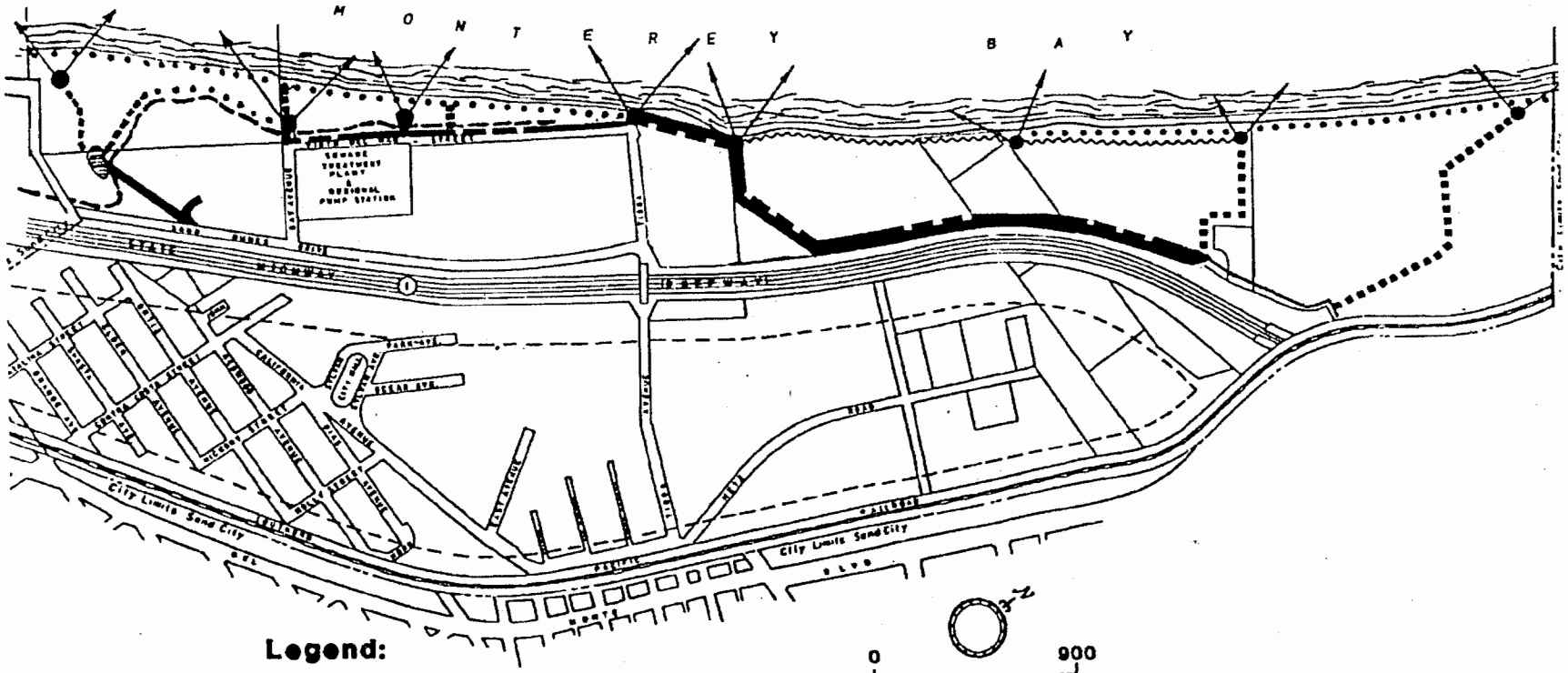

Legend:

- BLUFFTOP ACCESS
- FLOATING VERTICLE ACCESS (GENERALIZED LOCATIONS)
- LATERAL ACCESS (SANDY BEACH)
- PROPOSED BICYCLE PATH (GENERALIZED LOCATION)
- VISTA POINTS
- FLOATING PLAN LINE (GENERALIZED LOCATIONS)

0 900

SCALE IN FEET

Note: For more detail south of Bay Avenue, refer to Figure 12

SAND CITY LCP LAND USE PLAN

PUBLIC ACCESS PROVISIONS

Figure 4

Source: EMC Planning Group Inc. 2008, City of Sand City 1982

Figure 5

Sand City LCP Public Access Provisions

Access, Signage, and Lighting Plan

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Implementation Plan requires lateral access easements to include a minimum of 25 feet of sandy beach from the mean high tide line. The Sand City LCP Land Use Plan Public Access Provisions map does not require blufftop access on this property.

Vertical Access Policies

Sand City LCP Policy 2.3.1 requires new shorefront development to provide vertical accessways. Under Sand City LCP Policy 2.3.4, these accessways are to be located in areas where the least number of improvements would be required to make it usable by the public and where there is sufficient beach area. Accessways should be distributed throughout an area to prevent crowding, parking congestion and misuse of sensitive coastal resources. Under Sand City LCP Policy 2.3.8, the public should be clearly directed to the designated accessways. The Sand City LCP Implementation Plan requires vertical access easements to be a minimum of ten feet wide.

Scenic Overlook Policies

The Sand City LCP Public Access Provisions Map designates eight scenic overlook areas. Sand City LCP Policy 2.3.7 requires the provision of public vista points in these areas. Sand City LCP Policy 2.3.3 states that vista points shall be located and designed to take full advantage of views to and across the bay. This policy and the Sand City LCP Implementation Plan require vista points to be accessible from a public road. One of these designated vista points is located on the site.

Bicycle Path Policy

Sand City LCP Policy 2.3.14 and the Sand City LCP Implementation Plan require new development to include plans for a connection with the regional bikeway system.

Facilities Policy

Sand City LCP Policy 2.3.3 requires public access areas to provide adequate facilities, including trash receptacles, signs, and trail improvements. These facilities should be placed at an adequate distance from access areas to be usable by visitors.

Parking Policy

Sand City LCP Policy 2.3.11 requires the provision of adequate parking for public access routes. This policy also requires parking areas to be screened from public viewpoints.

3.3 ECO-RESORT ACCESSWAY FACILITIES AND LOCATIONS

The Eco-Resort includes designated access areas that will provide access to the beach and upland viewpoints for use by Eco-Resort residents and guests, as well as the general public. This section contains detailed descriptions of the location and type of access facilities. Eco-Resort and public access routes will not directly connect. Connections will be possible from the beach area and in the upland area by way of the front entry of the Eco-Resort buildings, and the fire access road connection to the residential road. Proposed access areas and facilities are shown on Figure 6, Resort Coastal Access.

Lateral Access

Public Lateral Access

A lateral public access easement will be provided along the entire beachfront of the property seaward of the 20-foot mean sea level (MSL) contour line. The public access easement will provide for public access along the entire sandy beach area and portions of the bluff face. Portions of the beach will provide seasonal western snowy plover exclosures without impeding lateral access. Upland lateral access will be provided along Sand Dunes Drive. A paved sidewalk will be provided along the west side of Sand Dunes Drive, connecting to the Monterey Bay Sanctuary Scenic Trail at the south and extending to the Eco-Resort entry and the public access parking lot. At the south end of the public access parking lot, the walking path will cross Sand Dunes Drive and continue northward on the east side of the parking lot. The portion of the walking path to the east of the parking lot will be either concrete or compacted decomposed crushed rock. Bicycle lanes will be provided on Sand Dunes Drive between the Monterey Bay Sanctuary Scenic Trail and the public access parking lot.

Resident and Guest Lateral Access

An access promenade for Eco-Resort residents and guests will consist of a concrete walkway to the seaward side of the Eco-Resort buildings, extending from the northern end of the buildings to and around the blufftop pond. The curvilinear promenade will undulate with the underlying topography. The paved portion of the promenade will be four feet wide, with additional width of concrete paver/planter blocks to either side to provide a support surface for emergency and maintenance vehicles. The walkway will serve as emergency vehicle access as required by local fire code, with a turn-around surrounding the bluff-top pond. The concrete pavement will have an integral earth tone color and finish to blend with the surrounding dune landscape.

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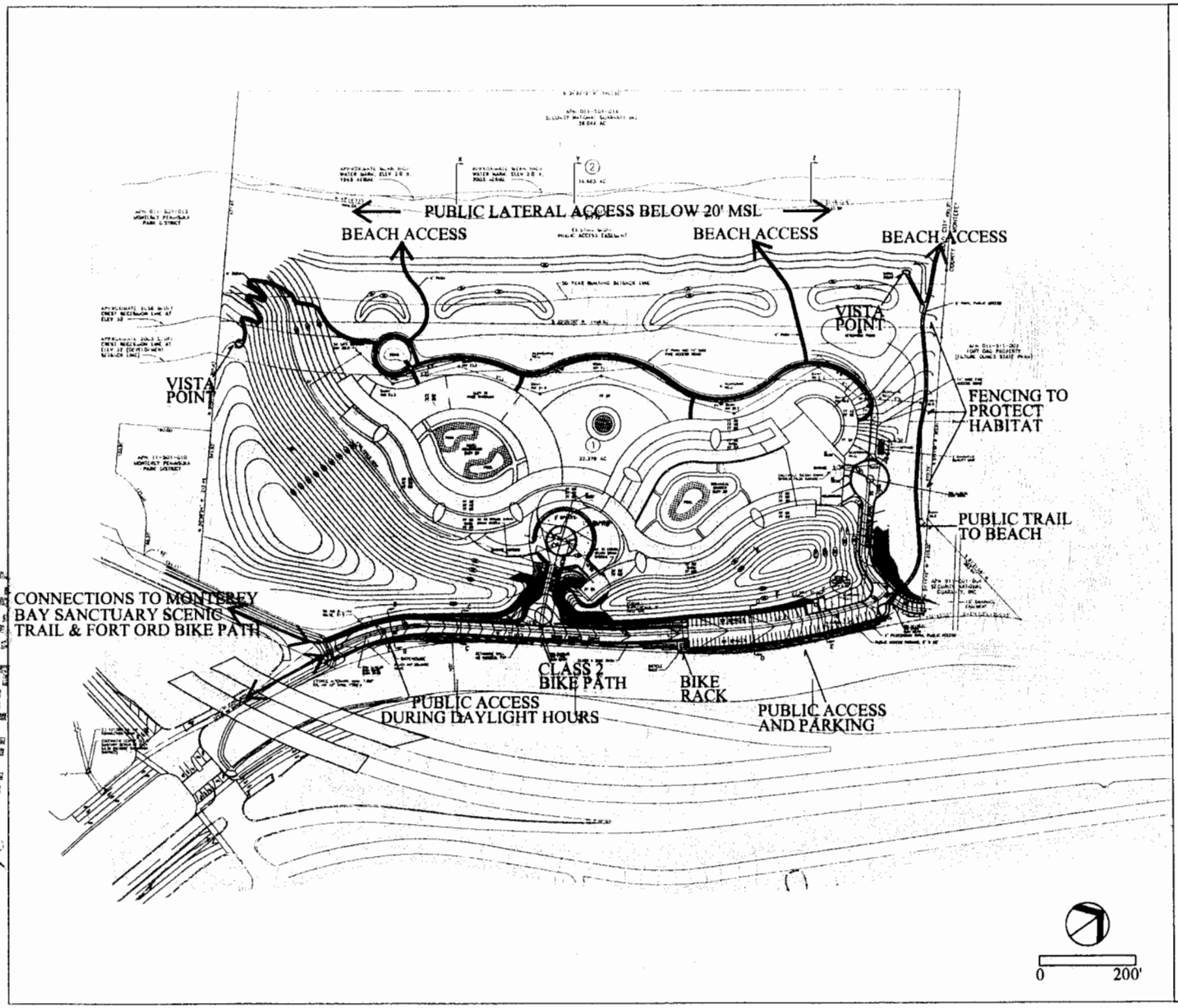

LEGEND:

- Class 2 Bicycle Lanes
- Public Pathways
- Resort Pathways

Figure 6
MONTEREY BAY SHORES
Access, Signage, and Lighting Plan

Resort Coastal Access
Monterey County, CA
October 14, 2008

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A LAND USE PLANNING & DESIGN FIRM
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Vertical Access

Public Vertical Access

A public vertical access is required by the Sand City LCP. Public vertical access will be provided for pedestrians along the northern edge of the site, beginning at the public access parking lot and continuing to the beach. The accessway will consist of a compacted decomposed rock path, five feet wide, from the south end of the public parking lot to the point where sand conditions require use of a boardwalk. The accessway will continue as a five-foot boardwalk from that point to the beach bluff, where a stairway may be required. A public access easement will be recorded.

