

Chapter 2
Project Description

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Location

The proposed project includes PBC’s Del Monte Forest Plan application for development, preservation of several sites within Monterey County’s unincorporated Del Monte Forest area. Del Monte Forest is located on California’s Pacific Coast and is bounded by the Pacific Ocean to the west and the cities of Pacific Grove, Monterey, and Carmel-by-the-Sea to the north, east, and south, respectively (Figure 2-1).

The Del Monte Forest area includes residential areas, three resort hotels (The Lodge at Pebble Beach, The Inn at Spanish Bay, and Casa Palmero), a small commercial center (at The Lodge at Pebble Beach), seven 18-hole golf courses including clubhouses, one 9-hole executive course, SFB Morse Botanical Reserve, Huckleberry Hill Natural Habitat Area (HHNHA), Forest Lake Reservoir, Robert Louis Stevenson School, Pebble Beach Equestrian Center, trails, and roads. PBC offices, the Pebble Beach Community Services District (PBCSD), and local offices of the California Department of Forestry and Fire Protection (CAL FIRE) are also located within Del Monte Forest.

The proposed project includes specific development activities and preservation areas (project elements) that occur at different project sites, and these sites collectively comprise the project area. The locations of the project area and project sites are shown in Figure 2-1 and Figure 2-2. The project sites and corresponding assessor’s parcel numbers (APN) are listed in Table 2-1.

All referenced figures are provided at the end of this chapter.

1 **Table 2-1. Proposed Project Site Assessor's Parcel Numbers**

Location of Project Site Project Element	Assessor Parcel Number
The Lodge at Pebble Beach	
Meeting Facility Expansion	008-423-029
New Colton Building	008-423-030
Fairway One Reconstruction	
Fairway One House	008-423-019
Bierne Residence	008-423-002
Parking and Circulation Reconstruction	008-431-009
The Inn at Spanish Bay	
Conference Center Expansion	007-091-028
New Guest Cottages	007-091-028, 007-091-033
New Employee Parking	007-101-041
Collins Field–Equestrian Center–Special Events Area	
Driving Range Relocation to Collins Field	008-321-006, 008-321-007
Equestrian Center Reconstruction	008-313-003
Special Events Area Grading and Expansion	008-313-003
Area M Spyglass Hill	
New Resort Hotel (Option 1)	008-272-011
New Residential Lots (Option 2)	008-272-011
Residential Lot Subdivisions	
Area F-2	008-032-004
Area I-2	008-031-014
Area J	008-022-024, 008-022-035
Area K	008-021-009, 008-022-031
Area L	008-021-009
Area U	008-313-002, 008-313-003
Area V	008-312-002
Collins Residence	008-321-008, 008-321-009
Corporation Yard	008-041-009
Preservation Areas	
Area B	007-101-041
Area C	007-101-041
Area F-1	008-032-005
Area F-3	008-032-006
Area G	008-041-009
Area H	008-031-015, 008-034-001
Area I-1	008-031-019
Area J-1	008-022-024
Area J-2	008-022-035
Area J-3	008-561-020
Area K	008-021-009, 008-022-031

Location of Project Site	Assessor Parcel Number
Project Element	
Area L	008-021-009
Area M	008-272-011
Area N	008-241-008, 008-311-011, 008-272-010, 008-272-011
Area O	008-242-007
Area PQR	008-171-009, 008-171-022, 008-163-001, 008-163-003, 008-163-005, 008-164-001
Area U	008-313-002
Area V	008-312-002
Corporation Yard	008-041-009
<p>Note: Proposed project sites are contained within the listed parcels, but do not necessarily include the entire parcel.</p>	

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2 Objectives and Goals

3 The general objectives of Monterey County (the CEQA Lead Agency) are to:

- 4 ● Protect the natural, cultural, and visual resources of Del Monte Forest.
- 5 ● Preserve and enhance public access and recreation opportunities.
- 6 ● Enhance visitor-serving uses.
- 7 ● Ensure a planned and balanced approach to development (both visitor-serving commercial and
- 8 residential) and preservation within Del Monte Forest, specifically with regard to the build-out
- 9 of remaining undeveloped properties.

10 The applicant’s general objectives of the proposed project are to:

- 11 ● Expand and improve existing priority visitor-serving uses.
- 12 ● Develop a reduced number of primarily large residential lots allowed by the current LUP and
- 13 concentrate such lots in or adjacent to already developed areas.
- 14 ● Formally preserve large undeveloped tracts of forested open space previously planned for
- 15 residential development.
- 16 ● Provide management prescriptions to the preserve areas to enhance habitat values.
- 17 ● Provide a reduced intensity build-out plan compared to prior proposals for Del Monte Forest
- 18 that can obtain California Coastal Commission staff concurrence and that reduces the potential
- 19 for litigation over the interpretation and effect of the existing LCP.

20 The specific goals to expand and improve the visitor-serving uses include:

- 21 ● Adding guest rooms to The Lodge at Pebble Beach and The Inn at Spanish Bay, and building a
- 22 new hotel at Spyglass Quarry.
- 23 ● Modernizing and expanding existing meeting facilities.

- 1 • Relocating the Pebble Beach Driving Range to a larger area that can accommodate support
- 2 facilities, including a golf training facility.
- 3 • Renovating the Equestrian Center.
- 4 • Improving parking and circulation for visitors, employees, and residents.

5 **Description**

6 **Overview**

7 The proposed project includes PBC’s application for renovation and expansion of visitor-serving
 8 uses; creation of single-family residential lots; road, infrastructure, and trail improvements; and
 9 preservation in the LUP area¹.

10 **Pebble Beach Company Application**

11 The PBC application (PLN100138) is for build-out (development and preservation) of the remaining
 12 undeveloped PBC properties located in the Del Monte Forest LCP area.

13 The development proposals are summarized in Table 2-2 and are described in greater detail in this
 14 section in the order shown here. Specific information regarding the development proposal, including
 15 grading/drainage plans and architectural renderings, can be found in the application plan set
 16 (Pebble Beach Company 2011).

- 17 • Visitor-Serving Development:
 - 18 ○ The Lodge at Pebble Beach.
 - 19 ○ The Inn at Spanish Bay.
 - 20 ○ Collins Field–Equestrian Center–Special Events Area.
 - 21 ○ Area M Spyglass Hill Option 1 (New Resort Hotel, 100 guest units and spa).
- 22 • Residential Lot Subdivisions:
 - 23 ○ 90 to 100 new residential lots.²
- 24 • Roadway, Infrastructure, and Trails:
 - 25 ○ Roadway Improvements.

¹ As discussed later in this chapter, Monterey County and the CCC also have been preparing an LCP amendment that includes changes relevant to this project. The LCP amendment is exempt from CEQA evaluation because it is processed through the CCC’s certified regulatory program, which is considered a functional equivalent to CEQA. The LCP amendment is not formally part of the “project” analyzed in this EIR.

² The proposed project includes 90 residential lots under Option 1 (New Resort Hotel) and 100 residential lots under Option 2 (New Residential Lots), depending on the option selected for Area M Spyglass Hill. If Option 2 is selected, 10 residential lots would be located in Area M. The remaining 90 residential lots would be located in eight other areas (Areas F-2, I-2, J, K, L, U, V, Collins Residence, and Corporation Yard). The Collins Residence is currently two lots with two residences, which would be subdivided into four lots with four residences. Therefore, when the existing residences are counted, the total additional residential lots would be 88 to 98 (instead of 90 to 100).

- 1 ○ Infrastructure Improvements.
- 2 ○ Trail Improvements.
- 3 ● Preservation and Conservation Areas:
- 4 ○ Preservation of 627 acres of Monterey pine forest and other native habitat.
- 5 ○ Conservation of an additional 8 acres of Monterey pine forest and other native habitat.
- 6 All structures would be designed and constructed in accordance with the current California Building
- 7 Code, Monterey County’s Fire Code, and other relevant County zoning and development standards.
- 8

1 **Table 2-2. Summary of Proposed Development**

Proposed Development	New Visitor-Serving			Del Monte Forest Land Use Plan		
	New Guest Units	Additional Square Feet ^a	New Residential Lots	Planning Area and Unit ^b	Current Designation	Designation with LCP Amendment
The Lodge at Pebble Beach						
Meeting Facility Expansion	Add 2,100 sf meeting space and 2,900 sf support/circulation space to the existing facility.	5,000		Pebble Beach	CGC	CGC
New Colton Building	Construct new 20-unit guest facility.	20		Pebble Beach	VSC	VSC
Fairway One Reconstruction	Construct new 40-unit guest facility; demolish existing 5-unit facility and Bierne residence.	35		Pebble Beach	CGC & LDR	VSC
Parking and Circulation Reconstruction	Construct new two-level 224-space parking facility and 23-space short-term parking lot; demolish existing 113-space parking lot.			Pebble Beach	CGC	CGC
The Inn at Spanish Bay						
Conference Center Expansion	Add 4,660 sf meeting space and 4,155 sf support/circulation space to the existing facility.	8,815		Spanish Bay	VSC	VSC
New Guest Cottages	Construct new 40-unit guest facility.	40		Spanish Bay	OR & VSC	VSC
New Employee Parking	Construct new 285-space surface parking lot.			Spanish Bay Area B	MDR & OF	VSC & OF
Collins Field-Equestrian Center-Special Events Area						
Pebble Beach Driving Range Relocation from Area V to Collins Field	Relocate driving range to Collins Field and construct golf academy, ball kiosk/bathroom, and 26-space surface parking lot.	2,650		Pebble Beach	MDR & OR	OR

Proposed Development	New Visitor-Serving			Del Monte Forest Land Use Plan		
	New Guest Units	Additional Square Feet ^a	New Residential Lots	Planning Area and Unit ^b	Current Designation	Designation with LCP Amendment
Equestrian Center Reconstruction	Demolish existing equestrian center and construct new equestrian center in its place with same uses plus covered arena.			Pebble Beach Area U	OR	OR
Special Events Staging Area Grading and Expansion	Grade and slightly expand the special events staging area.			Pebble Beach	OR	OR
Area M Spyglass Hill						
New Resort Hotel (Option 1)	Construct new resort hotel with 100 guest rooms, 6,677 sf restaurant/lounge, 5,120 sf meeting space, 301-space parking facility, and 17,000 sf spa with 41-space surface and underground parking lot.	100	28,797	Spyglass Cypress Area M	MDR, OR, OS and OF	VSC, OR, OS
New Residential Lots (Option 2)	Create 10 single-family residential lots.		10	Spyglass Cypress Area M	MDR, OR, OS, and OF	LDR, OR, OS and an Unclassified road and utility parcel
Residential Lot Subdivisions						
Area F-2	Create 16 single-family residential lots.		16	Gowen Cypress Area F	MDR	LDR and an Unclassified road and utility parcel
Area I-2	Create 16 single-family residential lots.		16	Middle Fork Area I	MDR	LDR and an Unclassified road and utility parcel
Area J	Create 5 single-family residential lots.		5	Spyglass Cypress Area J	MDR	MDR
Area K	Create 8 single-family residential lots.		8	Spyglass Cypress Area K	MDR	MDR, and Unclassified road and utility parcels

Proposed Development	New Visitor-Serving			Del Monte Forest Land Use Plan		
	New Guest Units	Additional Square Feet ^a	New Residential Lots	Planning Area and Unit ^b	Current Designation	Designation with LCP Amendment
Area L	Create 10 single-family residential lots.		10	Spyglass Cypress Area L	MDR	MDR and an Unclassified road and utility parcel
Area U	Create 7 single-family residential lots.		7	Pebble Beach Area U	LDR	MDR
Area V	Create 14 single-family residential lots.		14	Pebble Beach Area V	MDR	MDR, OR and an Unclassified road and utility parcel
Collins Residence	Create 4 single-family residential lots (out of two existing residential lots).		2	Pebble Beach	LDR	MDR and two Unclassified road and utility parcels
Corporation Yard	Create 10 single-family residential lots.		10	Huckleberry Hill	CGC and IC	OR, MDR, and IC
Roadway Improvements						
SR 1/SR 68/17-Mile Drive Intersection Reconstruction	Reconfigure the intersection by demolishing median, widening, and modifying on-ramps/off-ramps, constructing a retaining wall, modifying signals.			NA		
Congress Road/17-Mile Drive Intersection Improvements	Improve the intersection by adding a left-turn lane, restriping to incorporate crosswalks, and adding handicap ramps at crosswalks.			Spanish Bay		
Congress Road/Lopez Road Intersection Improvements	Improve the intersection by realigning to eliminate the intersecting angle and improve sight distance.			Gowen Cypress, Middle Fork		
Lopez Road/Sunridge Road Intersection Improvements	Improve the intersection by adding lane channelization and realigning to improve sight distance.			Gowen Cypress, Middle Fork, Huckleberry Hill		

Proposed Development	New Visitor-Serving			Del Monte Forest Land Use Plan		
	New Guest Units	Additional Square Feet ^a	New Residential Lots	Planning Area and Unit ^b	Current Designation	Designation with LCP Amendment
Portola Road/Stevenson Drive Intersection Improvements				Pebble Beach		
Trail Improvements						
Area F-2				Gowen Cypress Area F		
Area I-2				Middle Fork Area I		
Area J				Spyglass Cypress Area J		
Area K				Spyglass Cypress Area K		
Area PQR				Pescadero Area PQR		
Corporation Yard				Huckleberry Hill		
Huckleberry Hill Natural Habitat Area				Huckleberry Hill		

Proposed Development	New Visitor-Serving			Del Monte Forest Land Use Plan		
	New Guest Units	Additional Square Feet^a	New Residential Lots	Planning Area and Unit^b	Current Designation	Designation with LCP Amendment
Portions of 17-Mile Drive, Spyglass Road and Stevenson Drive ^c		Dedicate bicycle lane for 4.7 miles in each direction.				
Infrastructure Improvements						
Infrastructure including water lines, sewer lines, reclaimed water lines, and storm drains would be installed to support the proposed development.						
Source: Pebble Beach Company 2011.						
Notes NA = Not Applicable LDR = Low Density Residential MDR = Medium Density Residential CGC = Coastal General Commercial IC = Institutional Commercial VSC = Visitor Serving Commercial OF = Open Space Forest OR = Open Space Recreation OS = Open Space Shoreline						
^a The square footage is from the May 2011 application. It is expected that the square footage may change as the design plans for the facilities are finalized but the changes would not be substantial and would not change any impact determinations in Chapter 3.						
^b The Del Monte Forest Land Use Plan includes eight Planning Areas (Spanish Bay, Spyglass Cypress, Middle Fork, Pescadero, Huckleberry Hill, Gowen Cypress, Pebble Beach, Country Club), which are further divided into lettered sub-planning areas delineated as Areas A through Y (Figure 2-32).						
^c From north to south, the new bicycle lanes begins on and follows 17-Mile Drive, turn up Spyglass Hill Road, continue south along Stevenson Drive, and end at the Stevenson Drive/17-Mile Drive intersection.						

