FIGURE 1

LOCATION MAP

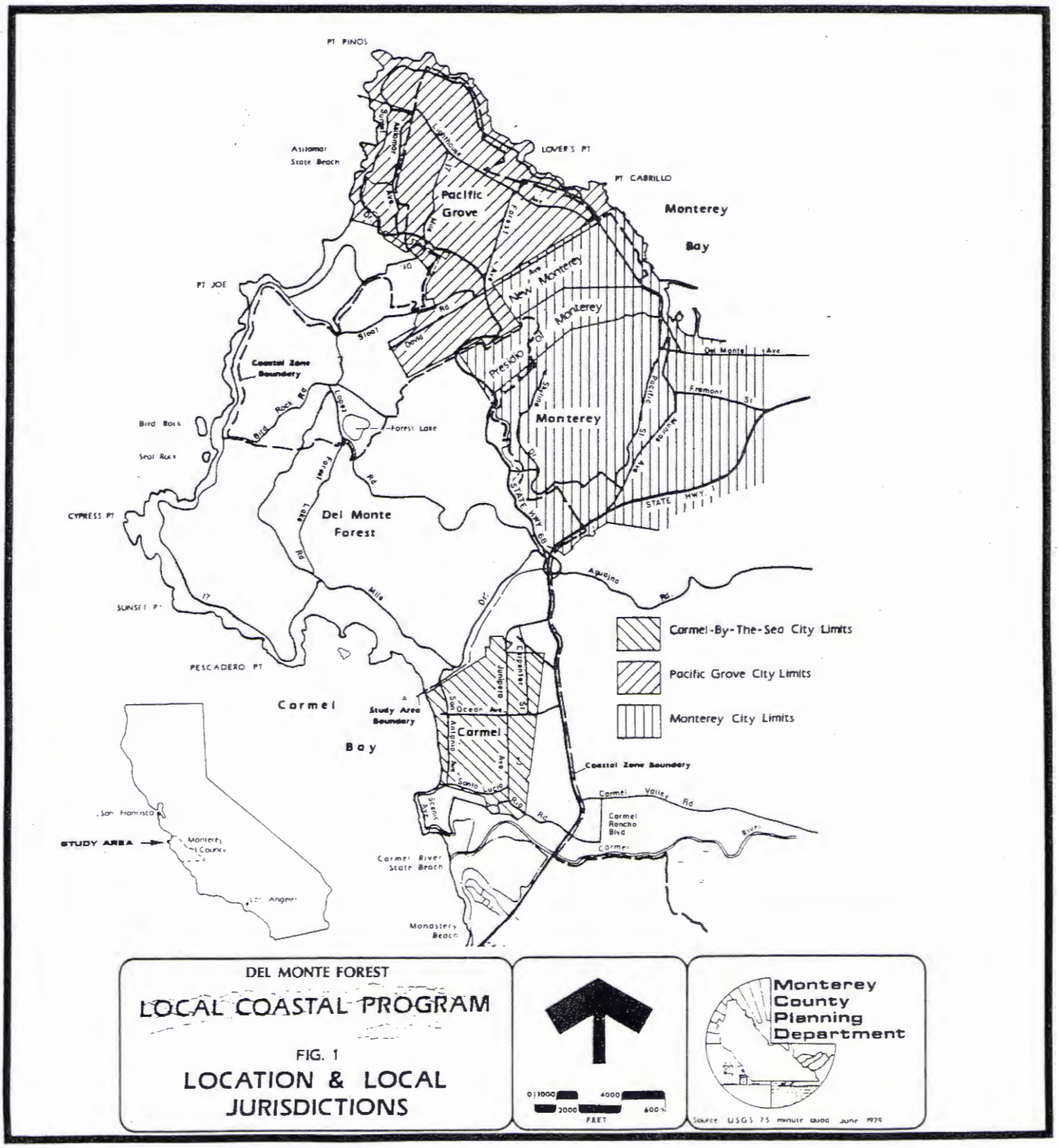

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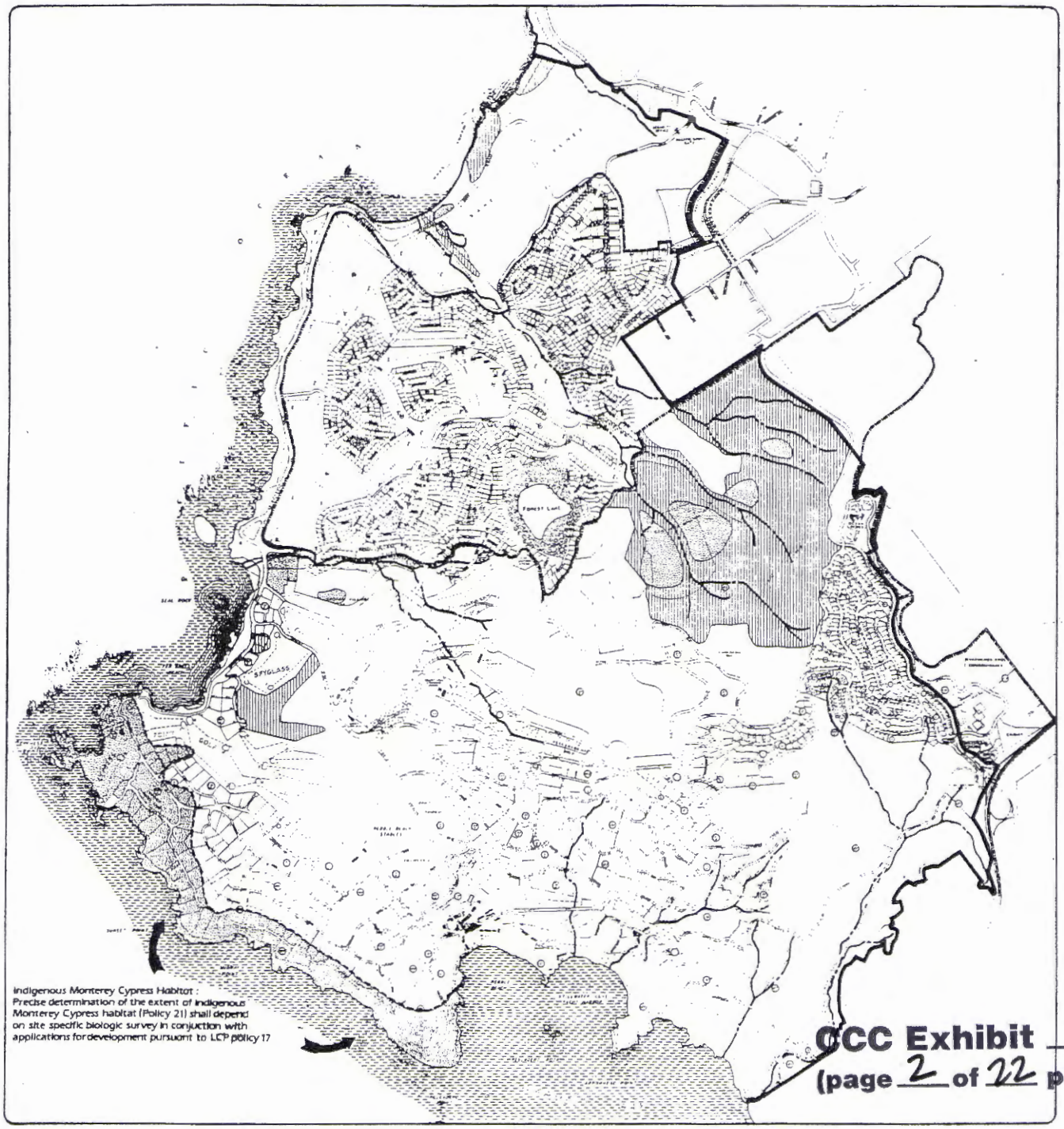
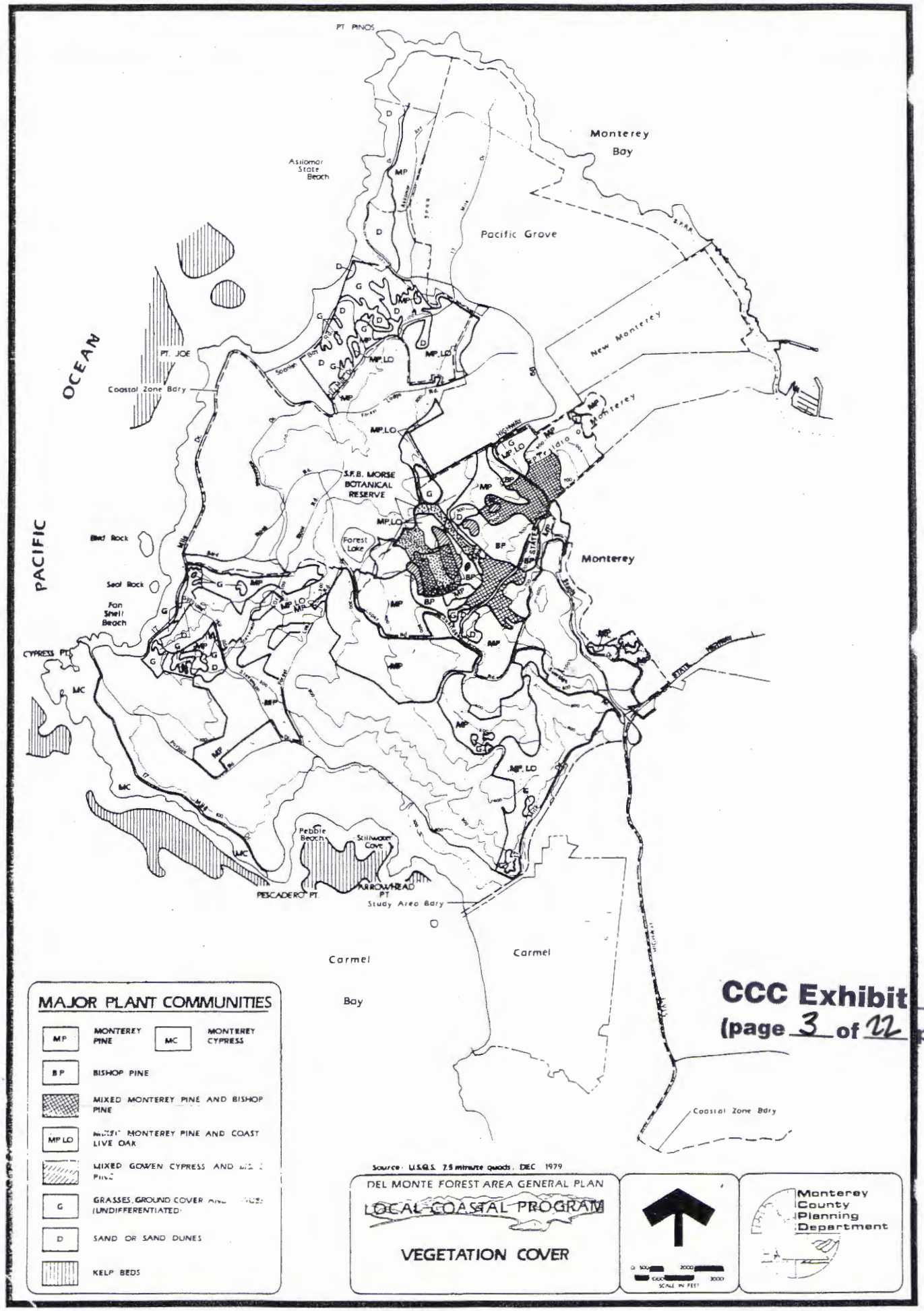
FIGURE 2

ENVIRONMENTALLY SENSITIVE HABITAT AREAS



CCC Exhibit G
(page 2 of 22 pages)

FIGURE 2A
VEGETATION COVER



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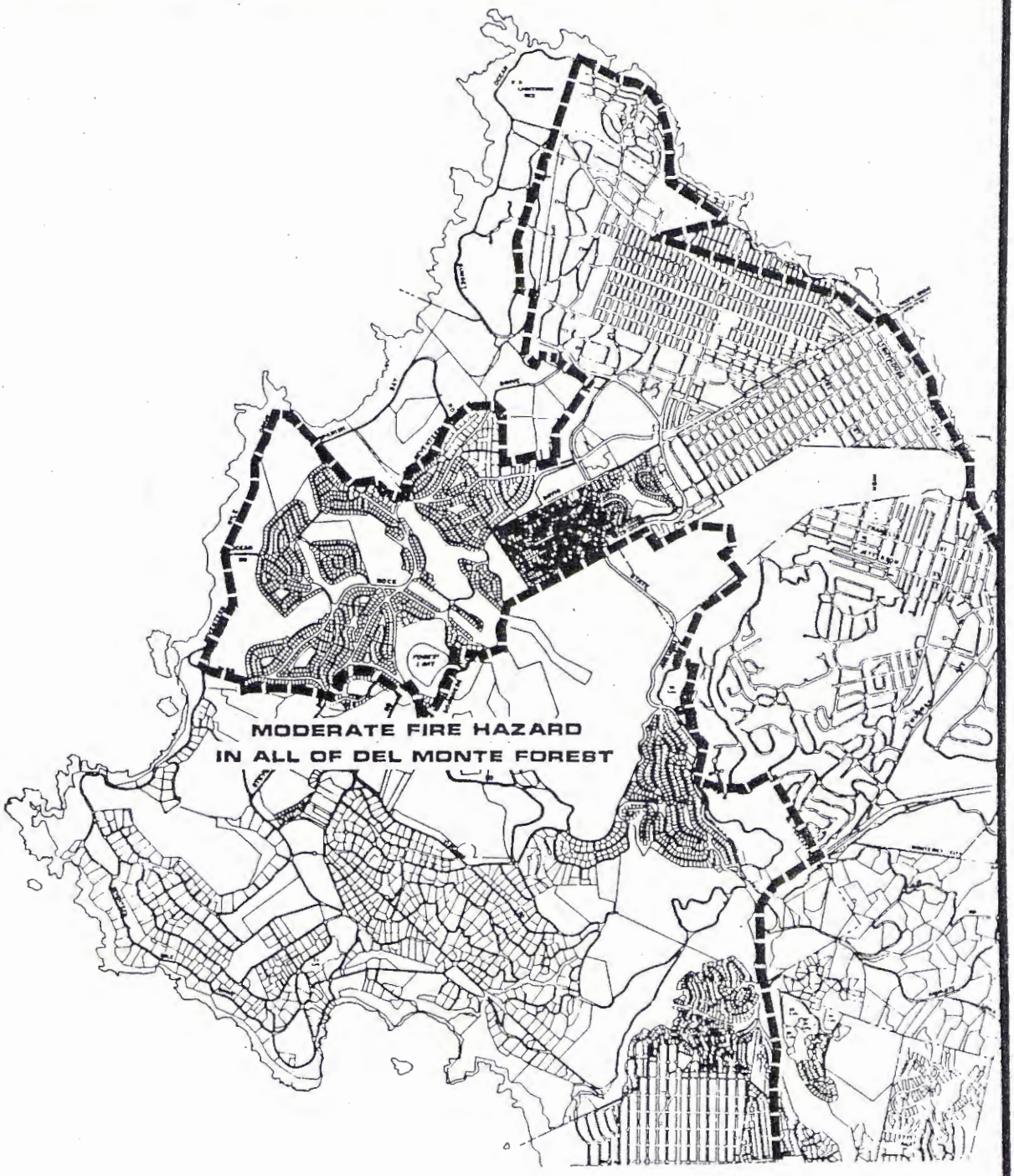
(page 3 of 22 pages)



DEL MONTE FOREST
LOCAL COASTAL PROGRAM

FIRE HAZARDS

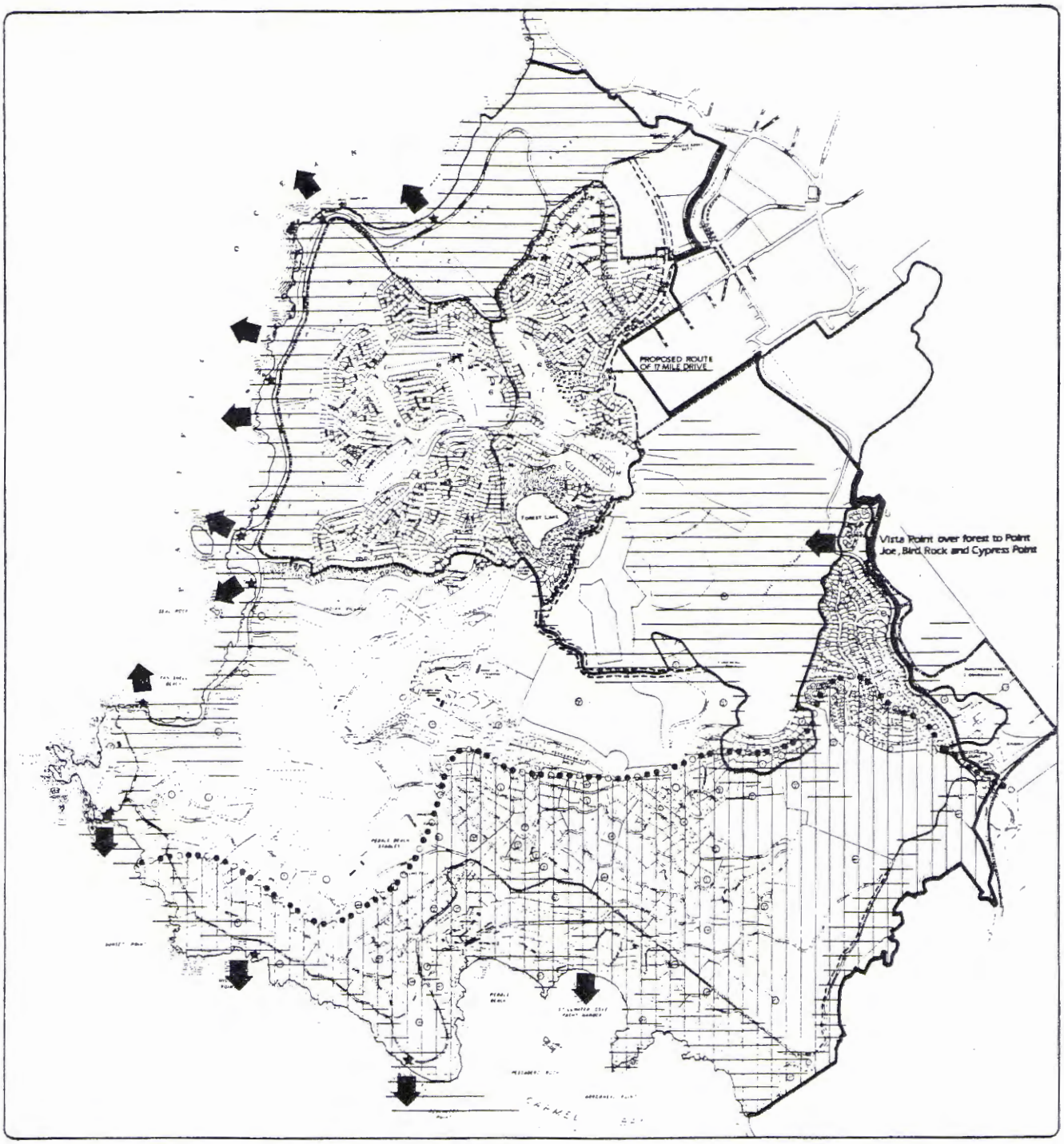
1" = 4000'

Monterey County Planning Department

SOURCE: CALIFORNIA DIVISION OF FORESTRY, 1986.

CCC Exhibit G
(page 4 of 22 pages)

FIGURE 2C
VISUAL RESOURCES



DEL MONTE FOREST AREA GENERAL PLAN
LOCAL COASTAL PROGRAM

VISUAL RESOURCES

Monterey County Planning Department

17 MILE DRIVE VISTA POINT AND DESIGNATED COASTAL ACCESS LOCATION (FIGURE 16)

RIDGELINE AND VISIBLE AREA FROM POINT LOBOS ACROSS CARMEL BAY

VIEW AREA FROM 17 MILE DRIVE AND VISTA POINTS

SCENIC BUFFER ZONE FOR NEW DEVELOPMENT ALONG 17 MILE DRIVE

Boundaries
Del Monte Forest
Coastal Zone

drawn 06 17 83

CCC Exhibit 6
(page 5 of 22 pages)