The public vertical accessway addresses all of the Sand City LCP access policies. Vertical access to the beach will be accomplished without major structures. The top of the beach is only 10 to 15 feet higher than the tide zone. The accessway will be located in a naturally occurring swale at the northern edge of the site.

Resident and Guest Vertical Access

Two vertical accessways providing access to the beach are planned for the use of Eco-Resort residents and guests. One accessway will be located in the northern portion of the site to provide beach access from the residential area and one accessway will be located in the southern portion of the site to provide beach access from the guest facilities. These accessways will be boardwalks that lead from the paved promenade to the top of the bluff. A stairway will continue between the end of the boardwalk and the beach.

Scenic Overlooks

Public Vista Point

A public access overlook is required by the Sand City LCP. The public access vista point will be located on a low bluff near the northern edge of the Eco-Resort abutting Fort Ord Dunes State Park. The vista point will be accessed from a spur boardwalk from near the termination of the public access boardwalk, at an elevation of about 35 feet above MSL. Benches and interpretive signs will be located at the vista point, and will be situated in a visually unobtrusive manner. A trash container will be located at the vista point trail junction.

The vista point will be located within a public access easement as described in the earlier discussion of vertical access. The design of the public access easement will allow room for the vista point to be relocated along the blufftop should shoreline or dune erosion occur.

Resident and Guest Vista Point

A vista point for residents and guests will be provided at the southern edge of the site. The vista point accessway will begin at the end of the paved promenade near the blufftop pond. The accessway will switchback up the dune to the vista point at about 110 feet above MSL, about 80 feet above the elevation of the promenade. Benches, interpretive signs, and a trash container will be located at the vista point, and will be situated in a visually unobtrusive manner.

Bikeways

The Monterey Bay Sanctuary Scenic Trail is planned to extend at least from Davenport in Santa Cruz County to Pacific Grove. The Sand City portion of this regional bike path was completed in 1998 across the former land fill to the south of the site, and connects to the Fort Ord bike path. Access from the Eco-Resort will be provided where the trail intersects Sand Dunes Drive. The Fort Ord bike path is located east of the Eco-Resort, separated from the site by the Union Pacific Railroad right-of-way, and serves as a temporary segment of the Monterey Bay Sanctuary Scenic Trail. The Monterey Bay Sanctuary Scenic Trail Master Plan (TAMC January 2008) shows the trail diverging from the Fort Ord bike path at Sand Dunes Drive and continuing to Marina on the west side of the railroad tracks.

The Eco-Resort will provide Class 2 bicycle lanes as illustrated in Figure 6, Resort Coastal Access. The primary circulation link providing vehicular and bicycle access between the Eco-Resort and the public road network is an extension of Sand Dunes Drive as a private street northward from California Avenue near the southbound ramp to Highway 1. This private street will incorporate Class 2 bicycle lanes (a striped lane on each side of the street) from California Avenue to the beginning of the parking lot. A bicycle rack will be located at the point where the bike lanes end. Shared bicycle access will continue along the remainder of Sand Dunes Drive.

Bicycle rental is planned through the Eco-Resort concierge desk. Residents and guests will be able to rent bicycles for use on the Monterey Bay Sanctuary Scenic Trail.

Facilities

The Eco-Resort coastal accessways include the facilities required by the Sand City LCP: trash receptacles, signage, and trail improvements. Trash and recycling receptacles will be provided at each end of the public access parking lot and at the vista points (or the vista point trail junction). Signage will be located at appropriate points, as described in Section 4.0 Signage. In addition to the facilities required by the Sand City LCP, the Eco-Resort will provide lighting, bicycle racks, and benches. Lighting is described in Section 5.0 Lighting. Bicycle racks will be provided at the north end of the Sand Dunes Drive parking lot. Bicycle racks for the use of guests will be

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provided inside the Eco-Resort complex. Benches will be provided at the vista points and at several locations adjacent to the public access parking lot. The proposed facilities are consistent with other locally developed regional and state park public access points. Proposed locations of public facilities are shown on Figure 5, Sand City LCP Public Access Provisions.

Parking

The Eco-Resort will provide a public parking area in the eastern portion of the site along the Sand Dunes Drive extension. The 71 spaces will provide adequate parking for the public vertical accessway and scenic overlook. The parking lot will also provide future trailhead parking for upland access to Fort Ord Dunes State Park. The parking area will be landscaped with appropriate vegetation to assist in screening the area from public view. Parking lot access will be controlled by an electronic gate and closed to the public at sunset.

3.4 ECO-RESORT ACCESSWAY DESIGN DETAILS

Pedestrian Paths and Boardwalks

Several types of pedestrian paths and boardwalks will be utilized depending on the particular setting. These include paved walkways, compacted decomposed rock paths, boardwalks, and stairs.

Paved Walkways

In locations where very high levels of use are expected, and other improvements are present, concrete sidewalks or walkways will be used. The sidewalks leading into the Eco-Resort from California Avenue and the promenade to the seaward side of the Eco-Resort buildings will be constructed of poured concrete. The concrete will be colored and textured to blend with the adjacent sands. A light wash fluid finish will create an aged concrete appearance instead of a full exposed aggregate appearance. Pervious concrete will be used where appropriate. A special finish, such as simulated slate, may be used at building entrances. Figure 7, Decorative Pavement shows an example of a decorative pavement treatment.

Compacted Decomposed Rock Paths

In locations with stable soil conditions, and where a less formal surface is appropriate, compacted decomposed rock will be used for the pedestrian paths. A material with a buff color will be selected to blend with the adjacent sands. Figure 8, Compacted Rock Pathway shows an example of a compacted rock path.

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Boardwalks

Boardwalks are segmented plank walkways that provide access to and over fragile or unstable areas. Unconsolidated sand dunes are usually too unstable for on-ground access trails. Boardwalks provide a solid walking surface and as wind erosion occurs, boardwalks can be moved by segment without the use of large machinery, thereby avoiding disturbance of dune vegetation. Boardwalks have proven successful in aiding dune stabilization because they offer public access to the beach along routes that are not impeded by deep sand or vegetation. Pedestrians most often choose to use paths that are easy to walk on rather than trails that are undefined and damaging to plant life. Wooden boardwalks are used at several beaches in the Monterey Bay area.

The boardwalks will be constructed of nominal dimension two-inch and four-inch standard or pressure-treated Douglas fir/hemlock lumber and/or composite lumber. When possible, wood used for the boardwalks will be certified by the Forest Stewardship Council or obtained from a re-cycled source. Where path alignment is level and stable, the boardwalk surface will be laid along a wooden footing or sleeper and nailed more permanently in place. Where the landforms undulate and are subject to water- or wind-borne sand erosion, boardwalk surfaces will be connected by PVC-coated cable or equivalent. The boardwalks will be approximately four or five feet in width, allowing adequate room for pedestrian use. Every 200 feet (maximum) there will be a wide spot to facilitate wheelchair passing and/or resting. All boardwalk surfaces will be placed at a relatively level grade not exceeding five percent (1:20). Figure 9, Boardwalks illustrates the proposed design of the wooden boardwalks.

Stairways

Where slopes in dune areas are too steep for boardwalks (in excess of five percent or 1:20), stairways will be used. Pole/cable steps will be placed from the bluff down to the surf zone, similar to steps at Marina State Beach. The steps will be fastened at the beach bluff and can be adjusted to fit the changing sand surface conditions. The boardwalks will be constructed of nominal dimension two-inch and four-inch pressure-treated Douglas fir/hemlock lumber and/or composite lumber. When possible, wood used for the stairways will be certified by the Forest Stewardship Council. Similar steps will be used on the accessway to the southern vista point if grades are too steep for boardwalks. Figure 10, Stairways illustrates an example of the proposed stairway design for beach access.

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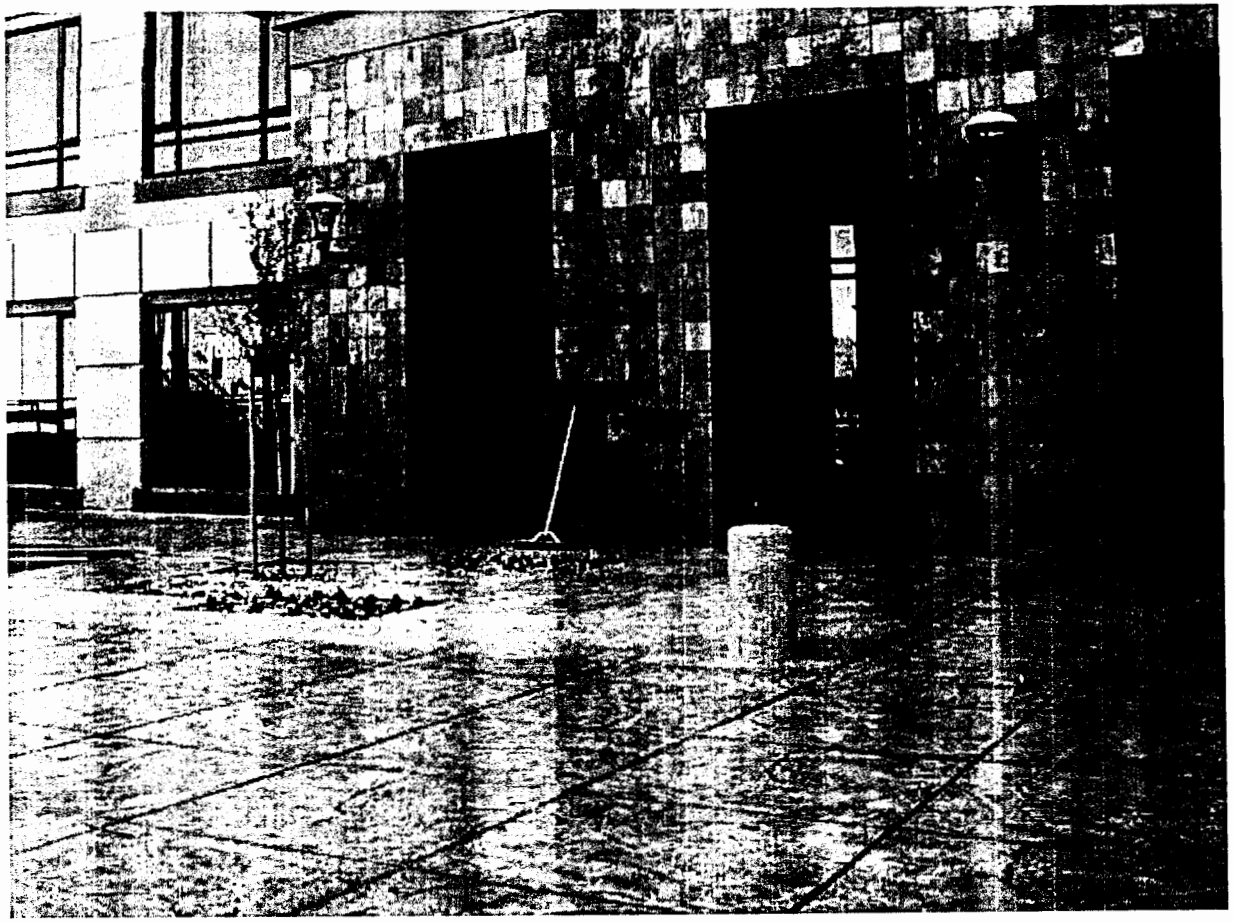