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1 The Lodge at Pebble Beach

2 Figure 2-3 shows the location of the proposed development at The Lodge at Pebble Beach (The
3 Lodge) complex. The purpose of the proposed alterations is to expand options for visitor-serving
4 accommodations at The Lodge, increase the efficiency of service to patrons of The Lodge, and
5 improve accessibility to services for residents, guests, and visitors to this area of Del Monte Forest.

6 The existing development at The Lodge complex includes The Lodge with 161 guest rooms, the
7 Fairway One House with five guest rooms, and Casa Palmero with 24 guest rooms; The Spa at Pebble
8 Beach; The Beach & Tennis Club; and several retail shops and restaurants. The Lodge complex is
9 located on 17-Mile Drive approximately 1.5 miles north of the lower Carmel Gate entrance to Del
10 Monte Forest.

11 Proposed development at The Lodge complex would include a net addition of 55 new visitor-serving
12 units, 7,100 sf of meeting and support areas, and the following supporting improvements.

- 13 • **Meeting Facility Expansion.** The existing 5,000 sf meeting facility would be renovated and
14 expanded to provide an additional 2,100 sf of meeting room space and 2,900 sf of additional
15 support and circulation areas in the back (Figure 2-4). The improvements are proposed to result
16 in more efficient meeting space, a protected entrance, a covered service corridor for staff to
17 access meeting rooms, banquet preparation and cooking areas, and storage. An elevator is
18 proposed to provide disabled persons access to other areas of The Lodge.
- 19 • **New Colton Building.** Construction of the new Colton Building would provide 20 additional
20 visitor-serving units on an existing parking lot adjacent to the existing Flavin, Morse, Jeffers, and
21 McComas buildings (Figure 2-5). Access would be from the existing driveway off Cypress Drive.
22 This building would displace 32 parking spaces but would provide 31 replacement parking
23 spaces in the basement level.
- 24 • **Fairway One Reconstruction.** The existing five-guest-room Fairway One House and the Bierne
25 residence would be removed to allow for the construction of a new Fairway One visitor-serving
26 facility, with 40 units in six guest buildings and a hospitality facility on the east side (Figure 2-6).
27 Fairway One would front the north side of the first fairway of the Pebble Beach Golf Links,
28 directly opposite the proposed Colton Building.
- 29 • **Parking and Circulation Reconstruction.** The central circulation and 113-space surface
30 parking area located north of the existing Meeting Facility would be reconfigured. A new two-
31 level 224-space parking facility and 23-space short-term surface lot would be constructed
32 (Figure 2-7). Circulation improvements are proposed to improve resident and visitor access to
33 parking, and safe access for pedestrians between parking areas and visitor-serving uses.

34 The Inn at Spanish Bay

35 Figure 2-8 shows the location of the proposed development at The Inn at Spanish Bay (The Inn)
36 complex. The purpose of the proposed development is to expand options for visitor-serving
37 accommodations at The Inn, increase the efficiency of service to patrons of The Inn, and provide
38 needed parking for employees and guests.

39 The existing development at The Inn complex includes The Inn with 269 guest rooms; The Spanish
40 Bay Club and Tennis Pavilion; and several restaurants and retail shops. The Inn complex is located

1 on 17-Mile Drive approximately 0.3 mile south of the Pacific Grove Gate and 2.5 miles north of the
2 lower Carmel Gate entrance to Del Monte Forest.

3 Proposed development at The Inn complex would include 40 new visitor-serving units, an additional
4 3,960 sf of meeting space, and supporting improvements as follows.

- 5 • **Conference Center Expansion.** The existing ballroom on the first floor would be expanded
6 outward, by extending the outside walls of the existing building to create an additional 4,155 sf
7 of support and circulation space; and the existing meeting facilities would be expanded by
8 adding meeting rooms on the backside of both the first floor and lower fairway level for an
9 additional 4,660 sf of meeting space (Figure 2-9).
- 10 • **New Guest Cottages.** Proposed development would add 40 guest rooms in five two-story
11 buildings, with a hospitality facility in the middle. The new buildings would displace 30 existing
12 parking spaces that would be replaced by the new 285-space parking lot in Area B (described
13 below) (Figure 2-10).
- 14 • **New Employee Parking.** Proposed development in Area B would add a 285-space surface
15 parking lot for employees, as well as guests, and approximately 200-foot pedestrian trail across
16 from the main entry to The Inn at the intersection of 17-Mile Drive and Congress Road (Figure
17 2-11). The remainder of Area B would be open space and preservation areas.

18 **Collins Field–Equestrian Center–Special Events Area**

19 The Collins Field–Equestrian Center–Special Events Area is located just north of The Lodge (Figure
20 2-12). Development in this area would include the following elements.

- 21 • **Pebble Beach Driving Range Relocation from Area V to Collins Field.** The driving range
22 would be relocated from its current location within Area V to the area known locally as Collins
23 Field because the current location is considered undersized by modern standards and cannot
24 incorporate support facilities. The new driving range would include tee-box hitting stations and
25 terraced tees; a putting and chipping green; a 350 sf golf ball kiosk with restroom; a 2,300-sf golf
26 academy with training center, offices and restrooms; and a 26-space surface parking lot (Figure
27 2-13). The current driving range location is proposed to be subdivided for residential use, as
28 described under Residential Lot Subdivisions.
- 29 • **Equestrian Center Reconstruction.** The existing equestrian center would be demolished, and
30 new equestrian facilities would be constructed to include a covered arena, employee housing,
31 barns and stalls, vehicle storage, interior roadway, parking, and accessory structures (Figure 2-
32 14). Although there would be a new covered arena in place, the overall footprint of the new
33 facility would be smaller than the existing facility, and there would be a minor capacity
34 reduction (Figure 2-14). Hours of operation would be primarily daylight hours, although the
35 covered arena would be used for indoor training and lessons during evening hours. A manure
36 management plan would be prepared for review and approval by the County Health
37 Department.
- 38 • **Special Events Staging Area Grading and Expansion.** The special events staging area would
39 be graded and slightly expanded northward (Figure 2-15). All existing structures and corrals
40 would be removed from the site.

1 Area M Spyglass Hill

2 For Area M Spyglass Hill (Figure 2-16), two development options, a new resort hotel or residential
3 lots, are under consideration.

- 4 • **New Resort Hotel (Option 1).** The resort hotel option includes development of a new resort
5 hotel on approximately 16 acres located across from the Spyglass Hill Golf Course at the
6 Spyglass Hill Road/Stevenson Drive Intersection (Figure 2-17). The proposed development is
7 composed of the main hotel, 100 guest rooms, and a spa facility. The main hotel area would have
8 a lobby (2,955 sf), restaurant (4,672 sf), bar/lounge (2,005 sf), meeting areas (5,120 sf),
9 offices/storage/retail (4,500 sf), and a three-level parking facility (one surface and two
10 underground levels) to accommodate 301 vehicles. The 100 guest rooms would be in 11
11 different single-story structures (totaling 79,400 sf) that are terraced so all have ocean views
12 and to minimize disruption of views. The 17,000 sf spa would have a fitness facility and parking
13 for 41 vehicles (27 underground spaces and 14 surface spaces). The buildings would be
14 designed to be low profile, and building materials would include stone veneer, cedar board
15 siding, and aluminum windows/curtain wall.
- 16 • **New Residential Lots (Option 2).** The residential lot subdivision option consists of 10 single-
17 family residential lots within the same building footprint as the hotel (Figure 2-18).

18 Residential Lot Subdivisions

19 The proposed project includes creating new residential lot subdivisions, which would enable future
20 development of up to 90 single-family residences³. As shown in Figure 2-2 and in Figure 2-19
21 through Figure 2-27, the proposed residential lot subdivisions are located in nine areas (F-2, I-2, J, K,
22 L, U, V, Collins Residence, Corporation Yard) within or adjacent to existing golf courses or other
23 development. The elements of the proposed residential use development are described below.

- 24 • **Area F-2 (16 lots).** The proposed development site is a 19.5-acre parcel in the Gowen Cypress
25 Planning Area⁴ surrounded by the Poppy Hills Golf Course to the north, east, and west (Figure 2-
26 19). The parcel would be subdivided to provide 16 residential lots ranging in size from 1 to 1.49
27 acres, averaging 1.10 acres, and totaling 17.71 acres. Roadway and public utility easement
28 would total 1.79 acres. Access to residential sites would be by an internal road with access from
29 Lopez Road. The existing trail on the site would be relocated and extended.
- 30 • **Area I-2 (16 lots).** The proposed development site is an 18.74-acre parcel in the Middle Fork
31 Planning Area surrounded by Poppy Hills Golf Course to the north and west and Viscaïno and
32 Ronda Roads and residential development to the south (Figure 2-20). The parcel would be
33 subdivided to provide 16 residential lots ranging in size from 1 to 1.62 acres, averaging 1.13
34 acres, and totaling 18.14 acres. Roadway and public utility easement would total .32 acre, and
35 .28 acre would be open space. Primary access would be from Viscaïno and Ronda Roads. The
36 existing trail on the site would be relocated and extended.

³ If New Residential Lots (Option 2) is selected for Area M Spyglass Hill instead of New Resort Hotel (Option 1), the project would enable future development of up to 100 single-family residences. The proposed project would create 88 to 98 new residential lots (depending on Option 1 or 2). The Collins Residence area contains two existing residential lots, each with a residence. The existing residences will be demolished and with the project there could be up to four new residences on the proposed four residential lots.

⁴ The LUP includes eight Planning Areas (Spanish Bay, Spyglass Cypress, Middle Fork, Pescadero, Huckleberry Hill, Gowen Cypress, Pebble Beach, and Country Club).

- 1 • **Area J (5 lots).** The proposed development site consists of two parcels totaling 9.38 acres in the
2 Spyglass-Cypress Planning Area, with frontage on Spyglass Woods Drive (Figure 2-21). The two
3 parcels would be subdivided to provide five residential lots ranging in size from 0.55 to 0.98
4 acre, averaging 0.76 acre, and totaling 3.80 acres. Open space would total 5.58 acres.
- 5 • **Area K (8 lots).** The proposed development site consists of two parcel areas totaling 10.62
6 acres in the Spyglass-Cypress Planning Area. Stevenson Drive extends between the two parcels,
7 which are otherwise surrounded by the Spyglass Hill Golf Course (Figures 2-22 and 2-23). The
8 two parcels would be subdivided into eight lots ranging in size from 0.44 to 0.74 acre, averaging
9 0.63 acre, and totaling 5.02 acres. Open space would total 4.70 acres. Roadway area would total
10 0.9 acre.
- 11 • **Area L (10 lots).** The proposed development site is a 20.92-acre parcel area located within the
12 Spyglass-Cypress Planning Area with access off of 17-Mile Drive by Dune Road (Figure 2-23).
13 The parcel is situated between Spyglass Hills Golf Course and Indian Village. Residential
14 development would be on the south side of the existing road that extends to the Indian Village
15 preserve area. The parcel would be subdivided into 10 lots ranging in size from 0.58 acre to 0.95
16 acre, averaging 0.71 acre, and totaling 7.09 acres. Open space would total 9.25 acres and
17 roadway area would total 1.76 acres.
- 18 • **Area U (7 lots).** The proposed development site consists of an area totaling 22.28 acres in the
19 Pebble Beach Planning Area (Figure 2-24). The parcel area would be subdivided to provide
20 seven residential lots ranging in size from 0.71 to 0.83 acre, averaging 0.78 acre, and totaling
21 5.48 acres. The residential lots would be located on the south side of and fronting Drake Road,
22 with the Equestrian Center to the south and open space preserve areas to the east and west
23 (also in Area U) and across Drake Road to the north (in Area N). Open space would total 16.69
24 acres.
- 25 • **Area V (14 lots).** The proposed development site is a 23.06-acre parcel in the Pebble Beach
26 Planning Area (Figure 2-25) and currently being used for the Pebble Beach Driving Range, which
27 would be relocated to Collins Field as previously described. The parcel would be subdivided to
28 provide 14 residential lots ranging in size from 0.47 to 0.5 acre, averaging 0.49 acre, and totaling
29 6.82 acres. Open space would total 15.47 acres and roadway area would total 0.77 acre.
- 30 • **Collins Residence (4 lots/2 new lots).** The proposed development site consists of 3.85 acres,
31 currently subdivided into two legal lots of record, in the Pebble Beach Planning Area with
32 frontage on Alva Lane to the west and the relocated driving range to the east (Figure 2-26). The
33 two existing residential units on the site would be demolished. The site would be subdivided to
34 provide four residential lots ranging in size from 0.75 to 0.91 acre, averaging 0.84 acre, and
35 totaling 3.34 acres, for an increase of two lots over existing conditions.
- 36 • **Corporation Yard (10 lots).** The proposed development site is a 22.46-acre parcel area at the
37 PBC Corporation Yard site (Figure 2-27). The parcel area would be subdivided to provide 10
38 residential lots ranging in size from 0.38 acre to 0.60 acre, averaging 0.47 acre, and totaling 4.7
39 acres. The PBC offices and maintenance facilities to the south would remain in use. Maintenance
40 activities would continue to occur, but would be relocated from the site to an area east of the
41 offices. A landscaped berm would be installed along the south side of the residential
42 development to provide a buffer from activity in the Corporation Yard. The Corporation Yard
43 area would total 7.42 acres. The portion of the parcel along the northwestern edge adjacent to
44 the HHNHA would remain open space and passive recreation (e.g., playing Frisbee, dog walking)
45 would be allowed, but there would be no formal recreation structures. Open space for passive

1 recreation would total 1.45 acres. Open space preserve area would total 6.96 acres. Trails are
2 proposed along existing dirt roads to connect this residential subdivision to the trail system in
3 the HHNHA.

4 **Roadway Improvements**

5 The proposed project includes several roadway improvements to facilitate traffic flow. The locations
6 of the proposed roadway improvements are shown on Figure 2-28. The improvements include SR
7 1/SR 68/17-Mile Drive Intersection Reconfiguration and four internal intersection improvements.
8 The improvements are described generally in this section, and the plans are provided in Appendix B.