FIGURE 3
PLANNING AREAS

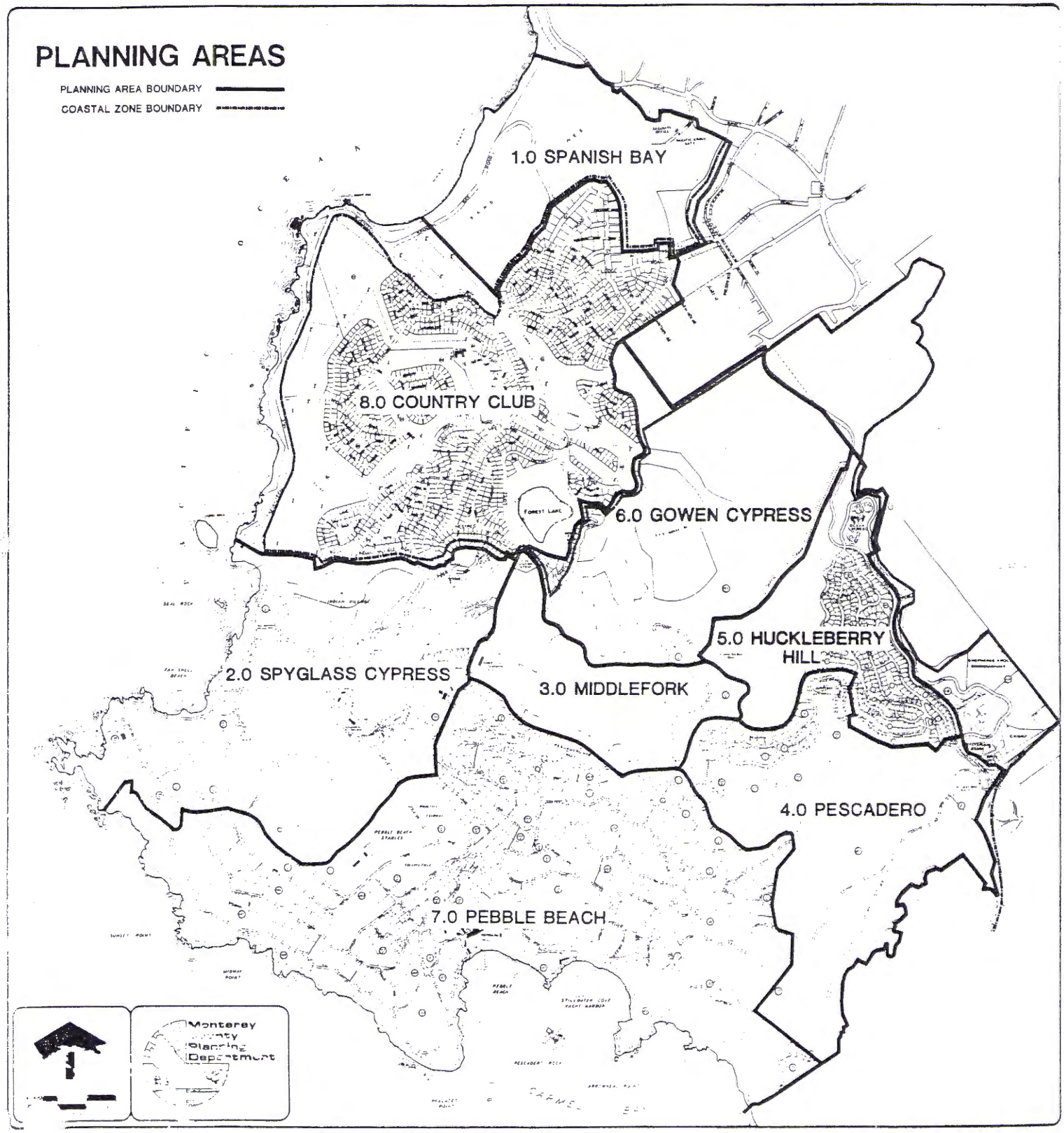


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FIGURE 4

ENVIRONMENTAL CONSIDERATIONS

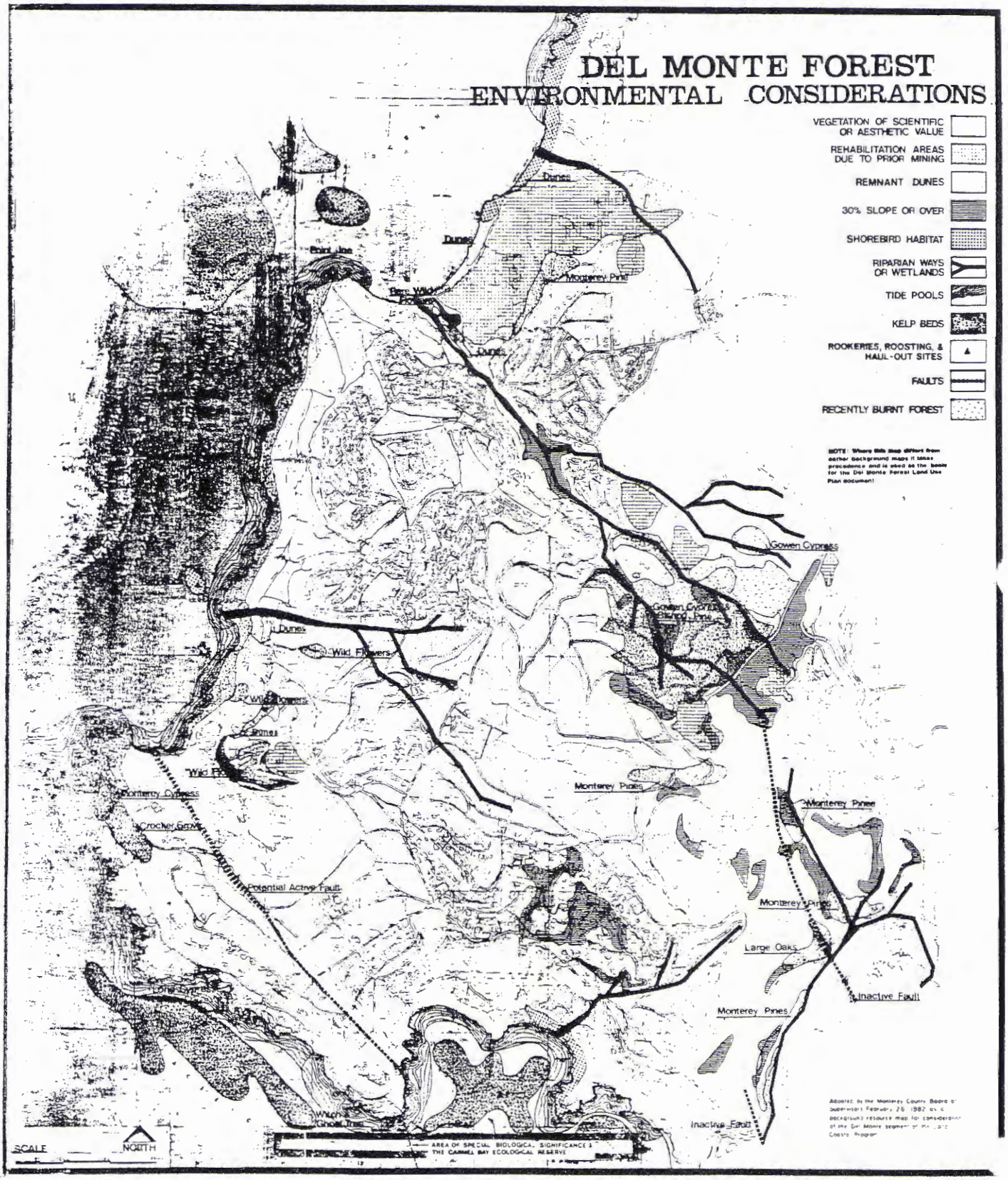

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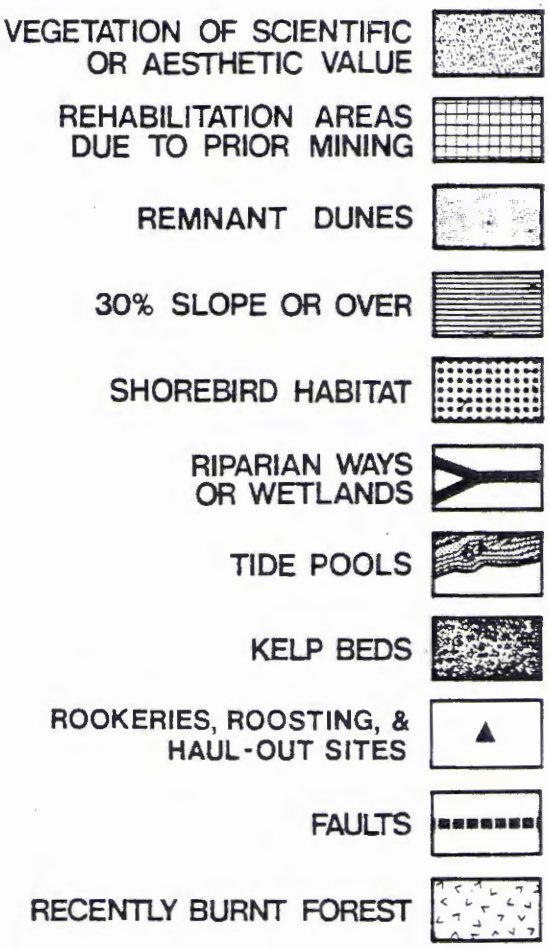
FIGURE 4A

ENVIRONMENTAL CONSIDERATIONS LEGEND



NOTE: Where this map differs from earlier background maps it takes precedence and is used as the basis for the Del Monte Forest Land Use Plan document.

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(page B of 22 pages)

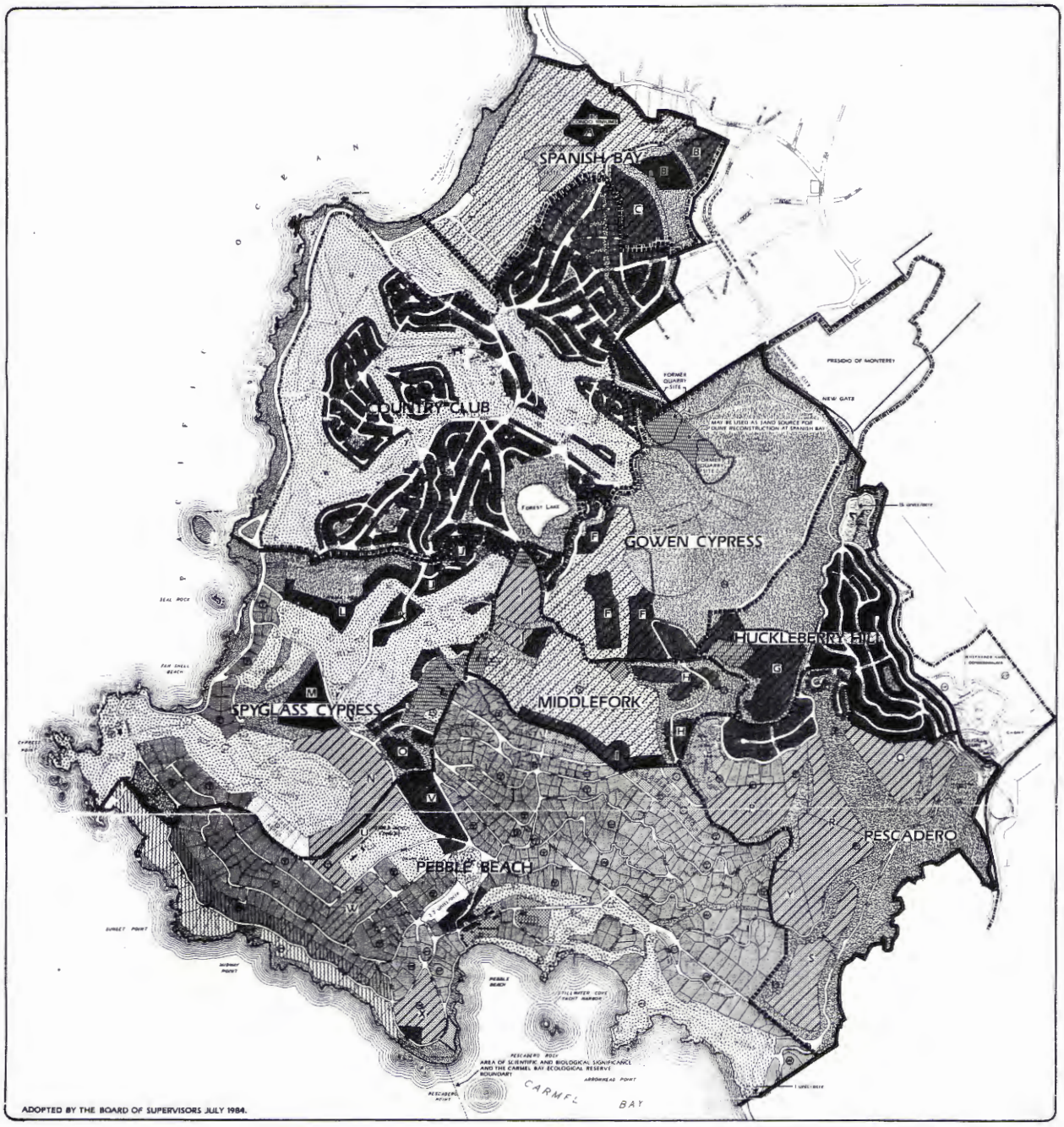


FIGURE 5
LAND USE PLAN (1984)

DEL MONTE FOREST AREA GENERAL PLAN
LOCAL COASTAL PROGRAM

Monterey County Planning Department

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

Commercial
- Visitor Service
- General
- Institutional

Open Space
- Recreational
- Forest
- Shoreline

- Resource Constraint Areas
- Area of Special Concern

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

CCC Exhibit 6
(page 9 of 22 pages)

FIGURE 5A

DEL MONTE FOREST AREA
LAND USE PLAN - 1984 LEGEND

Residential

- 1 Unit /2 Acres
- 1 Unit /1.5 Acres
- 1 Unit /Acre
- 2 Units /Acre
- 4 Units /Acre
- 00 units/acre — Density as Indicated
- Density to Preclude Further Subdivision

Commercial

- Visitor Service
- General
- Institutional

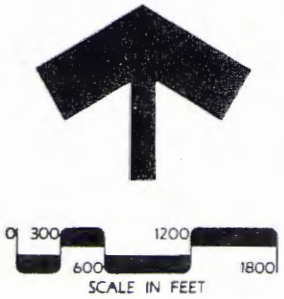
Open Space

- Recreational
- Forest
- Shoreline

- Resource Constraint Areas
- Area of Special Concern

Boundaries

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



CCC Exhibit 6
(page 10 of 22 pages)

FIGURE 6

SPANISH BAY PLANNING AREA
ENVIRONMENTAL CONSIDERATIONS

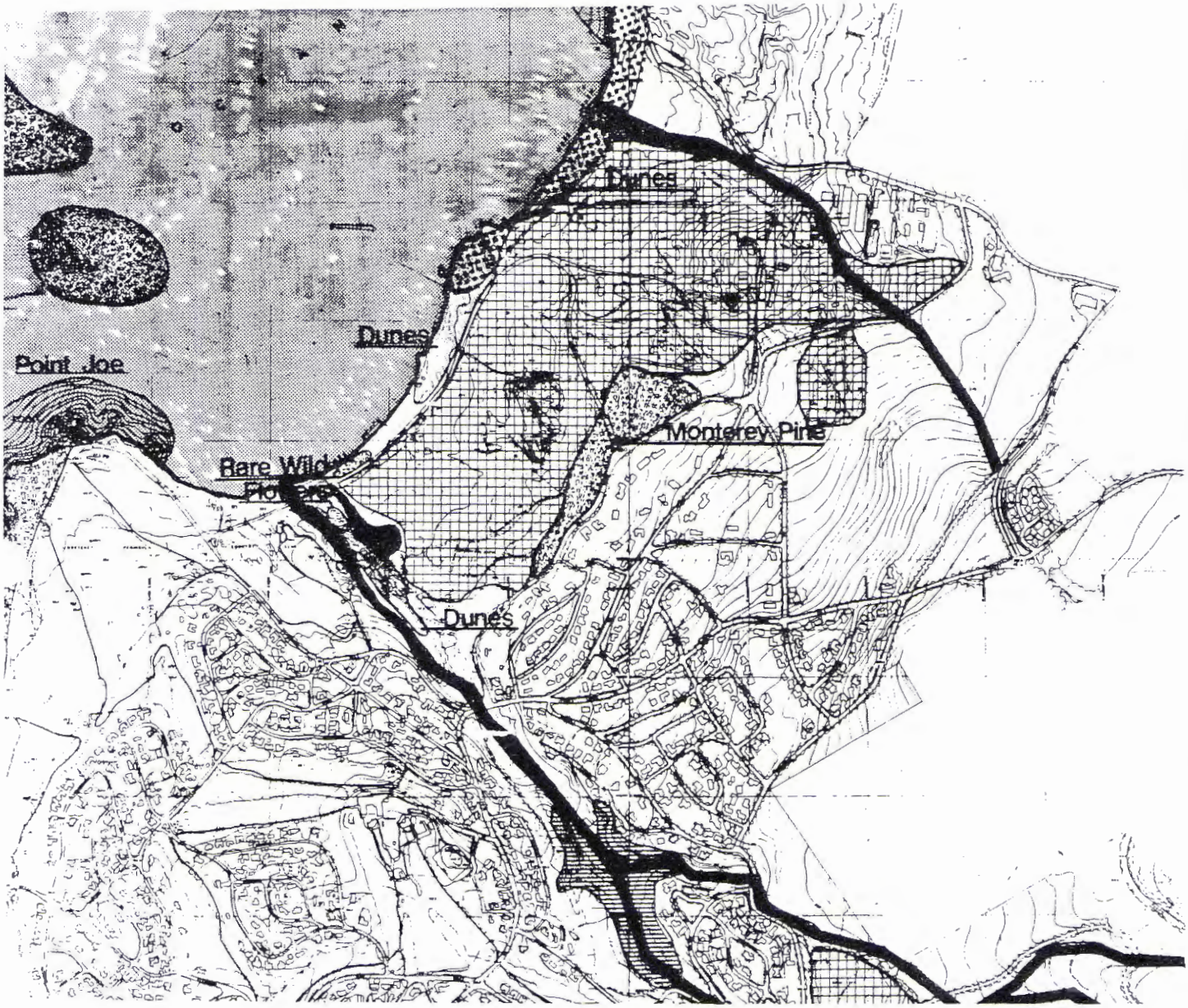


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FIGURE 7

SPYGLASS CYPRESS PLANNING AREA
ENVIRONMENTAL CONSIDERATIONS

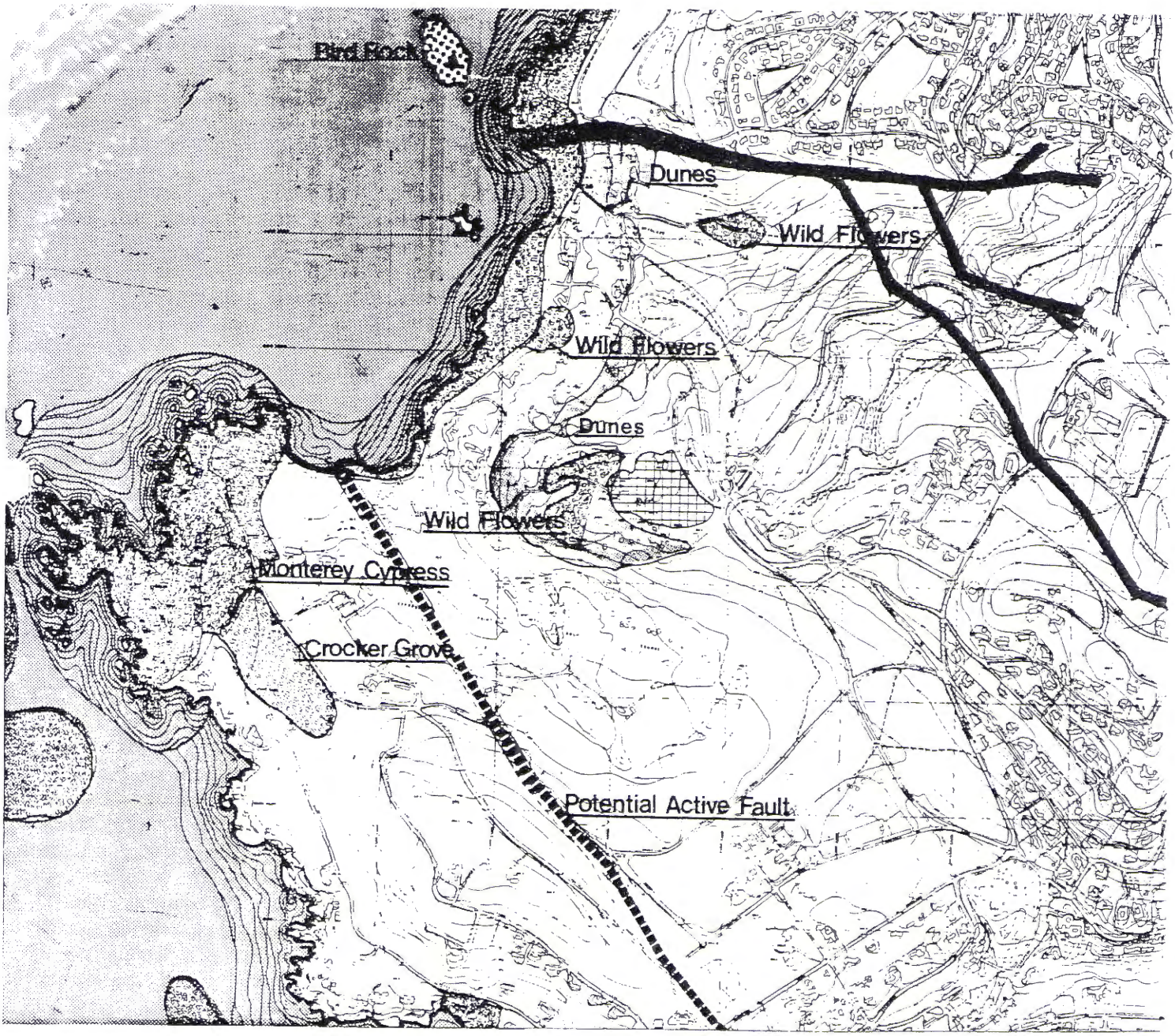

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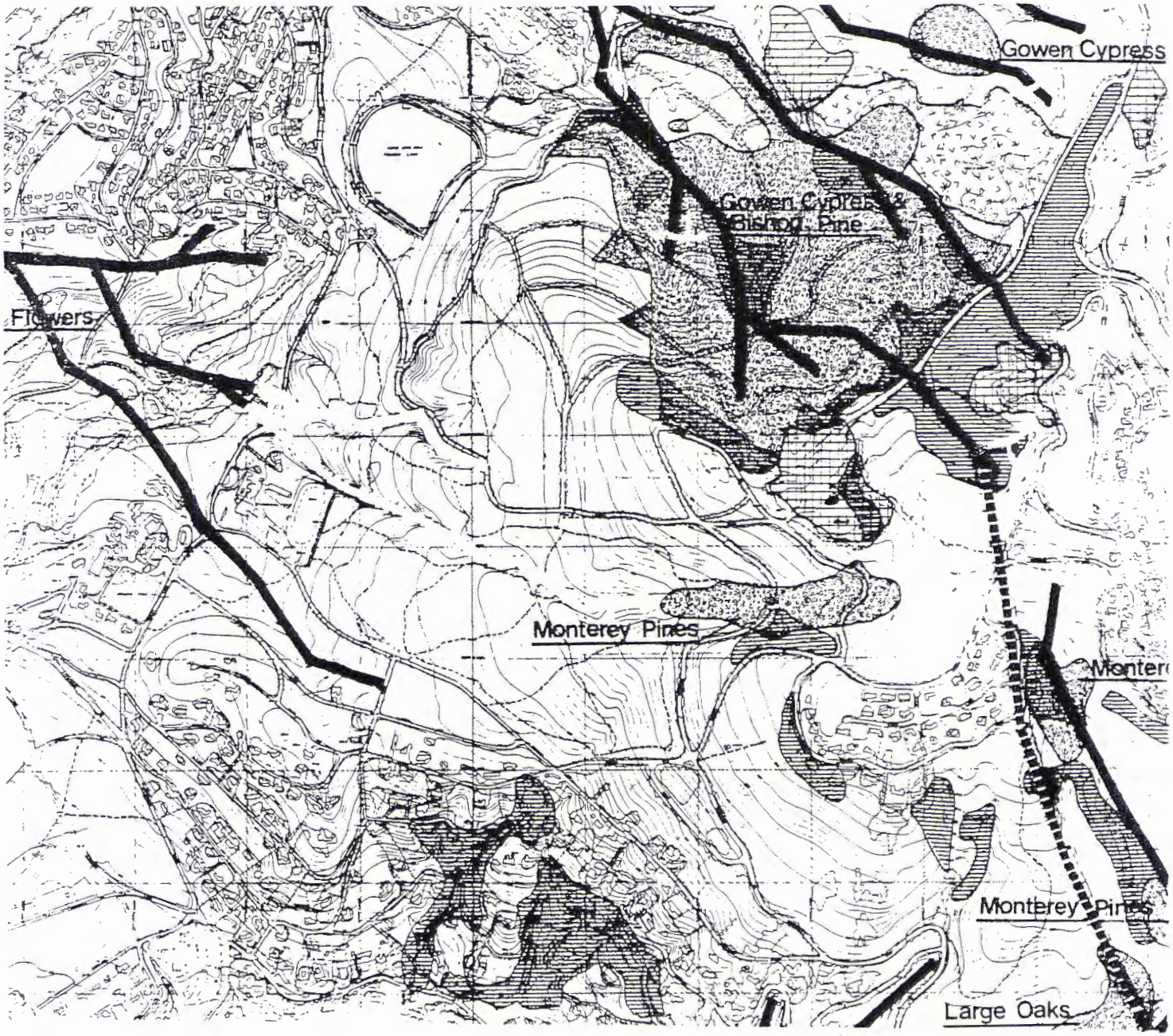
FIGURE 8

MIDDLE FORK PLANNING AREA
ENVIRONMENTAL CONSIDERATIONS



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(page 13 **of** 22 **pages)**