Source: EMC Planning Group Inc. 2008

Figure 7
Decorative Pavement

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Source: EMC Planning Group Inc. 2008

Figure 8
Compacted Rock Pathway

Access, Signage, and Lighting Plan

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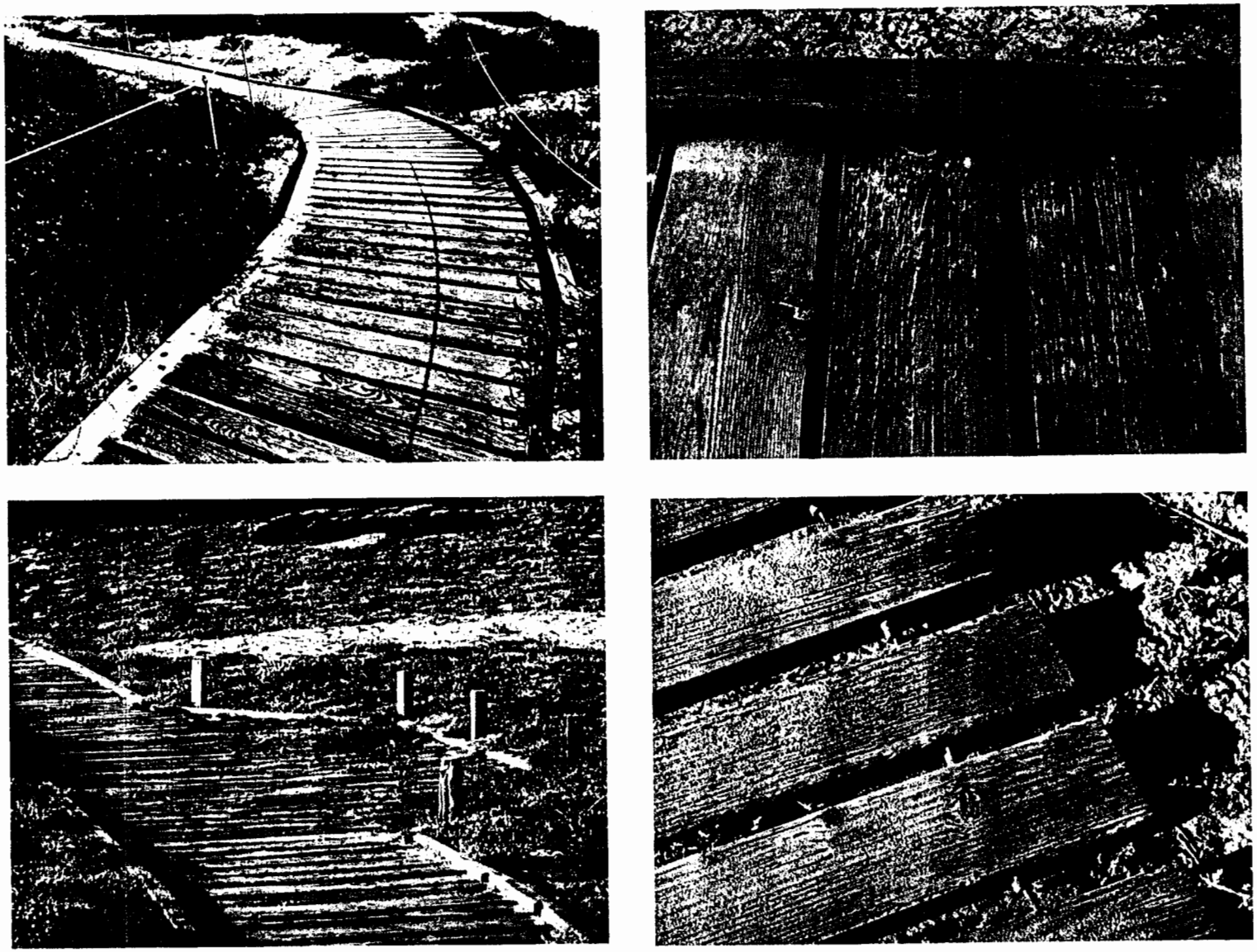

Source: EMC Planning Group Inc. 2008

Figure 9
Boardwalk

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Source: EMC Planning Group Inc. 2008

Figure 10

Stairways

Access, Signage, and Lighting Plan

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Vista Points

Vista points will be on-grade decks located about ten feet back from the edge of the bluff. The vista points will contain informational signage, benches, and have trash receptacles located nearby. A three-foot high railing will be constructed on the non-access sides with an adequate gap to ensure views from wheelchairs are not blocked. Figure 11, Vista Points illustrates conceptual vista point designs. The decks will be constructed of standard or pressure-treated wood and/or composite lumber, with ramped access from the trail. When possible, wood used for the vista point decks or railings will be certified by the Forest Stewardship Council. The observation decks will be designed to allow them to be disassembled and relocated using manual labor. Associated benches, trash receptacles, and signs will utilize anchoring mechanisms designed to allow the facilities to be manually detached, relocated and re-anchored landward.

Bikeways

Designated bicycle ways will be constructed in accordance with the California Department of Transportation Highway Design Manual. The Eco-Resort will provide Class 2 bicycle lanes along Sand Dunes Drive between the intersection with California Avenue and the public access parking lot. Northerly from that point, bicycles will share the road with no bikeway designation.

Fencing

Low fencing will be provided along the sides of the vertical accessway from the public parking area to the vista point to keep pedestrians away from dune stabilization and restoration areas. Fencing will be used adjacent to other accessways as necessary to prevent access into fragile habitat of unstable dune areas. A steel post and vinyl-coated cable fencing will be used as illustrated in Figure 12, Habitat Fencing.

Maintenance and Public Safety

The construction and maintenance of the vertical, lateral and blufftop paths will have public safety as a primary focus. The paths will be constructed in areas determined to be safe from significant hazards. Upkeep of the paths will focus on keeping the paths clear of loose sand or other hazards and evaluated for condition of the materials. In the event that an accessway becomes unsuitable for use, the trail will be closed and appropriate signs will be posted until repairs can be made. Safety signs will be posted to inform residents, guests and the general public of possible hazards, such as surf areas, tsunami potential, areas with unstable cliffs and areas with significant slope. These signs are discussed further in Section 4.5, Safety and Hazard Signs.

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3.5 RESOURCE AND HABITAT PROTECTION IN ACCESS AREAS

Sand City LCP Policy 2.3.6 requires public accessways to be guided away from stabilized or restored dunes. The policy requires accessways to consist of boardwalks or other appropriate pathways to protect dune vegetation. The Eco-Resort contains areas slated for dune stabilization and restoration. The dune areas on the site have been previously exposed to extensive human disturbance and destabilization effects of mining. In an attempt to stabilize and restore the dune areas on the site, a Habitat Protection Plan ("HPP") was prepared by EMC Planning Group Inc. in 2008. The HPP describes a program for long-term restoration, enhancement and protection of the sensitive species located on the site.

Appropriate accessways have been developed in recognition of the sensitivity of coastal dune habitats. The accessways were located and designed to ensure protection of the dune vegetation, in accordance with Sand City LCP policy. The Eco-Resort will provide access through dune stabilization and restoration areas, but will provide appropriate boardwalks, stairways, and fencing to protect these areas from trampling by pedestrians. In addition, the boardwalks through dune stabilization and restoration areas will have educational, informational, and interpretive signs to inform visitors about the coastal dune habitat and endangered species that are found in the habitat. The signs will emphasize the need to protect endangered plants and animals and their habitats. Appropriate barriers (symbolic and/or physical, as required) will be provided where necessary to keep pedestrians away from sensitive areas.

Sand City LCP Policy 2.3.9 requires seasonal public access restrictions to be identified. Access to certain areas may be seasonally limited for environmental protection reasons, based on criteria established in the HPP. Protective measures include a combination of techniques, including: 1) routing pedestrian pathways away from the most sensitive areas, 2) temporary fencing of some areas during construction to minimize disturbance of native plantings while they are becoming established, 3) seasonal or permanent fencing of particularly sensitive areas to avoid disturbance, 4) seasonal restrictions on uses in some areas to protect special status species during critical periods of their life cycles, 5) limitations on the number of users that can be supported in particularly sensitive dune habitat areas, and 6) public education as to the sensitivity of the coastal dune habitat.

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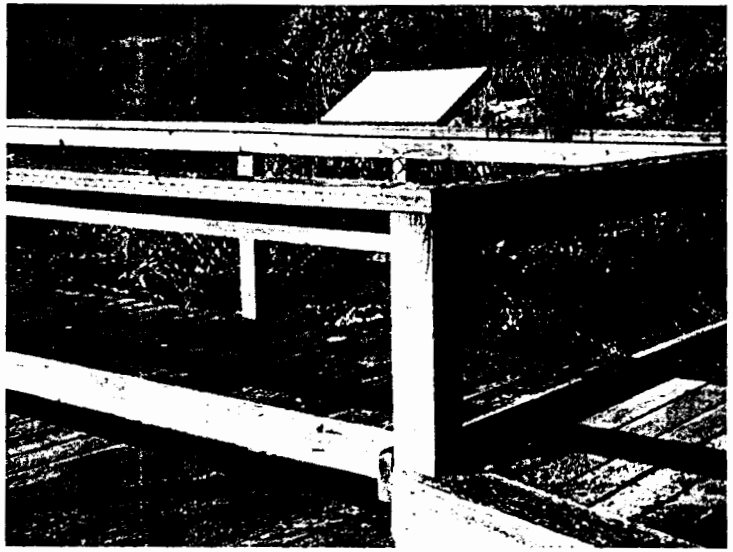

Source: EMC Planning Group Inc. 2008

Figure 11
Vista Points

Access, Signage, and Lighting Plan

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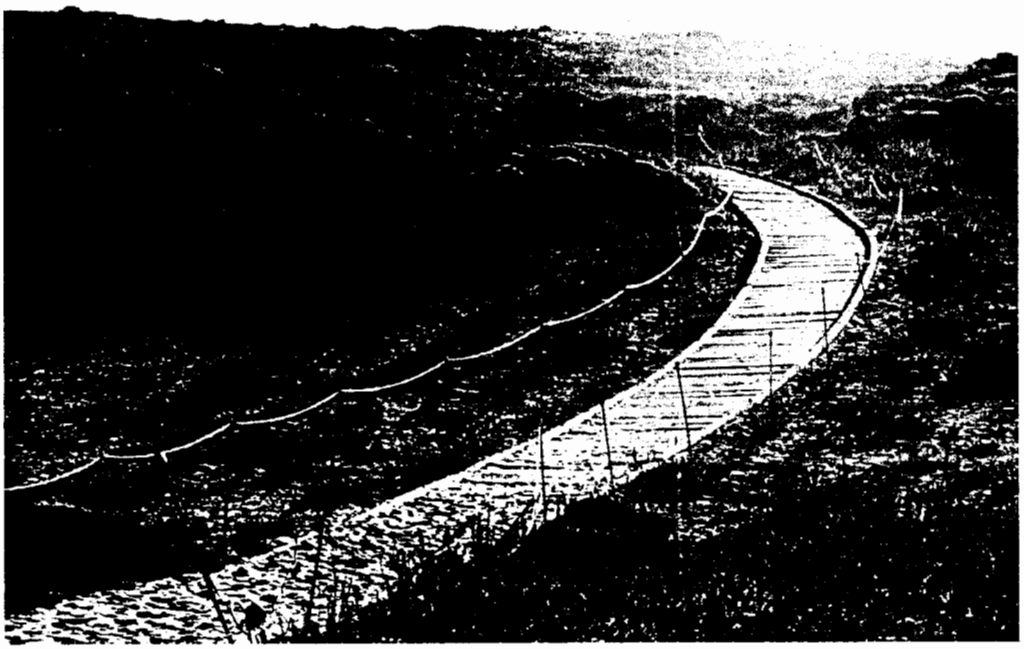