- 9 ● **SR 1/SR 68/17-Mile Drive Intersection Reconfiguration.** Proposed improvements to the SR
10 1/SR 68/17-Mile Drive intersection are shown in Figure 2-29. The elements of the
11 improvements are:
 - 12 ○ Demolish existing raised median; pave and restripe at SR 68 within project limits; and
13 construct an additional right-turn lane in the eastbound direction within the project limits
14 by adding a lane on the south side. The additional eastbound right-turn lane would end at a
15 mandatory right-turn lane to the Pebble Beach entrance, and a right-turn onto the SR 1
16 southbound on-ramp.
 - 17 ○ Widen the SR 1 southbound off-ramp to accommodate one exclusive right-turn lane, one
18 through lane, and one left-turn lane.
 - 19 ○ Improve the southbound SR 1 on-ramp/Pebble Beach entrance by reconfiguring the
20 intersections with SR 68, and forming a five-legged intersection to separate the Pebble
21 Beach entrance from the SR 1 on-ramp entrance.
 - 22 ○ Modify the SR 1 southbound on-ramp.
 - 23 ○ Construct a retaining wall along the SR 1 southbound on-ramp.
 - 24 ○ Maintain and improve the access from the Pebble Beach entrance directly to the southbound
25 SR 1 on-ramp. This on-ramp would be separate from the main on-ramp entrance at SR 68.
 - 26 ○ Modify signals at the SR 1/SR 68 intersection.

27 The proposed intersection improvements are a subset of the Highway 68 Widening Project, a
28 regional transportation project that widens SR 68 eastbound from one to two lanes from east of
29 the Scenic Drive overcrossing to the ramp terminal intersection with SR 1; widens the SR 1
30 southbound off-ramp to provide a left-turn lane; and reconfigures the SR 1 southbound on-ramp
31 to separate Pebble Beach-related and highway-related traffic.

32 Regional transportation plans are prepared and maintained by the Transportation Agency for
33 Monterey County (TAMC) and the Association of Monterey Bay Area Governments (AMBAG).
34 The current Regional Transportation Plan (RTP) recommends widening of SR 68 from 0.1 mile
35 west of the Community Hospital of Monterey Peninsula to south of the SR 1/SR 68/17-Mile
36 Drive intersection. The intent of the project described in the Project Study Report (PSR) is to
37 relieve existing and future traffic congestion on SR 68, and to improve traffic safety and
38 vehicular access to the Pebble Beach entrance, Community Hospital of the Monterey Peninsula,
39 and Beverly Manor Complex. Due to the lack of available funding, this improvement is listed as
40 an unconstrained project in the RTP. A PSR was completed and approved by Caltrans in 2000 to
41 facilitate future funding opportunities should they become available.

1 The applicant proposes to implement a portion of the PSR project, referred to as the Phase 1B
2 Interim Improvement. The element is included with the overall proposed project analyzed in
3 this document. This project element (SR 1/SR 68/17-Mile Drive Intersection Reconfiguration)
4 would be implemented through an encroachment permit to be obtained from Caltrans. This
5 document provides CEQA analysis for the proposed improvements to support the encroachment
6 permitting project through Caltrans.

7 The project includes the following internal intersection improvements.

- 8 • **Congress Road/17-Mile Drive Intersection Improvement.** This intersection is located at the
9 entrance to the Inn at Spanish Bay. Proposed improvements are re-striping to incorporate
10 pedestrian crosswalks at the intersections (connecting the new employee parking in Area B with
11 the pedestrian facilities at The Inn at Spanish Bay) and a 50-foot left-turn lane from 17-Mile
12 Drive to the entry drive for The Inn at Spanish Bay. Handicap ramps are incorporated into the
13 proposed intersection design to assist pedestrians at the delineated crosswalks. Stop-sign
14 controls are incorporated into the proposed intersection design so that all intersection
15 approaches are stop controlled.
- 16 • **Congress Road/Lopez Road Intersection Improvement.** The proposed improvement to this
17 intersection is a realignment to eliminate the acute intersecting angle and improve sight
18 distance. The proposed realignment includes realigning a portion of Congress Road, cutting the
19 bank along Lopez Road, and widening a portion of Lopez Road.
- 20 • **Lopez Road/Sunridge Road Intersection Improvement.** This intersection is located at the
21 entrance to the Corporation Yard. Proposed improvements are lane channelization and minor
22 realignment to improve sight distance and turning radii, and to more clearly delineate the
23 intersection.
- 24 • **Portola Road/Stevenson Drive Intersection Improvement.** Proposed improvement is a
25 realignment of Portola Road at Stevenson Drive to eliminate the acute intersecting angle,
26 improve sight distance, and provide improved channelization.

27 Trail Improvements

28 There are approximately 31.5 miles of existing hiking and equestrian trails within Del Monte Forest.
29 The proposed project would add 2.4 miles of trails, for a total of 33.9 miles (Figure 2-30). The areas
30 of existing, relocated, and new trails are shown in Figure 2-30. The areas of new and relocated trails
31 are described below.

- 32 • **Area F-2.** Because future residential development proposed for Area F-2 would remove 1,870
33 linear feet of existing trail, the project includes 1,890 linear feet of replacement trail to the east
34 of the existing trail along the Poppy Hills Golf Course. The net increase is 20 linear feet.
- 35 • **Area I-2.** Because future residential development proposed for Area I-2 would remove of 3,400
36 linear feet of existing trail, the project includes 3,470 linear feet of replacement trail to the north
37 of the existing trail along the Poppy Hills Golf Course. The net increase is 70 linear feet.
- 38 • **Area J.** Future residential development proposed for Area J requires relocation of existing trail
39 so it is outside of the new lots. The net increase is 130 linear feet.
- 40 • **Area K.** Future residential development proposed for Area K requires relocation of existing trail
41 so it is outside of the new lots. The net increase is 56 linear feet net increase in trail.

- 1 • **Area PQR.** Create 1.36 miles of new trails in the Pescadero planning area. Most of this would be
 2 along existing dirt and fire roads; however, 0.25 mile would be a new trail connection between
 3 fire road #20 and fire road #21.
- 4 • **Corporation Yard Area.** Create 0.15 miles of new trails on existing dirt fire roads to connect the
 5 proposed residential lot subdivision to the network of trails in the HHNHA and SFB Morse
 6 Preserve.
- 7 • **HHNHA.** Create 0.59 miles of new trails following the existing Haul Road.
- 8 Additionally, the project would include dedicating bicycle lanes along approximately 9.4 miles (4.7
 9 miles in each direction) of existing roadway (17-Mile Drive, Spyglass Hill Road, and Stevenson Drive
 10 to the Peter Hay Golf Course and back to the Pacific Grove Gate), as shown in Figure 2-30.

11 Infrastructure Improvements

12 Most of the development sites would be served by existing water, sewer, and reclaimed water lines.
 13 The applicant proposes to irrigate the new landscaping with water from the Carmel Area
 14 Wastewater District (CAWD)/Pebble Beach Community Services District (PBCSD) reclamation plant.
 15 New infrastructure lines would be installed as described below, and the associated grading and any
 16 tree removal has been included in the calculations for the relevant development shown in Table 2-3.

- 17 • **Water Lines.** On-site water line extensions would be installed at development sites to provide
 18 connections to existing water lines. Approximately 3,300 linear feet of new off-site water lines
 19 would be installed as described below to serve proposed development. The linear feet indicated
 20 are estimates.
- 21 ○ Area F-2. Install 230 feet of 8-inch-diameter water line and connect to a 12-inch water main
 22 in Lopez Road.
- 23 ○ Area K. Install 2,500 linear feet of 6-inch-diameter water line and connect to a 6-inch water
 24 main in Stevenson Drive.
- 25 ○ Area L. Install 400 linear feet of 6-inch-diameter water line and connect to an 8-inch water
 26 main in 17-Mile Drive.
- 27 ○ Area V. Install 100 linear feet of 8-inch-diameter water line and connect to a 6-inch water
 28 main in Forest Lake Road.
- 29 • **Sewer Lines.** On-site sewer line extensions would be installed at development sites to provide
 30 connections to existing sewer lines. Approximately 6,300 linear feet of new off-site sewer lines
 31 would be installed as described below to serve proposed residential development and Fairway
 32 One Complex. The linear feet indicated are estimates.
- 33 ○ Collins Residence. Install 530 linear feet of 10-inch-diameter sewer line in Alva Lane.
- 34 ○ Corporation Yard. Install 875 linear feet of 4-inch-diameter sewer line in Sunridge Road.
- 35 ○ Area I-2. Install 1,340 linear feet of 8-inch-diameter sewer line in Viscaino Road and connect
 36 to an existing manhole in Viscaino road, and install 390 linear feet of 8-inch-diameter sewer
 37 line in Viscaino Road and connect to an existing manhole at the intersection of Viscaino
 38 Road and Ronda Road.
- 39 ○ Area J. Install 310 linear feet of 6-inch-diameter sewer line in Spyglass Woods Drive.
- 40 ○ Area K. Install 1,020 linear feet of 8-inch-diameter sewer line in Stevenson Drive.

- 1 ○ Area L. Install 40 linear feet of 6-inch-diameter sewer line in Dune Road.
- 2 ○ Area M (Option 1 and 2). Install 1,000 linear feet of 8-inch-diameter sewer line in Spyglass
- 3 Hill Road.
- 4 ○ Area U. Install 230 linear feet of 8-inch-diameter sewer line in Drake Road for residential
- 5 subdivision. Additionally, install 330 linear feet of 6-inch-diameter sewer line through the
- 6 Area U subdivision utility easement to Drake Road for the proposed Equestrian Center
- 7 reconstruction.
- 8 ○ Fairway One Complex. Install 1,100 linear feet of 8-inch-diameter sewer line and connect to
- 9 the existing 10-inch-diameter main located parallel to the 18th fairway on the Pebble Beach
- 10 Golf Links.
- 11 ● **Reclaimed Water Lines.** On-site reclaimed water lines would be installed to carry reclaimed
- 12 water to irrigation areas.
- 13 ● **Storm Drains.** New off-site storm drains would be installed to serve proposed developments.
- 14 Retention basins are planned at the proposed Residential Subdivisions in Areas F-2, I-2, J, K, L, U,
- 15 V, Collins Residence, and Corporation Yard. Retention basins are also planned for the new
- 16 employee parking in Area B at The Inn at Spanish Bay, for the new resort hotel in Area M
- 17 Spyglass Hill, the reconstructed Equestrian Center, and the relocated driving range (from Area V
- 18 to Collins Field).

19 **Preservation Areas**

20 There are currently 685 acres of undeveloped open space that is formally preserved (either in fee

21 title or easement) through the Del Monte Forest Foundation in Del Monte Forest (Figure 2-2). The

22 applicant proposes to formally dedicate or preserve an additional 627 acres of undeveloped areas,

23 comprised of Monterey pine forest and other native habitat, in Del Monte Forest through the Del

24 Monte Forest Foundation. Additionally, the applicant proposes conservation easements for

25 approximately 8 acres that comprise smaller buffer areas and setbacks around development areas

26 and along roadways. These areas are summarized in Table 2-4 and shown in Figures 2-2 and 2-31.

27 Preservation of these lands is proposed to be accomplished through amendments to the LCP to

28 change land uses and densities, dedication of conservation easements to the Del Monte Forest

29 Foundation, and management of the newly dedicated lands by PBC for the benefit of biological

30 resources. For purposes of the proposed project and EIR analysis, the 635 acres of dedication areas

31 and conservation areas are considered the proposed preservation areas.

Table 2-3. Summary of Grading and Tree Removal for Proposed Development

Proposed Development	Grading (cubic yards)			Tree Removal									Total Trees
				Monterey Pine			Coast Live Oak			Other Tree Types			
	Cut	Fill	Net	< 12"	> 12"	Total	< 12"	> 12"	Total	< 12"	> 12"	Total	
The Lodge at Pebble Beach													
Meeting Facility Expansion	0	0	0	0	0	0	0	2*	2	0	0	0	2
New Colton Building	5,500	0	5,500	0	0	0	2*	2*	4	0	1*	1	5
Fairway One Reconstruction	4,600	4,300	300	0	5	5	27*	29*	56	2*	3*	5	66
Parking and Circulation Reconstruction	9,000	600	8,400	4*	10*	14	20	18	38	0	0	0	52
The Inn at Spanish Bay													
Conference Center Expansion	0	0	0	0	0	0	0	0	0	0	0	0	0
New Guest Cottages	2,400	2,400	0	177	128	305	14	3	17	0	0	0	322
New Employee Parking	7,300	7,300	0	68	105	165	44	25	69	0	0	0	234
Collins Field-Equestrian Center-Special Events Area													
Pebble Beach Links Driving Range	36,500	27,800	8,700	44	88	132	0	0	0	0	0	0	132
Equestrian Center Reconstruction	5,800	6,800	-1,000	44	68	112	5	10	15	5*	16*	21	148
Special Events Staging Area Grading and Expansion	8,700	400	8,300	122	123	245	15	2	17	0	8*	8	270
Area M Spyglass Hill													
New Resort Hotel (Option 1)	99,800	51,500	48,300	90	299	389	0	0	0	0	0	0	389
New Residential Lots (Option 2)	48,500	38,700	9,800	58	177	285	0	0	0	0	0	0	285
Residential Lot Subdivisions													
Area F-2 (16 Lots)	1,500	1,500	0	764	462	1226	0	0	0	0	0	0	1,226
Area I-2 (16 Lots)	100	100	0	201	287	488	0	0	0	0	0	0	488
Area J (5 Lots)	100	100	0	54	190	244	127	9	136	0	0	0	380
Area K (8 Lots)	300	300	0	422	303	725	191	32	223	0	0	0	948
Area L (10 Lots)	1,500	1,500	0	594	426	1020	269	45	314	0	0	0	1,334
Area U (7 Lots)	0	6,000	-6,000	169	170	339	21	2	23	0	0	0	362
Area V (14 Lots)	800	16,480	-15,680	82	83	165	10	1	11	0	0	0	176
Collins Residence (4 Lots)	0	7,800	-7,800	0	2	2	9	16	25	0	0	0	27
Corporate Yard (10 Lots)	58,000	75,000	-17,000	2	6	8	1	0	1	0	0	0	9
Roadway Improvements													
SR 1/SR 68/17-Mile Drive Intersection Reconfiguration	621	402	219	25 ^a	28 ^{*1}	53	0	0	0	0	0	0	53
Congress Road/17-Mile Drive Intersection Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0
Congress Road/Lopez Road	4,100	350	3,750	15	20	35	1	0	1	0	0	0	36
Sunridge Road/Lopez Road Intersection Improvements	40	10	30	1	6	7	0	0	0	0	0	0	7
Portola Road/Stevenson Drive Intersection Improvements	50	50	0	0	0	0	0	0	0	0	0	0	0
Total Option 1 (rounded estimate)	246,711 (247,000)	210,692 (211,000)	36,019 (36,000)	2,878	2,808	5,686	756	196	952	7	28	35	6,674 (6,700)
Total Option 2 (rounded estimate)	195,411 (196,000)	197,892 (198,000)	-2,481 (-2,000)	2,846	2,686	5,532	756	196	952	7	28	35	6,520 (6,500)

Source:
Pebble Beach Company 2011.