FIGURE 9

PESCADERO PLANNING AREA
ENVIRONMENTAL CONSIDERATIONS

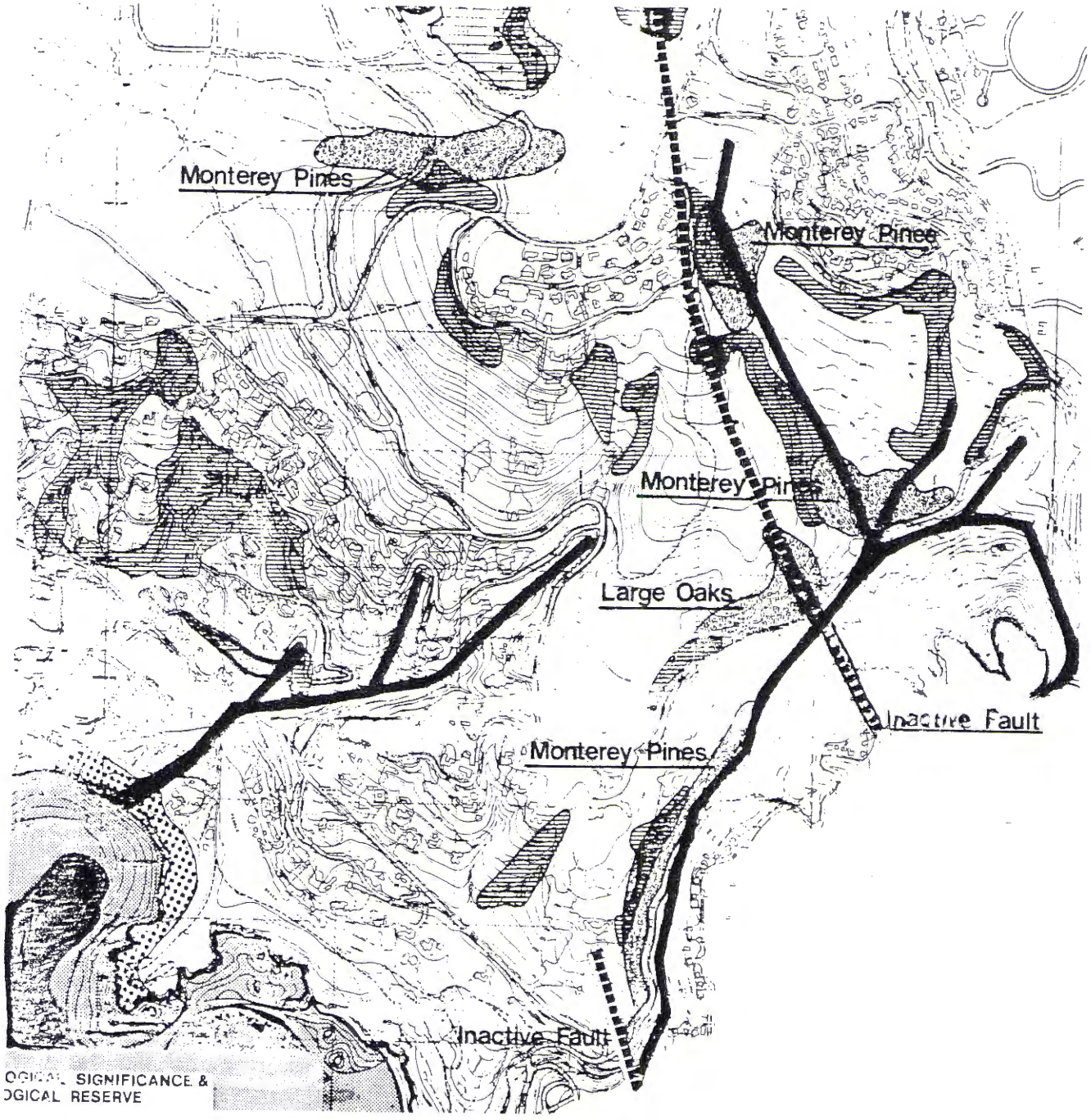

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FIGURE 10

HUCKLEBERRY HILL PLANNING AREA
ENVIRONMENTAL CONSIDERATIONS

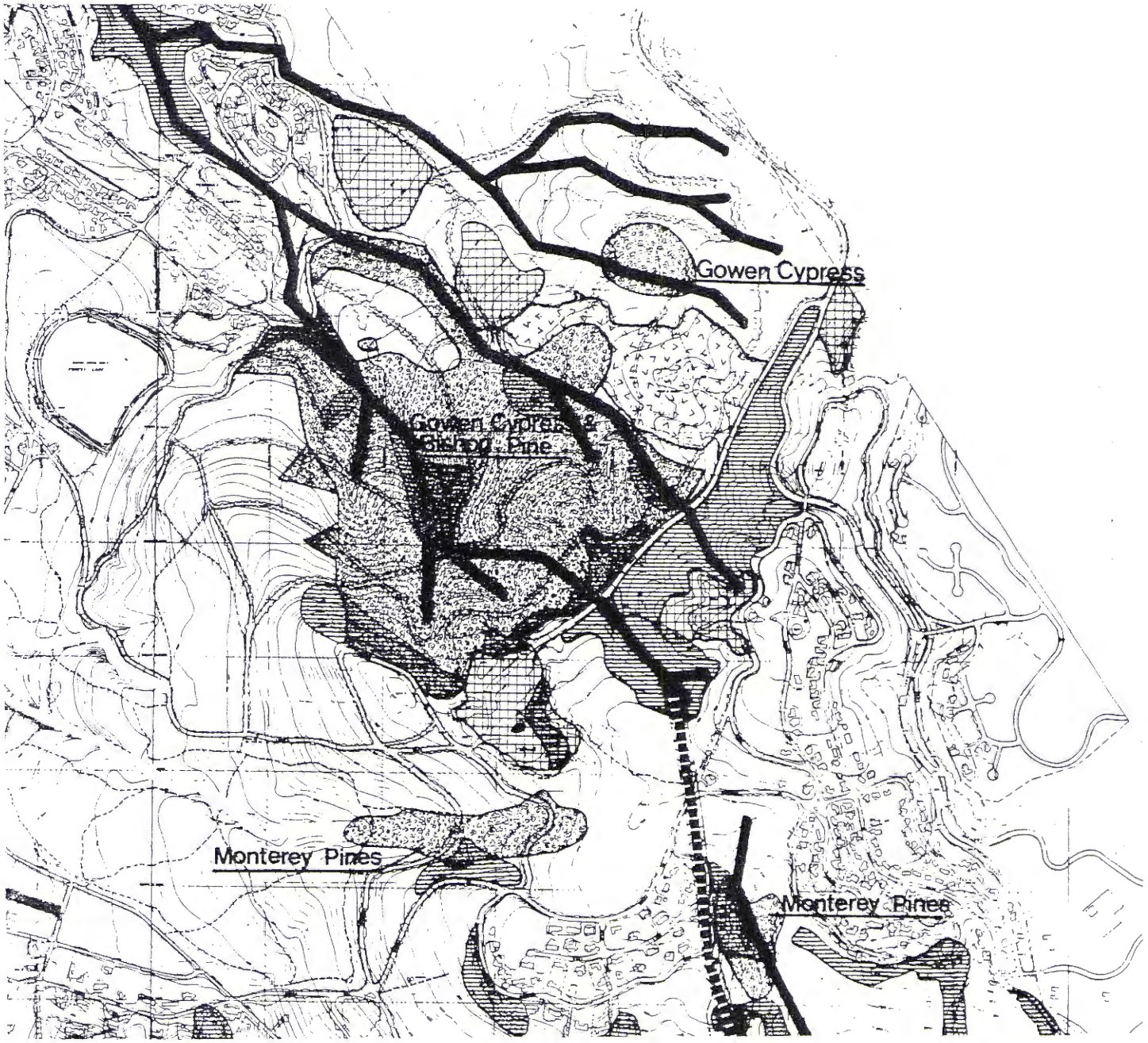

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FIGURE 11

GOWEN CYPRESS PLANNING AREA
ENVIRONMENTAL CONSIDERATIONS

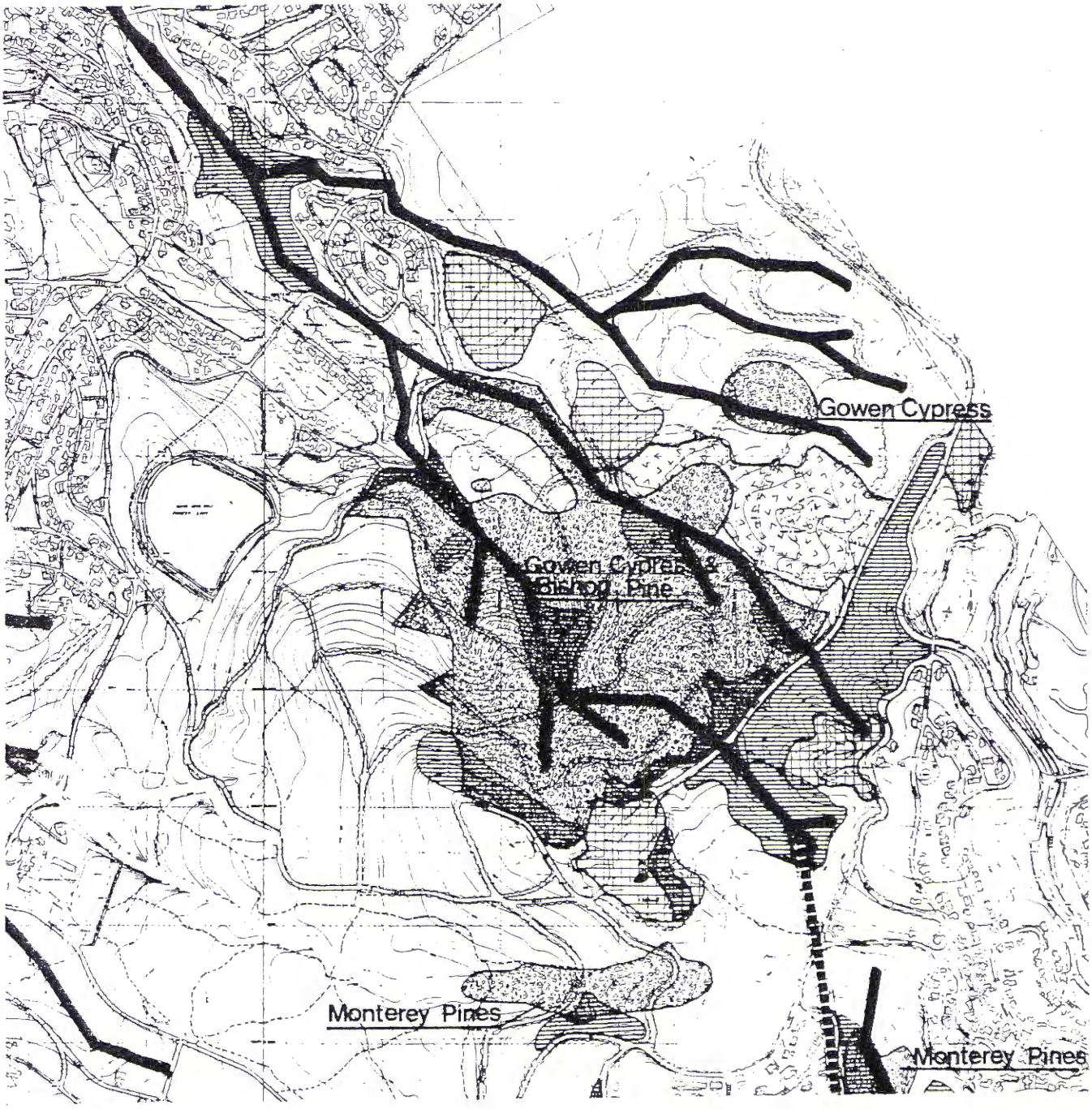

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FIGURE 12

PEBBLE BEACH PLANNING AREA
ENVIRONMENTAL CONSIDERATIONS

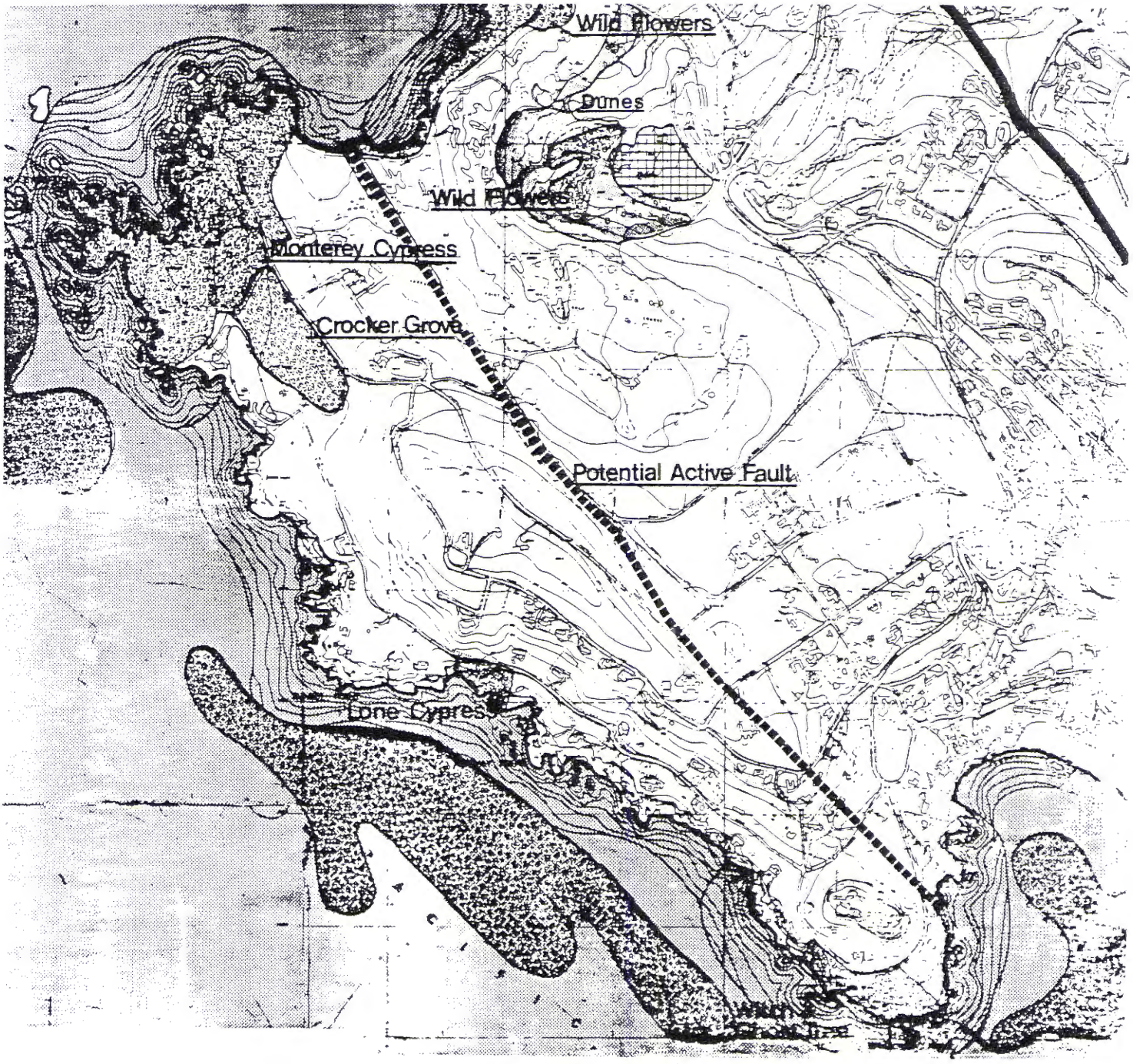

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FIGURE 12

PEBBLE BEACH PLANNING AREA ENVIRONMENTAL CONSIDERATIONS

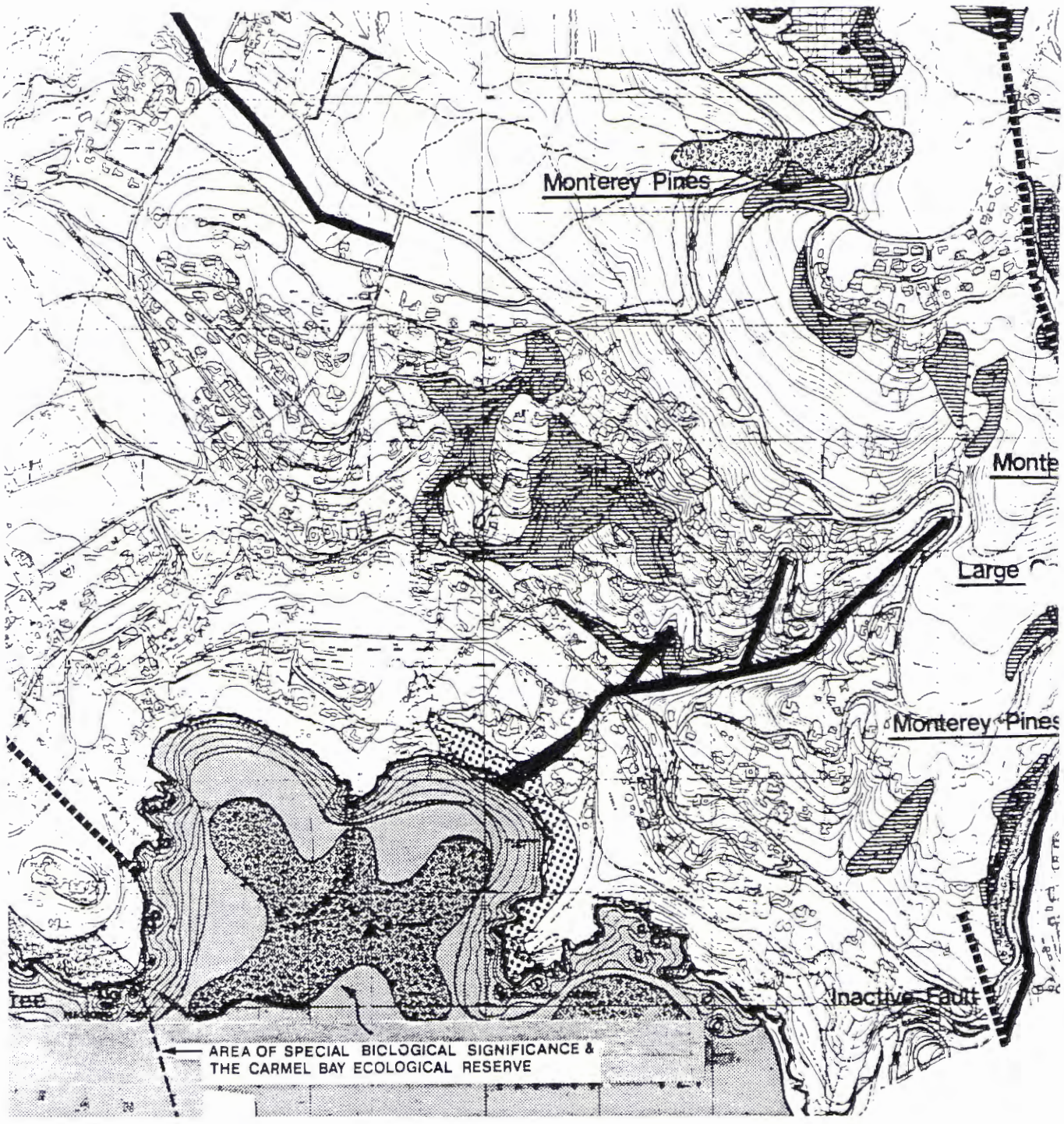

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FIGURE 13

COUNTRY CLUB PLANNING AREA
ENVIRONMENTAL CONSIDERATIONS

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FIGURE 14

CIRCULATION

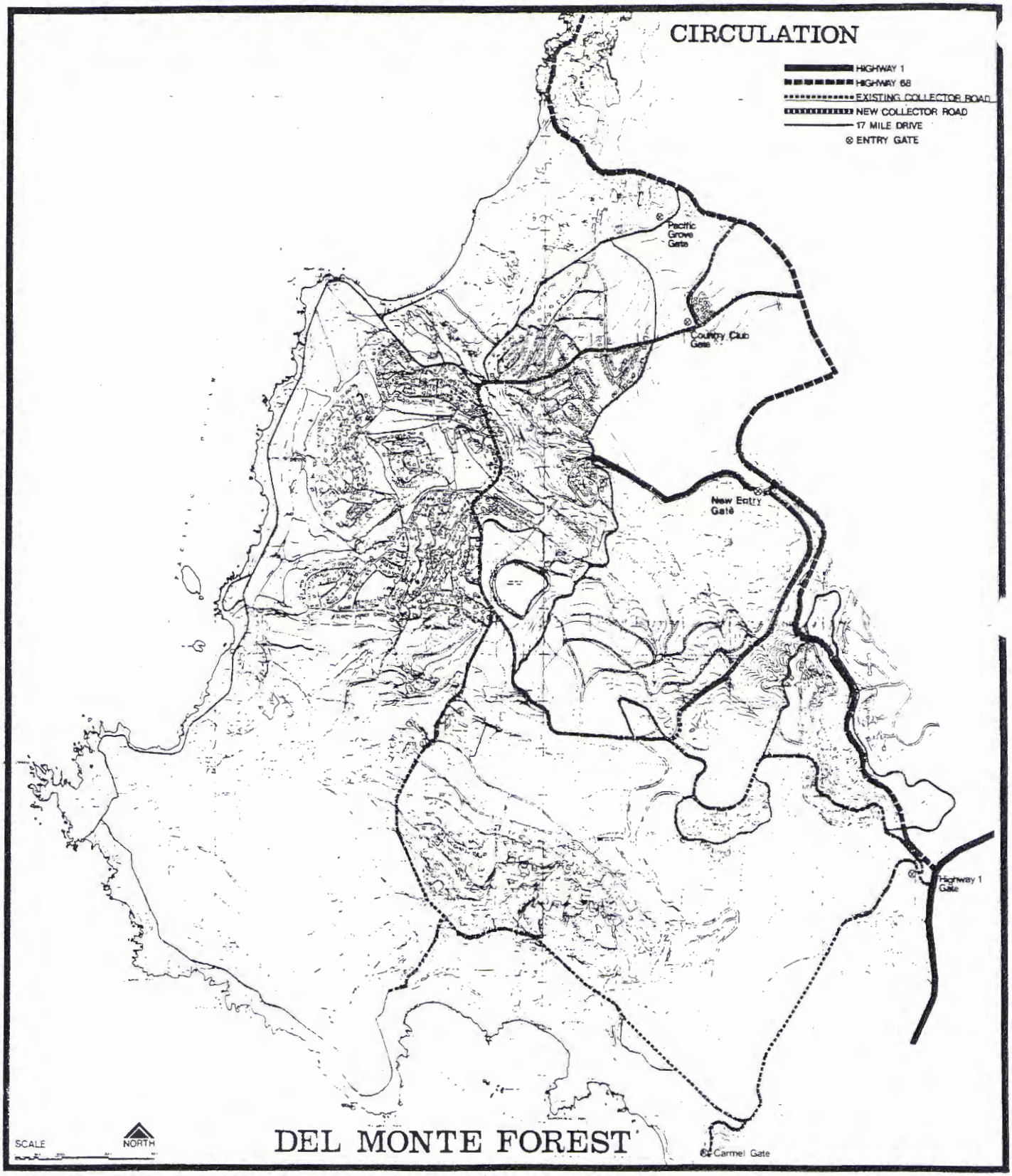

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FIGURE 15

RECREATIONAL FACILITIES

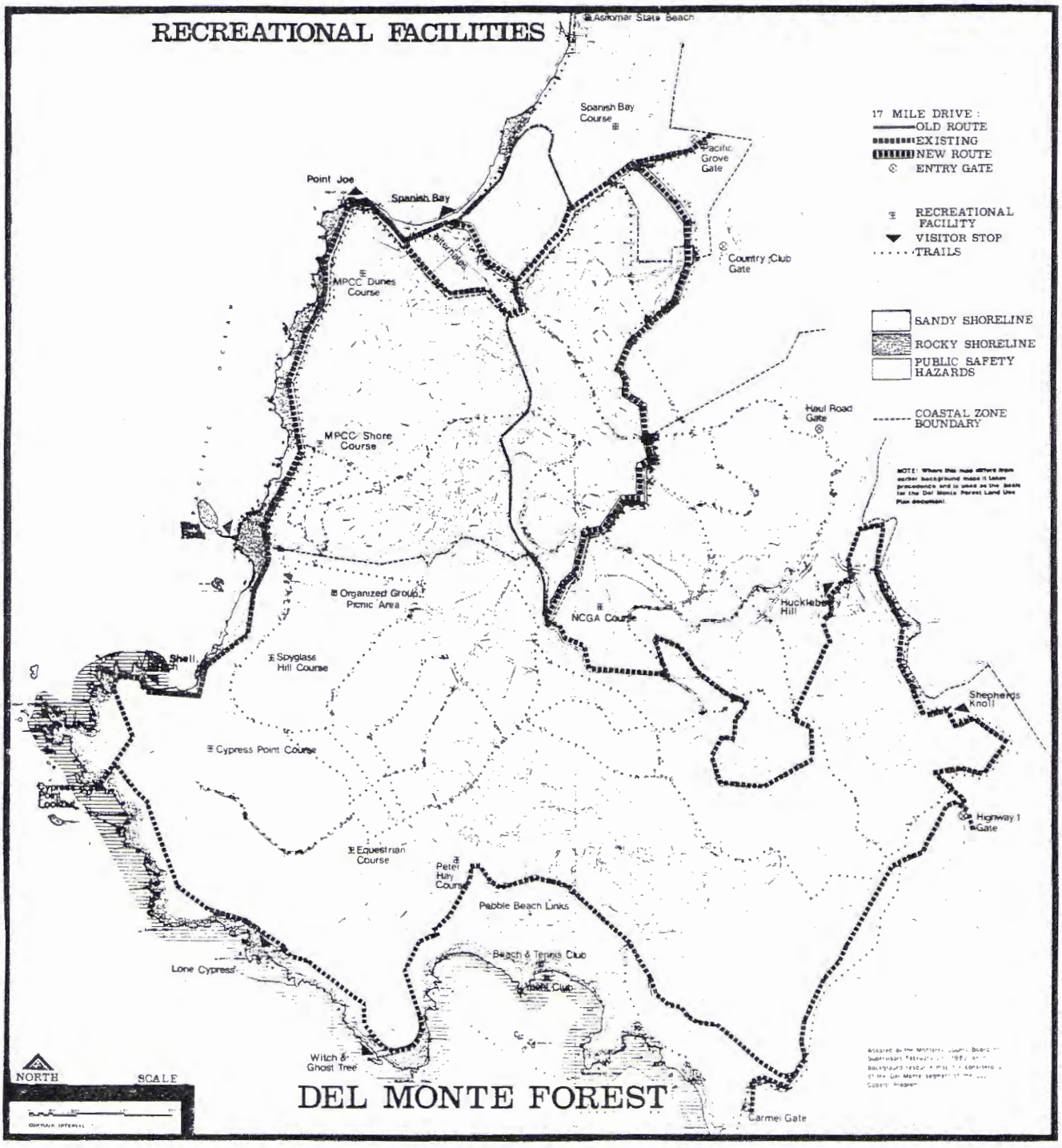

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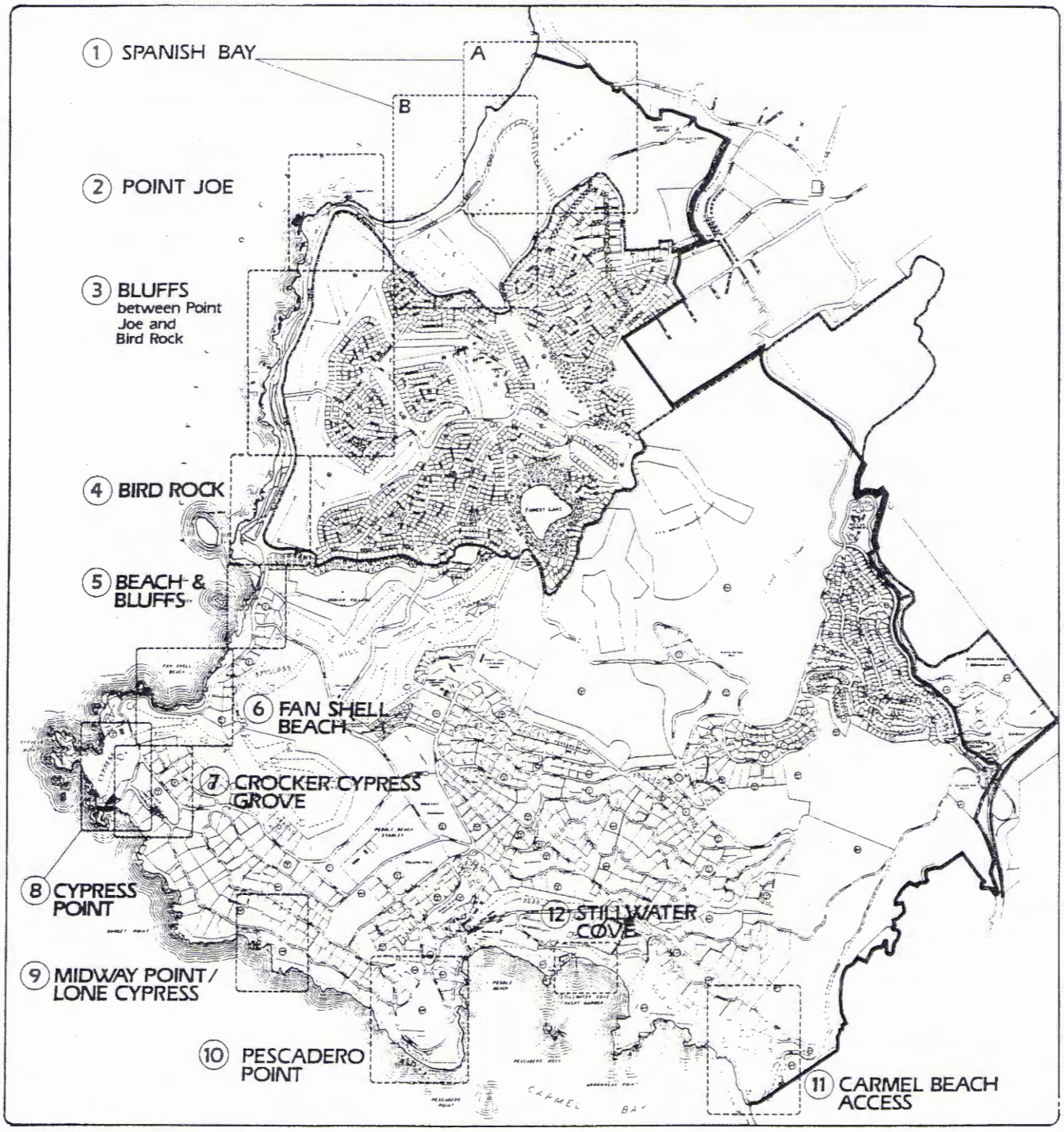
FIGURE 16