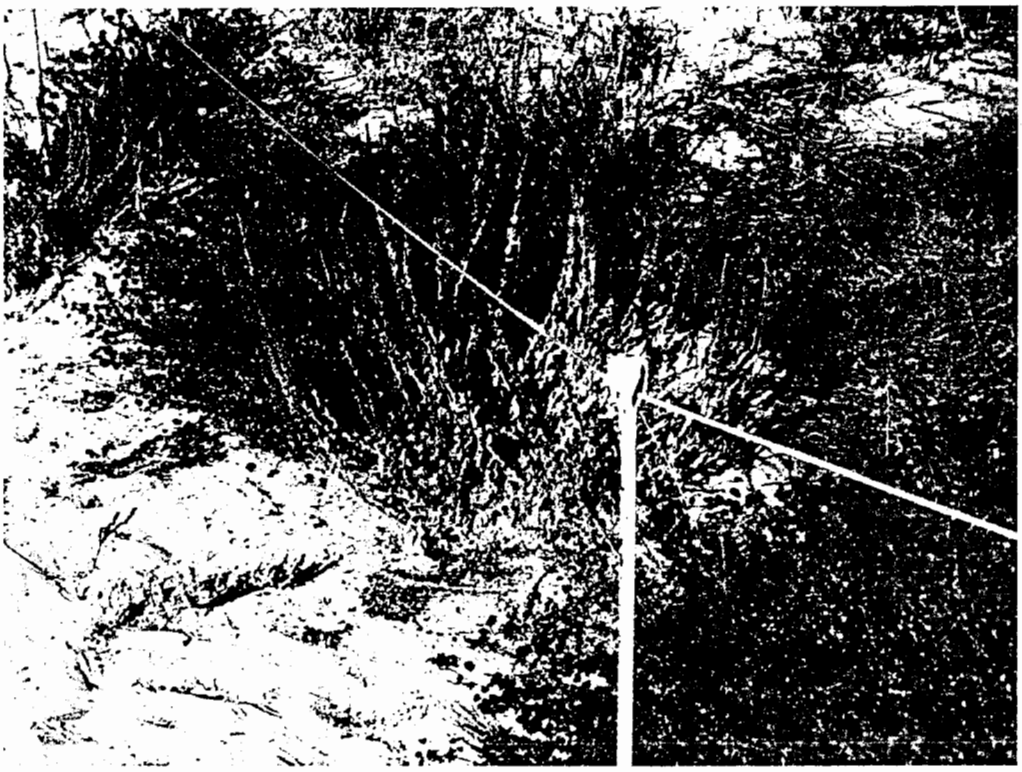

Source: EMC Planning Group Inc. 2008

Figure 12

Habitat Fencing

Access, Signage, and Lighting Plan

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4.0
SIGNAGE

4.1 SIGN TYPES AND DESIGN PARAMETERS

To accentuate coastal access opportunities for the public, appropriate signage should be placed in access areas. The Sand City LCP identifies four policies that address signage: 2.3.3, 2.3.9, 2.3.12, and 2.3.13. The Access, Signage, and Lighting Plan proposes the use of six types of signs on-site:

1) Eco-Resort identification signs;
2) public access and directional signs;
3) informational and interpretive signs;
4) safety and hazard signs;
5) restricted access -habitat restoration signs; and
6) private property and boundary signs.

All signs at the Eco-Resort will be subject to the City design standards identified in Sand City LCP Policy 5.3.4, and the developer will obtain a design permit to assure conformance with these standards. In compliance with Sand City LCP Policy 2.3.12, all signs on the Project site will be designed according to the following design standards:

1) Highway direction and other public signs will be designed to complement the visual character of the area. There will be no outdoor advertising signs along Highway 1;
2) Wood signs and wood supports with painted and/or carved graphics will be used to a great extent. When possible, the signs will be constructed of wood certified by the Forest Stewardship Council.
3) Low, free-standing signs will be used to a great extent;
4) Signs will not be internally illuminated, and will have overall low levels of lighting.

Figure 13, Conceptual Sign Locations shows the approximate locations of each type of sign that will be used.

4.2 ECO-RESORT IDENTITY SIGNS

Eco-Resort signage will be provided at the entrance to the project site on Sand Dunes Drive and to both sides of the entry road leading into the Eco-Resort facilities. The entry signage will be consistent with the entry design submitted to Sand City. The signs will identify the Monterey Bay Shores mixed-use eco-Eco-Resort complex, as well as the hotel, related facility operators, and residential development. The Eco-Resort signage will be installed on a stucco or stone-faced wall. Sign style and colors will match the style and colors of the Eco-Resort architecture. The lettering will be raised metal or brushed bronze letters recessed into a concrete or stucco wall and painted to match architectural details. Eco-Resort and brand logos or icons will be included on the signs. Low levels of down-lighting and minimal directional up-lighting will wash the sign after dark.

4.3 PUBLIC ACCESS AND DIRECTIONAL SIGNS

Directional signs will provide guidance to the Eco-Resort facilities, residential area, delivery area, public access parking, and exit. Standard roadway signs will be used as required. Signs directing the general public to the public access parking area and the public accessway will be provided along Sand Dunes Drive and at the public access parking lot, and will be consistent with standard state designs for coastal access. Public access and directional signs will generally be oriented toward Sand Dunes Drive; public access signs will be provided so as to be visible from the junction with the regional bicycle trail. The signs will lead the public to the public parking spaces and to the public vertical accessway and vista point. Sign style and colors will match the style and colors of the Eco-Resort architecture.

4.4 INFORMATIONAL AND INTERPRETIVE SIGNS

Informational and interpretive signs will be oriented to accessway users. The signs will be constructed of wood or other appropriate materials, weather-proofed, and supported on wooden posts. Figure 14, Interpretative Signs shows examples of such signs. Signs in locations of high visual sensitivity, such as at the vista points, will be low in stature to preserve views and to minimize visibility of the signs from the bay or shore. Signs will generally be oriented to protect the sign from the effects of the sun and weather.

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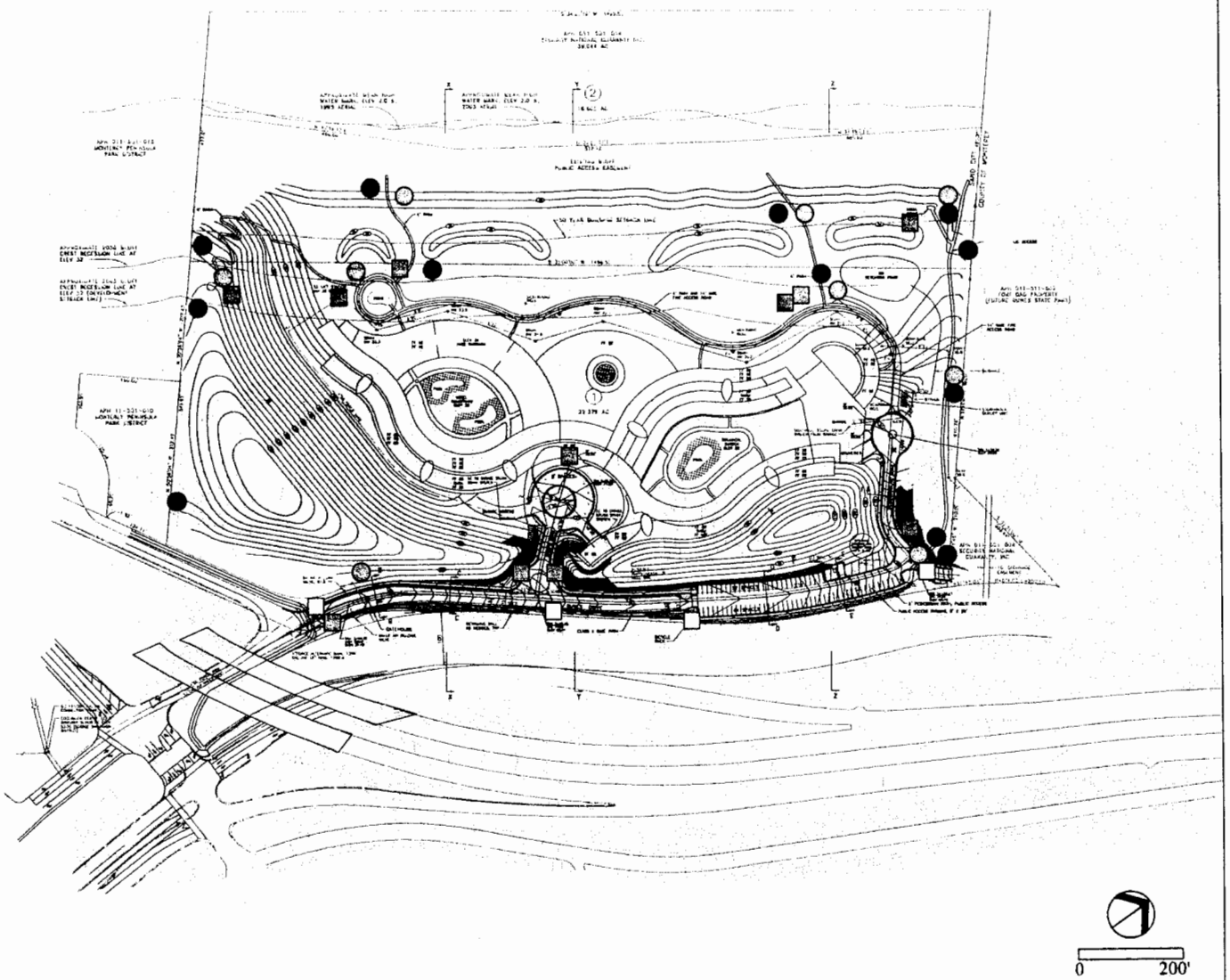

LEGEND:

- Resort
- Access/Directional
- Informational/Interpretive
- Safety
- Habitat Protection
- Boundary

Figure 13
MONTEREY BAY SHORES
Access, Signage and Lighting Plan

Conceptual Sign Locations
Monterey County, CA
October 14, 2008

EMC PLANNING GROUP INC.
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Monterey, CA 831.649.1799 www.emcplanning.com

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Source: EMC Planning Group Inc. 2008

Figure 14
Interpretive Signs

Access, Signage, and Lighting Plan

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Interpretive signs will address issues of relevance to the site. Potential themes include dune ecology, an explanation of erosion and attempts to restore the dunes, protected species, or information about the Monterey Bay area, such as points of interest, history, surface or subsurface geography, or the Monterey Bay Sanctuary. The signs used for these purposes will be clearly written with graphics to illustrate important species and ecological principles.

The Eco-Resort accessways will provide the public, residents, and guests with views of coastal sand dune habitat. Since this habitat is unique to the Monterey Bay area, interpretive signs will enhance the public accessways and benefit visitors by giving them information on dune vegetation and wildlife. The signs will emphasize the environmental sensitivity of the coastal dune habitat and the need to protect endangered species and their habitat.

Signs describing the sensitivity of the habitat will be strategically placed in advance of areas where people might wander off the paths and into restoration areas. In particular, such signs will be placed at the beginning of the public accessway near the north end of the public access parking lot, and at the trail junction leading to the southern vista point.