Notes:
The estimates in this table include grading associated with proposed infrastructure improvements. There would be no grading associated with proposed trail improvements.

^a LSA 2001.

* Tree was planted.

1 **Table 2-4. Summary of Proposed Preservation**

Preservation Area	Current LUP Designation	LUP Designation with LCP Amendment	New Dedication Area (acres)	New Conservation Easements (acres)^a	Total
Area B	MDR, OF	OF	19.45	0.29	19.74
Area C	MDR, OF	OF	29.05	0.83	29.88
Area F-1	MDR, OF	OF	9.77	0.47	10.24
Area F-3	MDR	OF	16.81	0.31	17.12
Area G	MDR, OF	OF	59.97	0.56	60.53
Area H	MDR, OF	OF	49.81	1.08	50.89
Area I-1	LDR, MDR, OF	OF	38.16	0.66	38.82
Area I-2	OF	OF	0.28	0	0.28
Area J-1	MDR	OF	3.19	0.05	3.24
Area J-2	MDR	OF	1.59	0.26	1.85
Area J-3	MDR	OF	0.8	0.16	0.96
Area K	MDR	OF	4.7	1.14	5.84
Area L	MDR	OF	8.51	0.74	9.25
Area M	MDR, OS, OF	OS	34.12	0	34.12
Area N	LDR	OF	48.87	0	48.87
Area O	MDR, OF	OF	19.5	0.48	19.98
Area PQR	LDR, OF	OF	245.89	0	245.89
Area U	LDR	OF	16.69	0.75	17.44
Area V	MDR	OF	12.56	0.2	12.76
Corporation Yard Area	OF	OF	6.96	0	6.96
Total			626.68 (627)	7.98 (8)	634.66 (635)

Note:

LDR = low-density residential; MDR = medium-density residential; VSC = visitor-serving commercial; CGC = coastal general commercial; OR = open space recreation; OF = open space forest; OS = open space shoreline (including dune habitat).

^aThe conservation easements are for smaller buffer areas and setbacks around development, as opposed to the larger preservation areas. For purposes of the proposed project and EIR analysis, the 635 acres of dedication areas are considered the preservation areas.

2
3 In order to provide for integrated resource management of the proposed preservation areas, a
4 Master Resource Management Plan (Master RMP) for implementing resource management has been
5 developed by the County with technical assistance from ICF (Appendix C). The Master RMP is
6 considered part of the proposed project because it is a necessary component to managing the
7 preservation areas for the benefit of biological resources. The Master RMP establishes a framework
8 for the development of site-specific RMPs for each preservation area. The site-specific RMPs will
9 include the CEQA mitigation identified in this EIR. The Master RMP establishes a framework for
10 development and approval of work plans for restoration activity, monitoring, and adaptive
11 management of all dedicated areas. Through this framework, the habitat value of the dedicated

1 lands can be preserved in perpetuity with an appropriate context of monitoring, funding, and
2 oversight.

3 **Project Construction**

4 This section describes the anticipated construction associated with the proposed development.

- 5 • **Grading.** To accommodate proposed development, grading would occur at some of the
6 development sites, and there is an associated grading plan. As shown in Table 2-3, it is estimated
7 that the project would result in up to approximately 247,000 cubic yards of cut material and up
8 to approximately 211,000 cubic yards of fill material. Much of the fill material would be supplied
9 from cut material either from the same or another project development site. Borrow sites for cut
10 and fill material would be located on the former quarry site (Spyglass Pit) in Area M Spyglass
11 Hill or in the Special Events Staging Area. Cut material that is not used for fill would be
12 transported to the Marina Landfill. Truck routes for hauling cut and fill material would include
13 SR 1 northbound via the SR 1 Gate, or SR 68 eastbound to SR 1 northbound via the SFB Morse
14 Gate.
- 15 • **Tree Removal.** Proposed development would result in the removal of up to approximately
16 6,700 trees⁵. Of the trees removed, approximately 45% are 12 inches in diameter or more and
17 85% are Monterey pine trees (Table 2-3). All removed trees for Pebble Beach Company's resort,
18 recreational, and infrastructure projects would be taken to the Corporation Yard wood
19 processing facility. These trees would be processed for use as firewood or chipped for use in
20 various on-site landscaping projects. Residential lot owners would be responsible for tree
21 removal and disposal as part of their normal construction process, as separately reviewed and
22 approved by the County for each lot.
- 23 • **Duration.** Project construction is estimated to occur in four phases over ten years with Phase I
24 beginning in September 2012 and Phase IV ending in August 2022. Table 2-5 includes the
25 estimated construction duration, timeframes, and range of daily workers for each of
26 development sites. Construction activity and construction traffic characteristics are discussed in
27 further detail in the Section 3.11, Transportation and Circulation.
- 28 • **Construction Hours.** Construction activities would be limited to between the hours of 8 am and
29 6 pm, Monday through Saturday. There would be no construction on Sundays or national
30 holidays.
- 31 • **Construction Vehicle Access.** The applicant proposes to limit major construction truck activity
32 to key collector roads in the forest. Construction truck access to The Lodge at Pebble Beach
33 would be by the SR 1 Gate. Construction truck access for The Inn at Spanish Bay would be via the
34 SFB Morse Gate. Internal construction truck traffic between improvement areas would generally
35 use Congress Road, Lopez Road, and Forest Lake Road.

36 The roadway improvements along Congress Road and at Lopez Road, as previously described,
37 would be completed prior to the rest of the construction to facilitate construction access.

⁵ For the purpose of environmental review, this amount presumes a worst-case scenario of the total clearing of 15,000 sf on each of the proposed residential lots, which would not occur. For each residential lot, the County would review the proposed residence design and coordinate with the property owner to minimize tree removal. The total number of trees removed would likely be substantially fewer.

1 **Table 2-5. Preliminary Construction Duration and Workers for Proposed Development**

Phase	Project Element (Location)	Duration (months)	Timeframe		Estimated Daily Workers
			Begin	End	
I	Congress Road/Lopez Road Intersection Improvements	2	September 2012	October 2012	10
	Congress Road/17-Mile Drive Intersection Improvements	2	September 2012	October 2012	10
	New Employee Parking Lot (Inn at Spanish Bay)	4	September 2012	December 2012	10–20
	Residential Lot Subdivisions (66 lots in Areas F-2, I-2, J, K, L, U, Collins Residence)	6	September 2012	February 2013	3–56
	Pebble Beach Driving Range Relocation (Collins Field)	8	March 2013	October 2013	10–40
	SR 1/SR 68/17-Mile Drive Intersection Reconfiguration	9	March 2013	November 2013	20
	Parking and Circulation Reconstruction (Lodge at Pebble Beach)	9	March 2013	November 2013	20–50
II	Lopez Road/Sunridge Road Intersection Improvements	2	March 2014	April 2014	10
	Portola Road/Stevenson Drive Intersection Improvements	2	March 2014	April 2014	10
	Residential Lot Subdivisions (10 lots at Corporation Yard)	6	March 2014	August 2014	15
	Equestrian Center Reconstruction/Special Events Staging Area Grading and Expansion	8	March 2014	October 2014	20–50
	Meeting Facility Expansion (Lodge at Pebble Beach)	10	March 2014	December 2014	20–40
	New Colton Building (Lodge at Pebble Beach)	10	March 2014	December 2014	20–40
	Conference Center Expansion (meeting rooms) (Inn at Spanish Bay)	10	March 2014	December 2014	10–20

Phase	Project Element (Location)	Duration (months)	Timeframe		Estimated Daily Workers
			Begin	End	
III	Conference Center Expansion (ballroom) (Inn at Spanish Bay)	10	March 2015	December 2015	10-20
	Fairway One Reconstruction (Lodge at Pebble Beach)	16	March 2015	June 2016	20-75
	New Guest Cottages (Inn at Spanish Bay)	16	March 2017	June 2018	20-75
IV	Residential Lot Subdivisions (14 lots in Area V)	5	March 2020	July 2020	10
	Option 1 Hotel Resort (Area M Spyglass Hill)	29	March 2020	July 2022	30-200
	Option 2 Residential Lots (Area M Spyglass Hill)	6	March 2020	August 2020	10

1

1 **Monterey County Local Coastal Program Amendments**

2 **Background**

3 The state mandates two planning programs: the Local Coastal Program (LCP), required by the
4 California Coastal Act of 1976, and the General Plan Program mandated by the General Planning
5 Provisions of the California Government Code.

6 Monterey County is comprised of 12 planning areas, which include areas within the Coastal Zone
7 and Inland Areas (outside the Coastal Zone). The Coastal Zone of the County is divided into four
8 areas governed by LUPs and CIPs, which together comprise the LCP for Monterey County. The four
9 LUPs include Big Sur Coast, Carmel Area, Del Monte Forest (coastal portion), and North County
10 Coastal. Monterey County retains land use jurisdiction in these areas, with the Coastal Commission
11 having appeal authority over certain issues and areas.

12 The proposed project is within the Del Monte Forest Planning Area, which is nearly all within the
13 Coastal Zone; and all proposed development is within the coastal zone portion. Therefore, the
14 proposed project is subject to the LUP. The LUP is organized around eight geographic planning areas
15 (Spanish Bay, Spyglass-Cypress, Middle Fork, Pescadero, Huckleberry Hill, Gowen Cypress, Pebble
16 Beach, and Country Club). Within these eight planning areas, are a series of smaller planning areas
17 delineated as Areas A through Y (Figure 2-32). Changes to the LUP are subject to certification by the
18 CCC as an LCP amendment.

19 In the Coastal Zone, the four certified LUPs function as the General Plan (GP), as supplemented by
20 the 1982 GP for matters not addressed by the LUP. The County's General Plan was updated in
21 October 2010, but only for the Inland Areas which does not include most of Del Monte Forest. None
22 of the proposed project occurs in the Inland Area, and thus the updated 2010 General Plan does not
23 directly apply to the proposed project area. However, the 2010 General Plan does apply to roadways
24 within the Inland Area; thus where the project affects traffic in the Inland Areas, the 2010 General
25 Plan policies apply. The prior General Plan (sometimes referred to as the 1982 General Plan) still
26 applies within the Coastal Zone.

27 Monterey County and the CCC also have been preparing an LCP amendment to amend, delete, and
28 add text to policies of the LUP and amend, delete, and add text to the regulations of the CIP. This
29 amendment would facilitate the proposed project by specifying allowable uses consistent with the
30 proposed project. The LCP amendment is exempt from CEQA evaluation because it is processed
31 through the CCC's certified regulatory program, which is considered a functional equivalent to
32 CEQA. Where this EIR analyzes the proposed project, it also discloses the environmental effects of
33 the Concept Plan included in the LCP amendment, but the LCP amendment is not formally part of the
34 "project" analyzed in this EIR.

35 **Proposed Amendments**

36 The proposed project includes amendments to the Del Monte Forest LCP to amend, delete, and add
37 text to policies of the LUP and to amend, delete, and add text to the regulations of the CIP, Parts 1
38 and 5. The LCP Amendment is included in Appendix D of this Draft EIR.

39 The purposes of the LCP Amendments are as follows:

- 1 • To allow the proposed project to be implemented as a balance of focusing remaining
2 development adjacent to or within existing developed areas while requiring preservation of
3 large intact contiguous areas of forest and other sensitive habitat areas.
- 4 • To update the LCP to reflect the changes in conditions in Del Monte Forest since the original
5 adoption of the LCP in the 1980s.
- 6 • To focus the LUP as a policy document, while moving implementing detail into the CIP.

7 The key changes in the proposed LUP relative to the proposed project are as follows:

- 8 • The proposed amendment to the Del Monte Forest LCP would reclassify the land use
9 designations and zoning classifications at multiple locations as shown in Table 2-2 and Table 2-
10 4. These changes facilitate the development and preservation of the proposed project, which is
11 referred to in the LCP Amendment as the Pebble Beach Company Concept Plan.
- 12 • Project-specific development standards for the Concept Plan development areas related to
13 policies concerning environmentally sensitive habitat areas (ESHAs), wetlands, dunes, streams,
14 and riparian corridors are provided. Project-specific setback/buffer requirements, applicable to
15 ESHA, wetlands, dunes, streams, and riparian corridors are provided.
- 16 • Residential lots in the Concept Plan shall not be further subdivided and shall be so restricted by
17 deed restrictions and B-6 zoning upon their initial subdivision.
- 18 • Easements over all preservation areas shown on the Concept Plan shall be dedicated to the Del
19 Monte Forest Foundation in perpetuity through Open Space Conservation easements.
- 20 • The resource constraint overlays for the Concept Plan development would be removed due to
21 changes in circumstances from the time period in which the overlays were applied to the zoning
22 and land use maps. The B-8 (building site) overlay was applied at a time in which water supply
23 and sewer capacity was a constraint to development and when highway capacity and circulation
24 solutions had not been agreed upon and adopted. PBC subsequently constructed a water
25 reclamation facility and is currently in possession of a water entitlement. The wastewater
26 collection and treatment system subsequently was expanded, resulting in adequate capacity for
27 sewage. Traffic solutions, both inside Del Monte Forest and for adjacent portions of Highway 68,
28 have been agreed upon and adopted (see further discussion in Chapter 3.11, Transportation and
29 Circulation).

30 The key changes in the proposed LUP that are not related (or not exclusively related) to the Pebble
31 Beach Company Project include the following:

- 32 • Chapter 1, Introduction. The introduction, background, and history would be revised and
33 streamlined to delete material no longer relevant to the LCP and to update the description of the
34 relationships between the LCP and the California Coastal Act.
- 35 • Chapter 2, Resource Management Element. This chapter would be revised and updated to
36 current conditions. A major change is proposed to allow for exceptions to ESHA and other
37 resource policies, but only for Concept Plan development areas. A major proposed change would
38 require the identification and delineation of ESHAs to be based on current physical conditions
39 and current evaluation of sensitivity, whereas the existing LCP defines ESHA in terms of a
40 defined list of habitats. Other changes include moving technical detail to the CIP concerning tree
41 removal requirements and grading, the addition of new policies seeking to minimize shoreline
42 armoring and bluff protection, and a number of other changes.