SHORELINE ACCESS



DEL MONTE FOREST AREA GENERAL PLAN
LOCAL COASTAL PROGRAM

SHORELINE ACCESS

Monterey County Planning Department

Designated access area

8 CYPRESS POINT — Index to detailed access diagrams see Appendix B, site specific access report

Boundaries
Del Monte Forest
Coastal Zone

drawn 08.15.83

CCC Exhibit G
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Existing LCP Designations

Del Monte Forest LCP Segment

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

N

0 0.5 1

Mile

CALIFORNIA COASTAL COMMISSION

Monterey County
LCP Major Amendment #1-12 Part 1

Exhibit H

Proposed LCP Designations

Del Monte Forest LCP Segment

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

N

0 0.5 1

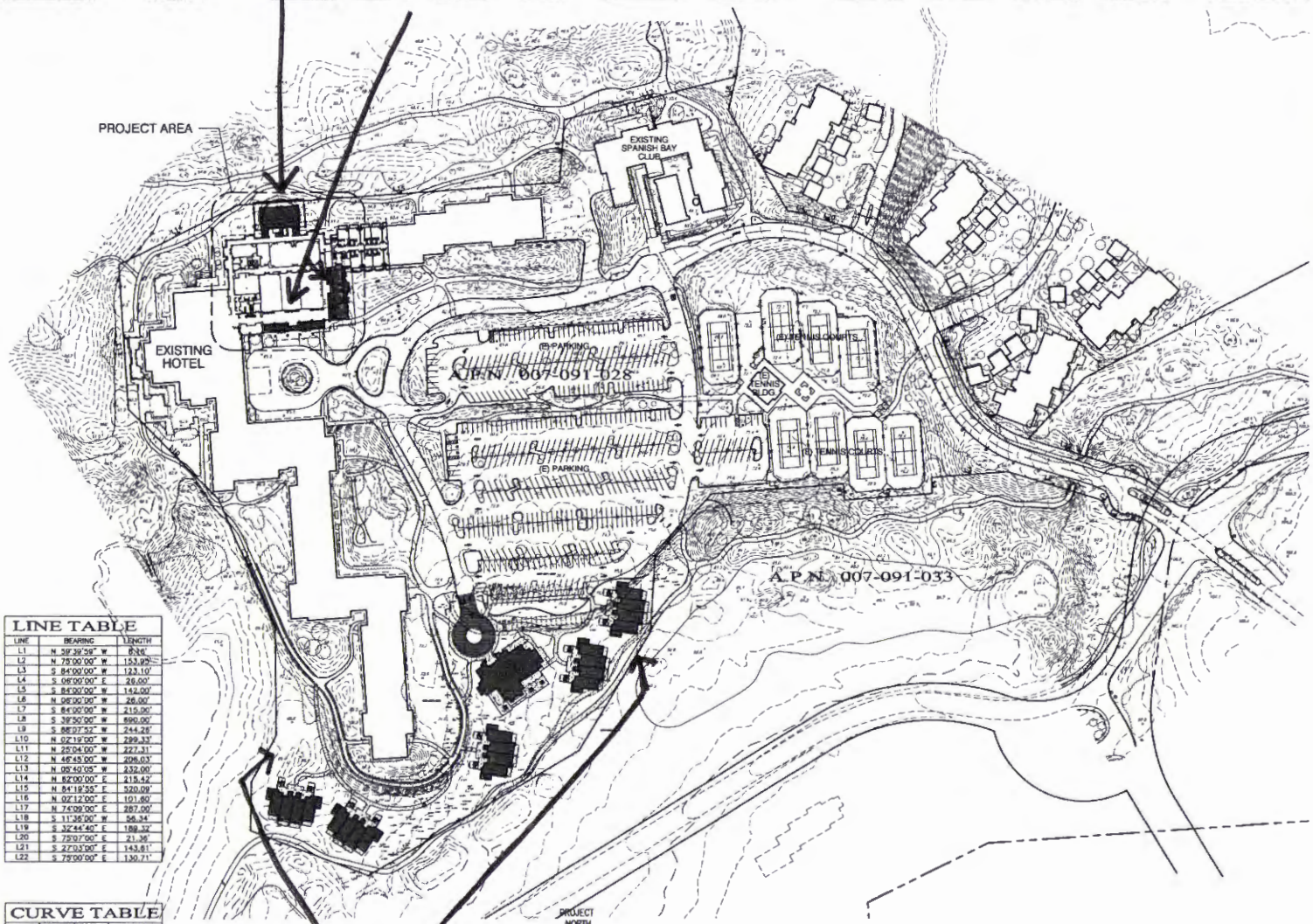
Mile

CALIFORNIA COASTAL COMMISSION

Monterey County
LCP Major Amendment #1-12 Part 1

Exhibit 1

Conference center additions



OVERALL SITE PLAN
SCALE: 1" = 80'-0"

40 new overnight visitor-serving units

PROJECT INFORMATION

A. P. N.	007-091-028, 007-091-033
SITE AREA:	22.71 Acres (989,245 s.f.)
EXISTING ZONING DESIGNATION:	007-091-028: VSC (CZ) 007-091-033: OR (CZ)

FLOOR AREA SUMMARY :

Existing Buildings		343,250 s.f.	
Conference Room Expansion		8,815 s.f.	
New Cottages			
Guest Buildings:	5 x 6393 s.f.	31,965 s.f.	
Hospitality Building		5,686 s.f.	
TOTAL NEW FLOOR AREA =		46,466 s.f.	
TOTAL OVERALL FLOOR AREA =		389,716 s.f.	39.4%

LOT COVERAGE SUMMARY :

BUILDING COVERAGE		
Existing Building Coverage	131,675 s.f.	
New Building Coverage	29,344 s.f.	
TOTAL BUILDING COVERAGE =	161,019 s.f.	16.3%
IMPERVIOUS SURFACE COVERAGE		
Existing Impervious Paving	243,085 s.f.	
Other (n) Impervious Paving (Tennis Courts, etc.)	215,186 s.f.	
Existing Paving to be removed	- 33,500 s.f.	
New Impervious Paving	22,245 s.f.	
TOTAL IMPERVIOUS COVERAGE =	446,999 s.f.	45.2%
TOTAL OVERALL LOT COVERAGE =	608,018 s.f.	61.5%

PARKING SUMMARY

PARKING REQUIRED FOR NEW CONSTRUCTION:	Floor Area	Load	Parking Spaces
Conference Room Expansion			
New Meeting Space	5,369 s.f.	1:50	107
Pre-function/ Circulation	3,446 s.f.	0	0
New Cottages			
40 Guest Units		1.5/Unit	60
Hospitality Building			
Lobby/ Living Room	1,883 s.f.	1:50	38
Reception/ Office	361 s.f.	1:50	6
Meeting/ Board Rooms	1,944 s.f.	1:50	39
Bar/ Service Kitchen	463 s.f.	1:50	10
Bag storage	163 s.f.	1:250	1
Restrooms, Circulation, Mechanical	467 s.f.	1:500	1
TOTAL NEW PARKING REQUIRED =			264
PARKING PROVIDED:			
Existing Parking			492
Existing Parking Removed			- 63
New Parking			33
TOTAL PARKING PROVIDED =			462

LINE TABLE

LINE	BEARING	LENGTH
L1	N 39°39'59" W	6.96'
L2	N 78°00'00" W	153.95'
L3	S 84°00'00" W	123.10'
L4	S 06°00'00" E	26.00'
L5	S 84°00'00" W	142.00'
L6	N 06°00'00" W	26.00'
L7	S 84°00'00" W	215.00'
L8	S 39°30'00" W	590.00'
L9	S 86°07'52" W	244.26'
L10	N 02°19'00" W	299.33'
L11	N 25°04'00" W	227.31'
L12	N 46°45'00" W	206.03'
L13	N 09°40'05" W	232.00'
L14	N 82°00'00" E	215.42'
L15	N 84°19'55" E	520.09'
L16	N 02°12'00" E	101.60'
L17	N 74°09'00" E	287.00'
L18	S 11°36'00" W	56.10'
L19	S 32°44'40" E	188.32'
L20	S 75°07'00" E	21.36'
L21	S 27°03'00" E	143.61'
L22	S 75°00'00" E	130.71'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	11.13	15.00	42°30'48"
C2	50.54	35.00	82°43'51"
C3	14.55	15.00	55°33'33"
C4	55.10	266.06	10°57'34"
C5	199.66	238.00	48°04'00"
C6	142.27	170.00	47°57'00"
C7	96.04	400.00	13°45'22"
C8	68.89	240.00	16°26'47"

⚠ REVISE LAYOUT

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Fletcher + Hardoin Architects
769 Pacific Street
Monterey, CA 93940
831- 373-5895
www.fletcherhardoin.com

WWD

PEBBLE BEACH COMPANY
P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
(831) 624-8497

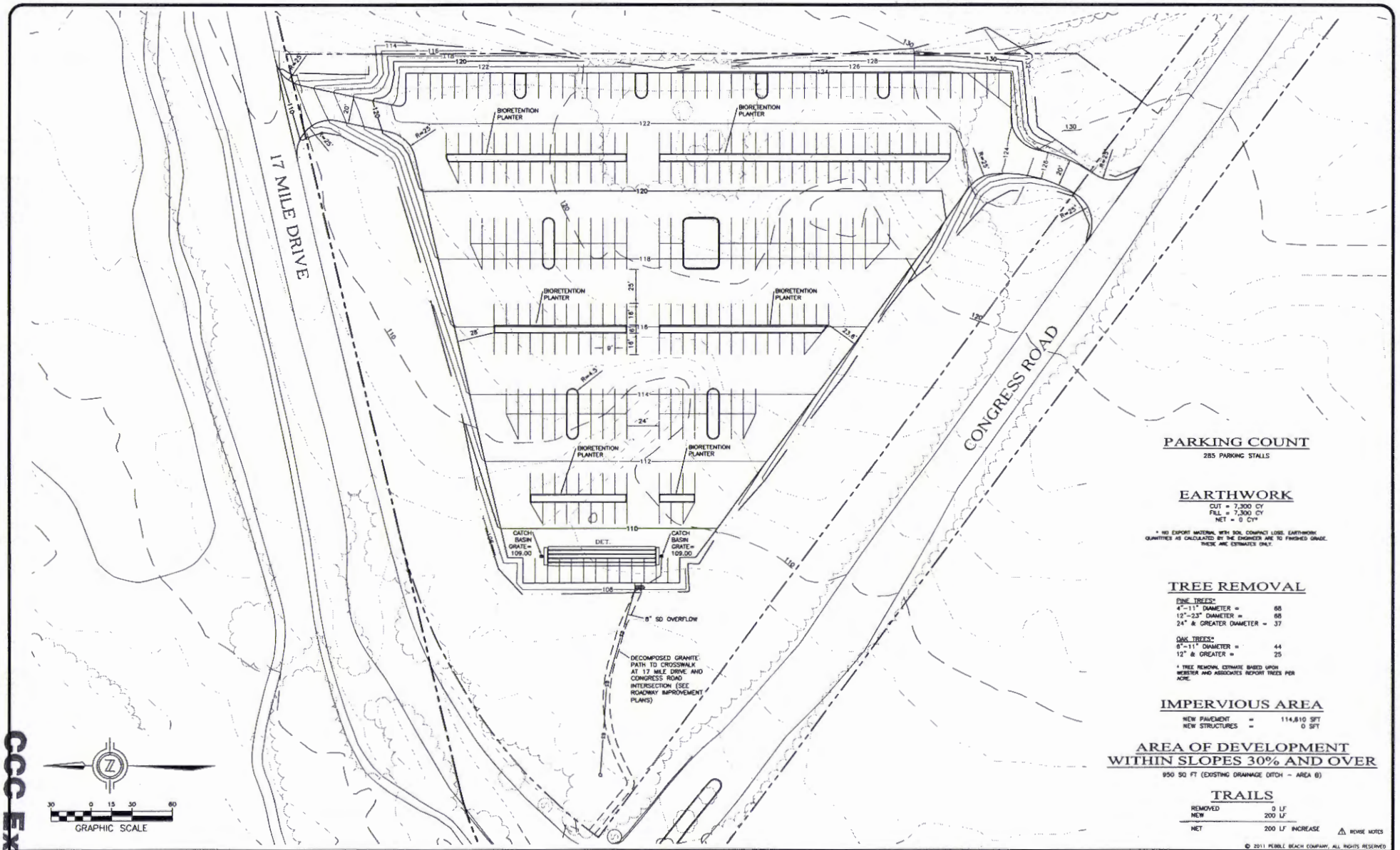
PARCEL INFORMATION: A.P. # 007-091-028
EL POTRERO RANCHO, MONTEREY COUNTY, CALIFORNIA

THE INN AT SPANISH BAY
DEL MONTE FOREST PLAN
SPANISH BAY CONFERENCE CENTER ADDITION
OVERALL SITE PLAN

SB-4

DATE: MAY 2011

CCC Exhibit J (page 1 of 22 pages)



PARKING COUNT

285 PARKING STALLS

EARTHWORK

CUT = 7,300 CY
FILL = 7,300 CY
NET = 0 CY*

* NO EXPORT MATERIAL WITH 30% COMPACT LOSS. EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE. THESE ARE ESTIMATES ONLY.

TREE REMOVAL

PINE TREES*

4"–11" DIAMETER =	68
12"–23" DIAMETER =	68
24" & GREATER DIAMETER =	37

OAK TREES*

8"–11" DIAMETER =	44
12" & GREATER =	25

* TREE REMOVAL ESTIMATE BASED UPON WEBSTER AND ASSOCIATES REPORT TREES PER ACRE.

IMPERVIOUS AREA

NEW PAVEMENT	=	114,810 SFT
NEW STRUCTURES	=	0 SFT

AREA OF DEVELOPMENT WITHIN SLOPES 30% AND OVER

950 SQ FT (EXISTING DRAINAGE DITCH – AREA B)

TRAILS

REMOVED	0 LF
NEW	200 LF
NET	200 LF INCREASE

⚠ REVISE NOTES

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(831) 624-8497

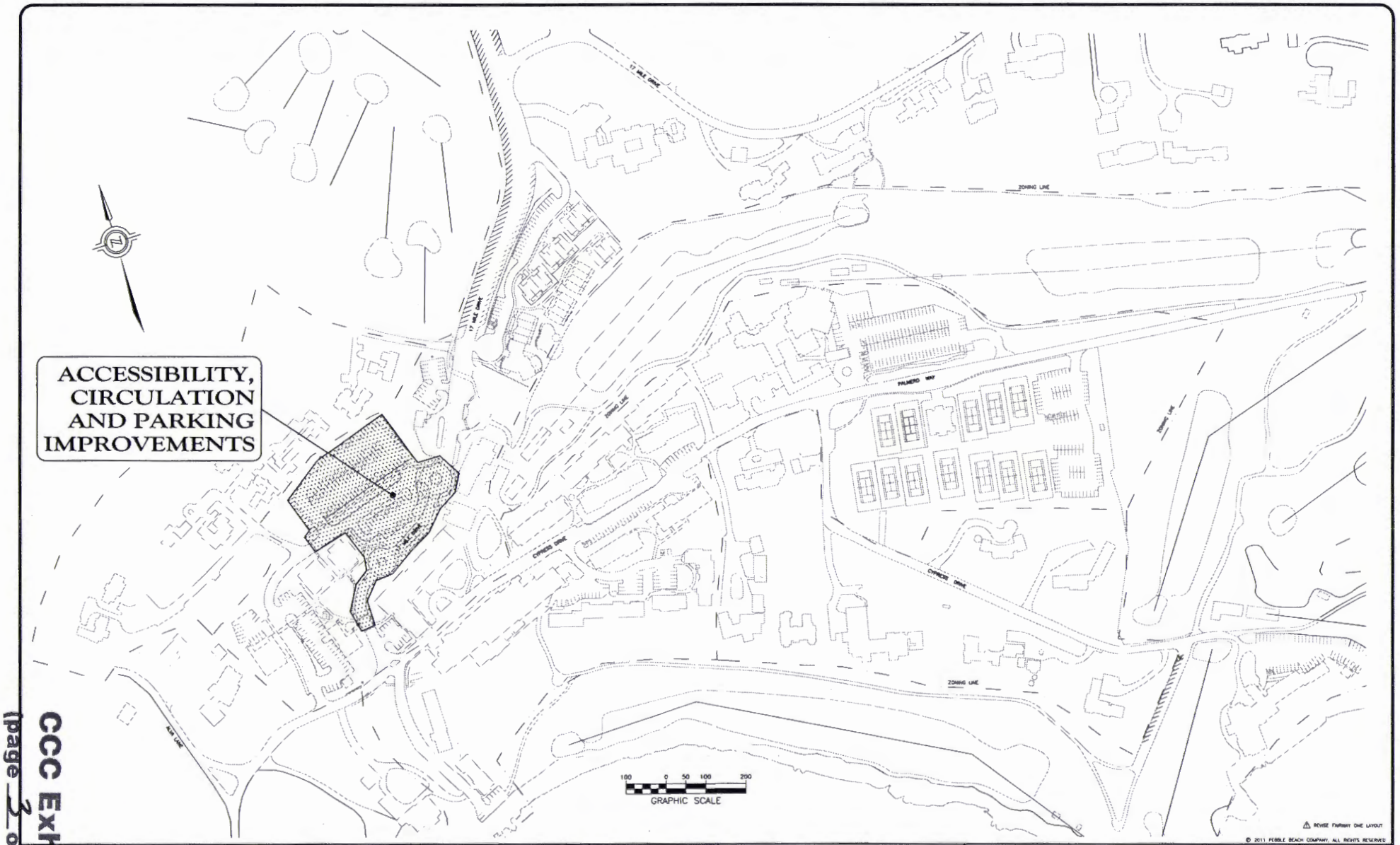
PARCEL INFORMATION: A.P. # 007-101-041 (PORTION OF), PARCEL C, VOL 13, PM, PAGE 117 MONTEREY COUNTY, CALIFORNIA

THE INN AT SPANISH BAY
DEL MONTE FOREST PLAN
EMPLOYEE PARKING
GRADING AND SITE DRAINAGE PLAN

SB-25

DATE: MAY 2011

CCC Exhibit 7
(page 2 of 2 pages)



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PEBBLE BEACH COMPANY
P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
(831) 624-8497

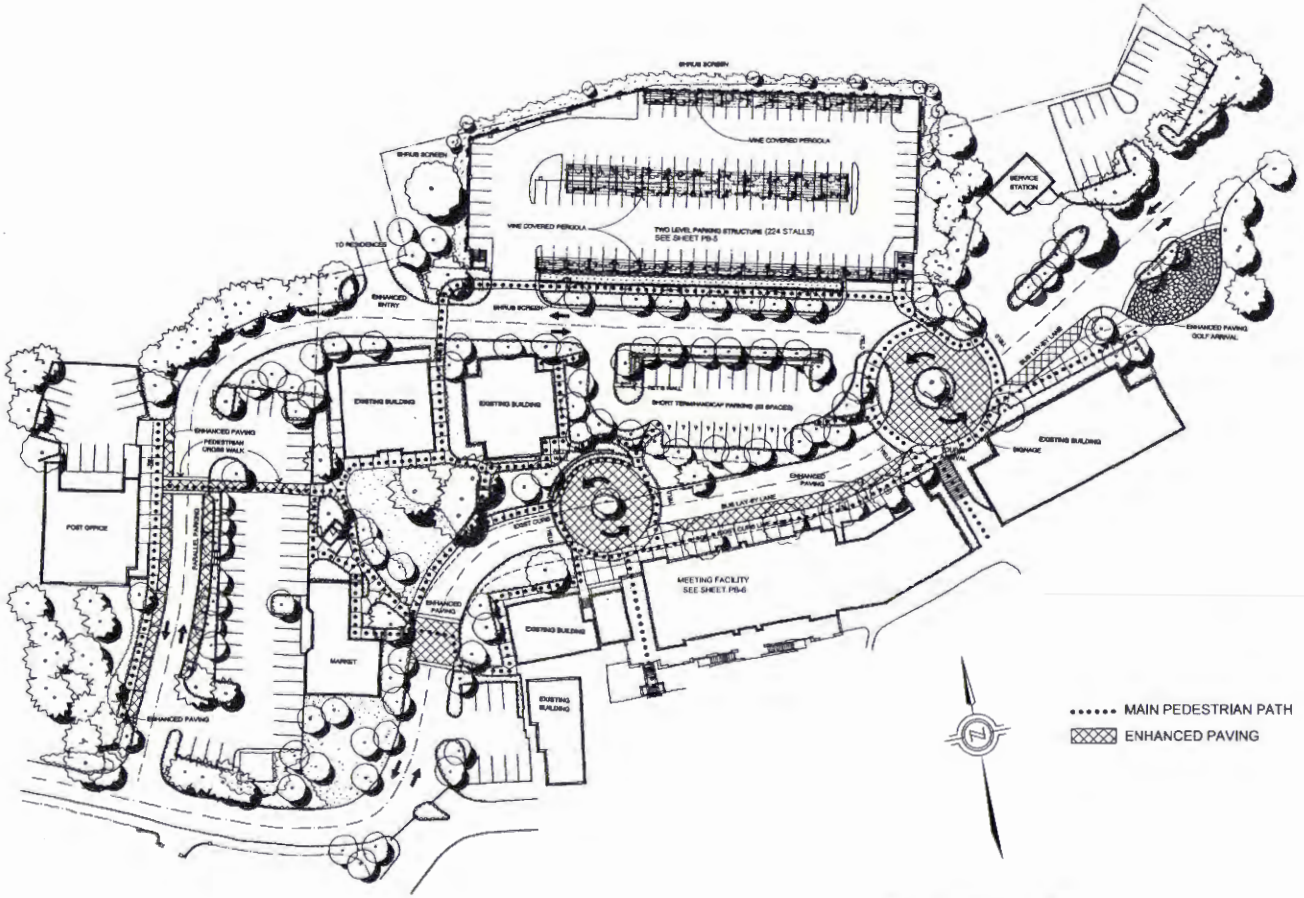
PARCEL INFORMATION: A.P. # 008-431-008 EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

THE LODGE AT PEBBLE BEACH
DEL MONTE FOREST PLAN
ACCESSIBILITY, CIRCULATION AND PARKING IMPROVEMENTS
SITE MAP

PB-3

DATE: MAY 2011

CCC Exhibit J
(page 2 of 26 pages)