4.5 SAFETY AND HAZARD SIGNS

Safety and hazard signs will be posted in areas available for public use to warn of possible safety risks, as required by Sand City LCP Policy 2.3.13. Safety signs will inform visitors of potential risks while in the area (i.e., strong rip currents, unstable cliffs, mountain lions). The signs will be placed in visible areas: at trailheads, along access paths, and/or before stairways. The signs will be of a size that is consistent with the area in which they are located, and will not create unsightly visual barriers or distractions for visitors. Wording of the signs will be clear and concise and may contain illustrations if necessary. Safety and hazards signs will either use wood-trim or match similar state parks signs. The safety and hazard signs will be posted and maintained by the designated public accessway management entity as discussed in Section 7.0, Accessway Implementation, Management and Maintenance. Figure 15, Safety and Hazards Signs illustrates effective types of safety and hazard signs.

4.6 RESTRICTED ACCESS HABITAT RESTORATION SIGNS

Restricted Access Habitat Restoration signs will be placed around the perimeter of all dune stabilization and restoration areas, as well as in temporary and permanent habitat restoration areas. The signs will inform visitors of the purpose of the restoration areas and instruct visitors to

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avoid entering the sensitive habitat restoration areas. The style will be consistent with the hazard and safety signs. Figure 16 Restricted Access Habitat Restoration Signs illustrates typical habitat protection signs.

4.7 PRIVATE PROPERTY AND BOUNDARY SIGNS

The signs will include a logo for the Monterey Bay Shores Eco-Resort identifying the boundary between the adjacent private, county, or state lands. The signs will be constructed of a material that is weatherproof, and will be of a size that is noticeable from a distance. The style will be consistent with the hazard and safety signs.

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Source: EMC Planning Group Inc. 2008

Figure 15

Safety and Hazard Signs

Access, Signage, and Lighting Plan

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Source: EMC Planning Group Inc. 2008

Figure 16
Restricted Access Habitat Restoration Signs

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5.0
LIGHTING

Various forms of high-efficiency exterior lighting are proposed at the Eco-Resort. Exterior lighting was selected to minimize glare and energy usage while addressing the various lighting conditions and functional requirements. This section discusses the location and type of exterior lighting to be installed throughout the Eco-Resort. Lighting locations are shown in Figure 17, Conceptual Exterior Lighting Locations. Figure 18, Typical Lighting Styles shows representative lighting fixtures.

5.1 SAND DUNES DRIVE

Sand Dunes Drive will be illuminated up to an average of 0.75 foot candle with decorative full cut-off fixtures mounted at a height of 14 to 16 feet and placed 20 to 30 feet on center as necessary to achieve the desired average lighting level. The lamps will be similar in style to those used along the segment of Sand Dunes Drive south of Tioga Road. Timers will be provided to turn off every other light at midnight each night, with the first and last light in the string remaining on. Lighting will extend to the opposite side of the spur street that stubs to the north, in order to provide lighting onto the beginning of the northern accessway and the residential road intersection.

5.2 ECO-RESORT ENTRY ROAD

The Eco-Resort entry road will be illuminated from Sand Dunes Drive into the circle at the Eco-Resort building front entry and parking garage entry with bollard-type fixtures integral to 36 to 42-inch high decorative posts. The bollard fixtures will have a cut-off feature directing an average of 0.75 foot candles onto the road surface and adjacent sidewalks.

5.3 RESIDENTIAL ROAD

The residential entry road will be illuminated from Sand Dunes Drive to the parking garage entry with bollard-type fixtures integral to36 to 42-inch high decorative posts. The bollard fixtures will have a cut-off feature directing an average of 0.75 foot candles to one side onto the road surface.

5.4 PARKING STRUCTURE

The parking structure will contain wall-mounted fixtures with a cut-off feature directing an average of one foot candle with 50-watt lamps. The lamps will be mounted and completely concealed within aluminum fixtures painted to match architectural detail. Although the majority of the parking garage lighting will be interior to the building, lights will also be mounted at garage entrances.

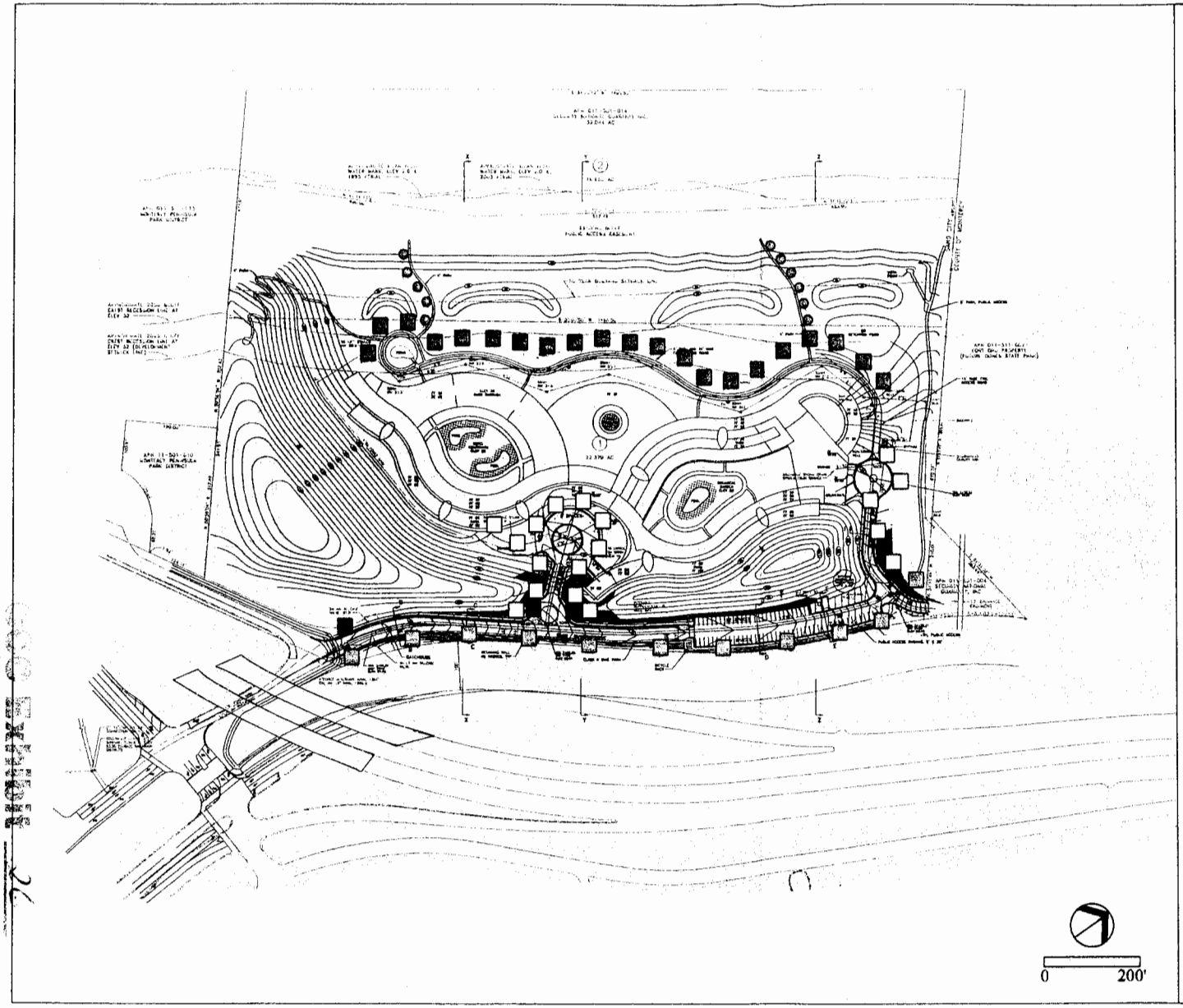
5.5 BUILDING LIGHTS

Exterior building lights will be specified by the building architect during the design of construction drawings. The lights will be full cut-off, down-lit, or recessed into overhangs or eaves. The decorative fixtures will be selected to match architectural details.

5.6 PEDESTRIAN PATHS

The paved promenade will be illuminated at an average of 0.5 foot candles. The lights will be mounted on 42-inch bollards on the beach side of the path, at the edge of the emergency vehicle surface. The lamps will be fully enclosed with full cut-offs directing light only back toward the resort, and away from the beach. Timers will turn every other light Sunday through Thursday at midnight and Friday and Saturday an hour later. A minimal amount of light will remain on overnight for security and safety. Lighting will be similar to that along portions of the Monterey Bay Sanctuary Scenic Trail south of the site, and in Monterey along the Presidio Curve section.

No separate lighting will be provided for the walkways along Sand Dunes Drive, as these will be illuminated by the street lighting. The public accessway is not open for use at night and no lighting will be provided. Lighting will be provided at the two guest and resident accessways, to allow residents and guests to safely return from the beach after dark. Low voltage, LED, or fluorescent pathway lighting will be used, with flush-mount low-profile ground level lights



LEGEND:

- Decorative pole lights
- Entry Road Bollards
- Pathway Bollards
- Project Sign Lights
- Pathway Ground Lights
- Pool LED/Fiber Optic

Figure 17
MONTEREY BAY SHORES
Access, Signage and Lighting Plan

Conceptual Exterior Lighting Locations
Monterey County, CA
October 14, 2008

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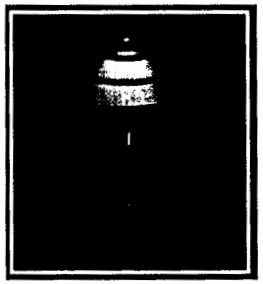
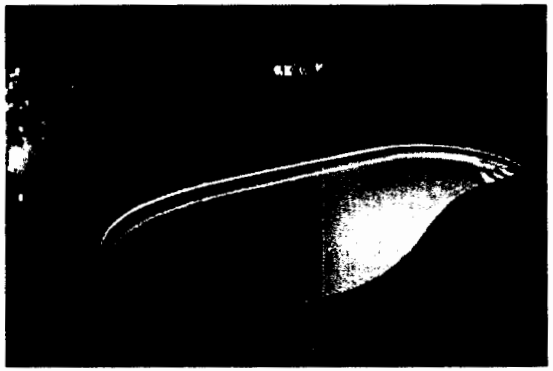
Bollard-Mounted Path Light

Low Path Light

Landscape Down-Light



LED Path Light



LED Fiber Optic Pool Light

Sand Dunes Drive Street Light

Source: EMC Planning Group Inc. 2008

Figure 18
Conceptual Lighting Types
Access, Signage, and Lighting Plan

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mounted off one side of the boardwalk. Average lighting level will be about 0.25 foot candles to result in the least possible light disturbance in the dune area. Timers will turn off lights Sunday through Thursday at midnight and Friday and Saturday an hour later. The pathway to the southern vista point will not be illuminated.

5.7 HOTEL COURTYARD/POOLS

Principal pathway and sidewalk lighting near the buildings will be provided by bollard lighting. The courtyard and pool areas will feature in-pool LED or fiber optic lighting, and LED landscape accent lighting. These lighting systems will allow for a variety of intriguing lighting moods with minimal energy expenditure.

5.8 PROJECT IDENTITY SIGNAGE LIGHTING

The project identity signage lighting at Sand Dunes Drive and on both sides of the Eco-Resort entry road will be 34-watt fluorescent down-lights shielded in a small overhanging structure above the sign. The down-lights will be directed towards the sign face with the lamps fully enclosed within aluminum fixtures, and not easily visible to passers-by. Supplemental light to prevent shadowing will be provided by ground-level high efficiency up-lights, which will be screened with low shrubs to eliminate direct view of the bulbs from Highway 1.

5.9 LIGHTING EFFICIENCY

Lighting will be selected for high efficacy, including fluorescent bulbs (50 to 100 lumens per watt), LED bulbs (about 100 lumens per watt), and metal halide bulbs (from 65 to 115 lumens per watt). Incandescent bulb, which range from 12 to 18 lumens per watt, will not be used for landscape lighting. Low pressure sodium (100 to 200 lumens per watt) or high pressure sodium (about 100 lumens per watt) if used, will be at wattages of 150 or less to prevent overly bright street lighting.