- 1 ● Chapter 3. Land Use and Development Element. This chapter would be revised and updated to
2 current conditions, and the Concept Plan would be added to the LUP. The most substantive
3 change to this chapter is to add the Concept Plan as a specifically allowed development in Del
4 Monte Forest, including exceptions to certain ESHA and other requirements. Other key changes
5 include amending the zoning code to limit parcels to only one accessory unit, to amend site
6 coverage in the Pescadero watershed, to prohibit golf courses in areas designated residential,
7 and to prohibit development at the Sawmill Gulch quarry area. Key process changes include
8 deletion of Table A (which showed allowable units by planning area) in favor of the Concept
9 Plan and county zoning outside the Concept Plan areas, the addition of a reference to PBC's
10 water entitlement as providing water supply, deletion of a reference to site-specific access
11 requirements and the Del Monte Forest Open Space Management Plan (OSAC Plan) in the LUP
12 (see discussion below), and other clarifications.
- 13 ● Chapter 4. Land Use Support Elements. This chapter is proposed to be updated to reflect current
14 circulation, water, and wastewater conditions, and to streamline policies. Key changes include
15 language describing the status of water supply relative to PBC's water entitlement, existing
16 wastewater treatment capacities, new policies requiring proof of adequate long-term water
17 supply and wastewater treatment capacity for new development, deletion of a low priority for
18 water and wastewater capacity for residential use, deletion of obsolete water allocation
19 language and Table B, new policies concerning Carmel Bay water quality and new development,
20 and other clarifications and modifications.
- 21 ● Chapter 5. Public Access. This chapter is proposed to be updated to reflect current status of
22 access improvements and to clarify policies. One key change in this chapter is to eliminate the
23 existing reference to site-specific access improvements (which have been completed), access
24 recommendations, and design in favor of a new public access management plan (required as
25 part of the Concept Plan). The new plan will establish the requirements for protection and
26 maintenance of existing public access and the expansion of new public access (where
27 appropriate). The new plan must be approved by the County and the Coastal Commission. The
28 purpose of creating a new plan is that the prior plan is out of date, does not reflect all the access
29 improvements installed in the last 20 years, and does not reflect the new access included in the
30 Concept Plan.
- 31 ● Chapter 6. Implementation and Administration. This chapter was updated to reflect current
32 practices in implementing the LCP. References to the OSAC Plan and site-specific shoreline
33 public access design criteria were deleted (see discussion below).
- 34 ● Chapter 7. Del Monte Forest Open Space Management Plan. This chapter would be removed in
35 favor of policies in the LUP that provide for forest protection and in favor of an implementation
36 plan to be developed outside the LUP (making the LUP document more of a policy document and
37 leaving technical detail to other documents). The existing OSAC Plan will be used as a key
38 resource for development of a new forest management plan that will be prepared with the
39 participation of the same interested groups (e.g., County, CCC, PBC, OSAC, CNPS, Del Monte
40 Forest Foundation) that originally helped to develop the OSAC Plan.
- 41 ● Appendix A, List of Environmentally Sensitive Habitats. Appendix A is proposed to be deleted
42 because the proposed change to ESHA identification and delineation would no longer be based
43 on a specific list of habitats (see the discussion of proposed changes to Chapter 2).
- 44 ● Appendix B, Site-Specific Access Recommendations. As described in the discussion of proposed
45 changes to Chapter 5, the existing site-specific access recommendations are proposed to be

1 deleted because they have been completed and a new access plan will be developed to manage
2 public access going forward.

3 Table 2-6 provides a more detailed summary of proposed changes to the LUP. The proposed LUP is
4 included in Appendix D of this Draft EIR. The proposed LUP changes, shown in Table 2-6, would
5 facilitate the Pebble Beach Company Project Concept Plan, which is analyzed in this EIR. Thus, the
6 impacts of the proposed changes relative to the Concept Plan on the environment are disclosed in
7 this Draft EIR. For changes to the LUP that are unrelated to the Concept Plan, as described in Table
8 2-6, these changes are not expected to increase development potential in areas outside the Concept
9 Plan in Del Monte Forest or lessen protection of environmental resources, and are more likely to
10 result in reduction of environmental impact overall compared to the policies in the existing LUP. As
11 such, the analysis of environmental impacts in this Draft EIR is focused on the impacts of the Pebble
12 Beach Company Project (the Concept Plan), without further need to analyze the environmental
13 impact of the LUP changes not related to the Concept Plan.

14 The key changes in the proposed CIP Part 5 are similar in intent and scale to those proposed for the
15 LUP. Because the revised LUP prohibits golf courses in areas designated residential, changes to CIP
16 Part 1 (Title 20 Zoning Ordinance) are necessary. Sections 20.12.050.Z and 20.14.050.D allow golf
17 courses as a Conditional Use with a Coastal Development Permit within the Medium Density
18 Residential and Low Density Residential Zoning Districts in Del Monte Forest only. These two
19 sections will be deleted and the following subsections will be re-lettered. The proposed CIP is
20 included in Appendix D of this Draft EIR.

21 **Intended Uses of the EIR**

22 The EIR is an informational document for decision makers. CEQA requires that decision makers
23 review and consider the EIR in their consideration of the proposed project. The County is the Lead
24 Agency responsible for certifying the EIR and for approving the project's land use permits and for
25 local approval of the changes to the LCP. Agencies with permit review or approval authority over the
26 project are summarized in Table 2-7. These are the responsible agencies under CEQA that will use
27 the EIR as the environmental basis of decisions. Required county permits for each development area
28 are also identified in Table 2-8.

29

1 **Table 2-6. Summary of Key Changes to the Land Use Plan**

Existing LUP Section	Proposed LUP Section/Policy	LUP Changes	Discussion
Chapter 1. Introduction			
Introductory material	Introductory material	Reworded discussion of California Coastal Act, Monterey County LCP and Del Monte Forest LUP updated to clarify the relationships of the Coastal Act, the LCP, and the LUP. Reworded organization summary and deletion of Chapter 7, OSAC Plan. Updated definitions.	No change in level of development or environmental protection. Regarding Chapter 7, OSAC Plan, see discussion below.
Policy Guidance Statements	Key Policies	<p>Minor rewordings to Key Policies for Freshwater and Marine Resources, Forest Resources, scenic and Visual Resources, and Circulation, and Public Access.</p> <p>Key Policy for Environmentally Sensitive Habitat Areas modified to allow for exceptions to ESHA policies where specifically and explicitly authorized by the LUP.</p> <p>Key Policy for Cultural Resources acknowledges that in certain cases impacts may be unavoidable.</p> <p>Key Policy for Land Use and Development changed to remove requirement to designate all ESHA as open space.</p> <p>Key Policy for Waste and Wastewater changed to add requirement for long-term public water supplies and wastewater treatment capacities.</p> <p>Key Policy for Housing changed to acknowledge protection of affordable housing both with the Forest and in outlying areas.</p>	<p>No change in level of development or environmental protection.</p> <p>ESHA exemptions only apply to the PBC Concept Plan, which is included in the project analyzed in this EIR.</p> <p>Cleanup of prior practice which always recognized that unavoidable impacts may be possible.</p> <p>Intent of entirety of existing LCP was not to require designation of open space for all ESHA. Removal of requirement does not result in more impact on ESHA separate from PBC Concept Plan Areas.</p> <p>Additional requirements strengthen resources protection by requiring long-term water and wastewater treatment capacity.</p> <p>No change of intent to apply the County’s Housing Element within all of Monterey County.</p>

Existing LUP Section	Proposed LUP Section/Policy	LUP Changes	Discussion
Chapter 2. Resource Management Element			
Introduction	Introduction	Reworded introduction. Added description of the PBC Concept Plan as integral part of the overall LUP that balances certain impacts to ESHA, wetlands, dunes, streams and riparian corridors in concentrated development areas near existing developed areas for the benefit of preserving larger contiguous areas off forest, dunes, and open space.	Changes facilitate PBC Concept Plan which is included in project analyzed in this EIR.
Freshwater and Marine Resources Policy Guidance Statement and Policies	Freshwater and Marine Resources Key Policy and Policies 1, 2, 4, 5, 6, 7	Minor rewordings of Key Policy and policies without substantial change in intent.	Changes do not increase development potential or environmental protection requirements.
Freshwater and Marine Resources Policy 3	Freshwater and Marine Resources Policy 3	Policy amended to delete prohibition of grading greater than 1 acre/100 cubic yards in winter.	Technical edit to make the LUP a policy document versus a technical document. Technical detail moved to the CIP, and also regulatory language in the County's grading code. The CIP contains the same prohibition so no change in substance.
ESHA Introduction	ESHA Introduction	Added Yadon's piperia, California, red-legged frog, portions of the native Monterey pine forest and maritime chaparral as examples of ESHA in Del Monte Forest. Require ESHA to be defined based on evaluation of current resources on the ground and their current sensitivity. Deletion of Appendix A.	Changes will increase level of environmental protection by requiring assessment of sensitivity and delineation of ESHA to be based on current conditions as opposed to a static definition of ESHA. Specifically increases protection of Yadon's piperia, California red-legged frog, portion of the native Monterey pine forest and maritime chaparral which are not called out as ESHA in existing LCP.
	Key Policy	Reference to OSAC Plan deleted from Policy Guidance Statement. Allowance of defined exceptions to LCP (for PBC Concept Plan).	See discussion below on OSAC Plan. PBC Concept Plan analyzed as project in this EIR.
ESHA Policies 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 21, 22, 23, 24, 25, 27, 29.	ESHA Policies 8, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27.	Minor changes were made to these ESHA policies without change in resource protection intent. Reference to OSAC Plan deleted from policies.	No change in level of development potential or resource protection in light of overall LCP requirements and requirements of other applicable resource protection regulations. See discussion below on OSAC Plan.

Existing LUP Section	Proposed LUP Section/Policy	LUP Changes	Discussion
ESHA Policy 17	ESHA Policy 16	Deleted reference to Appendix A, performance standards and ESHA. New policy only concerns survey.	As noted above, ESHA delineations to be based on current conditions and sensitivity which is more protective than existing plan overall.
ESHA Policy 16	ESHA Policy 17	Deletion of reference to development of lots of record in remnant dune habitat.	More protective of dune habitat than existing LCP by deleting reference to lot of record development in dune areas.
ESHA Policy 20	Deleted	Spanish Bay Planning Area.	Prior Policy 20 contained prior requirements for the Spanish Bay planning area that have already been completed.
ESHA Policy 21b	Deleted	Deleted policy regarding acquisition of the Shumway parcel.	Parcel already acquired.
ESHA Policy 26	Deleted	Deleted policy regarding placement of easements over Huckleberry Hill Natural Habitat Area and of allowing public works use of former quarry sites and the haul road.	Easements over HHNHA have been recorded. Deletion of reference to quarry sites consistent with change to prohibit development of Sawmill quarry site. Haul road to be used as trail in PBC Concept Plan.
ESHA Policy 28	Deleted	Deleted policy that previously subdivided land is subject to the same ESHA requirements as new residential development or subdivisions. Deleted policy that development is not allowed on any parcel that is entirely ESHA, except as provided in Policy 74 (Policy 74 allowed access improvements in ESHA is consistent with site-specific requirements).	Within Concept Plan development areas, the deletion of this policy would allow the development included in the project being analyzed in the EIR. All other non-Concept Plan new development would still be subject to ESHA policies which limit development in ESHA as required by the California Coastal Act. Other policies in the Land Use Plan, including those found in the proposed amendments to the LUP, are equally protective of ESHA, making the old policy redundant in protecting these biological resources. Prior Policy 28 would have resulted in constitutional takings if applied in a manner to preclude any development whatsoever on a parcel and thus could not have been legally enforced.
ESHA Policy 30	ESHA Policy 28	Changed protected pupping season from April through July to April 1 to June 1.	Changed to make policy consistent with PBC-USFWS agreement negotiated subsequent to existing LCP.
ESHA Policy 30a	ESHA Policy 29	Deleted specific permit requirements relative to water quality.	Water quality permits already require all of the substantive requirements reflected in existing language.

Existing LUP Section	Proposed LUP Section/Policy	LUP Changes	Discussion
Forest Resources Introduction Policy Guidance Statement	Forest Resources Introduction Key Policy	Rewording on text, with substantial additions characterizing the Monterey pine forests and other forests in Del Monte Forest. Includes concept of ESHA forests as more intact forested areas vs. non-ESHA forests including less intact aggregations of trees.	Existing LCP does not define Monterey pine as ESHA except in limited circumstances and thus definitions within this introduction actually expand the applicability of ESHA within forests in Del Monte Forest.
Forest Resources Policies 31, 33, 34,36, 38	Forest Resources Policies 30, 32, 33, 35, 37	Minor changes were made to these ESHA policies without change in resource protection intent.	No change in level of development potential or resource protection in light of overall LCP requirements.
Forest Resources Policy 32	Forest Resources Policy 31	Deleted specific tree by tree requirements.	Technical edit to make the LUP more of a policy document and leave detail to CIP. CIP edits, new language prohibits tree removal within ESHA unless part of restoration and enhancement, removal of Monterey cypress in its native range, and Coast Live oaks over 24 inches. Monterey pine and other tree removal (where not ESHA) still subject to recommendations of an approved Forest Management Plan. Overall intent of language similarly protective as existing plan.
Forest Resources Policy 35	Forest Resources Policy 34	Policy amended to delete prohibition of grading greater than 1 acre/100 cubic yards in winter.	See discussion above for Policy 3.
Forest Resources Policy 37	Forest Resources Policy 36	Deletion of reference to commercial harvesting allowance. Deletion of Landmark Tree status.	Elimination of allowance is more protective of forest resource than existing LCP. Technical edit to make the LUP a policy document versus a technical document. Technical detail moved to the CIP. Re-written policies offer expanded protection to healthy trees, regardless of size.
Forest Resources Policy 39	Deleted	Deleted policy concerning Forestry Special Treatment Areas and subdivision.	Original language was concerned with preserving commercial timberland. Commercial timbering is no longer an existing or proposed use in the revised LUP and thus this policy is no longer needed.

Existing LUP Section	Proposed LUP Section/Policy	LUP Changes	Discussion
Hazards Intro Policy Guidance Statement Policies 40–45, 48, 49	Hazards Intro Key Policy Policies 38–42, 45, 46	Minor changes were made to these policies without change in intent to hazard regulation. Specific content of site stability evaluation deleted.	No change in level of development potential or resource protection in light of overall LCP requirements. County code (Section 20.147.060.A.9) contains requirements for site stability evaluation report.
Hazards Policy 42	Deleted	Deleted policy stating that new development must comply with the Seismic Safety element of the County General Plan.	Development is subject to the General Plan so this policy was superfluous.
Hazards New Policies 46 and 47	Hazards New Policies 43 and 44	New constraints and requirements regarding shoreline protection added to LCP.	New requirements promote avoidance of the need for shoreline armoring or alternations to the minimum feasible. This is more protective than the existing LCP of shoreline resources.
Scenic and Visual Resources Introduction Policy Guidance Statement Policies 51–59	Scenic and Visual Resources Introduction Key Policy Policies 48–56	Minor changes were made to these policies without change in resource protection intent.	No change in level of development potential or resource protection in light of overall LCP requirements.
Scenic and Visual Resources Policy 50	Scenic and Visual Resources Policy 47	Deletion of requirement to designate land along SR 68 and 17-Mile Drive as outdoor recreation, low-density residential or open space only.	New policy is more restrictive. Existing policy is limited to those areas identified on the Visual Resources Map. New policy requires site-by-site determination, with no limitation to area of applicability.
Archaeological Resources Introduction Policy Guidance Statement Policies 60–62, 65–67	Cultural Resources Introduction Key Policy Policies 57 to 59, 61–63	Minor rewording of background information. Key Policy changed to acknowledge possible mitigation as opposed to prior plan that called only for avoidance.	Existing policy unrealistic and unreflective of actual practice. Policies, as proposed, maintain same level of protection but more clearly acknowledge actual process of cultural resource protection.