REVISE LAYOUT

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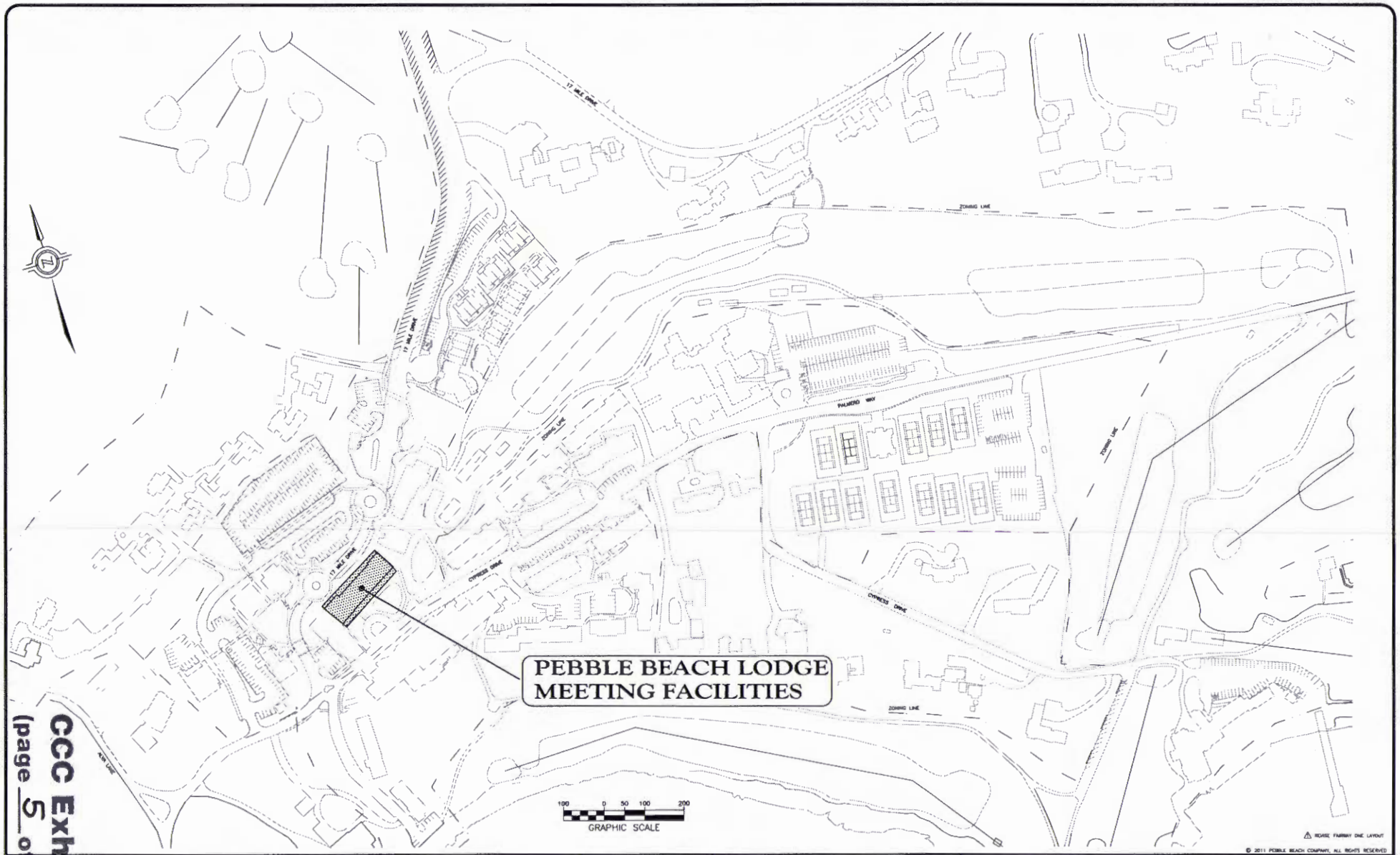
		WWD	PEBBLE BEACH COMPANY P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953 (831) 624-8497 PARCEL(S) A.P. # 008-431-008 EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA	THE LODGE AT PEBBLE BEACH DEL MONTE FOREST PLAN ACCESSIBILITY, CIRCULATION AND PARKING IMPROVEMENTS CONCEPT PLAN	PB-4 DATE: MAY 2011

CCC Exhibit J
(page 4 of 26 pages)



WWD

PEBBLE BEACH COMPANY
P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
(831) 624-8497

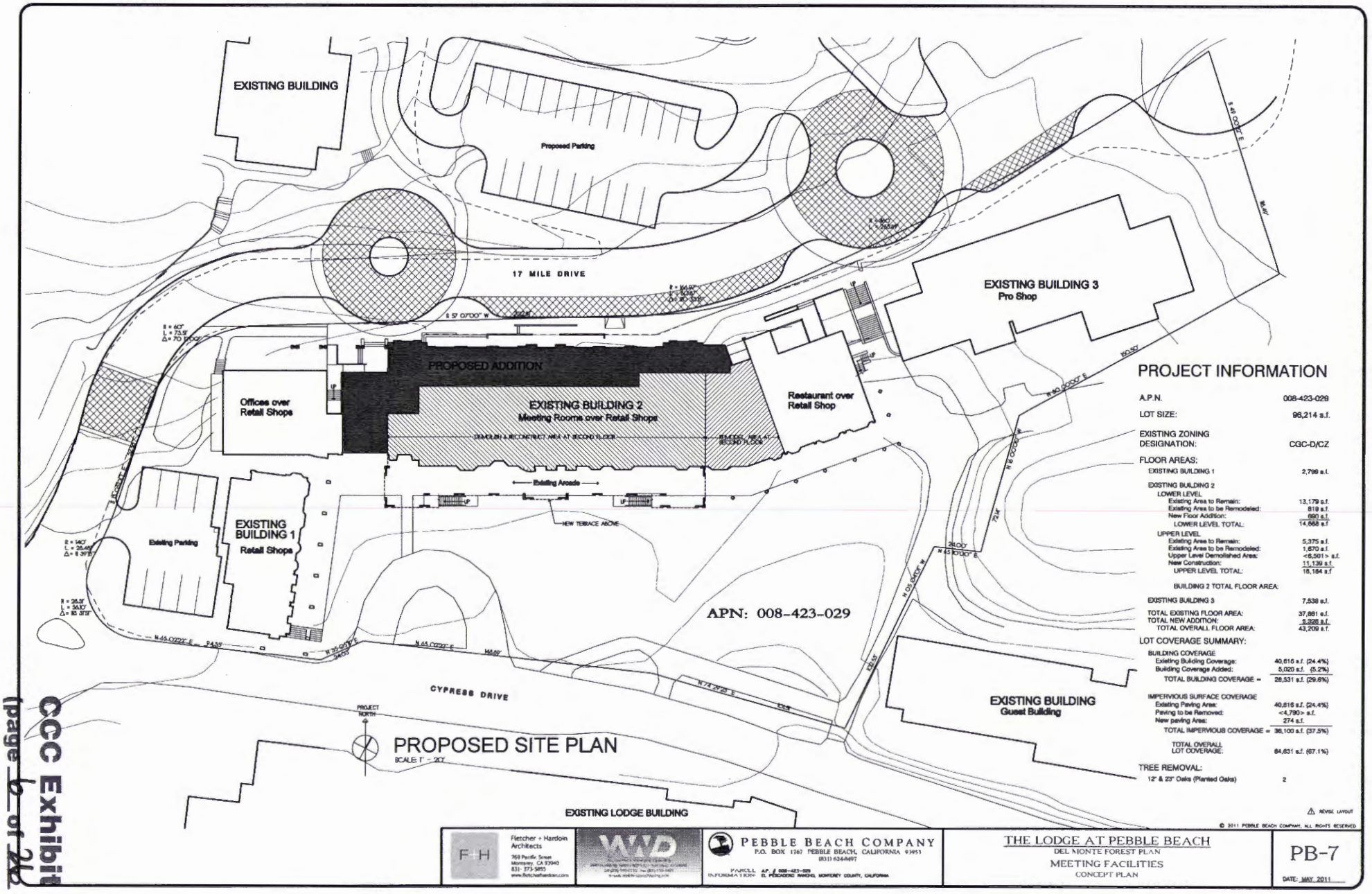
PARCEL: A.P. # 008-423-029
INFORMATION: C. PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

THE LODGE AT PEBBLE BEACH
DEL MONTE FOREST PLAN
MEETING FACILITIES
SITE MAP

PB-6

DATE: MAY 2011

CCC Exhibit J
(page 5 of 26 pages)



PROPOSED SITE PLAN

SCALE: 1" = 20'

PROJECT INFORMATION

A.P.N.	008-423-029
LOT SIZE:	98,214 s.f.
EXISTING ZONING DESIGNATION:	CGC-D/CZ

FLOOR AREAS:

EXISTING BUILDING 1	2,799 s.f.
EXISTING BUILDING 2	
LOWER LEVEL	
Existing Area to Remain:	13,179 s.f.
Existing Area to be Remodeled:	819 s.f.
New Floor Addition:	690 s.f.
LOWER LEVEL TOTAL:	14,688 s.f.
UPPER LEVEL	
Existing Area to Remain:	5,375 s.f.
Existing Area to be Remodeled:	1,670 s.f.
Upper Level Demolished Area:	<6,501> s.f.
New Construction:	11,139 s.f.
UPPER LEVEL TOTAL:	15,184 s.f.
BUILDING 2 TOTAL FLOOR AREA:	
EXISTING BUILDING 3	7,538 s.f.
TOTAL EXISTING FLOOR AREA:	37,881 s.f.
TOTAL NEW ADDITION:	5,326 s.f.
TOTAL OVERALL FLOOR AREA:	43,209 s.f.

LOT COVERAGE SUMMARY:

BUILDING COVERAGE	
Existing Building Coverage:	40,616 s.f. (24.4%)
Building Coverage Added:	5,020 s.f. (5.2%)
TOTAL BUILDING COVERAGE =	28,531 s.f. (29.6%)
IMPERVIOUS SURFACE COVERAGE	
Existing Paving Area:	40,616 s.f. (24.4%)
Paving to be Removed:	<4,790> s.f.
New paving Area:	274 s.f.
TOTAL IMPERVIOUS COVERAGE =	36,100 s.f. (37.5%)
TOTAL OVERALL LOT COVERAGE:	64,631 s.f. (67.1%)

TREE REMOVAL:

12" & 23" Oaks (Planted Oaks)	2

⚠ REVISE LAYOUT

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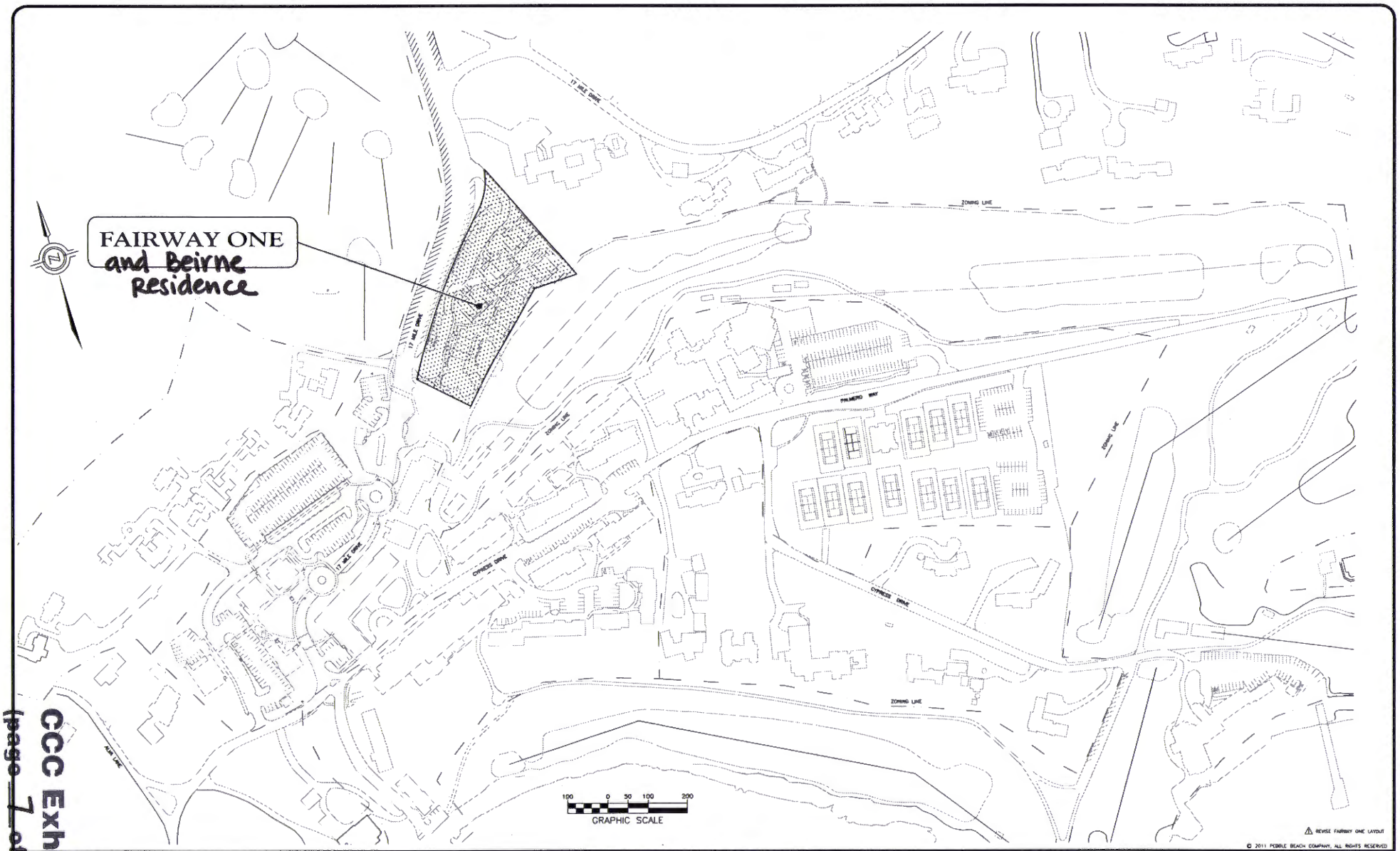
(831) 624-8497

PARCEL INFORMATION: A.P. # 008-423-029 EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

THE LODGE AT PEBBLE BEACH
DEL MONTE FOREST PLAN
MEETING FACILITIES
CONCEPT PLAN

PB-7

DATE: MAY 2011



REVISE FAIRWAY ONE LAYOUT

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PARCEL INFORMATION: A.P. # 008-423-001, 008-423-010
EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

THE LODGE AT PEBBLE BEACH
DEL MONTE FOREST PLAN
FAIRWAY ONE
SITE MAP

PB-10

DATE: MAY 2011

CCC Exhibit J
(page 7 of 26 pages)

PROJECT INFORMATION

A. P. N.	008-423-018, 006-423-002
SITE AREA:	2.224 ACRES (96,912 SF)
EXISTING ZONING DESIGNATION:	008-423-019 - CGC (CZ) 008-423-002 - LDR 1.5 (CZ)

FLOOR AREAS :

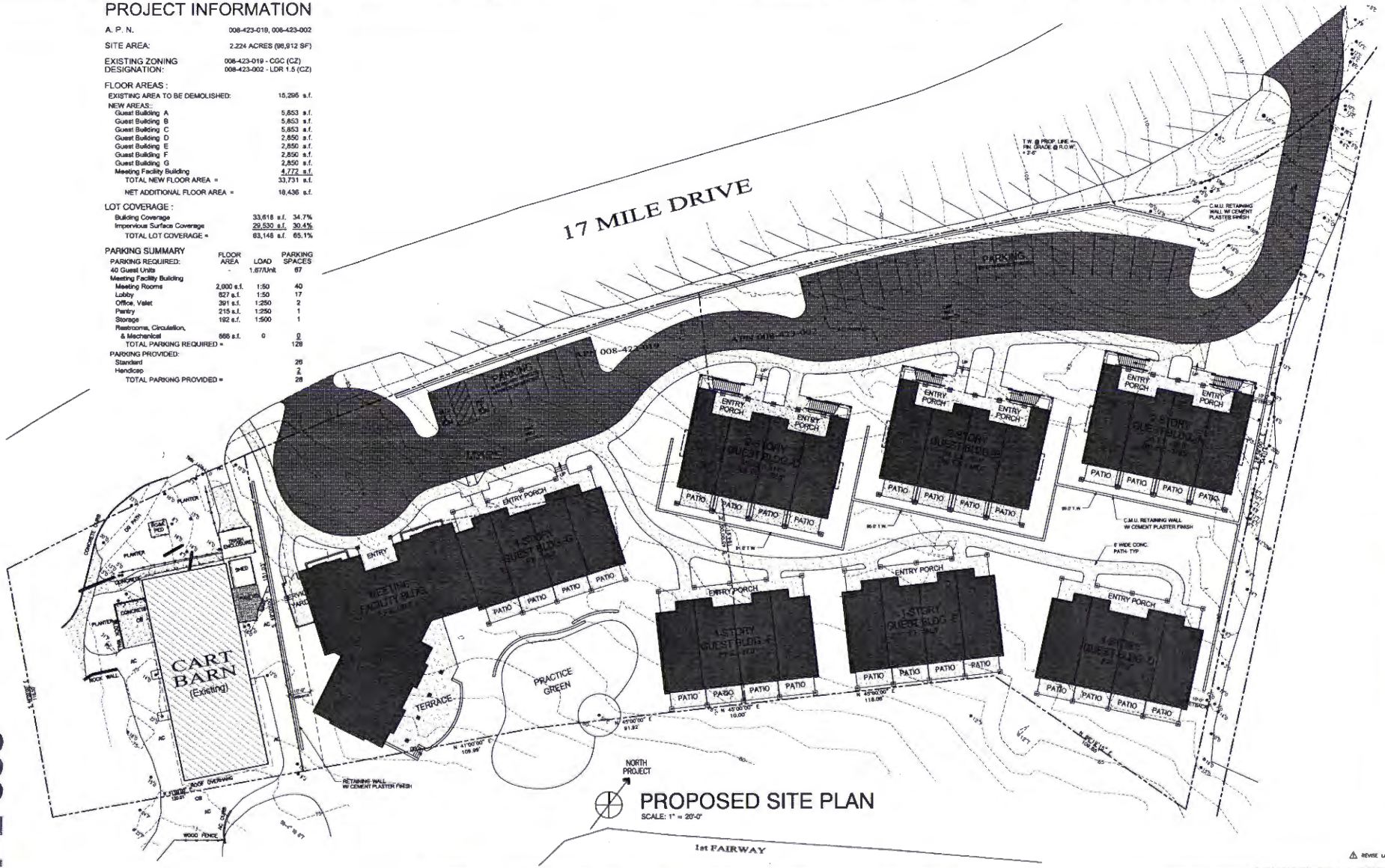
EXISTING AREA TO BE DEMOLISHED:	15,295	s.f.
NEW AREAS::		
Guest Building A	5,853	s.f.
Guest Building B	5,853	s.f.
Guest Building C	5,853	s.f.
Guest Building D	2,850	s.f.
Guest Building E	2,850	s.f.
Guest Building F	2,850	s.f.
Guest Building G	2,850	s.f.
Meeting Facility Building	4,772	s.f.
TOTAL NEW FLOOR AREA =	33,731	s.f.
NET ADDITIONAL FLOOR AREA =	18,436	s.f.

LOT COVERAGE :

Building Coverage	33,618	s.f.	34.7%
Impervious Surface Coverage	29,530	s.f.	30.4%
TOTAL LOT COVERAGE =	63,148	s.f.	65.1%

PARKING SUMMARY

	FLOOR AREA	LOAD	PARKING SPACES
PARKING REQUIRED:			
40 Guest Units	-	1.67/Unit	67
Meeting Facility Building			
Meeting Rooms	2,000 s.f.	1:50	40
Lobby	827 s.f.	1:50	17
Office, Valet	391 s.f.	1:250	2
Pantry	215 s.f.	1:250	1
Storage	192 s.f.	1:500	1
Restrooms, Circulation, & Mechanical	566 s.f.	0	0
TOTAL PARKING REQUIRED =			128
PARKING PROVIDED:			
Standard			26
Handicap			2
TOTAL PARKING PROVIDED =			28



PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

REVISE LAYOUT

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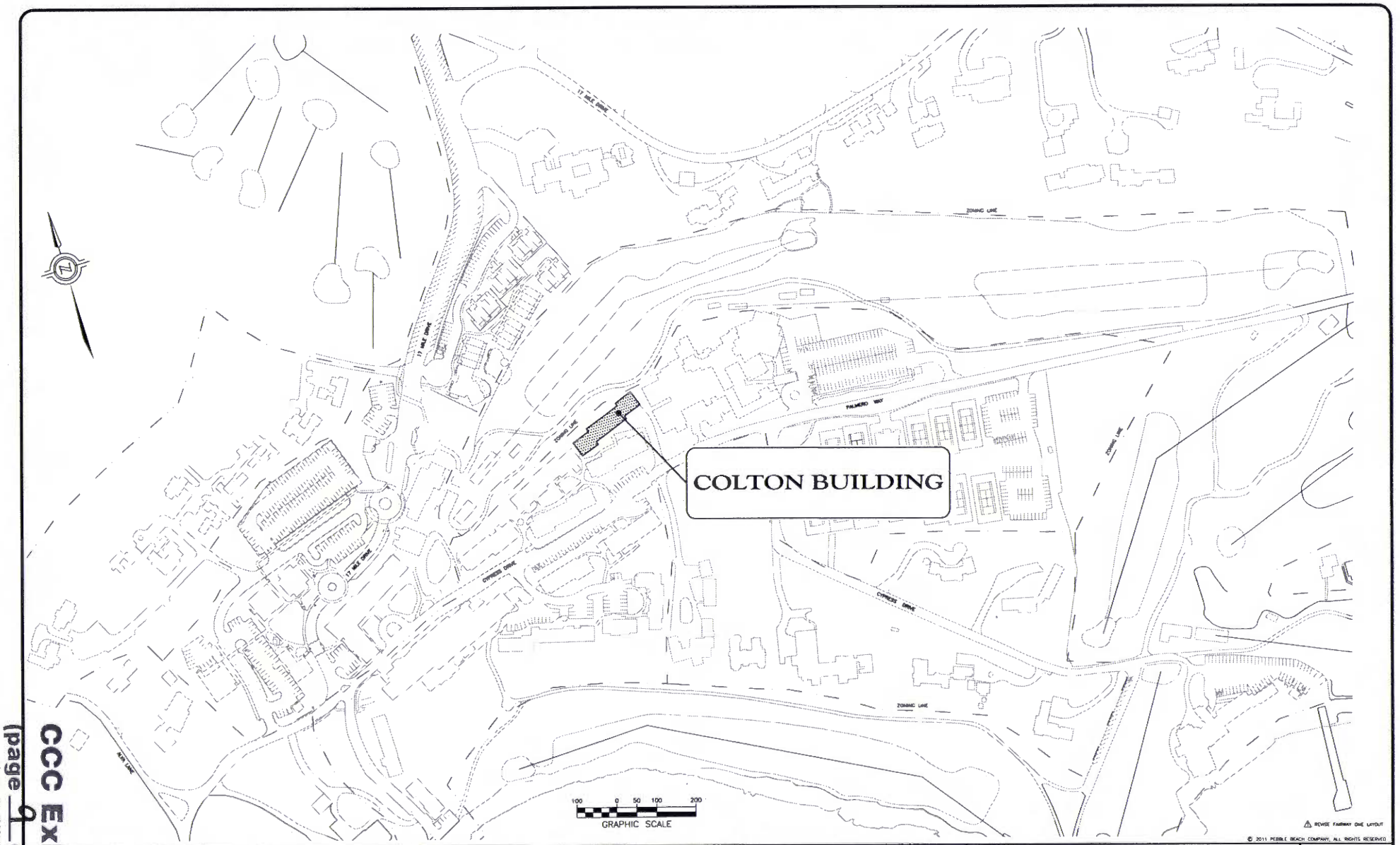
PARCEL INFORMATION: A.P. # 008-423-002 AND -018 EL POTRERO RANCHO, MONTEREY COUNTY, CALIFORNIA

THE LODGE AT PEBBLE BEACH
DEL MONTE FOREST PLAN
FAIRWAY ONE
SITE PLAN

PB-11

DATE: MAY 2011

CCC Exhibit J (page 8 of 22 pages)



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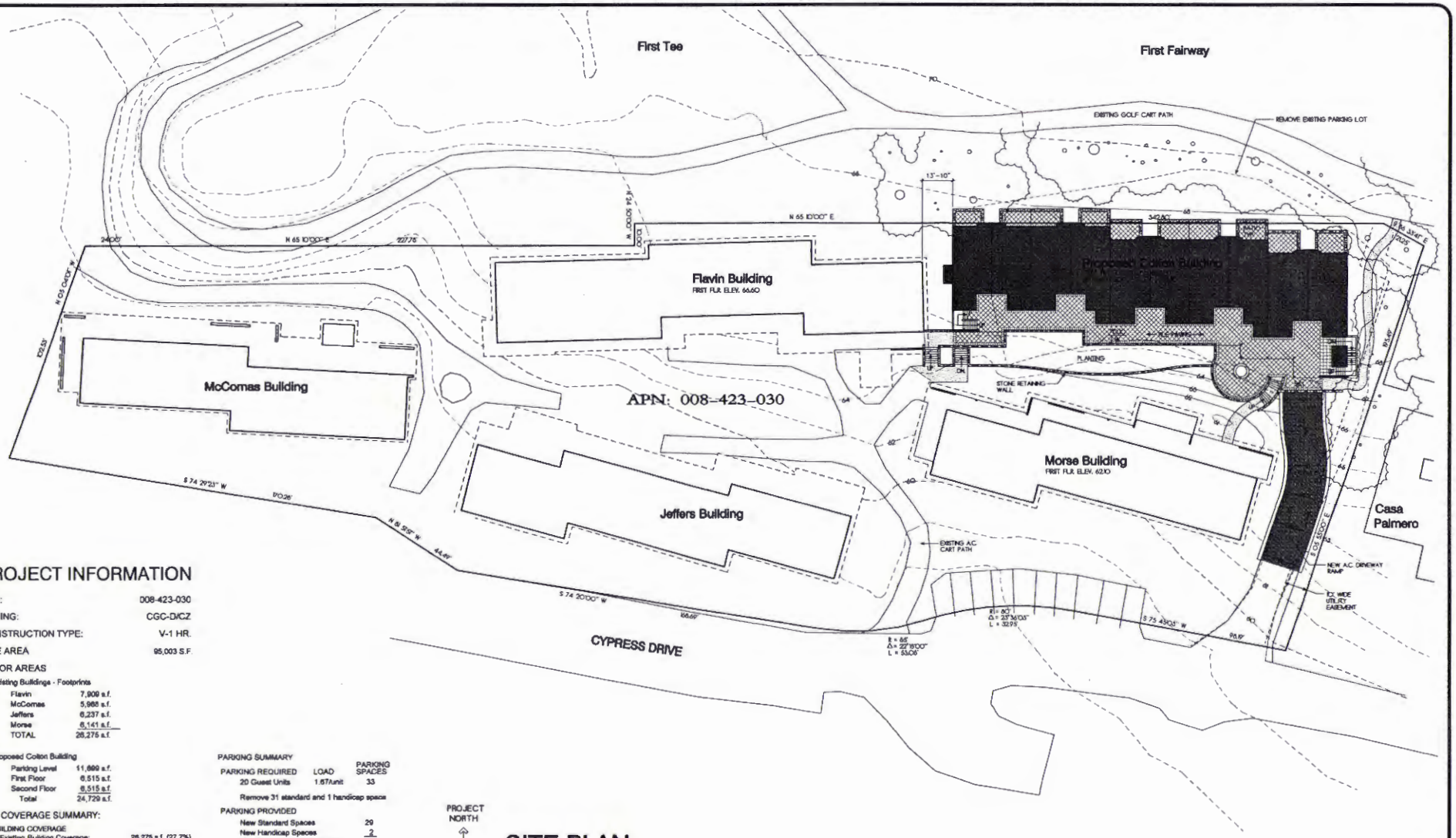
PARCEL INFORMATION: AP. # 008-423-030
EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

THE LODGE AT PEBBLE BEACH
DEL MONTE FOREST PLAN
COLTON BUILDING
SITE MAP

PB-21

DATE: MAY 2011

CCC Exhibit J
(page 9 of 26 pages)



PROJECT INFORMATION

APN:	008-423-030
ZONING:	CGC-D/CZ
CONSTRUCTION TYPE:	V-1 HR.
SITE AREA	95,003 S.F.