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6.0
PLANTING ZONES

Specific planting zones have been designated for the project site based on the development plan and the restoration and management goals for specific areas of the site. Planting zones have been identified in the *Landscape Plan, Monterey Bay Shores Ecoresort, Wellness Spa, and Residences* ("*Landscape Plan,*" Appendix A, Rana Creek 2008). The following is a discussion of the location and intent of each planting zone. A list of typical plant species that may be included in each planting zone is included in Section 6.1.

6.1 PLANTING ZONES

The following eight planting zones are proposed on the project site and are shown on the *Landscape Plan*:

- Beach
- Coastal Bluff Living Roof
- Hotel and Residential Landscapes
- Living Pool
- Fore Dune
- Secondary Dune
- Back Dune
- Wetland

Each of these zones will be planted with species native to the region. Table 1, Plant Species Recommended for Each Planting Zone, identifies the species proposed for each zone.

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Table 1 Plant Species Recommended for Each Planting Zone

Common Name	Scientific Name
Beach	
Beach wild rye	*Leymus mollis*
Saltgrass	*Distichlas spicata*
Coastal Bluff Living Roof	
Beach Bur	*Ambrosia chamissonis*
Beach Pea	*Lathyrus littoralis*
Beach Poppy	*Eschscholzia californica maritima*
Beach Primrose	*Camissonia cheiranthifolia*
Beach salt bush	*Atriplex leucophylla*
Beach strawberry	*Fragaria chiloensis*
Beach wild rye	*Leymus mollis*
Douglas's Blue Grass	*Poa douglasii*
Monterey Ceanothus	*Ceanothus cuneatus rigidus*
Saltbush	*Atriplex californica*
Sand dune sedge	*Carex pansa*
Seaside Daisy	*Erigeron glaucus*
Thrift, Sea Pink	*Armeria maritima*
Hotel and Residential Landscapes	
Bishop pine	*Pinus muricata*
Bog monkey flower	*Mimulus guttatus*
Brown headed rush	*Juncus phaeocephalus*
Coffeeberry	*Rhamnus californica*
Common rush	*Juncus effusus*
Common Yarrow	*Achillea millefolium*
Gowen cypress	*Cupressus goveniana*
Mock Heather	*Ericameria ericoides*
Monterey Ceanothus	*Ceanothus cuneatus rigidus*
Monterey cypress	*Cupressus macrocarpa*

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Monterey Pine	*Pinus radiata*
Sand Dune Sedge	*Carex Pansa*
Seaside Daisy	*Erigeron glaucus*
Thrift, Sea Pink	*Armeria maritima*
Yellow Bush Lupine	*Lupinus arboreus*
Living Pool	
Bog monkey flower	*Mimulus guttatus*
Brown headed rush	*Juncus phaeocephalus*
Common rush	*Juncus effusus*
Iris leafed rush	*Juncus xiphioides*
Mexican rush	*Juncus mexicanus*
Sand Dune Sedge	*Carex Pansa*
Silverweed	*Potentilla anserina*
Fore Dune	
Beach Bur	*Ambrosia chamissonis*
Beach Pea	*Lathyrus littoralis*
Beach Primrose	*Camissonia cheiranthifolia*
Beach Sagewort	*Artemisia pycnocephala*
Beach salt bush	*Atriplex leucophylla*
Beach wild rye	*Leymus mollis*
Monterey Spineflower	*Chorizanthe p. pungens*
Pink Sand Verbena	*Abronia umbellata*
Saltbush	*Atriplex californica*
Yellow Sand Verbena	*Abronia latifolia*
Secondary and Back Dune	
Alkali heath	*Frankenia salina*
Beach Aster	*Lessingia filaginifolia*
Beach Bur	*Ambrosia chamissonis*
Beach Dandelion	*Agoseris apargioides*
Beach Morning glory	*Calystegia macrostegia*
Beach Pea	*Lathyrus littoralis*

Beach Poppy	*Eschscholzia californica maritima*
Beach Primrose	*Camissonia cheiranthifolia*
Beach Sagewort	*Artemisia pycnocephala*
Beach salt bush	*Atriplex leucophylla*
Beach wild rye	*Leymus mollis*
Black sage	*Salvia mellifera*
Blue Witch	*Solanum umbellatum*
California Sage	*Artemisia californica*
Cliff Buckwheat	*Eriogonum parvifolium*
Coast Buckwheat	*Eriogonum latifolium*
Coast Live Forever	*Dudleya caespitosa*
Coast Wallflower	*Erysimum ammophilum*
Coffeeberry	*Rhamnus californica*
Common Yarrow	*Achillea millefolium*
Coyote Bush	*Baccharis pilularis*
Deerweed	*Lotus scoparius*
Douglas's Blue Grass	*Poa douglasii*
Live-forever	*Dudleya farinosa*
Lizardtail	*Eriophyllum confertiflorum*
Lizardtail	*Eriophyllum staechadifolium*
Locoweed	*Astragalus nuttallii*
Mock Heather	*Ericameria ericoides*
Monterey Ceanothus	*Ceanothus cuneatus rigidus*
Monterey Spineflower	*Chorizanthe pungens* var. *pungens*
Pink Sand Verbena	*Abronia umbellata*
Saltbush	*Atriplex californica*
Sandmat	*Cardionema ramosissimum*
Sandmat Manzanita	*Arctostaphylos pumila*
Sea Pink	*Armeria maritima*
Seaside Painted Cups	*Castilleja latifolia*
Silver Beach Lupine	*Lupinus chamissonis*

Woolly Lotus	*Lotus heermanii*
Yellow Sand Verbena	*Abronia latifolia*
Wetland	
Beach Primrose	*Camissonia cheiranthifolia*
Common Rush	*Juncus effusus*
Iris Leafed Rush	*Juncus xiphioides*
Mexican Rush	*Juncus mexicanus*
Sand Dune Sedge	*Carex pansa*
Silverweed	*Potentilla anserina*

Source: Rana Creek 2008

6.2 HABITAT MANAGEMENT AREAS

The HPP identifies four specific management areas that have been designated for the project site by combining the features identified in the *Landscape Plan*. Management Areas 1, 2 and 3 are the focus of proposed restoration activities and Management Area 4 comprises the developed area. A brief description of each management area is as follows.

Management Area 1- Beach and Strand (3.9 acres)

This management area includes the beach and strand habitat from the mean high tide line inland to approximately the existing 20-foot elevation contour and is shown on the *Landscape Plan* as "beach." The area currently supports beach and strand vegetation and is accessible through lateral beach access. Specific management considerations in this area include avoidance of take of special status species and potential habitat, control of exotic species, habitat protection during construction, beach and strand activity restrictions, monitoring and maintenance and permanent protection.

Management Area 2 - Foredune / Secondary Dune Area (7.9 acres)

The westerly edge of this management area is currently comprised of a relatively steep bluff that rises about 20- to 30-feet above the beach and strand toward the bay. At the top of the bluff, the topography transitions to a more level plateau. A portion of the eastern boundary of Management Area 2 contains slopes of the abandoned sand pit, which steeply drops from about the 40-foot elevation contour to the 10-foot elevation contour at near a 1:1 slope. The vegetation

types found in this management area include bare sand and iceplant- dominated areas with some pioneer dune vegetation along the level plateau. Management Area 2 will include the following communities identified on the *Landscape Plan*: foredune, secondary dune, and wetland (the wetland community does not currently exist. This community will be established as part of a percolation basin). Special management considerations in this area include avoidance of take of special status species and potential habitat, recontouring of existing topography, control of exotic species, habitat protection during construction, revegetation and habitat enhancement, monitoring and maintenance and permanent protection.

Management Area 3 - Back Dune Area (9.0 acres)

Management Area 3 follows the southern and eastern property boundaries and includes the large dune in the southeast corner of the site as well as additional areas previously disturbed through sand mining activities. Although the existing habitats in this area are primarily ruderal/disturbed, bare sand and iceplant mats, there are also Monterey cypress trees, remnant coastal scrub species and patches of Monterey spineflower. Several smaller dune formations, impacted by previous mining, also exist. This Management Area is identified on the *Landscape Plan* as "Back Dune." Special management considerations in this area include preconstruction surveys, transplant and salvage, recontouring of existing topography, slope stabilization, control of exotic species, habitat protection during construction, revegetation and habitat enhancement, monitoring and maintenance and permanent protection.

Management Area 4 - Developed Area (8.2 acres)

Management Area 4, the proposed development area, includes most of the sand pit and the plateau north of the pit. Most of the pioneer dune vegetation identified on the site is included in this management area along with bare sand, ruderal/disturbed and iceplant dominated areas. A contiguous strip of coastal scrub/iceplant mix occurs at the northern edge of the property and is included in this management area. The eco-resort project has been created with the intent of minimizing impervious areas and incorporating as much vegetation as feasible. Management Area 4 can be broken down into two parts: 1) planted/landscaped areas, which encompass approximately 6.3 acres and include landscaping, living roof, etc., and 2) impervious areas, which encompass approximately 1.9 acres and include courtyards, a parking area, and the access roads. The topography in Management Area 4 will be modified through a combination of excavation and fill. Management Area 4 includes the following communities identified on the *Landscape Plan*: coastal bluff living roof, hotel and residential landscapes, and living pool. Special management considerations in this area include preconstruction surveys, landscape restrictions, and lighting restrictions as described in this document.

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6.3 EROSION CONTROL AND REVEGETATION

A combination of suitable soil stabilization techniques, such as sand drift fencing, straw bundles and hydromulching will be used to mechanically stabilize sand for erosion control until plants become established. To ensure that proposed revegetation efforts will be successful, physical characteristics of the restoration areas must be compatible with the plant species considered for revegetation in the *Landscape Plan* and consider the habitat requirements of the listed wildlife species. These characteristics include topography, soil conditions, hydrology, and microclimatic features. Additional details regarding erosion control and revegetation can be found in the *Landscape Plan* and the HPP.

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7.0

IMPLEMENTATION, MANAGEMENT, AND MAINTENANCE OF ACCESSWAYS

This section addresses implementation, management and maintenance of accessways within the Eco-Resort site. This portion of the plan has been developed in accordance with Sand City LCP Policies 2.3.9 and 2.3.10 that address implementation of public accessways. Key elements of this section include the present or future relocation of improvements, and construction of improvements in a manner to allow simple periodic maintenance and repair of erosion damage.

7.1 IMPLEMENTATION OF PUBLIC ACCESSWAYS

Implementation of public accessways includes dedication of public access easements over the accessways, identification of design guidelines, development review of the accessways, and funding sources for the proposed accessways.

Dedication of Easements over Accessways

Sand City LCP Policy 2.3.10 requires new development to dedicate and improve accessways, which shall be opened to the public when accessway easements are offered to a public or private agency. The access easement dedicated shall remain with the property owner (including access improvements) if it has not been offered to (at the owner's discretion) and accepted by an appropriate public or private agency. Accessways whose title is maintained in private ownership shall remain open to the public during daylight hours subject to a deed restriction recorded on or prior to the time of reversion of the offer of easement dedication.

Public access and conservation easements will be recorded over the public access and dune and habitat restoration areas. These easements will specify maintenance standards and rules for use that will provide for the preservation and maintenance of these areas in perpetuity. Refinements

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of the public access and conservation easements will be developed in conjunction with preparation of final improvement plans.

Design Guidelines

Sand City LCP Recommended Implementation Action 2.4.2 requires the development of design guidelines for accessways and improvements using the State Coastal Conservancy Access Standards. The Access, Signage, and Lighting Plan for the Eco-Resort was written with consideration of the Coastal Access Standards adopted by the State Coastal Conservancy in December 1981 and is consistent with its specifications.

Review Procedure for Development of Public Accessways

The Access, Signage, and Lighting Plan for the Eco-Resort will be reviewed and approved by the Sand City Design Review Committee. Prior to the City's review and approval of final plans, the Access, Signage, and Lighting Plan will be sent to the California Coastal Commission and the State Coastal Conservancy for review and recommendations to the City's Design Review Committee. The review of the proposed public accessways, public facilities, and signage should be concluded prior to issuance of a building permit for public access paths or facilities.