Existing LUP Section	Proposed LUP Section/Policy	LUP Changes	Discussion
Archaeological Resources Policy 63	Cultural Resources Policy 60	Change to acknowledge possible mitigation as opposed to prior plan that called only for avoidance.	See above discussion.
Archaeological Resources Policy 64	Deleted	Deleted policy prohibiting categorical exemptions for projects with potential to damage an archaeologically sensitive area.	CEQA requirements already preclude this possibility so policy is superfluous.
Chapter 3. Land Use and Development			
Introduction Policy Guidance Statement Policies 68, 68a 68b, 69, 70, 72, 74-78, 79-83, 85, 89, 90, 93	Introduction Key Policy Policies 64-68, 70, 72-75, 78-84, 85, 88, 89, 90, 93	Minor rewording and deletion of OSAC Plan. Rewording of certain policies without increase of development potential or decrease of resource protection. Deletion of reference to OSAC Plan and Site-Specific Public Access Design Criteria.	No change in level of development potential or resource protection in light of overall LCP requirements. See below for discussion of OSAC Plan and Site-Specific Public Access Design Criteria.
Policy 71	Policy 69	Allowance of provision of parking requirements off-site.	Clarifying language. Reflection of past and current practice.
Policy 73	Deleted	Deletion of reference to Site-Specific Access Recommendations (Appendix B) and replacement with Del Monte Forest Public Access Management Plan to be developed later.	Appendix B Site Specific Recommendations deleted because items completed. Technical edit to make the LUP a policy document versus a technical document. The intent of the new Public Access Management Plan is to consolidate and update all of the existing technical agreements that were mostly written in the 1980s. No functional change to public access requirements.
Policy 78a	Policy 76	Deleted 850 SF limit on accessory dwelling unit and deleted limitation of only one caretaker unit per parcel.	Title 20 amended to replace caretaker units and senior units with a single accessory unit. Where a parcel could currently have the potential for one caretaker unit and one senior unit, they would only be able to have one accessory dwelling unit, which is more restrictive than current LCP.

Existing LUP Section	Proposed LUP Section/Policy	LUP Changes	Discussion
Not in existing plan	Policy 77	Allowance of employee housing for recreational equestrian uses.	Clarifying language added to reflect the existing interpretation that Coastal Act established recreation as a priority use. Current LUP language is not exclusive of recreational uses.
Not in existing plan	Policy 77	New policy to require Pescadero watershed development site coverage limit to 9,000 square feet.	No current site coverage limit in LUP. Intended to help control water quality in runoff to Carmel Bay.
Policy 84	Policy 84	Reduction of Area B setback from 200 feet to 100 feet.	The setback requirement of 200 feet was meant to screen structural development from public view. Development in Area B will only include a surface parking lot that will be screened by vegetation along 17-Mile Drive and Congress Road. Reference to Area B deleted because it is part of the Concept Plan. No impacts beyond that in the Concept Plan which is being analyzed in this EIR.
Policy 86	Policy 86	Deletion of allowing golf courses in residential designations.	This change eliminates the potential of allowing golf courses in residentially-designated areas which is more protective than the existing LCP. Title 20 Sections 20.12.050.Z and 20.14.050.D will be deleted.
Policy 87	Policy 87	Deletion of reference to hospital and neighborhood commercial at quarry site and addition of residential use.	This change is relevant to the PBC Concept Plan. This is a change in the type of development allowed at the quarry site but does not increase overall development potential. Impacts of residential at site included in project analyzed in this EIR.
Policy 91	Policy 91	Allowance of low-intensity visitor-serving facilities (such as restaurant, golf-related shops) at all Del Monte Forest golf courses (not just Poppy Hills).	This has been practice to date. Prior language did not prohibit such facilities at other locations. Cleaned up language.
Policy 92	Policy 92	Addition of residential development as allowance in formerly mined areas and deletion of neighborhood commercial.	This change is relevant to the Concept Plan. This is a change in the type of development allowed at the quarry site but does not increase overall development potential. Impacts of residential at site included in project analyzed in this EIR.

Existing LUP Section	Proposed LUP Section/Policy	LUP Changes	Discussion
Policy 94	Policy 94	New policy allowing a hotel at Spyglass Quarry site or low-density single-family residences.	Part of PBC Concept Plan analyzed in this EIR. Existing LCP allows use of previously mined areas for development.
Not in existing LUP	Policy 95	Prohibition of development of Sawmill Gulch quarry site.	More protective than existing LCP which had more potential for development at some portions of the former quarry.
Policy 95	Policy 96	Allowance of residential and deletion of neighborhood commercial at Corporation Yard.	This change is relevant to the PBC Concept Plan. This is a change in the type of development allowed at the quarry site but does not increase overall development potential. Impacts of residential at site included in project analyzed in this EIR.
Land Use Designations	Land Use Designations	<p data-bbox="726 680 1272 708">Deletion of residential use being allowed in VSC.</p> <p data-bbox="726 789 1304 849">Added mention of high density residential use up to 15 units/acre.</p> <p data-bbox="726 930 1304 990">Addition to OSR of driving ranges, clubhouses, trails and neighborhood parks.</p> <p data-bbox="726 1039 1125 1066">Deletion of reference to OSAC Plan.</p> <p data-bbox="726 1245 1262 1305">Deletion of reference to restoration of shoreline areas in the County Club Planning Area.</p> <p data-bbox="726 1321 1293 1406">Use of fee for low-cost visitor-serving accommodations in the Coastal Zone (instead of in Del Monte Forest).</p>	<p data-bbox="1360 680 1976 773">Reflects practice to date of prioritizing visitor-serving uses only in VSC areas. Does not increase development potential.</p> <p data-bbox="1360 789 1997 911">Mention of high-density is to acknowledge existing high density uses in locations such as condominiums north of Inn at Spanish Bay. Amendment does not designate new high-density residential areas that do not already exist.</p> <p data-bbox="1360 927 1976 1019">Addition of recognized recreational uses reflects character of recreational use in Del Monte Forest and is Consistent with existing LUP language.</p> <p data-bbox="1360 1036 1997 1219">Maintenance is still under the OSAC plan but plan will now function as guidance outside the LUP. The Open Space Management Plan will be updated with a Forest Management Plan that will be prepared with the participation of interested groups (e.g., County, CCC, PBC, OSAC, PBCSD, CNPS, Del Monte Forest Foundation).</p> <p data-bbox="1360 1235 1955 1263">Restoration previously required has been completed.</p> <p data-bbox="1360 1321 1955 1406">Part of the Del Monte Forest Agreement between the CCC and PBC. No broader application beyond PBC Concept Plan, which is analyzed in this EIR.</p>

Existing LUP Section	Proposed LUP Section/Policy	LUP Changes	Discussion
Land Use by Planning Area	Land Use by Planning Area	Table A showing units per area deleted. Planning area descriptions revised to recognize completed development and Concept Plan, Deletes reference to OSAC Plan.	Table A now outdated in light of completed development and proposed Concept Plan. Development on non-Concept Plan areas governed by County zoning code. See discussion of OSAC Plan below. Change would not alter allowable development on non-Concept Plan lands. Concept Plan analyzed in this EIR.
Not in existing LUP	Concept Plan Introduction	Introduces Concept Plan.	Reflects project analyzed in the EIR.
Not in existing LUP	Concept Plan Requirements Applicable to ESHA, Wetlands, Dunes, Streams, and Riparian Corridors	New text describes that notwithstanding the presence of ESHA, wetlands, dunes, streams and riparian corridors, development located in Concept Plan development areas shall be allowed subject to certain setbacks and buffers.	Reflects project analyzed in the EIR.
Not in existing LUP	Concept Plan Requirements Applicable to Certain Setbacks/Buffers	New text describes specific setbacks and buffers for Concept Plan development areas.	Reflects project analyzed in the EIR.
Not in existing LUP	Concept Plan Requirements Applicable to Further Subdivision	New text describes that no further subdivision is allowed in the residential areas included in the Concept Plan.	Reflects project analyzed in the EIR.
Not in existing LUP	Concept Plan Requirements Applicable to Preservation Areas	New text describes that easements shall be dedicated for Concept Plan preservation areas accompanied by comprehensive forest and resource management plan, adequate funding, and protection and management in perpetuity.	Reflects project analyzed in the EIR.
Not in existing LUP	Concept Plan requirements Applicable to Forest Management on Residential Lots	New text described requirements for forest management on Concept Plan residential lots.	Reflects project analyzed in the EIR. Dedication of Preservation Areas noted in the Concept Plan provides the required forest habitat and tree replacement for Concept Plan development.

Existing LUP Section	Proposed LUP Section/Policy	LUP Changes	Discussion
Not in existing LUP	Concept Plan requirements Applicable to Traffic and Circulation	New text describes that Concept Plan development must be conditional on improvement to the SR 1/SR 68/17-Mile Drive intersections, and improvements to the Lodge area parking and circulation and any traffic and circulation requirements identified during project review.	Reflects project analyzed in the EIR.
Not in existing LUP	Concept Plan requirements Applicable to Water and Wastewater	New text describes that concept plan development can use water from the Pebble Beach Water Entitlement and that adequate water is available to meet expected demand. New text described that adequate wastewater treatment capacity is available for concept plan development, and that new development is conditional on compliance with all requirements for wastewater impact.	Reflects project analyzed in the EIR.
Not in existing LUP	Concept Plan Requirements Applicable to Public Access and Recreation	New text requires preparation of a Del Monte Forest Public Access Management Plan subject to review and approval by the County and the Executive Director of the Coastal Commission. Plan is intended as comprehensive plan for all public access in Del Monte Forest. New text clarifies public access requirements and responsibilities.	Replaces prior Policy 145 and Appendix B and related requirements. Any new public access improvements not included in the project will require separate permit and environmental review.
Not in existing LUP	Concept Plan Requirements Applicable to Low-Cost Visitor-Serving Facilities	Requires provision for lower-cost overnight visitor-serving accommodations as a condition of approval of the first development in the concept plan that provides overnight visitor-serving accommodations. Allow condition to be satisfied by payment of a fee to an organization to provide lower-cost visitor accommodations in the coastal zone.	New visitor-serving accommodations shall require separate permit and environmental review by the County, in coordination with the California Coastal Commission.
Not in existing LUP	Concept Plan Requirements Applicable to Affordable Housing	New text notes that the concept plan is subject to the County's Inclusionary Housing Ordinance.	Reflects current County policy.

Existing LUP Section	Proposed LUP Section/Policy	LUP Changes	Discussion
Not in existing LUP	Concept Plan Implementation	New text describes that all other requirements of the LCP apply to the concept plan, except as specifically noted in policies in this or other sections. Notes that the LCP is to be read that the concept plan residential development is ultimately allowable consistent development of similar residential lots in Del Monte Forest.	Reflects project analyzed in the EIR.
Chapter 4. Land Use Support Element			
Introduction Planned Circulation Improvements Policy Guidance Statement Circulation Policies 96-97, 99, 101-108	Introduction Planned Circulation Improvements Key Policy Circulation Policies 97-99, 101-110	Introductory language updated to reflect current circulation conditions. Minor rewording of circulation policies. Reference to site-specific access recommendations deleted in favor of new access plan noted above and due to completion of prior access improvements. Clarified gate access fees.	No change in level of development potential or mitigation of traffic impacts in light of overall LCP requirements. See below for discussion of site-specific access recommendations.
Policy 98	Policy 100	Reworded requirements relative to requirements for impact on SR 68 and the SR 1 gate and other circulation impacts.	No change in level of development potential or mitigation of traffic impacts.
Policy 100	Deleted	Existing policy concerned the requirement to construct the SFB Morse Gate as a condition of building the Inn at Spanish Bay. The gate has been built and thus this policy is no longer needed.	No change in level of development potential or mitigation of traffic impacts.
Waste and Wastewater Services Considerations Policy Guidance statement Policies 110, 111, 113-114	Waste and Wastewater Services Considerations Key Policy Policies 112, 113, 115, 116	Introductory language updated to current conditions and status. Minor updates to policy language. Added requirement for proof of adequate long-term public water supply and public wastewater treatment capacity.	No change in level of development potential. Resource protection enhanced by requirements for long-term public water supply and wastewater treatment capacity.

Existing LUP Section	Proposed LUP Section/Policy	LUP Changes	Discussion
Policy 109	Policy 111	Deletion of language that stated that residential development was not a priority for water and wastewater capacity.	Existing policy stated that residential development was not a priority. Deletion of policy will facilitate Concept Plan use of PBC water entitlement and use of PBC water entitlement by other residential development. Concept Plan development analyzed in this EIR. Other residential development subject to individual project processing. Use of the PBC water entitlement in part for residential use will not result in water supply impacts due to reduction in water use that resulted from granting of entitlement.
Policy 112	Policy 114	Deletion of reserving water from allocations for present lot owners.	Allocations are obsolete.
Policy 115	Deleted	Deleted policy supporting reclamation projects.	Reclamation project completed.
N/A	Policy 117	New policy supporting wastewater disposal to minimize or eliminate Carmel Bay pollution.	More protective than existing LCP.
N/A	Policy 118	New policy requiring new development to demonstrate additional wastewater discharge will not significantly affect coastal resource, in particular Carmel Bay.	More protective than existing LCP.
Housing Intro Policy Guidance Statement	Housing Intro Key Policy	Introductory language updated and minor rewording of circulation policies.	No change in level of development potential or resource protection in light of overall LCP requirements.
Policy 116	Deleted	Deleted prior policy regarding specific goals for affordable housing in Del Monte Forest.	Affordable housing is protected by the County's adopted housing element.
Policy 117	Deleted	Deleted prior policy regarding protection of loss of affordable housing due to deterioration, demolition, and conversion.	Affordable housing is protected by the County's adopted housing element.
Policy 118	Policy 119	Reworded policy and noted that accessory dwelling units may further affordable housing provision.	Policy intent same as prior policy.