FLOOR AREAS

Existing Buildings - Footprints

Flavin	7,909 s.f.
McComas	5,968 s.f.
Jeffers	6,237 s.f.
Morse	6,141 s.f.
TOTAL	26,275 s.f.

Proposed Colton Building

Parking Level	11,699 s.f.
First Floor	6,515 s.f.
Second Floor	6,515 s.f.
Total	24,729 s.f.

LOT COVERAGE SUMMARY:

BUILDING COVERAGE

Existing Building Coverage:	26,275 s.f. (27.7%)
Building Coverage Added:	11,699 s.f.
TOTAL BUILDING COVERAGE =	37,974 s.f. (40.0%)

IMPERVIOUS SURFACE COVERAGE

Existing Paving Area:	12,000 s.f. (12.6%)
Paving to be Removed:	<10,025> s.f.
New paving Area:	1,000 s.f.
TOTAL IMPERVIOUS COVERAGE =	2,975 s.f. (3.1%)
TOTAL OVERALL LOT COVERAGE:	40,949 s.f. (43.1%)

PARKING SUMMARY

PARKING REQUIRED	LOAD	PARKING SPACES
20 Guest Units	1.67/unit	33

Remove 31 standard and 1 handicap space

PARKING PROVIDED

New Standard Spaces	29
New Handicap Spaces	2
Total Parking Spaces Provided	31

PROJECT NORTH

SITE PLAN

SCALE: 1" = 20'

0' 5' 10' 20' 40' 60' FEET

REVISED SHEET

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PARCEL INFORMATION: A.P. # 008-423-030 EL POCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

THE LODGE AT PEBBLE BEACH
DEL MONTE FOREST PLAN
COLTON BUILDING
SITE PLAN

PB-22

DATE: AUG 2010

CCC Exhibit J (page 10 of 26 pages)

PROJECT INFORMATION

A. P. N.		008-272-011
LOT SIZE:		16.18 Acres (705,056 s.f.)
EXISTING ZONING DESIGNATION:		MDR (CZ)

FLOOR AREA SUMMARY:

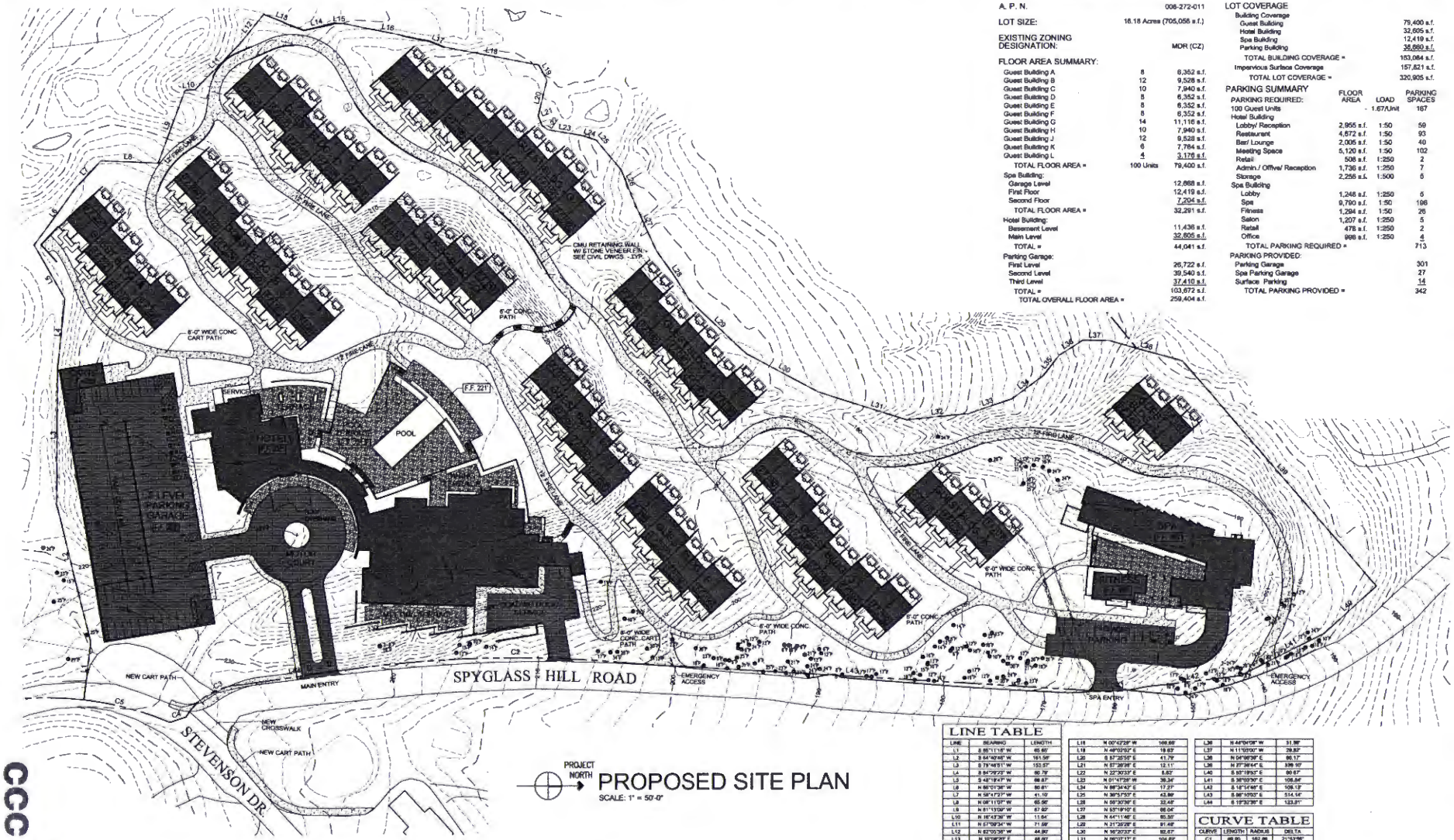
Guest Building A	8	6,352 s.f.
Guest Building B	12	9,528 s.f.
Guest Building C	10	7,940 s.f.
Guest Building D	8	6,352 s.f.
Guest Building E	8	6,352 s.f.
Guest Building F	8	6,352 s.f.
Guest Building G	14	11,116 s.f.
Guest Building H	10	7,940 s.f.
Guest Building J	12	9,528 s.f.
Guest Building K	6	7,764 s.f.
Guest Building L	4	3,176 s.f.
TOTAL FLOOR AREA =	100 Units	79,400 s.f.
Spa Building:		
Garage Level		12,868 s.f.
First Floor		12,419 s.f.
Second Floor		7,204 s.f.
TOTAL FLOOR AREA =		32,291 s.f.
Hotel Building:		
Basement Level		11,436 s.f.
Main Level		32,605 s.f.
TOTAL =		44,041 s.f.
Parking Garage:		
First Level		26,722 s.f.
Second Level		39,540 s.f.
Third Level		37,410 s.f.
TOTAL =		103,672 s.f.
TOTAL OVERALL FLOOR AREA =		259,404 s.f.

LOT COVERAGE

Building Coverage	
Guest Building	79,400 s.f.
Hotel Building	32,605 s.f.
Spa Building	12,419 s.f.
Parking Building	36,680 s.f.
TOTAL BUILDING COVERAGE =	163,084 s.f.
Impervious Surface Coverage	157,821 s.f.
TOTAL LOT COVERAGE =	320,905 s.f.

PARKING SUMMARY

PARKING REQUIRED:	FLOOR AREA	LOAD	PARKING SPACES
100 Guest Units		1.67/Unit	167
Hotel Building			
Lobby/ Reception	2,955 s.f.	1:50	59
Restaurant	4,672 s.f.	1:50	93
Bar/ Lounge	2,005 s.f.	1:50	40
Meeting Space	5,120 s.f.	1:50	102
Retail	508 s.f.	1:250	2
Admin./ Offive/ Reception	1,736 s.f.	1:250	7
Storage	2,256 s.f.	1:500	5
Spa Building			
Lobby	1,248 s.f.	1:250	5
Spa	9,760 s.f.	1:50	196
Fitness	1,294 s.f.	1:50	26
Salon	1,207 s.f.	1:250	5
Retail	478 s.f.	1:250	2
Office	998 s.f.	1:250	4
TOTAL PARKING REQUIRED =			713
PARKING PROVIDED:			
Parking Garage			301
Spa Parking Garage			27
Surface Parking			14
TOTAL PARKING PROVIDED =			342



PROJECT NORTH

PROPOSED SITE PLAN

SCALE: 1" = 50'-0"

LINE TABLE

LINE	BEARING	LENGTH
L1	S 85°11'18" W	65.65'
L2	S 84°40'48" W	161.58'
L3	S 79°48'51" W	193.57'
L4	S 84°26'22" W	66.78'
L5	S 48°18'47" W	89.87'
L6	N 86°01'36" W	89.81'
L7	N 58°47'27" W	41.10'
L8	N 08°11'07" W	65.56'
L9	N 81°13'39" W	67.62'
L10	N 16°43'36" W	11.64'
L11	N 67°09'34" W	71.89'
L12	N 82°00'36" W	44.86'
L13	N 10°06'20" E	48.60'
L14	N 23°36'07" W	35.27'
L15	N 08°48'02" W	13.65'
L16	N 00°00'44" W	57.24'
L17	N 16°29'08" E	16.23'
L18	N 00°42'28" W	109.68'
L19	N 46°03'03" E	19.83'
L20	S 87°25'35" E	41.79'
L21	N 87°39'39" E	12.11'
L22	N 22°30'33" E	8.82'
L23	N 01°47'28" W	39.24'
L24	N 89°34'43" E	17.27'
L25	N 36°57'53" E	43.89'
L26	N 69°30'39" E	32.48'
L27	N 83°18'10" E	66.04'
L28	N 64°11'46" E	85.30'
L29	N 21°39'28" E	91.48'
L30	N 16°35'33" E	92.67'
L31	N 06°07'17" E	104.82'
L32	N 11°28'04" W	71.00'
L33	N 30°39'48" W	51.72'
L34	N 48°02'09" W	44.36'
L35	N 63°26'18" W	30.01'
L36	N 44°04'08" W	31.98'
L37	N 11°03'00" W	29.82'
L38	N 04°06'39" E	66.17'
L39	N 77°36'44" E	339.10'
L40	S 83°19'53" E	66.67'
L41	S 36°03'30" E	106.84'
L42	S 16°14'46" E	109.13'
L43	S 86°10'53" E	514.54'
L44	S 19°32'39" E	123.91'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	66.80	182.88	21°53'56"
C2	338.57	1364.05	13°29'20"
C3	74.40	75.00	56°50'32"
C4	19.46	3361277.72	0°00'01"
C5	101.86	375.54	15°32'31"

1 REVISE LAYOUT, NOTES

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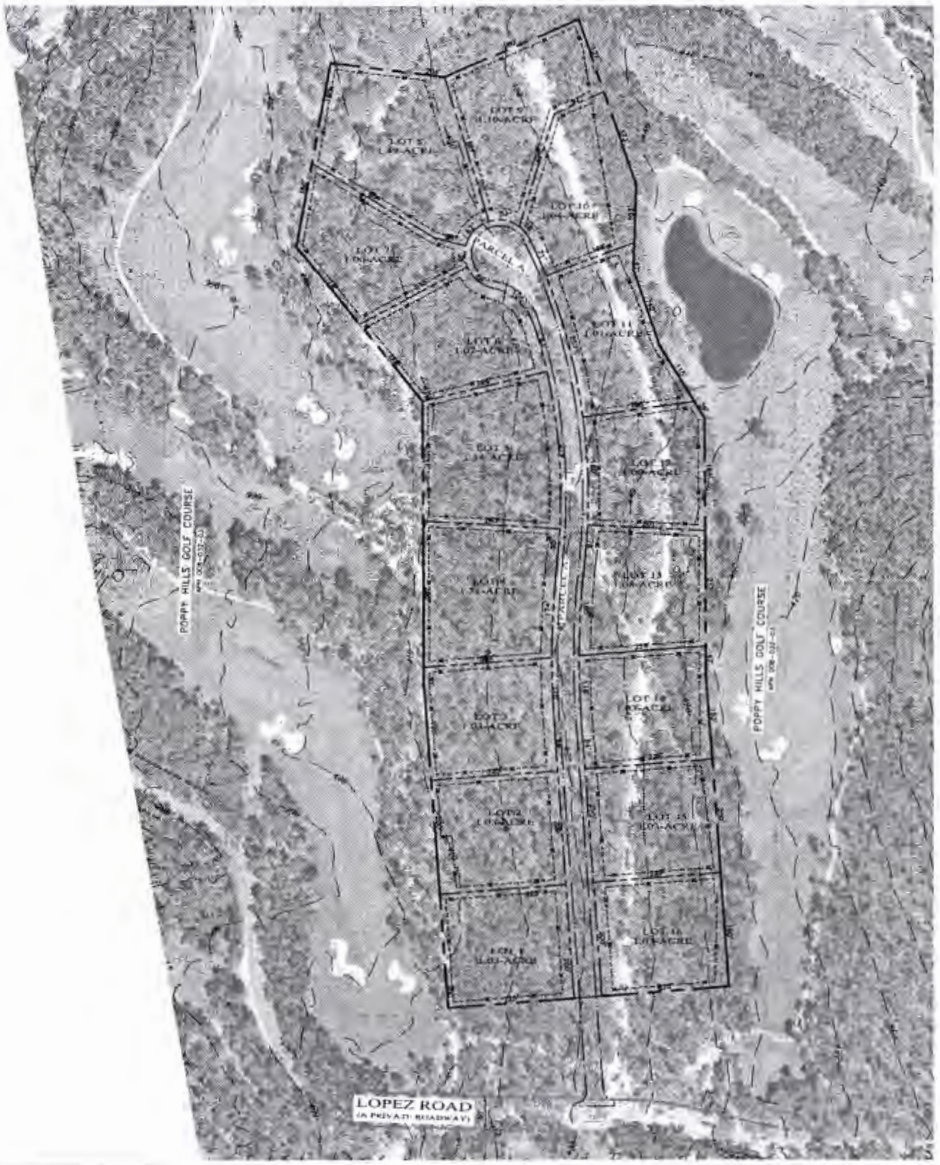
PARCEL INFORMATION: A.P. # 008-272-011
EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

SPYGLASS HILL RESORT
DEL MONTE FOREST PLAN
SITE PLAN

SH-3

DATE: MAY 2011

CCC Exhibit J (page 11 of 26 pages)



100 0 50 100 200
GRAPHIC SCALE

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PARCEL INFORMATION: A.P. # 008-032-004, LOT 2, VOL 15, CITIES & TOWNS, PAGE 52 EL POTRERO RANCHO, MONTEREY COUNTY, CALIFORNIA

VESTING TENTATIVE MAP
DEL MONTE FOREST PLAN
AREA F-2
AERIAL OVERLAY

F2-4

DATE: MAY 2011

CCC Exhibit J
(page 12 of 24 pages)

CCC Exhibit J (page 13 of 26 pages)

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PARCEL INFORMATION: A.P. # 008-031-014, LOT 7, VOL 15, CIRCS & TOWNS, PAGE 52 EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

VESTING TENTATIVE MAP
DEL MONTE FOREST PLAN
AREA I-2
AERIAL OVERLAY

I2-4

DATE: MAY 2011

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WWD

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PARCEL INFORMATION: A.P. # 008-022-024, DOC #2002055538 & A.P. # 008-022-026, DOC #2002055537
EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

VESTING TENTATIVE MAP
DEL MONTE FOREST PLAN
AREA J
AERIAL OVERLAY

J-4

DATE: MAY 2011

200 0 100 200 400
GRAPHIC SCALE

⚠ REVISED LAYOUT

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PARCEL INFORMATION: A.P. # 008-021-008 (PORTION), PENDING CERTIFICATE OF COMPLIANCE & A.P. # 008-022-031 (PORTION), PENDING CERTIFICATE OF COMPLIANCE
EL POTRERO RANCHO, MONTEREY COUNTY, CALIFORNIA

VESTING TENTATIVE MAP
DEL MONTE FOREST PLAN
AREA K
AERIAL OVERLAY

K-4

DATE: MAY 2011

CCC Exhibit T
(page 15 of 26 pages)

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PARCEL INFORMATION: A.P. # 008-021-009, PARCEL B, VOL 17, SURVEYS, PAGE 188, E. ROBINSON & PT. PINOS RANCHOS, MONTEREY COUNTY, CALIFORNIA

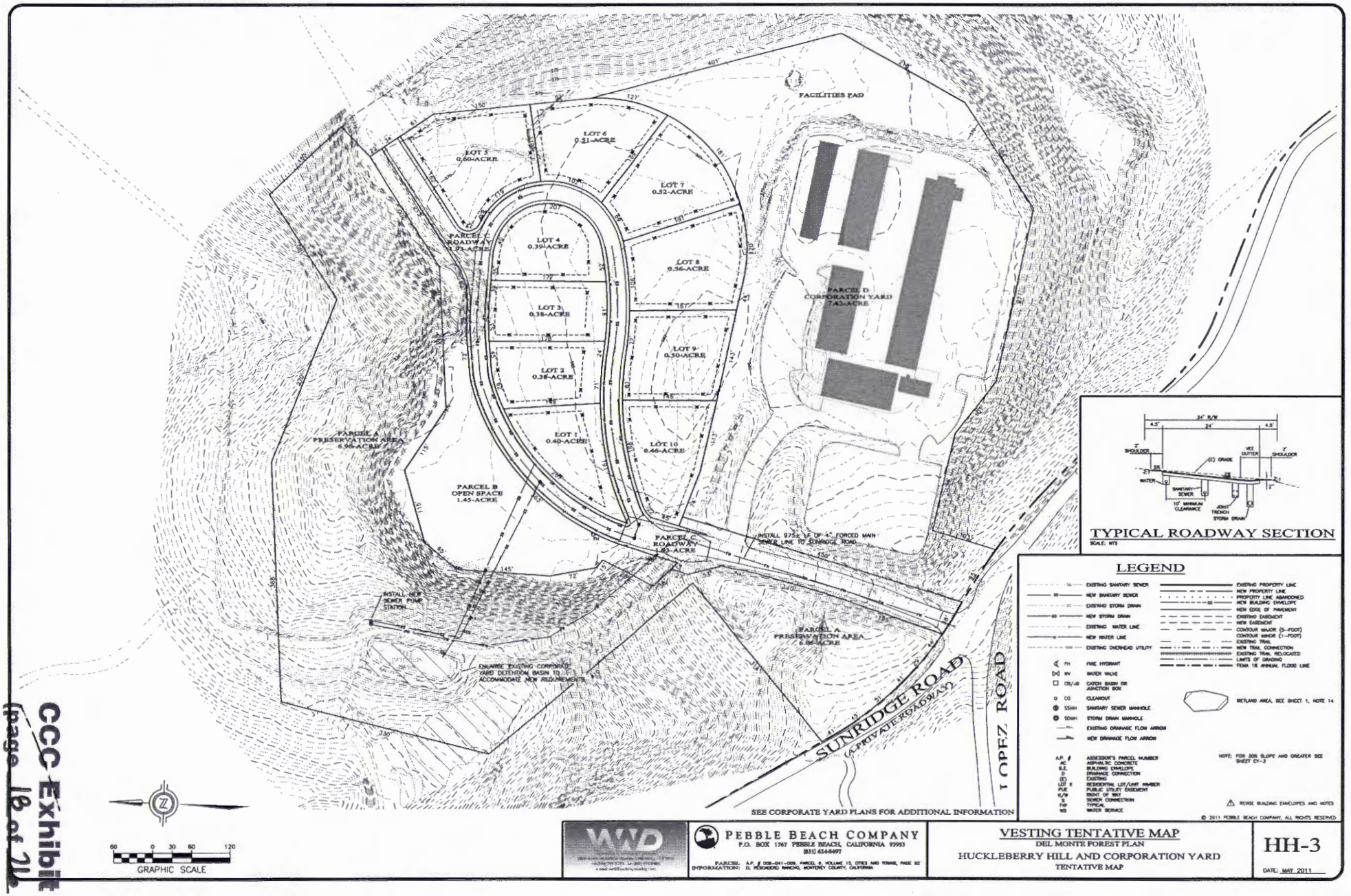
VESTING TENTATIVE MAP
DEL MONTE FOREST PLAN
AREA L & AREA K (WEST)
AERIAL OVERLAY

L-4

DATE: MAY 2011

CCC Exhibit J
(page 12 of 26 pages)

CCC Exhibit J
(page 17 of 26 pages)



TYPICAL ROADWAY SECTION

SCALE: NTS

LEGEND

EXISTING SANITARY SEWER
NEW SANITARY SEWER
EXISTING STORM DRAIN
NEW STORM DRAIN
EXISTING WATER LINE
NEW WATER LINE
EXISTING OVERHEAD UTILITY
FIRE HYDRANT
WATER VALVE
CATCH BASIN OR JUNCTION BOX
CLEANOUT
SANITARY SEWER MANHOLE
STORM DRAIN MANHOLE
EXISTING DRAINAGE FLOW ARROW
NEW DRAINAGE FLOW ARROW
ASSESSOR'S PARCEL NUMBER
ASPHALTIC CONCRETE
BUILDING ENVELOPE
DRAINAGE CONNECTION
EXISTING
RESIDENTIAL LOT/UNIT NUMBER
PUBLIC UTILITY EASEMENT
RIGHT OF WAY
SEWER CONNECTION
TYPICAL
WATER SERVICE

EXISTING PROPERTY LINE
NEW PROPERTY LINE
PROPERTY LINE ABANDONED
NEW BUILDING ENVELOPE
NEW EDGE OF PAVEMENT
EXISTING EASEMENT
NEW EASEMENT
CONTOUR MAJOR (5-FOOT)
CONTOUR MINOR (1-FOOT)
EXISTING TRAIL
NEW TRAIL CONNECTION
EXISTING TRAIL RELOCATED
LIMITS OF GRADING
FEMA 1% ANNUAL FLOOD LINE

WETLAND AREA, SEE SHEET 1, NOTE 14

NOTE: FOR 30% SLOPE AND GREATER SEE SHEET CY-3

REVISE BUILDING ENVELOPES AND NOTES

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PARCEL INFORMATION: A.P. # 008-041-009, PARCEL 8, VOLUME 15, OR/S AND TOWNS, PAGE 82 EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

VESTING TENTATIVE MAP

DEL MONTE FOREST PLAN

HUCKLEBERRY HILL AND CORPORATION YARD

TENTATIVE MAP

HH-3

DATE: MAY 2011

CCC Exhibit J (page 18 of 21 pages)

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PARCEL INFORMATION: A.P. # 008-321-008 AND -006 MONTEREY COUNTY, CALIFORNIA

VESTING TENTATIVE PARCEL MAP
DEL MONTE FOREST PLAN
COLLINS SUBDIVISION
AERIAL OVERLAY

CS-4

DATE: MAY 2011

CCC Exhibit J
(page 19 of 26 pages)

PEBBLE BEACH COMPANY
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PARCEL INFORMATION: A.P. # 008-313-002 & -023, 008-321-006 & -007
C. PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