Funding for Public Accessways

Sand City LCP Recommended Implementation Action 2.4.1 requires the development of a financing program for public accessways and their improvements. Funding for coastal accessways is not a priority of state moneys and often needs to come from other sources. The Applicant plans to construct the proposed public access improvements shown on the Resort Coastal Access map (Figure 6) on the site in conjunction with the overall construction of the Eco-Resort and will offer easements over the improvements, but may seek reimbursement of some costs for public access improvements. Other possible funding sources will be explored by the Applicant, including grants from the State Coastal Conservancy, moneys from the U. S. Land and Water Conservation Fund, use of state tideland oil and gas revenues, and moneys from voluntary state income tax donations for coastal accessways.

7.2 MANAGEMENT OF PUBLIC ACCESSWAYS

The management of public accessways is essential during both the development and subsequent operation of the accessways. Sand City LCP Policy 2.3.9 states that new improved accessways

shall not be made available for public use until public or private agencies responsible for managing the accessway have addressed the following concerns:

- identification of the types of uses to be allowed;
- the need for any seasonal restrictions;
- the type of improvements needed, such as signs, gates, trash receptacles, and boardwalks;
- the proposed location, types and amount of parking facilities; and
- identification of the number of users that can be supported.

The Applicant, owner or operator for the Eco-Resort, or his agent or assignee, will assume responsibility for the above items unless the responsibility is assumed by another private agency or public entity at a later time if easements are offered to other private or public agencies.

List of Possible Management Agencies

The Applicant and owner will offer to dedicate easements over the public accessways for the Eco-Resort. As long as the owner retains ownership of the dedicated easements, it shall retain the management responsibilities. The easements may be offered to the City of Sand City by the owner. The City currently has no such accessways under its management and could become eligible for funding for such a project.

In the event that the City does not accept dedication of easements over the public accessways, the applicant may transfer management responsibilities to a non-profit entity. If a non-profit entity cannot accept management responsibilities of the public accessways, the following agencies may have programs that could accept management and maintenance responsibilities:

- the County of Monterey;
- the State Lands Commission;
- the State Department of Parks and Recreation;
- the State Department of Transportation; or
- the State Department of Fish and Game.

Review of Management Responsibilities

Management of coastal accessways includes maintenance and operational concerns. Maintenance should include upkeep of paths, benches, tables, and other public facilities. If

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offered by the owner, the cleaning and upkeep of these facilities should be the responsibility of a public or private agency, in which case operational needs, such as the opening and closing of access gates or seasonal closing of paths, should be monitored by that public or private agency. The public access paths will be maintained by the developer, owner, or operator until offered by the owner or developer and a public or private agency accepts management of the accessways. Additional management programs will include trash removal and litter pick-up.

7.3 MAINTENANCE PROGRAM FOR ACCESSWAYS

The potential effect of erosion on blufftop paths is a concern in the upkeep and maintenance of the proposed accessways. The coastal bluffs on the site could gradually and episodically recede landward in the future. Improvements in the coastal recession zone will be subject to damage and will need to be relocated or reconstructed prior to being damaged.

Buildings near the shoreline in the City of Sand City are required to be set back from the shoreline in conformance with the requirements for the 50-year erosion setback established by Moffatt and Nichol in the Shore Erosion Study adopted by the City of Sand City (1990). The 50-year Low Risk Level (worst case) condition of 178 feet (plus addition for slope) setback is illustrated on the Site Plan (Figure 4). While each building within the Eco-Resort is set back substantially further than the required minimum, allowing for a buffer zone and safety margin beyond the economic life of the resort, some improvements are seaward of the required setback line. These include pedestrian pathways (including boardwalks and stairways) and vista points (including observation decks, benches, trash receptacles, and signage).

In order to minimize coastal recession, protective measures will be taken to reduce erosion. The erosion control measures will help to slow the coastal erosion process, but improvements may eventually need to be relocated or reconstructed to avoid erosion damage.

Erosion Control Measures

Vegetation

Plants that are capable of survival in the harsh beach environment are long-lived, rhizomatous or stoloniferous perennials with extensive root systems. They are capable of rapid upward and seaward growth through accumulating sand.

Although vegetation has very limited usefulness for stabilizing areas subject to direct wave impact, it is useful for dune stabilization and entrapment of airborne sand. Areas in the planting zone along the shore will contain native plantings consistent with the *Landscape Plan* and HPP.

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Sand Redensification

In general, the textural characteristics and density of beach and dune sands affect the stability and configuration of the beach, bluff and dune environment. Native in-place dune sands and beach sands are generally in a dense configuration, except on the surface. In order to provide the maximum erosion resistance for any sand fills placed at the project site, the sand fills should be mechanically or hydraulically re-densified during placement. According to the 1990 Public Amenities Maintenance Plan, the sands found on site have good engineering characteristics and can be readily re-densified with standard techniques used by most grading and general engineering contractors.

Relocation of Improvements

As the coastal bluff recedes landward over the next 50 years, it will approach various improvements at the Eco-Resort, even though the main structures have been set farther landward beyond the buffer and safety margin zone.

The beach access stairways will probably be impacted first because of their mandatory location at or slightly inset onto the coastal bluffline. Pole/cable steps will be placed from the bluff down to the surf zone. The steps will be fastened at the beach bluff and can be adjusted to fit the changing sand surface conditions. Since this type of stairway is very flexible and adjustable, relocating the stairways to compensate for coastal erosion will be easily accomplished.

Portions of the pedestrian boardwalks are seaward the 50-year erosion setback line. The boardwalks will be segmented, wooden walkways laid along a wooden footing or sleeper and nailed more permanently in place, or constructed with cables holding each segment to the next. The boardwalks can be detached and relocated by segment manually, without the use of large machinery, thereby avoiding disturbance of dune vegetation.

The proposed vista points and their associated facilities, including observation decks, benches, trash receptacles, and signage, are seaward of the 50-year erosion setback line. The observation decks will be designed to allow them to be disassembled and relocated using manual labor. If the benches, trash receptacles, and signs are to be anchored to the ground, the anchoring mechanisms will be designed to allow the facilities to be manually detached, relocated and re-anchored landward.

The proposed public access easement areas include sufficient area inland of the 50-year erosion limit to allow for the relocation of these facilities.

Reconstruction of Improvements

In some cases, if relocation of improvements is not feasible, such as relocation of vista point observation decks, reconstruction of improvements may be necessary. Reconstruction differs from relocation in that it typically involves demolition of the improvement in one location and replacing those improvements at a new location using new materials. In most cases, relocation of the improvements threatened by coastal erosion will be possible at the Eco-Resort. Reconstruction may also become necessary as the building materials reach the end of their useful life.

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8.0

REFERENCES AND REPORT PREPARATION

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8.2 REPORT PREPARATION

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APPENDIX A

LANDSCAPE PLAN

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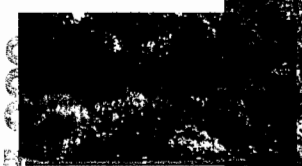
Beach

The beach is a dynamic ecosystem, stretches of bare wind swept sand, with dunes with sparse pioneering species adapted to high winds, water erosion, salt spray and shifting sand. Snowy Plover, endangered species, have been the potential to use the beach. The plan provides for 0.9 acres of the dry beach beach habitat appropriate for seasonal nesting plover nesting. The beach will be monitored and when nesting plover nest is found an exclusive will protect the site from disturbance.

Coastal Bluff Living Roof

The living roof at the Monterey Bay Shores project are an analog to the coastal bluff community type. Coastal bluffs have shallow soil, and plants found there are adapted to winds and salt spray. These species selected for Monterey Bay Shores are low growing perennials that tolerate poor soil.

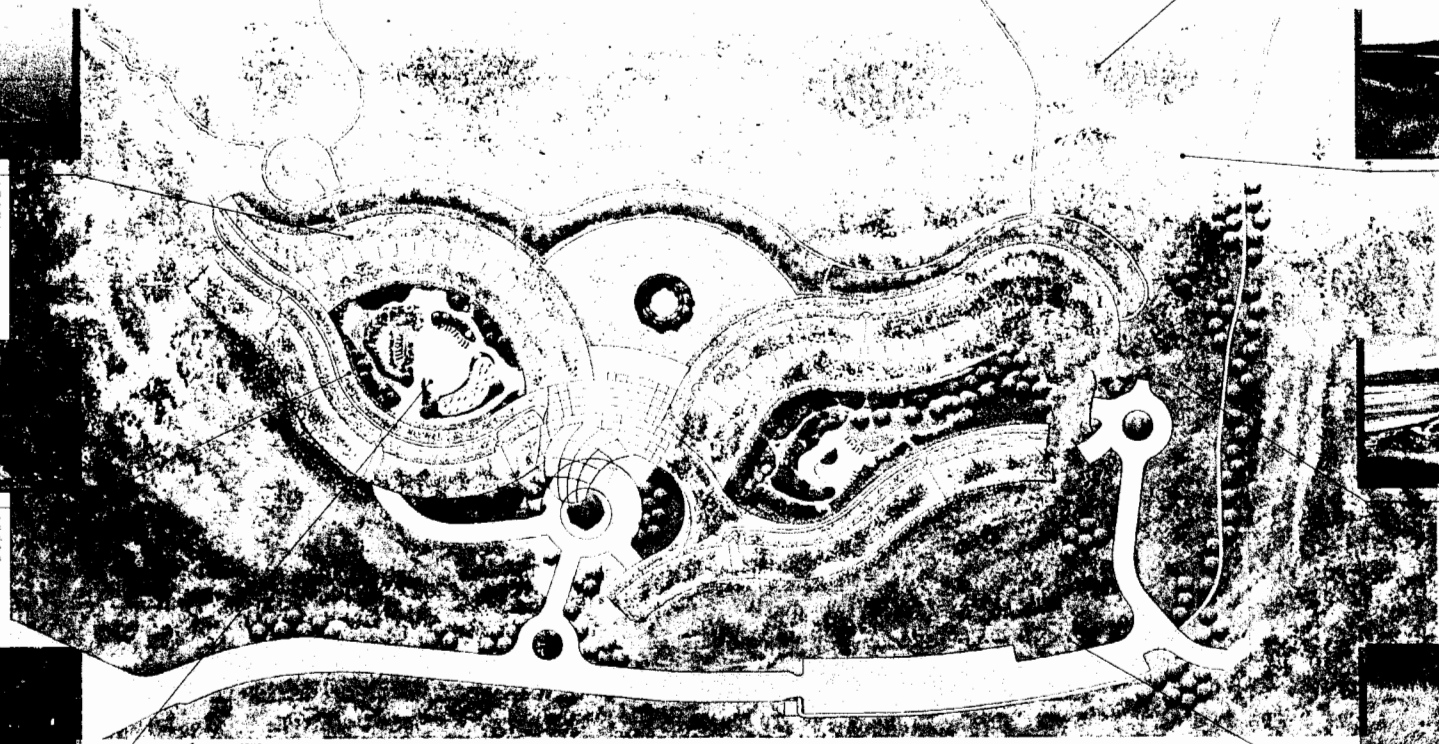


Hotel and Residential Landscapes

The hotel and residential landscapes at Monterey Bay Shores are composed of California native plants that have been chosen for their appropriateness to the site, low water use and their attractiveness. The palette is composed of grasses, showy perennials, and trees adapted to the site conditions.

Living Pool

The living pool plant palette is an analog of a California freshwater emergent wetlands. California native wetland plants and soil filter the swimming pool without chemicals in conjunction with a mechanical system.