Existing LUP Section	Proposed LUP Section/Policy	LUP Changes	Discussion
Policy 119	Policy 120	Expanded prior policy prohibition on timeshares to include quasi-residential visitor-serving uses.	New policy more stringent than prior policy.
Chapter 5. Public Access Element			
Introduction Policy Guidance Statement Policies 120, 124-144	Introduction Key Policy Policies 122, 124 - 145	Updated to reflect completion of access improvements since original adoption of the LCP. Updated language/minor rewording of policies. Deleted reference to site-specific access requirements due to completion of prior access improvements and in favor of new access plan.	Specific access requirements removed because items completed. Technical edit to make the LUP a policy document versus a technical document. The intent of the new Public Access Management Plan will be to consolidate and update all of the existing technical agreements that were mostly written in the 1980s. No functional change to public access requirements.
Policy 120	Policy 121	Public and shoreline access information consolidated with recreational information on new LUP Figure 8 (Public Access and Recreational Facilities).	LUP figures updated.
Policy 122	Policy 123	Visual Resources are identified on new LUP Figure 3.	LUP figures updated.
Policy 123	Deleted	Deletion of Existing Policy 123 allowing bluff top and lateral access as appropriate shoreline use.	Deletion of policy is more restrictive than current LCP.
Policy 145	Deleted	Deletion of the Site-Specific Access Recommendations (Appendix B and Old Policy 145) and replacement with Del Monte Forest Public Access Management Plan to be developed later.	Specific list removed because items completed. Technical edit to make the LUP a policy document versus a technical document. The intent of the new Public Access Management Plan is to consolidate and update all of the existing technical agreements that were mostly written in the 1980s. No functional change to public access requirements.
Chapter 6. Implementation			
Implementation	Implementation	Deleted reference to OSAC Plan and site-specific shoreline public access design criteria. Rewording of language.	See discussion below about OSAC Plan. See discussion above regarding deletion of prior site-specific access requirements due to completion of prior improvements and in favor of new access plan.

Existing LUP Section	Proposed LUP Section/Policy	LUP Changes	Discussion
Water and Sewer Allocations by Development Area Table B	Timing of Development	Deletion of water and sewer allocations by development area.	The allocations are obsolete. LUP updated with current information about water supply and wastewater capacity. Concept Plan development served by available water supply and wastewater capacity. Other new development must demonstrate capacity.
Chapter 7. Del Monte Forest Open Space Management Plan (OSAC) (Deleted)			
Open Space Management Plan	Open Space Management Plan	OSAC Plan (Section 7) deleted from LUP.	<p>The OSAC Plan has been replaced with policy requirements that achieve the same result. The purpose of technical edit to make the LUP a policy document versus a technical document.</p> <p>The OSAC Plan will be updated with a Forest Management Plan that will be prepared with the participation of interested groups (e.g.; County, CCC, PBC, OSAC, CNPS, Del Monte Forest Foundation).</p>
Appendix A. List of Environmental Sensitive Habitats (Deleted)			
Appendix A	Deleted	Deleted	As noted above, ESHA is proposed to be delineated based on current conditions and sensitivity rather than limited to a defined list, which is considered more protective of ESHA than the existing plan.
Appendix B. Site-Specific Access Recommendations (Deleted)			
Appendix B	Deleted	Access Recommendations deleted.	As noted above, the prior access recommendations have been implemented and will be replaced by the new access plan required to be developed as a condition for the Concept Plan.

1 **Table 2-7. Summary of Local, State, and Federal Discretionary Actions**

Agency	Permit/Review Required
Monterey County	<ul style="list-style-type: none"> • CEQA Lead Agency • Tentative Subdivision Maps • General Development Plan Approvals • Coastal Development Permits • Combined Development Permits • Design approval of all structures • Monterey County Water Resources Agency approval • Local approval of LCP amendments
California Coastal Commission	<ul style="list-style-type: none"> • State approval of LCP amendments
California Department of Fish and Game	<ul style="list-style-type: none"> • Incidental take permit, if state-listed species affected • Streambed Alteration Permit, if required
Caltrans	<ul style="list-style-type: none"> • Encroachment Permit for work in SR 1 and SR 68 rights-of-way
Regional Water Quality Control Board	<ul style="list-style-type: none"> • Section 402 of the Federal Clean Water Act (compliance with construction general stormwater discharge permit) • Section 401 of the Clean Water Act water quality certification (if federal jurisdictional waters are affected) • Waste Discharge Requirements (if state jurisdictional waters are affected)
U.S. Army Corps of Engineers	<ul style="list-style-type: none"> • Permit under Section 404 of the Clean Water Act (if federal jurisdictional waters or wetlands are affected)
U.S. Fish and Wildlife Service	<ul style="list-style-type: none"> • Approval of incidental take permit (under Section 10 of the federal Endangered Species Act) if potential exists for impact on federally listed wildlife species • Consultation under Section 7 of the federal Endangered Species Act if Corps permit is required and potential exists for impact on federally listed species
State Historic Preservation Office	<ul style="list-style-type: none"> • Possible compliance with Section 106 of the National Historic Preservation Act if a Corps permit is required and there is a potential for effect on cultural resources.

2

1 **Table 2-8. Summary of County Permits Required for Proposed Pebble Beach Company Project**

Permit Action	Area M Spyglass Hill						Roadway Improvements		
	Lodge at Pebble Beach	Inn at Spanish Bay	Collins Field/Equestrian Center	Option 1 Resort Hotel	Option 2 Residential Lots	Residential Subdivisions	SR 1/SR 68/17-Mile Drive Intersection Reconfiguration	Internal Intersection Improvements	Preservation
Amendment to a Combined Development Permit Application	NA	No	NA	NA	NA	NA	NA	NA	NA
General Development Plan	NA	NA	Yes	Yes	NA	NA	NA	NA	NA
Amendment to General Development Plan	Yes	Yes	NA	NA	NA	Yes ^a	NA	NA	NA
Coastal Development Permit for Lot Line Adjustment	Yes	Yes	Yes	NA	NA	NA	NA	NA	NA
Coastal Development Permit for Vesting Tentative Map	NA	Yes	Yes	Yes	Yes	Yes	NA	NA	Yes
Coastal Development Permit for Demolition and/or Construction	Yes	Yes	Yes	Yes	Yes ^b	Yes ^b	Yes	Yes	NA
Design Approval for Construction	Yes	Yes	Yes	Yes	NA	NA	Yes	Yes	NA
Coastal Development Permit for Development on Slopes >30%	Yes	Yes	Yes	Yes	Yes	Yes	○ Yes	Yes	NA
Coastal Development Permit for Development within 100 feet of ESHA	NA	Yes	Yes	Yes	Yes	Yes	Yes	Yes	NA
Coastal Development Permit for Development within 750 feet of a known archaeological resource	Yes	Yes	NA	NA	NA	NA	NA	Yes	NA

Permit Action	Area M Spyglass Hill			Roadway Improvements					
	Lodge at Pebble Beach	Inn at Spanish Bay	Collins Field/Equestrian Center	Option 1 Resort Hotel	Option 2 Residential Lots	Residential Subdivisions	SR 1/SR 68/17-Mile Drive Intersection Reconfiguration	Internal Intersection Improvements	Preservation
Grading Permit	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	NA
Tree Removal	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	NA

Notes:

^a Corporation Yard PC92-173

^b Infrastructure

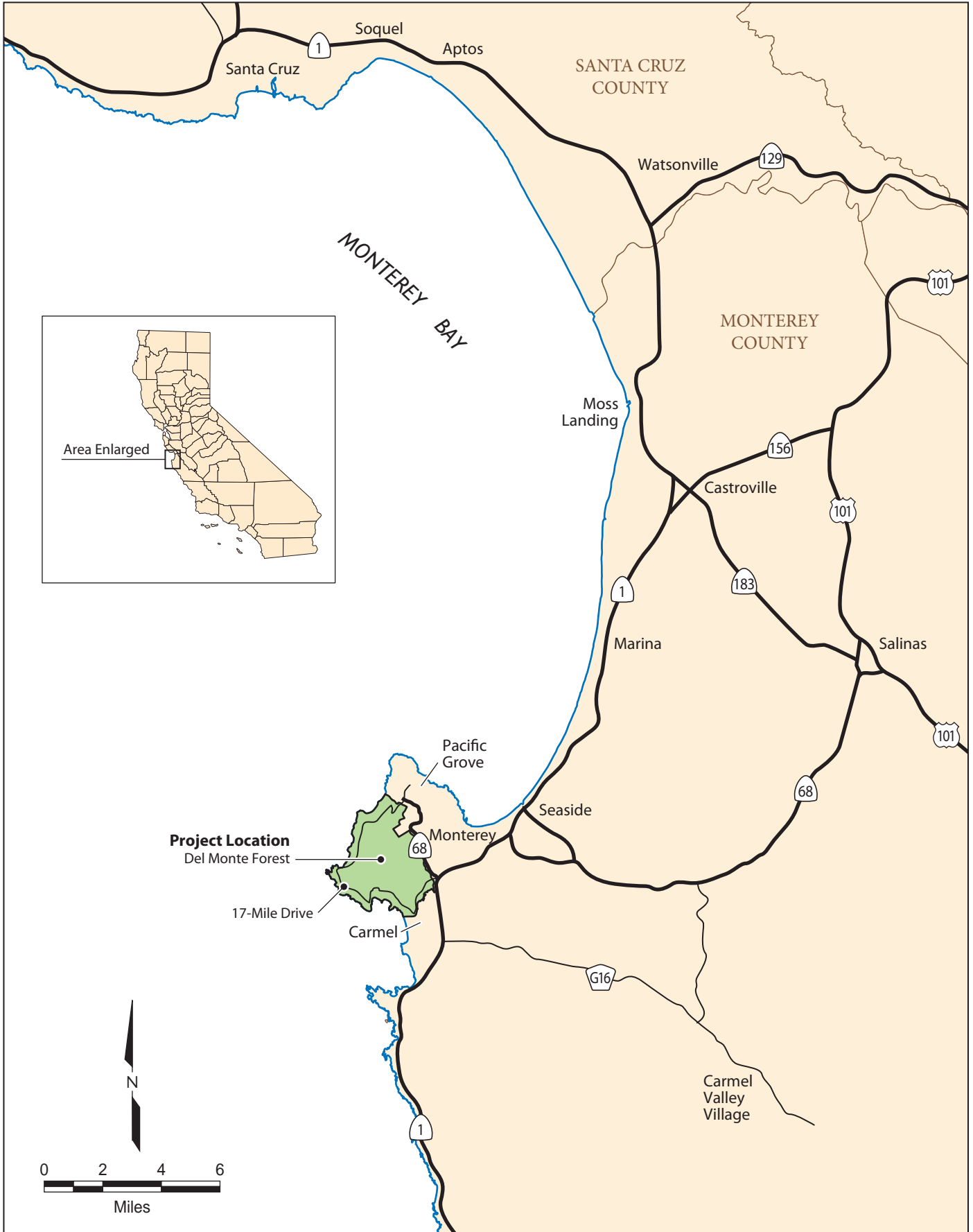
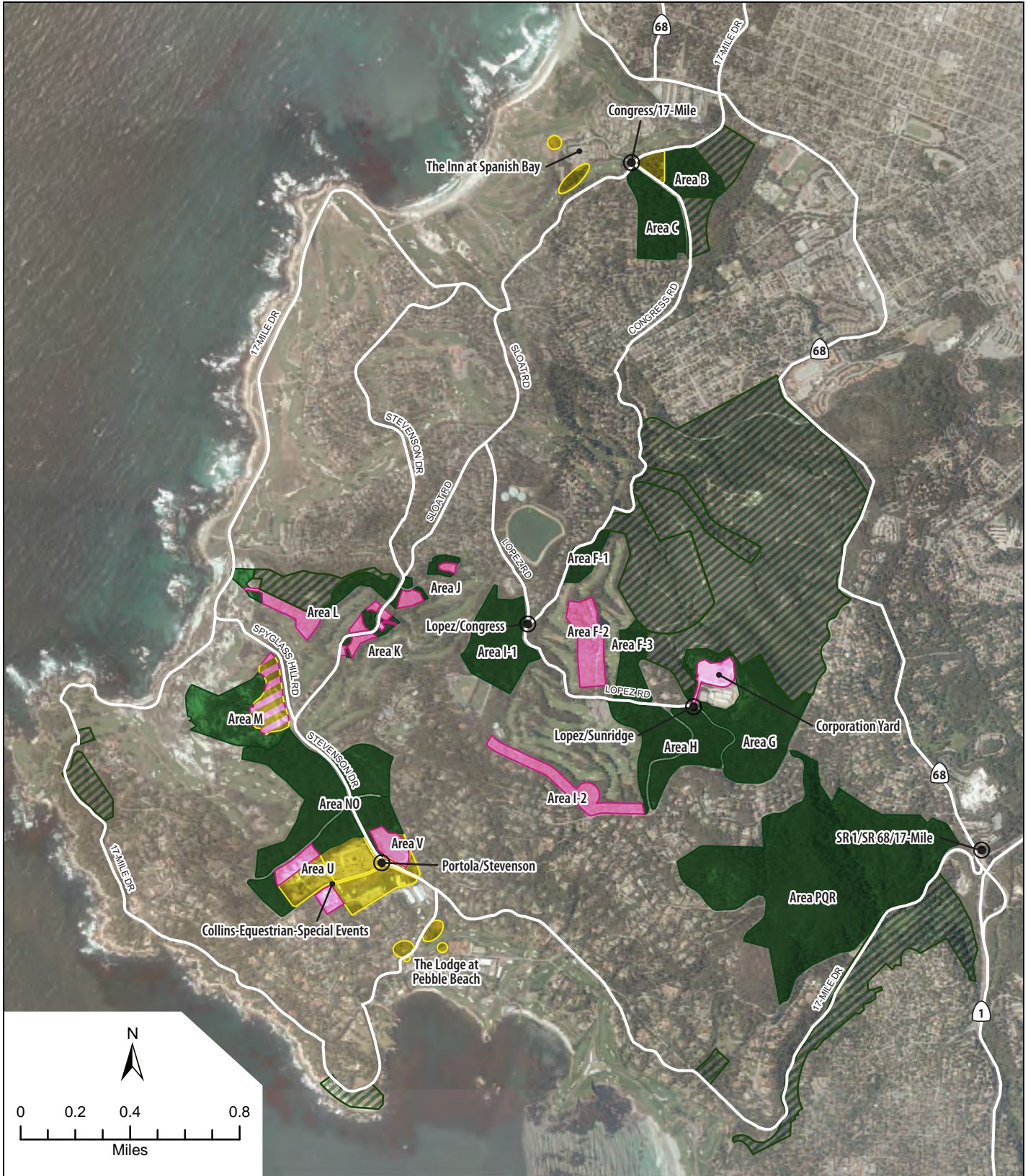