VESTING TENTATIVE MAP

DEL MONTE FOREST PLAN

AREA U, EQUESTRIAN CENTER & DRIVING RANGE

AERIAL OVERLAY

U-4

DATE: MAY 2011

CCC Exhibit J
(page 20 of 24 pages)

100 0 50 100 200
GRAPHIC SCALE

⚠ REVISE ACREAGE TEXT

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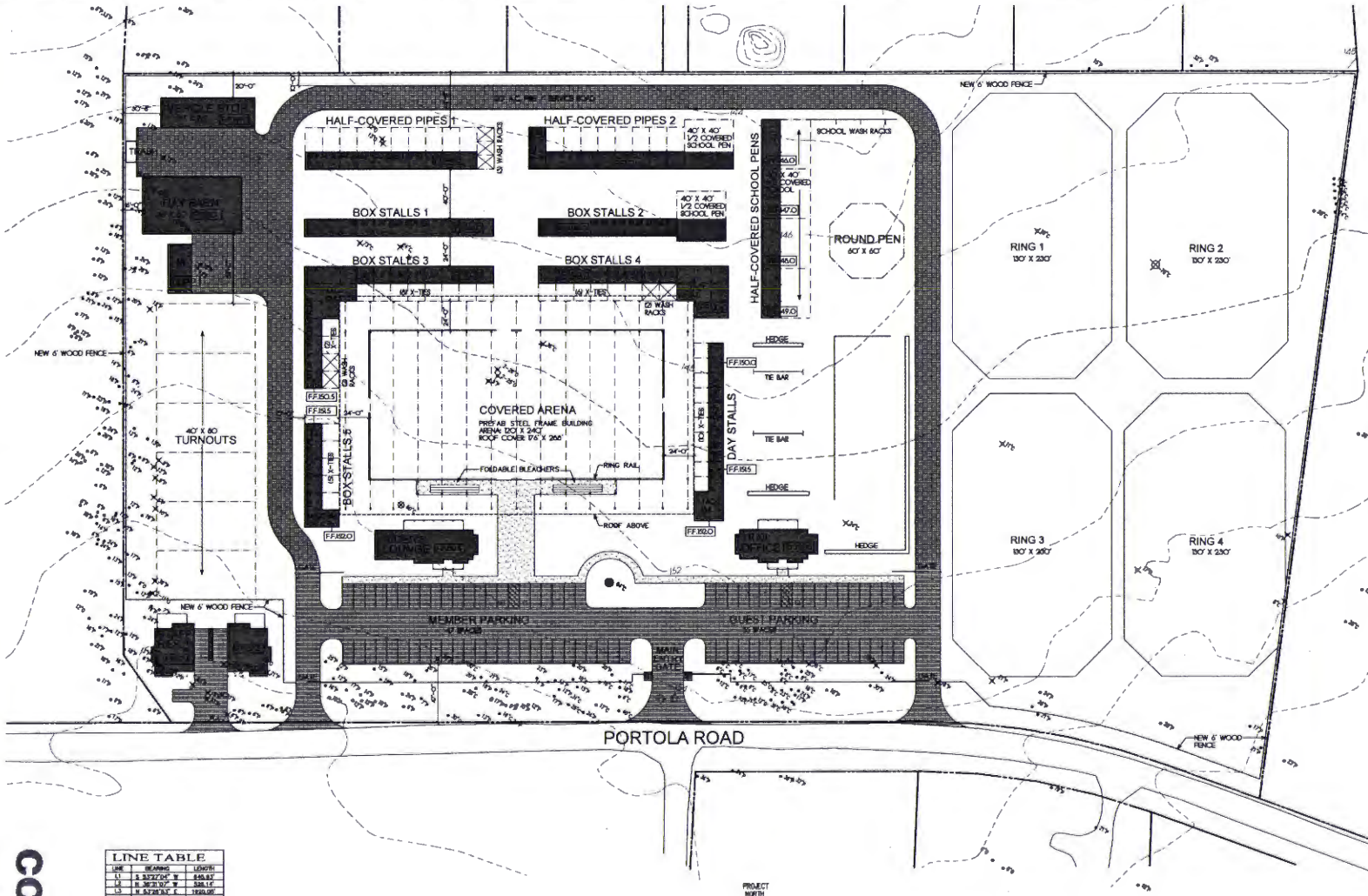
PARCEL INFORMATION: A.P. # 008-311-002
EL POTRERO RANCHO, MONTEREY COUNTY, CALIFORNIA

VESTING TENTATIVE MAP
DEL MONTE FOREST PLAN
AREA V
AERIAL OVERLAY

V-4

DATE: MAY 2011

CCC Exhibit J
(page 21 of 24 pages)



PROPOSED SITE PLAN

SCALE: 1" = 40'

PROJECT INFORMATION

A.P.N.	008-313-003
LOT SIZE:	11.82 Acres (514,942 s.f.)
EXISTING ZONING DESIGNATION:	OR (CZ)

FLOOR AREAS:

EXISTING BUILDINGS TO BE DEMOLISHED	54,301 s.f.
NEW BUILDINGS:	
Covered Arena	47,040 s.f.
Vehicle Storage	1,824 s.f.
Hay Barn	3,680 s.f.
Staff Residences	2,648 s.f.
Rider's Lounge	2,107 s.f.
Trail Office	1,635 s.f.
Half-Covered Pipe Stalls 1	1,960 s.f.
Half-Covered Pipe Stalls 2	2,604 s.f.
Box Stall 1	2,156 s.f.
Box Stalls 2	2,208 s.f.
Box Stalls 3	3,918 s.f.
Box Stalls 4	3,136 s.f.
Box Stalls 5	1,372 s.f.
Day Stalls	2,016 s.f.
Half-Covered School Pens	2,560 s.f.
Manure Storage	600 s.f.
TOTAL NEW FLOOR AREA	81,464 s.f.
NET NEW FLOOR AREA	27,163 s.f.

LOT COVERAGE:

Building Coverage	81,464 s.f. (15.8%)
Impervious Surface Coverage	71,063 s.f. (12.6%)
TOTAL LOT COVERAGE	156,175 s.f. (28.4%)

PARKING SUMMARY

Parking Provided:	Parking Spaces
Standard	79
Handicap	3
Covered	2
TOTAL PARKING PROVIDED	84

LINE TABLE

LINE	BEARING	LENGTH
L1	S 53°27'04" W	645.83'
L2	N 36°21'07" W	538.14'
L3	N 53°38'53" E	1920.05'
L4	S 27°44'17" E	519.24'
L5	S 73°28'21" W	999.70'

PRELIMINARY BOUNDARY ONLY

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	407.81	645.00	36°13'35"
C2	63.88	25.00	146°24'31"
C3	91.36	563.08	8°49'28"
C4	207.28	663.57	20°00'32"

PRELIMINARY BOUNDARY ONLY

REVISE LAYOUT

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WWD

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(831) 624-8497

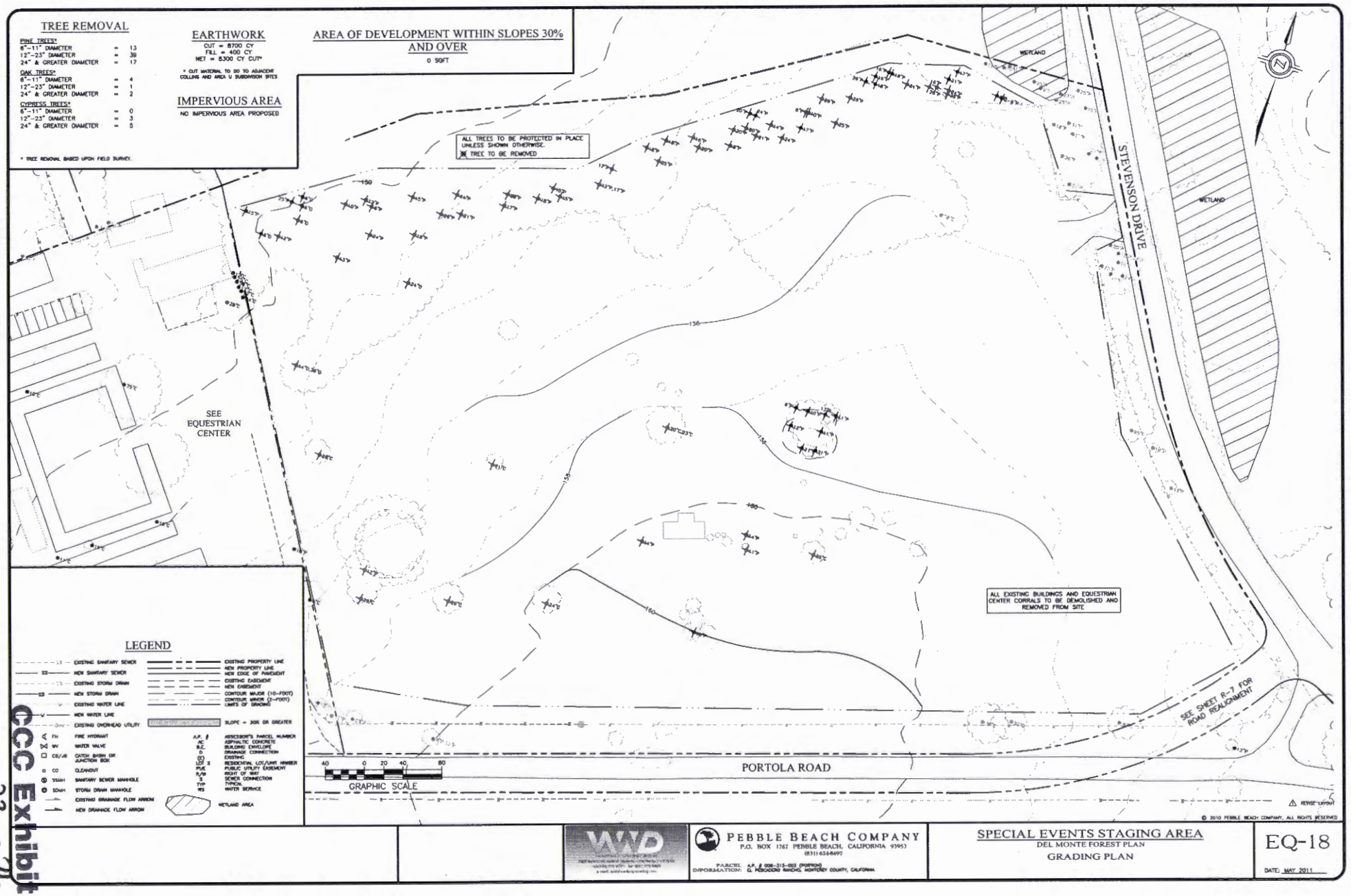
PARCEL INFORMATION: A.P. # 008-313-003 (PORTION)
D. PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

THE PEBBLE BEACH EQUESTRIAN CENTER
DEL MONTE FOREST PLAN
SITE PLAN

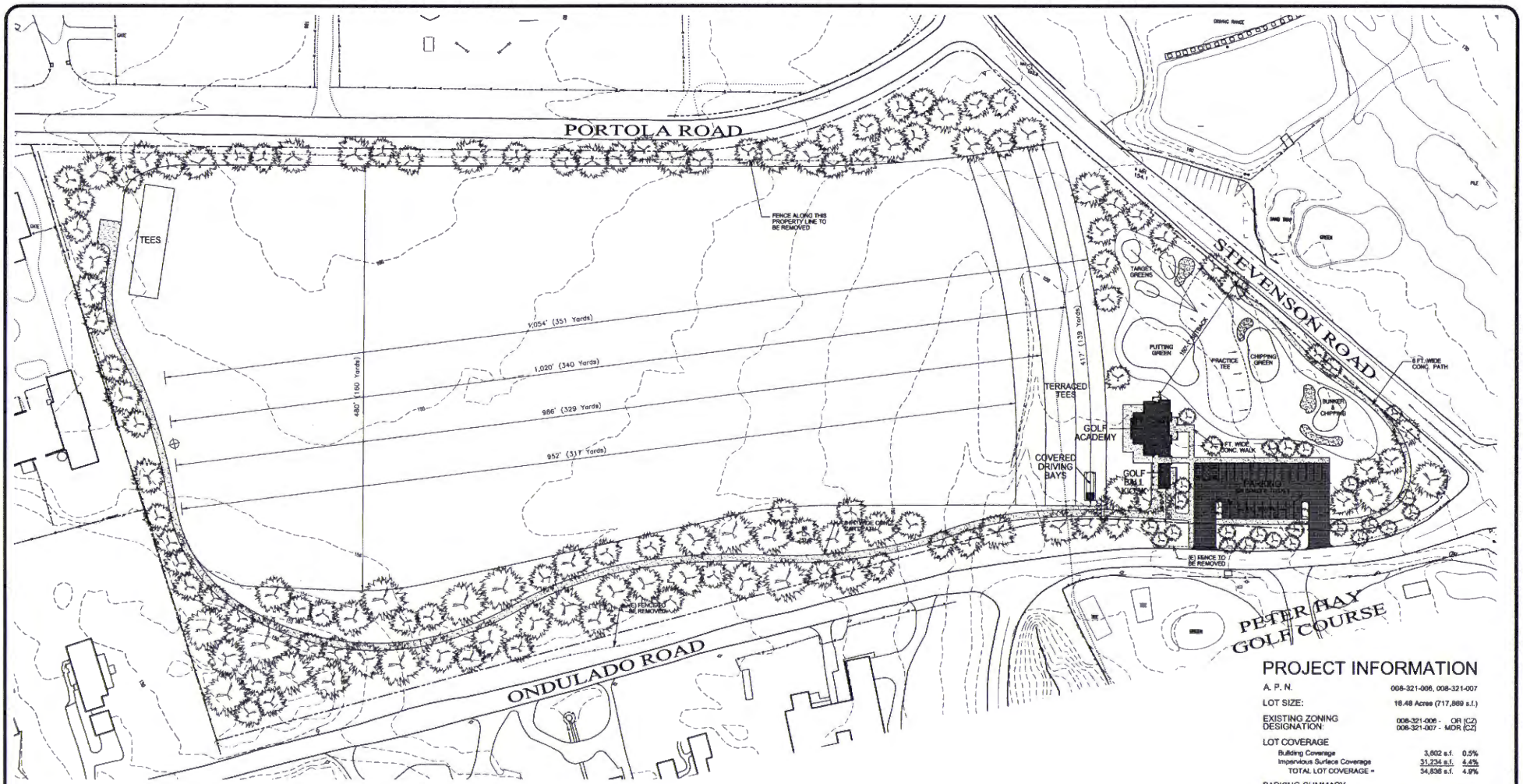
EQ-3

DATE: MAY 2011

CCC Exhibit J
(page 22 of 26 pages)



CCC Exhibit J
(page 23 of 26 pages)



PROJECT NORTH

PROPOSED SITE PLAN

SCALE: 1" = 50'-0"

PROJECT INFORMATION

A. P. N.	008-321-006, 008-321-007
LOT SIZE:	18.48 Acres (717,869 s.f.)
EXISTING ZONING DESIGNATION:	008-321-006 - OR (CZ) 008-321-007 - MDR (CZ)

LOT COVERAGE

Building Coverage	3,602 s.f.	0.5%
Impervious Surface Coverage	31,234 s.f.	4.4%
TOTAL LOT COVERAGE =	34,836 s.f.	4.9%

PARKING SUMMARY

PARKING REQUIRED:	Floor Area	Load	Parking Spaces
Golf Academy			
Teaching Center	1380 s.f.	1:50	28
Office	323 s.f.	1:250	2
Toilets, Circulation, Maintenance	466 s.f.	0	0
Storage	138 s.f.	0	0
Golf Ball Kiosk			
Equipment, Toilet	355 s.f.	0	0
Driving Range Tees			
1 Space per Tee x 25	-	-	25
TOTAL PARKING REQUIRED =			55
PARKING PROVIDED :			
Standard			24
Handicap			2
TOTAL PARKING PROVIDED =			26

REVISE LAYOUT

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PEBBLE BEACH COMPANY
P.O. BOX 1767 PEBBLE BEACH, CALIFORNIA 93953
(831) 624-8977

PARCEL INFORMATION: A.P. # 008-321-006 AND A.P. # 008-321-007
EL POTRERO RANCHO, MONTEREY COUNTY, CALIFORNIA

PEBBLE BEACH DRIVING RANGE

DEL MONTE FOREST PLAN

SITE PLAN

DR-2

DATE: MAY 2011

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NOTES:

TRAIL SYSTEM SHOWN IS REPRESENTATIVE OF THE EXISTING DEL MONTE FOREST TRAIL SYSTEM. THOSE PORTIONS OF THE SYSTEM OUTSIDE THE PROPOSED PRESERVATION AND DEVELOPMENT AREA ARE INCLUDED FOR ILLUSTRATIVE PURPOSES TO SHOW HOW THE PROPOSED ON-SITE TRAIL SEGMENTS TIE INTO THE WHOLE.

- EXISTING TRAILS (31.5 MILES)
- PROPOSED TRAILS ON EXISTING DIRT ROADS OR FIRE ROADS (+2.1 MILES)
- PROPOSED TRAILS (+1.8 MILES)
- RELOCATED TRAILS (-1.5 MILES)

EXISTING HIKING & EQUESTRIAN TRAIL MILEAGE = 31.5

PROPOSED HIKING & EQUESTRIAN TRAIL MILEAGE = 33.9

- DEDICATED BICYCLE LANE (9.4 MILES TOTAL, 4.7 MILES EACH WAY)

1200 0 600 1200 2400
GRAPHIC SCALE

⚠ REVISE TRAILS AND NOTES

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WWD

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PARCEL INFORMATION: E. PESCADERO ROAD, MONTEREY COUNTY, CALIFORNIA

PRESERVATION AND RESTORATION AREAS
DEL MONTE FOREST PLAN
TRAIL SYSTEM

P-8

DATED: MAY 2011

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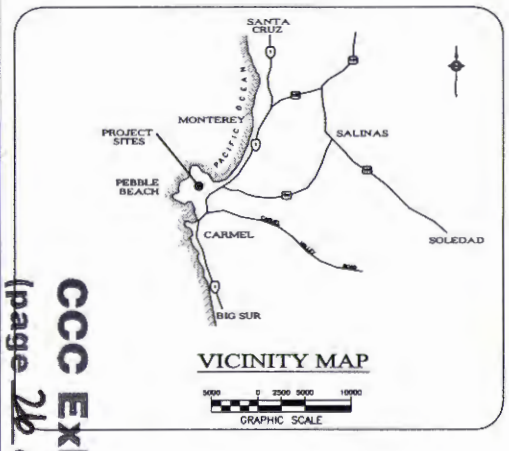

PROJECT SITE MAP

⚠ ADDED PORTOLA ROAD

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PARCEL INFORMATION: EL PESCADERO RANCHO, MONTEREY COUNTY, CALIFORNIA

ROADWAY IMPROVEMENT PLANS
DEL MONTE FOREST PLAN
COVER SHEET

R-1

DATE: MAY 2011

CCC Exhibit
(page 2b of 2b pages)

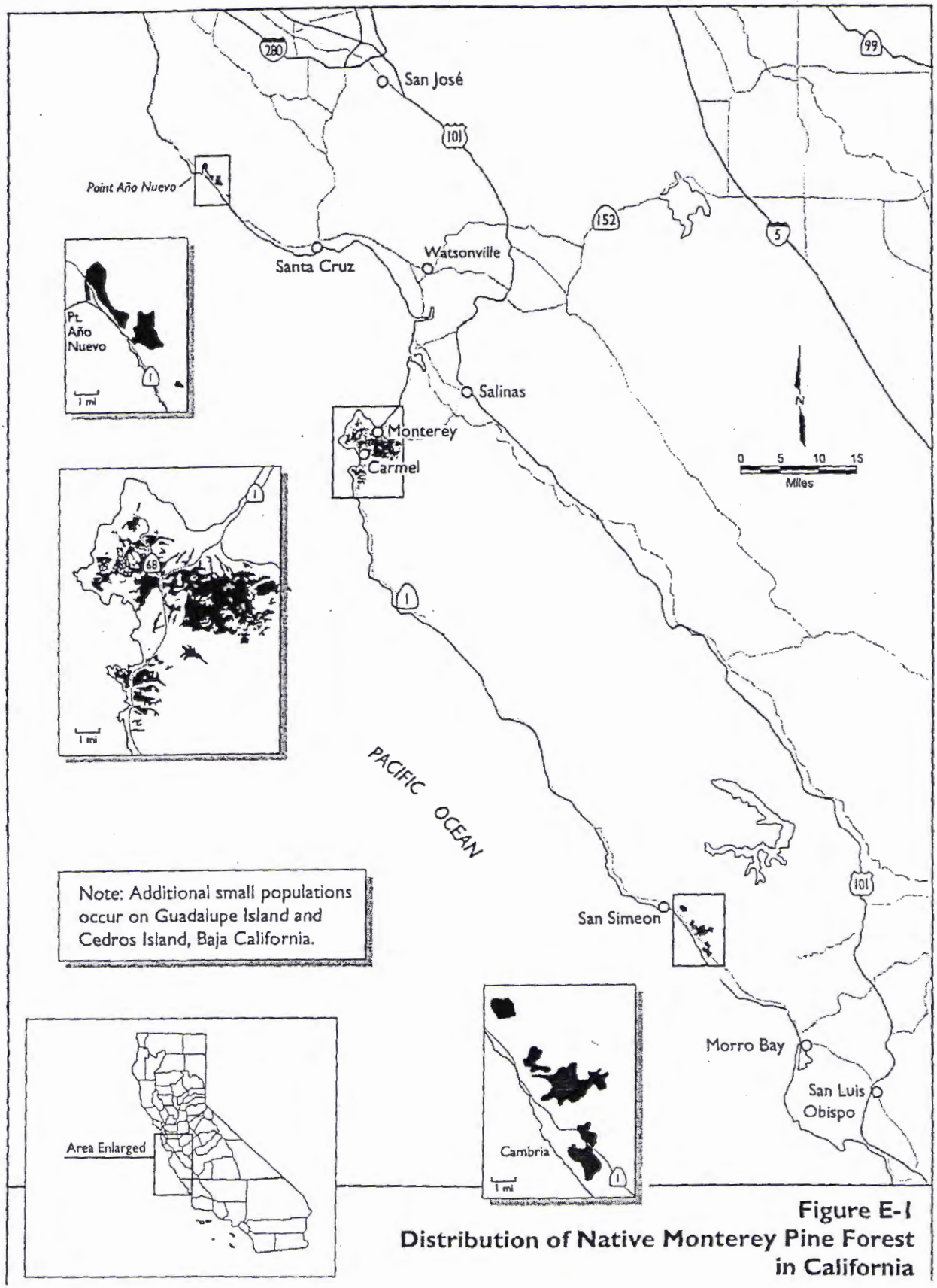


Figure E-1
Distribution of Native Monterey Pine Forest in California

CCC Exhibit K
(page 1 of 6 pages)

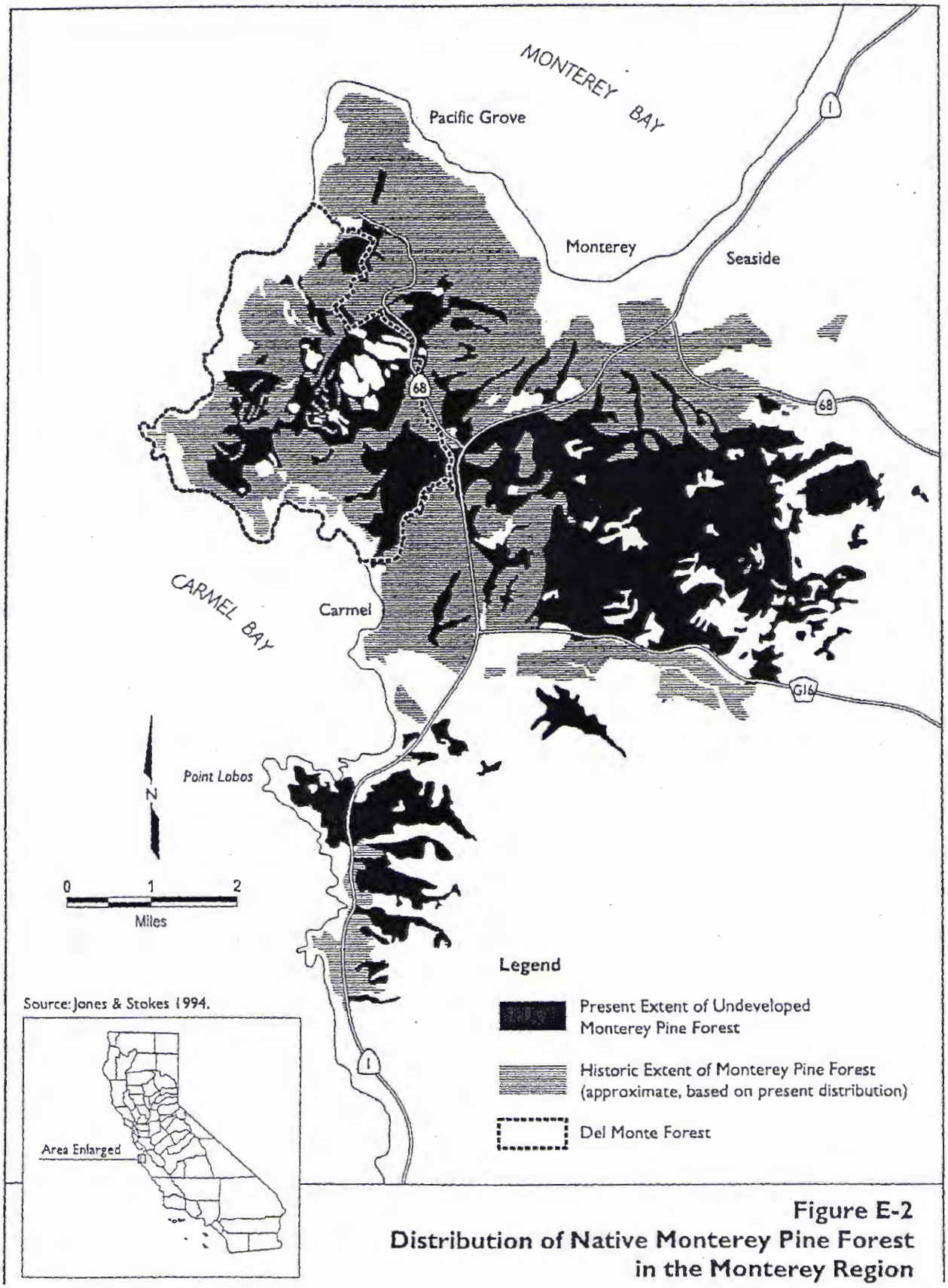


Figure E-2
Distribution of Native Monterey Pine Forest in the Monterey Region

CCC Exhibit K
(page 2 of 6 pages)