LANDSCAPE PLAN

Monterey Bay Shores

Ecoresort, Wellness Spa, and Residences

Fore Dune

Fore dunes are enhanced with dune grass and other pioneer species. Four of these dune plants are the Federally listed endemic species Monterey Spineflower. (G) indicates plantings. These dune plant species have (e.g. underground stems, rhizomes) that send shoots upward and root downward. These rhizomes anchor the dune grass creating dikes and other native dune plants to survive. There is no pioneering species are low growing and adaptable.

Wetland

Wetland community types are composed of plants that are tolerant of seasonal and perennial wetland hydrology. These plants are native to the dune landscape but are found in areas over the open soil or where natural seeps occur in the back dunes.

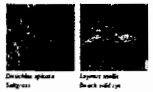
Secondary Dune

The secondary dune community is composed mostly of shrubs and small bushes exposed to constant winds and salt spray typically found on ocean bluffs and cliffs. Live oaks and coastal scrub are characteristic plants. The Monterey Spineflower will be restored over 3.59 acres along the fore and secondary dunes. Cliff Buckwheat, another important secondary dune species will be restored over 1.6 acres. Cliff Buckwheat provides habitat for the Federally listed endangered Smith's Blue Butterfly. Northern coastal scrub grows along the coast and is characterized by dune monterey flower, beach tail, coyote bush and California sagebrush.

Back Dune

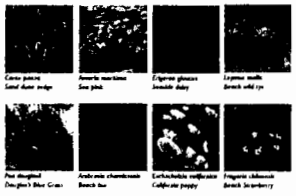
Creating habitat for Smith's blue butterfly is the focus of back dune restoration activities. Host plants and larval food plants such as the Cliff Buckwheat (Eriogonum parvifolium) will be reintroduced. Typical features associated with back dune ecology include grassland, forested areas and coastal wetlands. Back dune plant species are adapted to a variety of moisture and wind conditions.

Beach



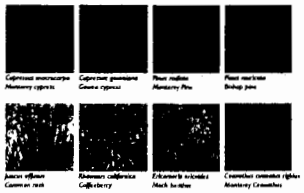
Latin	Common
Leymus mollis	Beach wild rye
Distichlas spicata	Saltgrass

Coastal Bluff Living Roof



Latin	Common
Ambrosia chamissonis	Beach Bur
Armeria maritima	Thrift, Sea Pink
Atriplex californica	Saltbush
Atriplex leucophylla	Beach salt bush
Camissonia cheiranthifolia	Beach Primrose
Ceanothus cuneatus rigidus	Monterey Ceanothus
Carex pansa	Sand dune sedge
Erigeron glaucus	Seaside Daisy
Eschscholzia californica maritima	Beach Poppy
Fragaria chiloensis	Beach strawberry
Lathyrus littoralis	Beach Pea
Leymus mollis	Beach wild rye
Poa douglasii	Douglas's Blue Grass

Hotel and Residential Landscapes



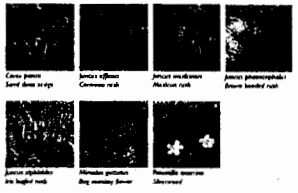
Main Entrance Trees (selected species)

Latin	Common
Cupressus macrocarpa	Monterey cypress
Cupressus governiana	Gowen cypress
Pinus radiata	Monterey Pine
Pinus muricata	Bishop pine

Hotel Courtyard, Main Entrance, Building Edge Gardens

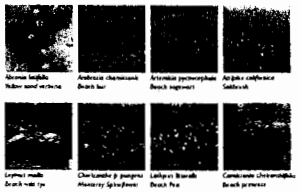
Latin	Common
Achillea millefolium	Common Yarrow
Armeria maritima	Thrift, Sea Pink
Juncus effusus	Common rush
Juncus phaeocephalus	Brown headed rush
Carex Pansa	Sand Dune Sedge
Mimulus guttatus	Bog monkey flower
Rhamnus californica	Coffeeberry
Lupinus arboreus	Yellow Bush Lupine
Ceanothus cuneatus rigidus	Monterey Ceanothus
Ericameria arcoides	Mock Heather
Erigeron glaucus	Seaside Daisy

Living Pool



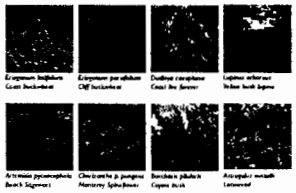
Latin	Common
Carex Pansa	Sand Dune Sedge
Juncus effusus	Common rush
Juncus mexicanus	Mexican rush
Juncus phaeocephalus	Brown headed rush
Juncus xiphoidas	Iris leaded rush
Mimulus guttatus	Bog monkey flower
Potentilla anserina	Silverweed

Fore Dune



Latin	Common
Abronia latifolia	Yellow Sand Verbena
Abronia umbellata	Pink Sand Verbena
Ambrosia chamissonis	Beach Bur
Artemisia pycnocephala	Beach Sagewort
Atriplex californica	Saltbush
Atriplex leucophylla	Beach salt bush
Chorizanthe p. pungens	Monterey Spineflower
Camissonia cheiranthifolia	Beach Primrose
Lathyrus littoralis	Beach Pea
Leymus mollis	Beach wild rye

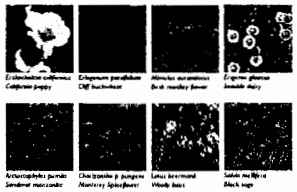
Secondary Dune



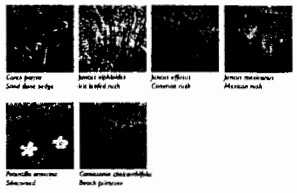
Secondary and Back Dunes (selected species)

Latin	Common
Abronia latifolia	Yellow Sand Verbena
Abronia umbellata	Pink Sand Verbena
Achillea millefolium	Common Yarrow
Agoseris apargioides	Beach Dandelion
Ambrosia chamissonis	Beach Bur
Arctostaphylos pumila	Sandmat Manzanita
Armeria maritima	Sea Pink
Artemisia californica	California Sage
Artemisia pycnocephala	Beach Sagewort
Astragalus nutallii	Locoweed
Atriplex californica	Saltbush
Atriplex leucophylla	Beach salt bush
Baccharis pilularis	Coyote Bush
Calystegia macrostegia	Beach Morning glory
Camissonia cheiranthifolia	Beach Primrose
Cardionema ramosissimum	Sandmat
Castilleja latifolia	Seaside Painted Cup
Ceanothus cuneatus rigidus	Monterey Ceanothus
Chorizanthe p. pungens	Monterey Spineflower
Dudleya caespitosa	Coast Live Forever
Dudleya farinosa	Live-forever
Ericameria ericoides	Mock Heather
Eriogonum latifolium	Coast Buckwheat
Eriogonum parvifolium	Cliff Buckwheat
Eriophyllum confertiflorum	Lizardtail
Eriophyllum staechadifolium	Lizardtail
Erysimum ammophilum	Coast Wallflower
Eschscholzia californica maritima	Beach Poppy
Frankenia salina	Alkali heath
Lathyrus littoralis	Beach Pea
Lessingia filaginifolia	Beach Aster
Leymus mollis	Beach wild rye
Lotus heermani	Woolly Lotus
Lotus scoparius	Deerweed
Lupinus chamissonis	Silver Beach Lupine
Rhamnus californica	Coffeeberry
Salvia mellifera	Black sage
Poa douglasii	Douglas's Blue Grass
Solanum umbellatum	Blue Witch

Back Dune



Wetland

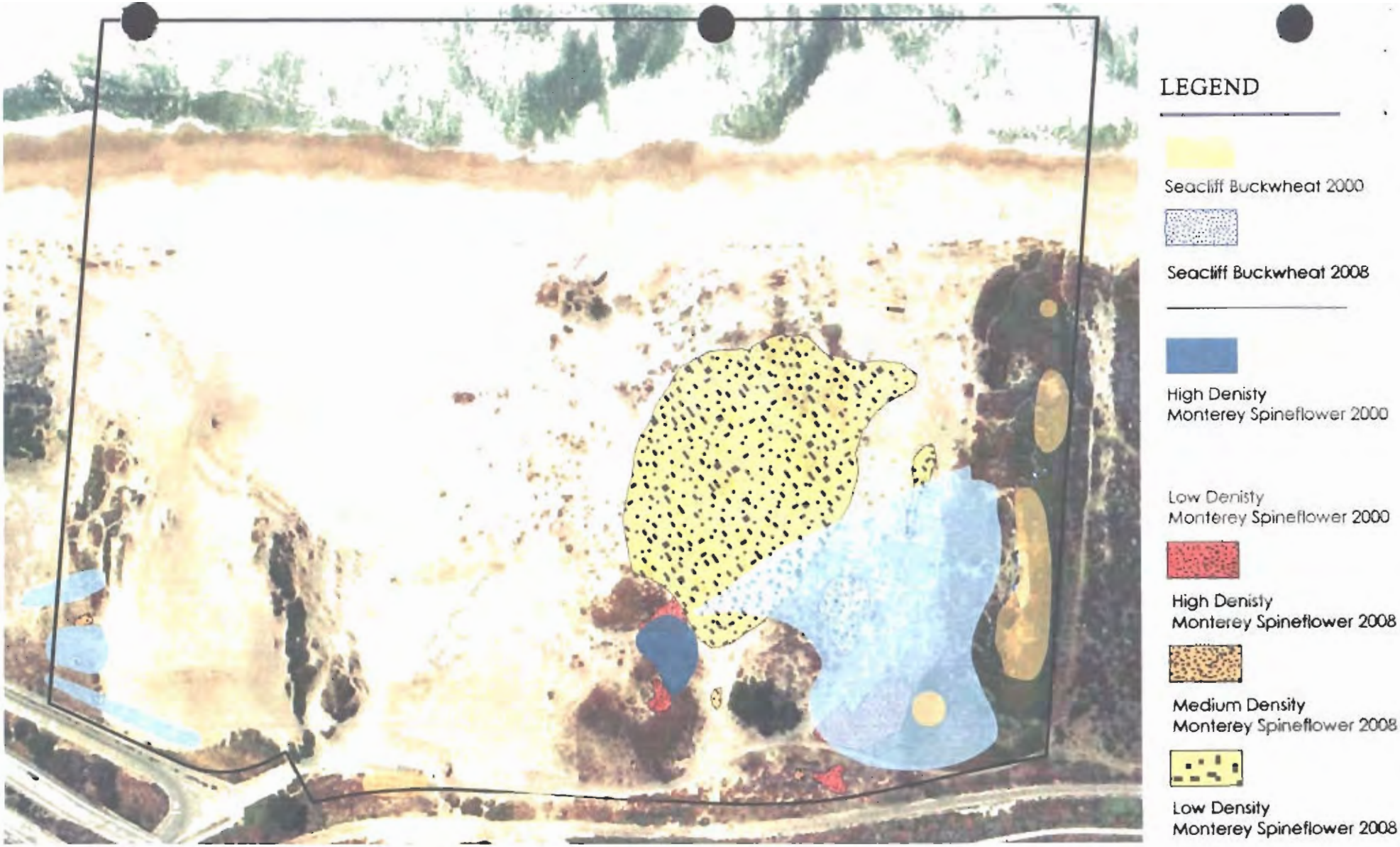


Latin	Common
Carex pansa	Sand Dune Sedge
Juncus xiphoides	Iris Leaded Rush
Juncus mexicanus	Mexican Rush
Juncus effusus	Common Rush
Potentilla anserina	Silverweed
Camissonia cheiranthifolia	Beach Primrose

PLANT COMMUNITIES

Monterey Bay Shores

Ecoresort, Wellness Spa, and Residences



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Source: EMC Planning Group Inc. 2008, Zander Associates 2000, Bestor Engineers 2008, Terraserver 2007

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Figure 2

Change in Distribution of Special Status Plant Species, 2000 - 2008

Monterey Bay Shores Botanical Survey Update, Sand City, California

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