Figure E-3
Distribution of Pitch Canker in Monterey Pine Forest in California

CCC Exhibit K
(page 3 of 6 pages)

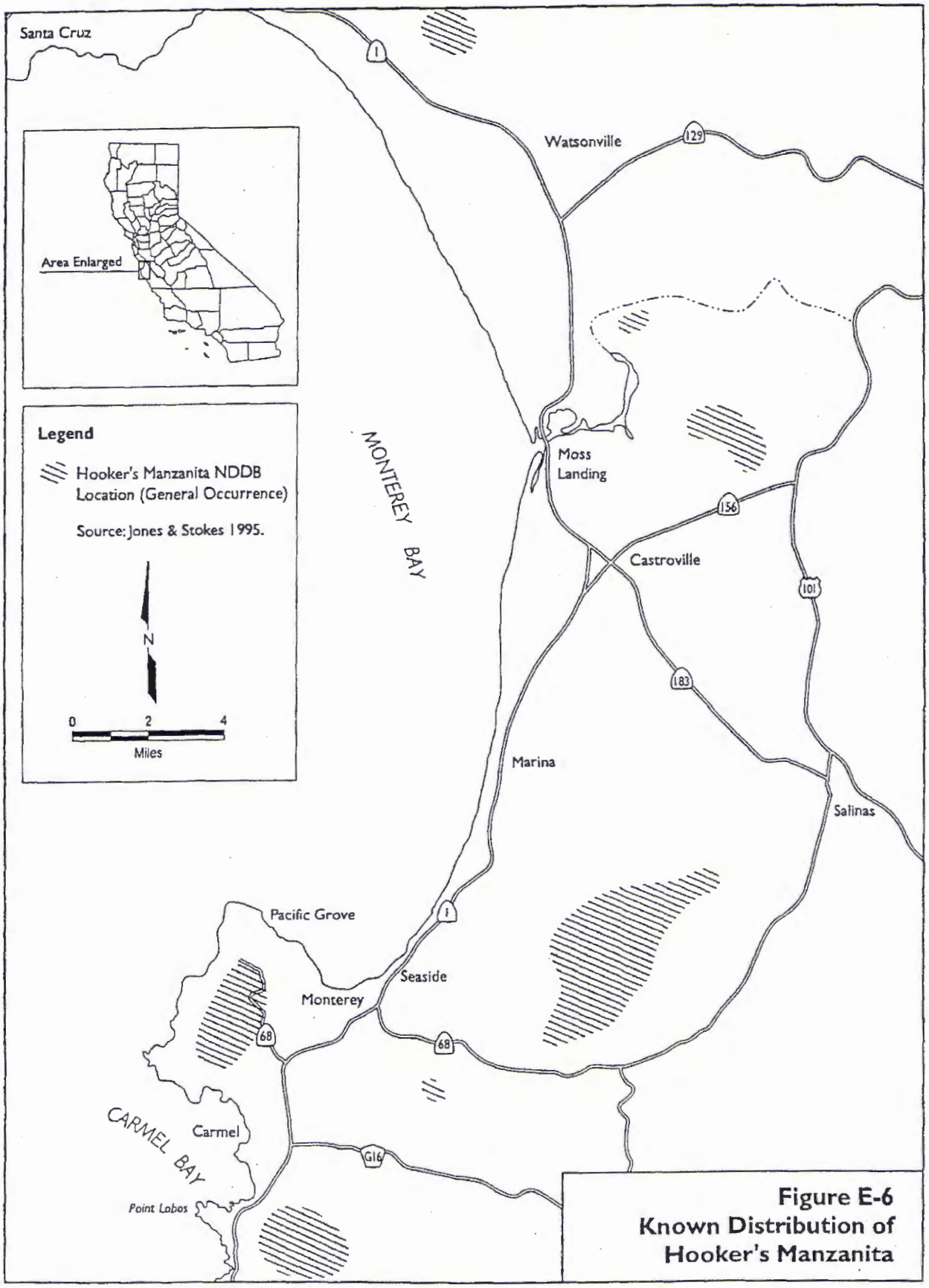


Figure E-6
Known Distribution of Hooker's Manzanita

CCC Exhibit K
(page 4 of 6 pages)

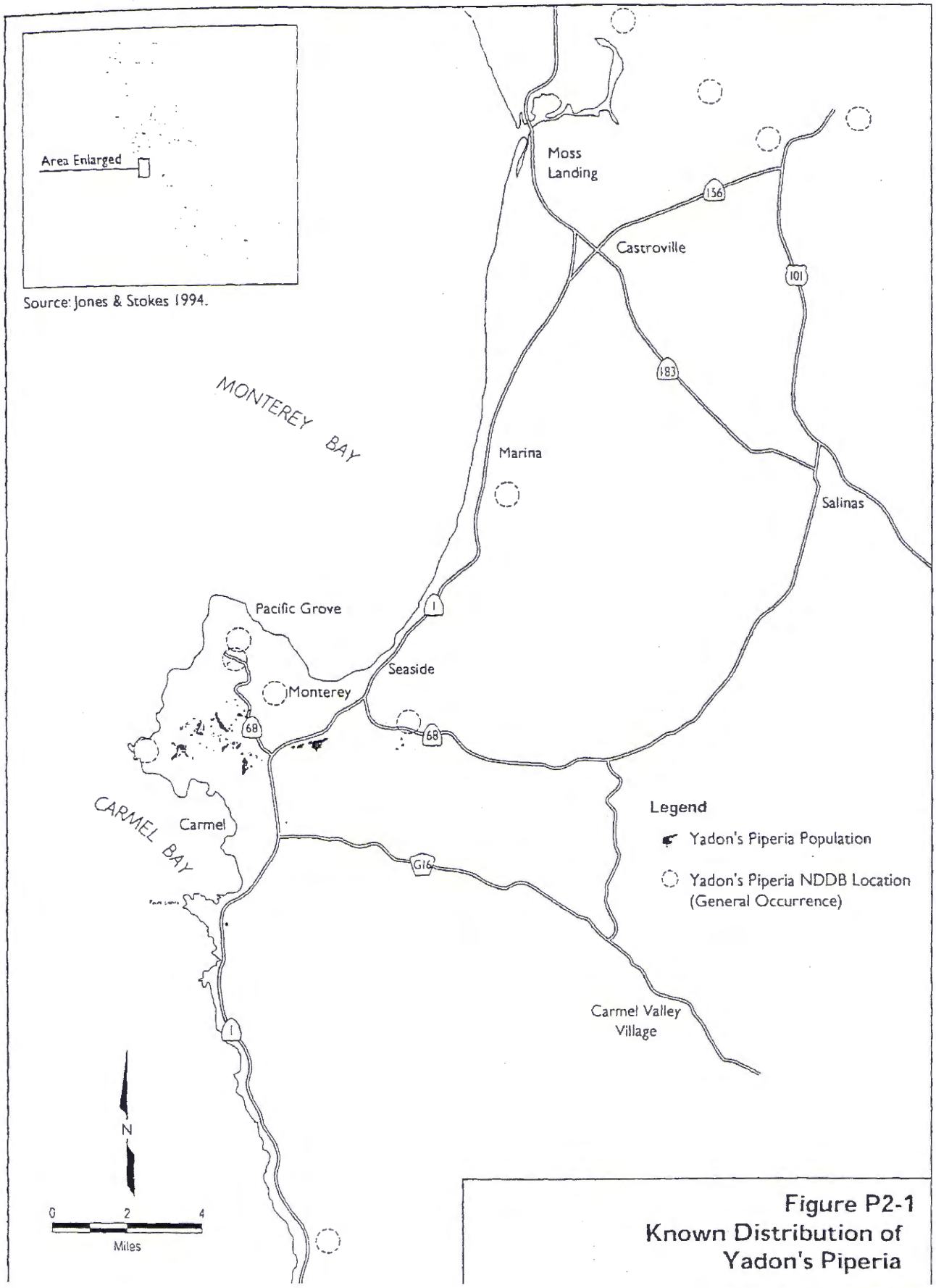


Figure P2-1
Known Distribution of
Yadon's Piperia

CCC Exhibit K
(page 5 of 6 pages)

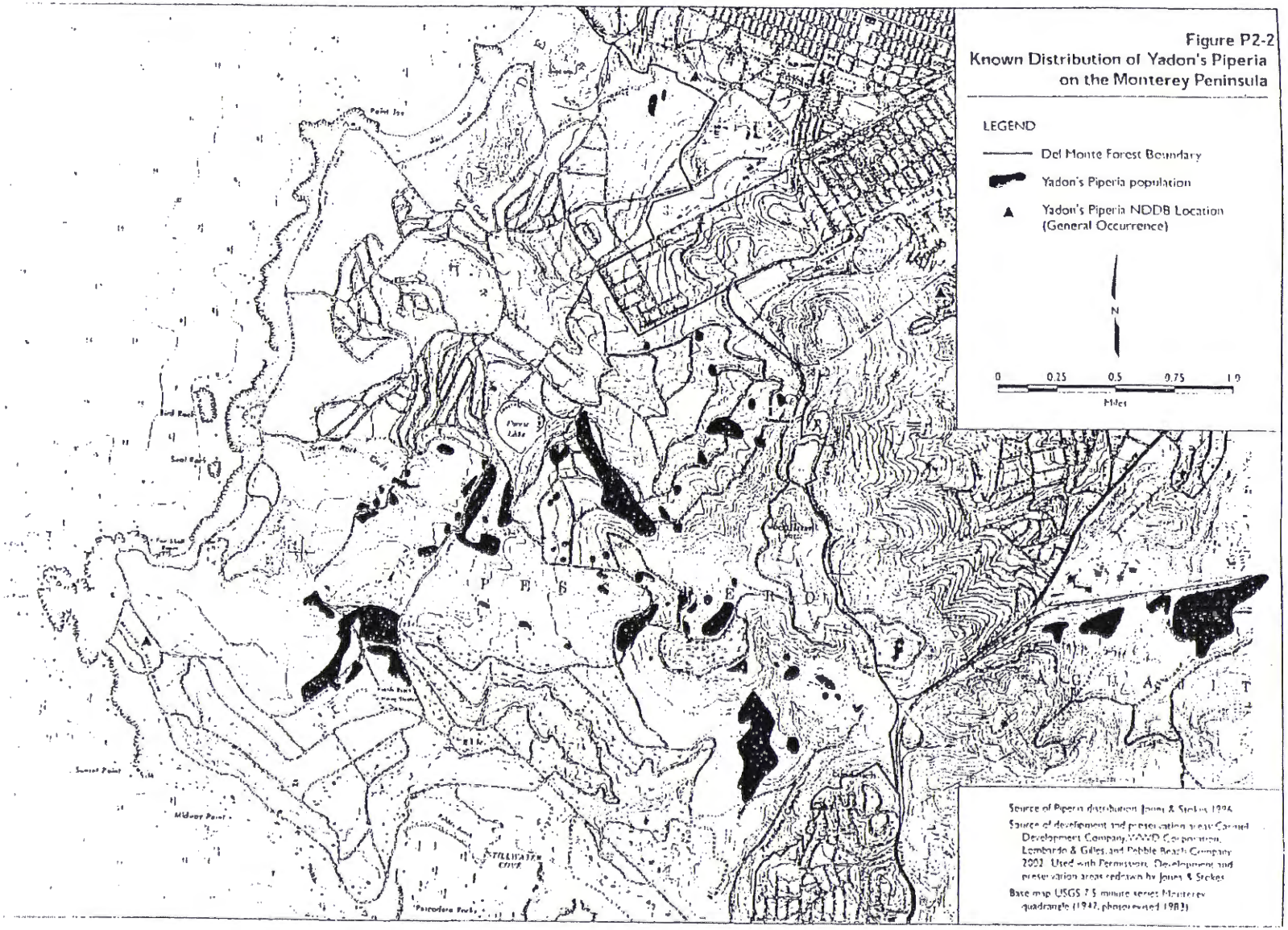
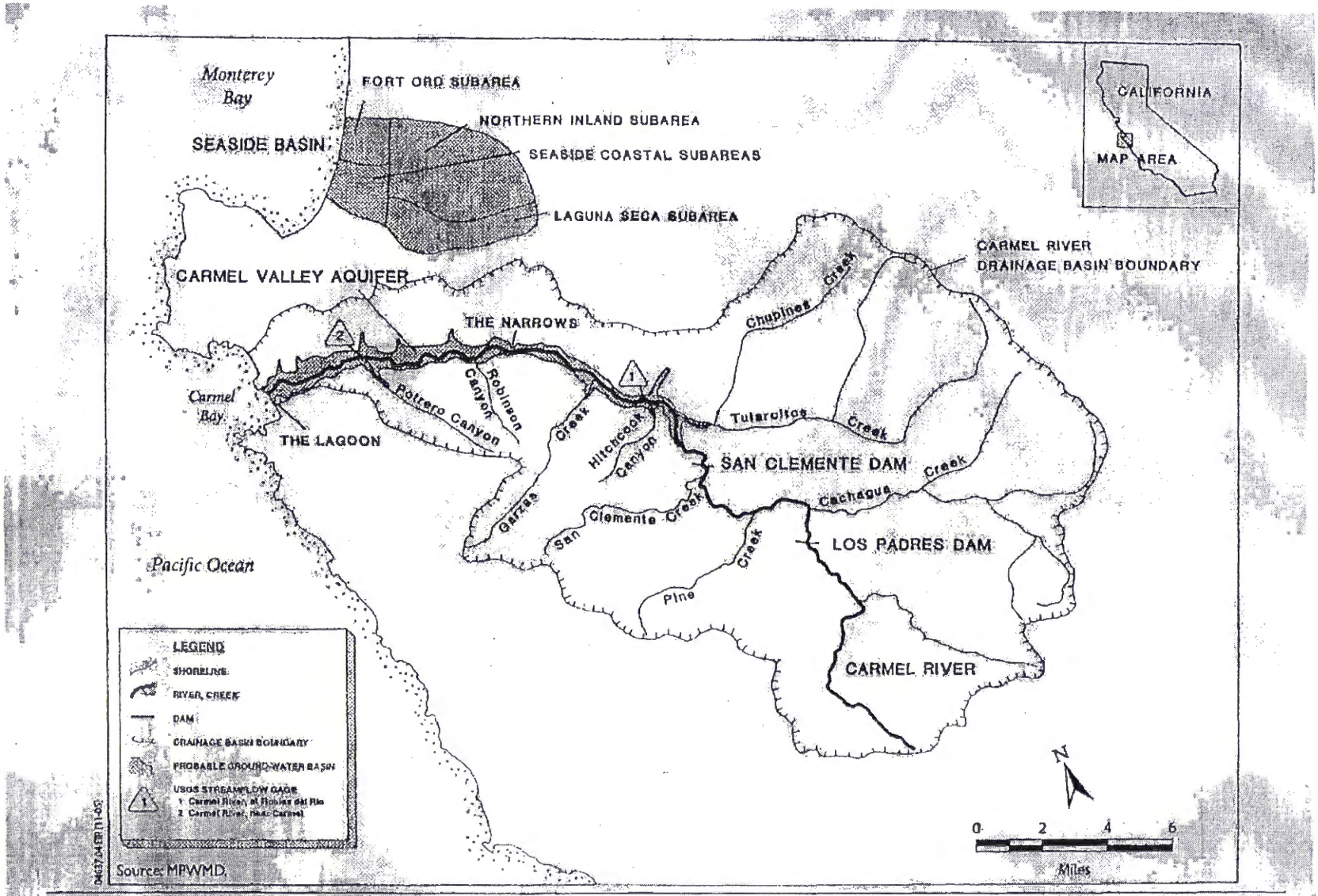


Figure P2-2
Known Distribution of Yadon's Piperia on the Monterey Peninsula

CCC Exhibit K
(page 6 of 6 pages)



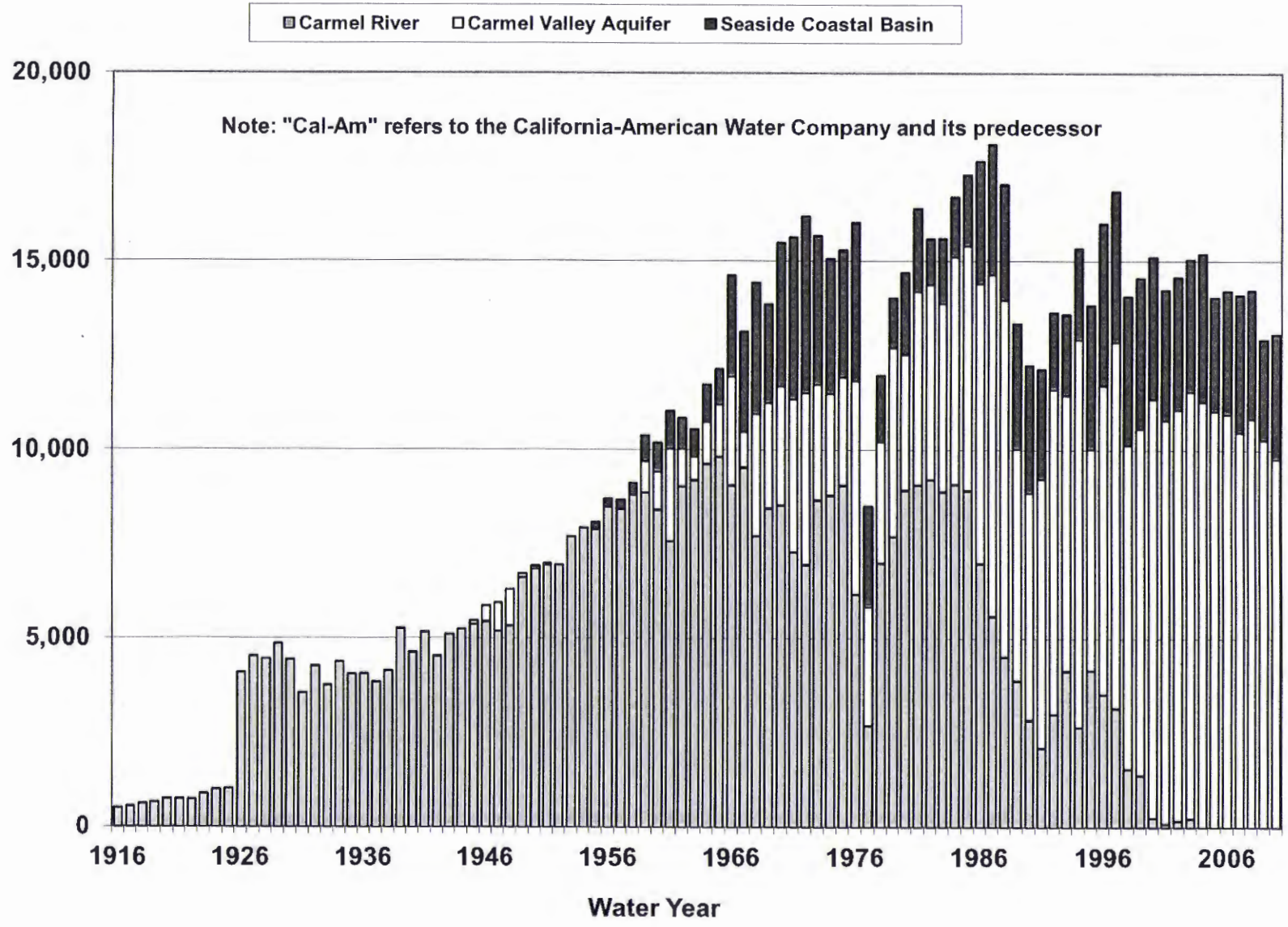
Jones & Stokes

Figure 8-13
Water Resources System for the Monterey Peninsula Area, Including Carmel River, Carmel Valley Alluvial Aquifer, and Seaside Groundwater Basin

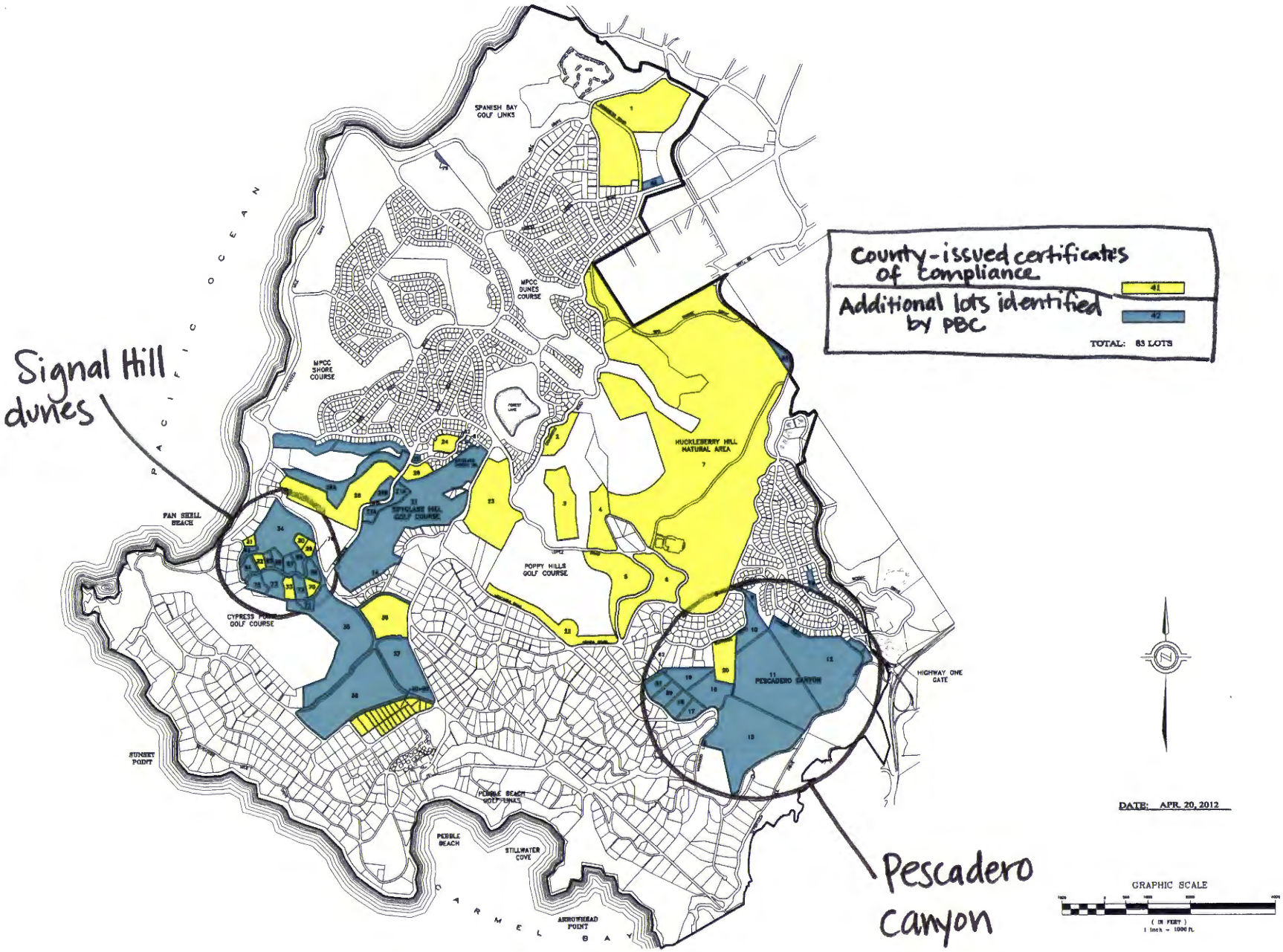
CCC Exhibit L
(page 1 of 2 pages)

Source: PBC Project DEIR, 2011

Figure H.3-1
Cal-Am Water Production by Source: 1916-2010



CCC Exhibit L
(page 2 of 2 pages)



CCC Exhibit M
(page 1 of 1 pages)