Figure 2-1
Project Location

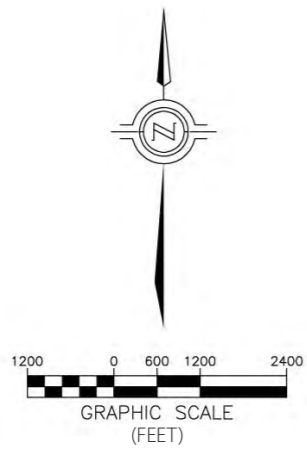
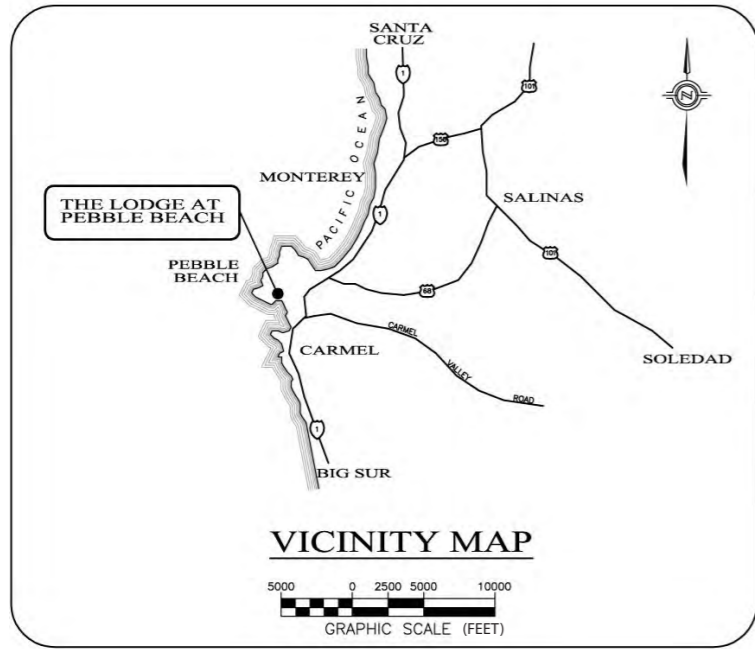


Legend

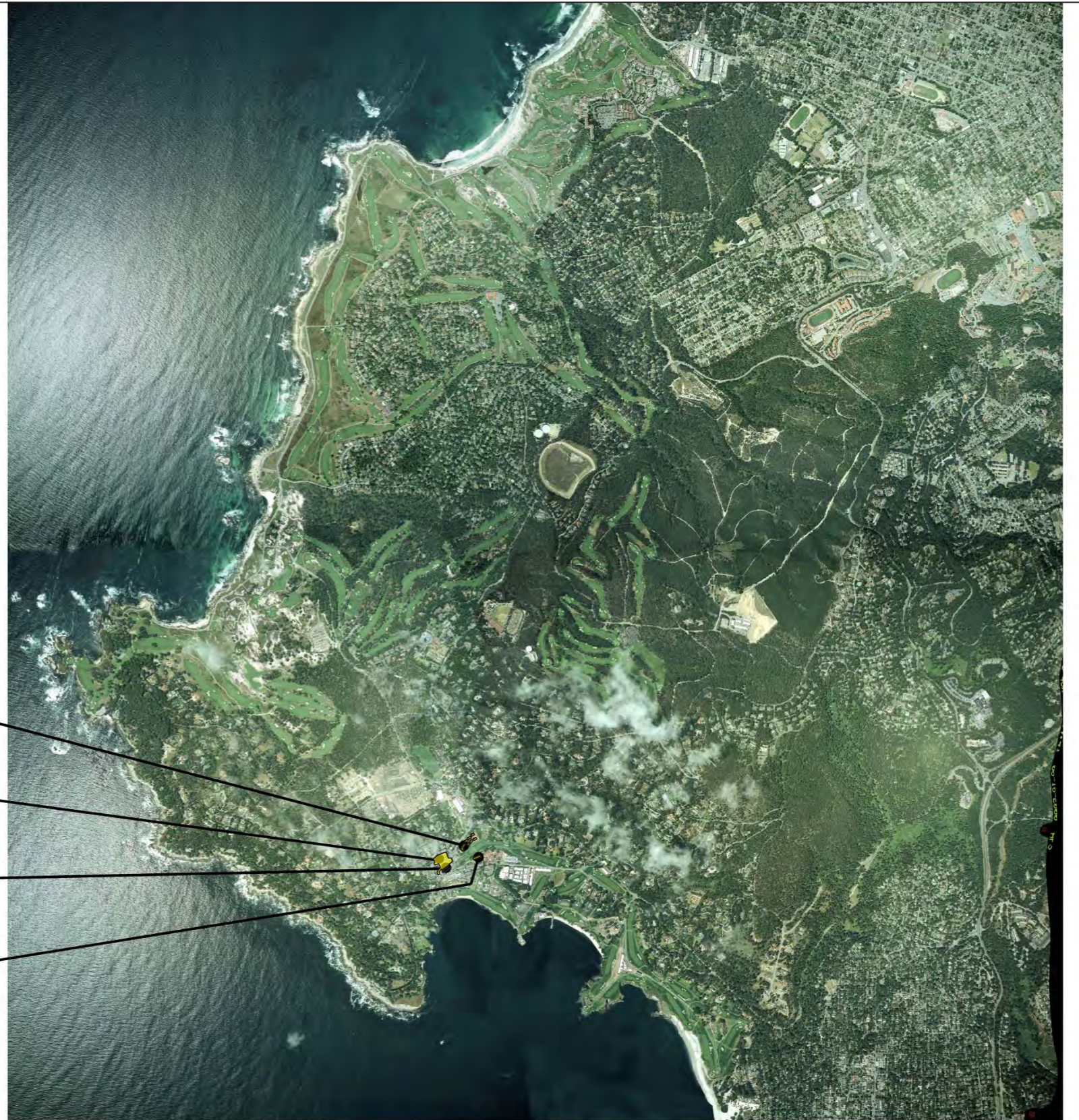
- | | | | |
|---|--|---|----------------------------------|
|  | Residential Lot Subdivision |  | Roadway Intersection Improvement |
|  | Visitor-Serving/Recreation |  | Preservation Area |
|  | Area M Spyglass Hill
Option 1: Visitor-Serving
Option 2: Residential Lot Subdivision |  | Existing Preservation Area |

Pebble Beach Company Project

**Figure 2-2
Development and Preservation Areas**



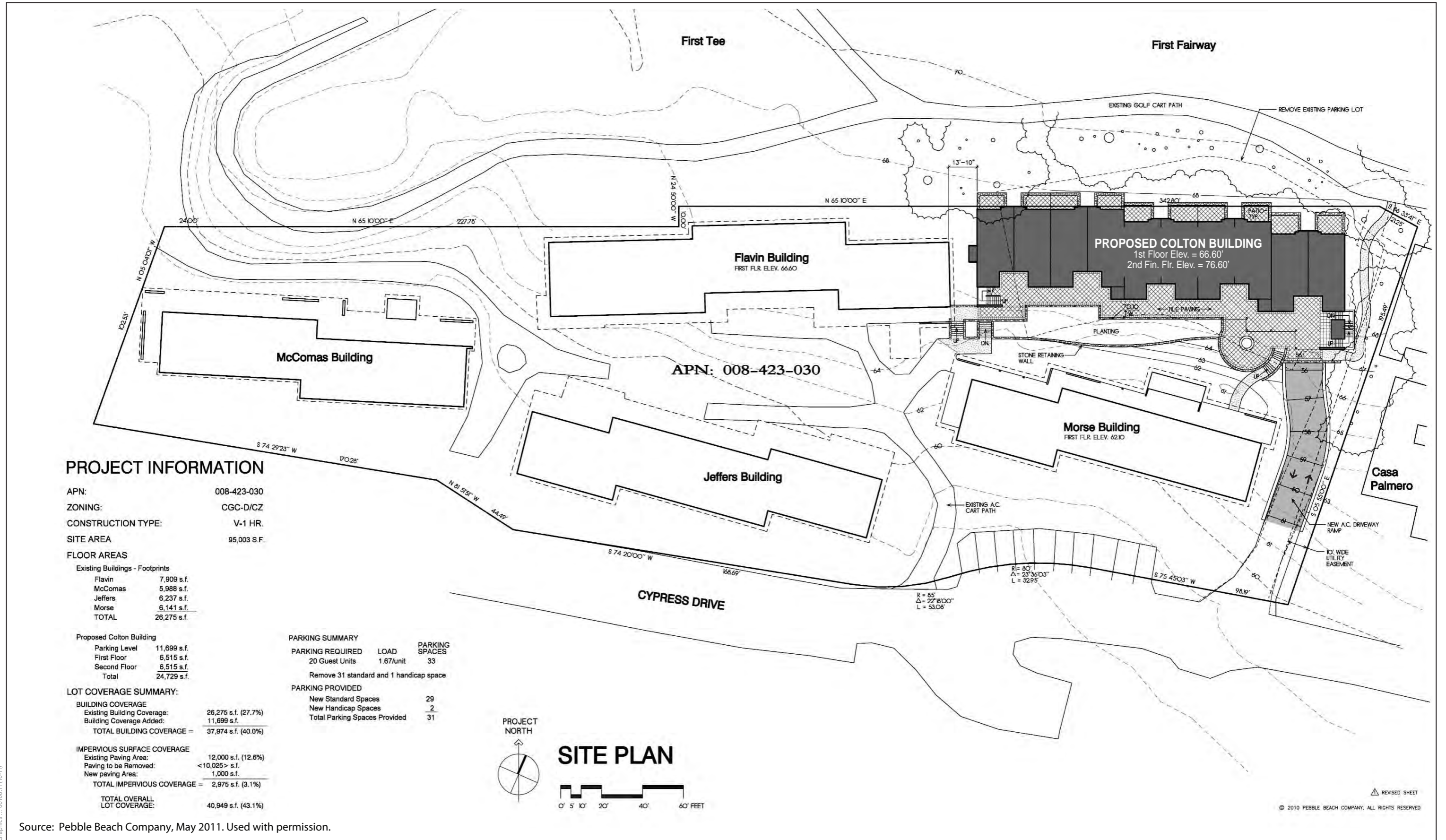
- Fairway One Reconstruction
- Parking and Circulation Reconstruction
- Meeting Facility Expansion
- New Colton Building



PROJECT SITE MAP

Source: Pebble Beach Company, May 2011. Used with permission.

**Figure 2-3
Proposed Development at The Lodge at Pebble Beach**



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	5,988 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



SITE PLAN



△ REVISED SHEET

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Graphics...00106.11 (10-11)

Source: Pebble Beach Company, May 2011. Used with permission.

Figure 2-5
New Colton Building at The Lodge at Pebble Beach

PROJECT INFORMATION

A. P. N. 008-423-019, 008-423-002

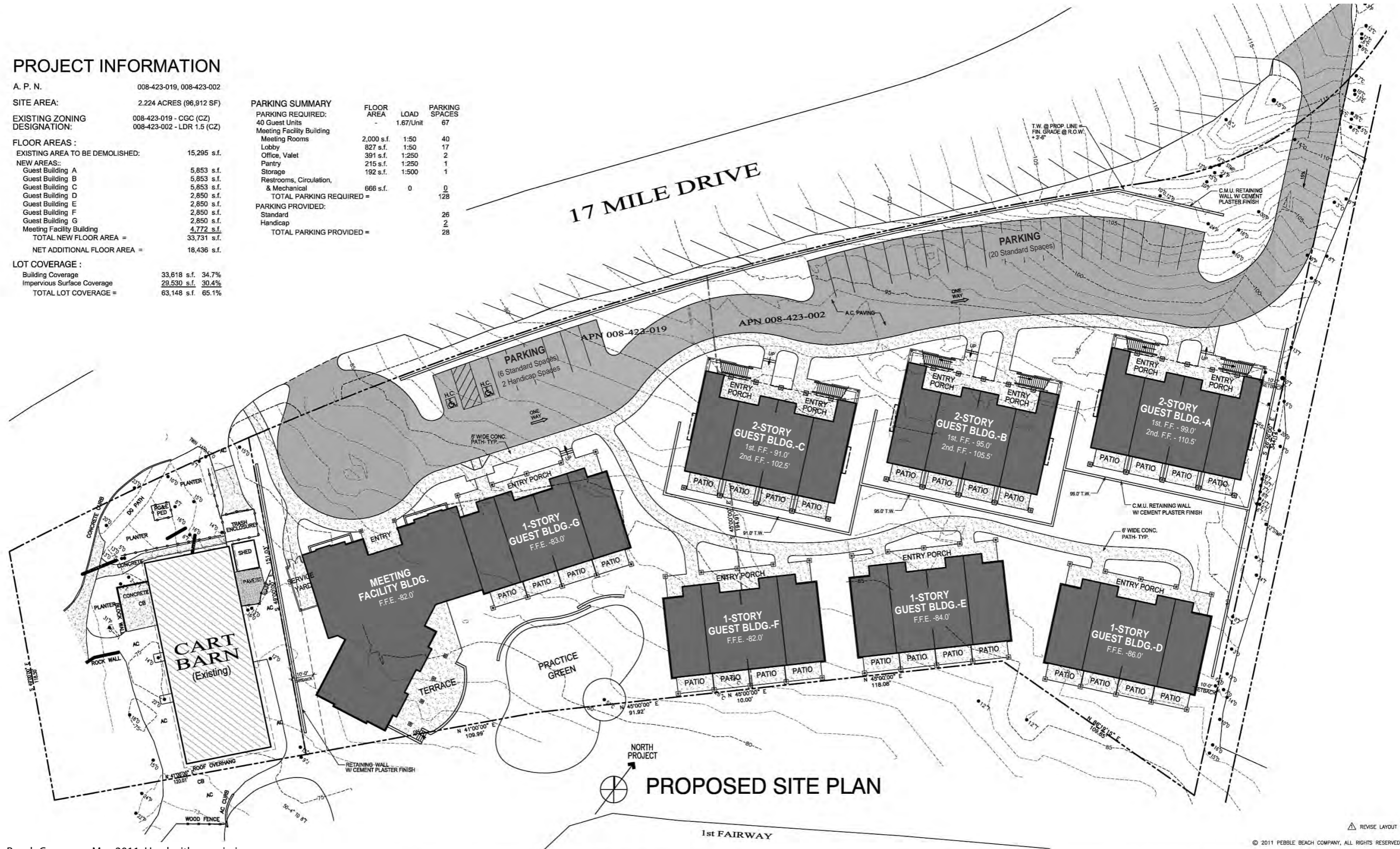
SITE AREA: 2.224 ACRES (96,912 SF)

EXISTING ZONING 008-423-019 - CGC (CZ)
 DESIGNATION: 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%

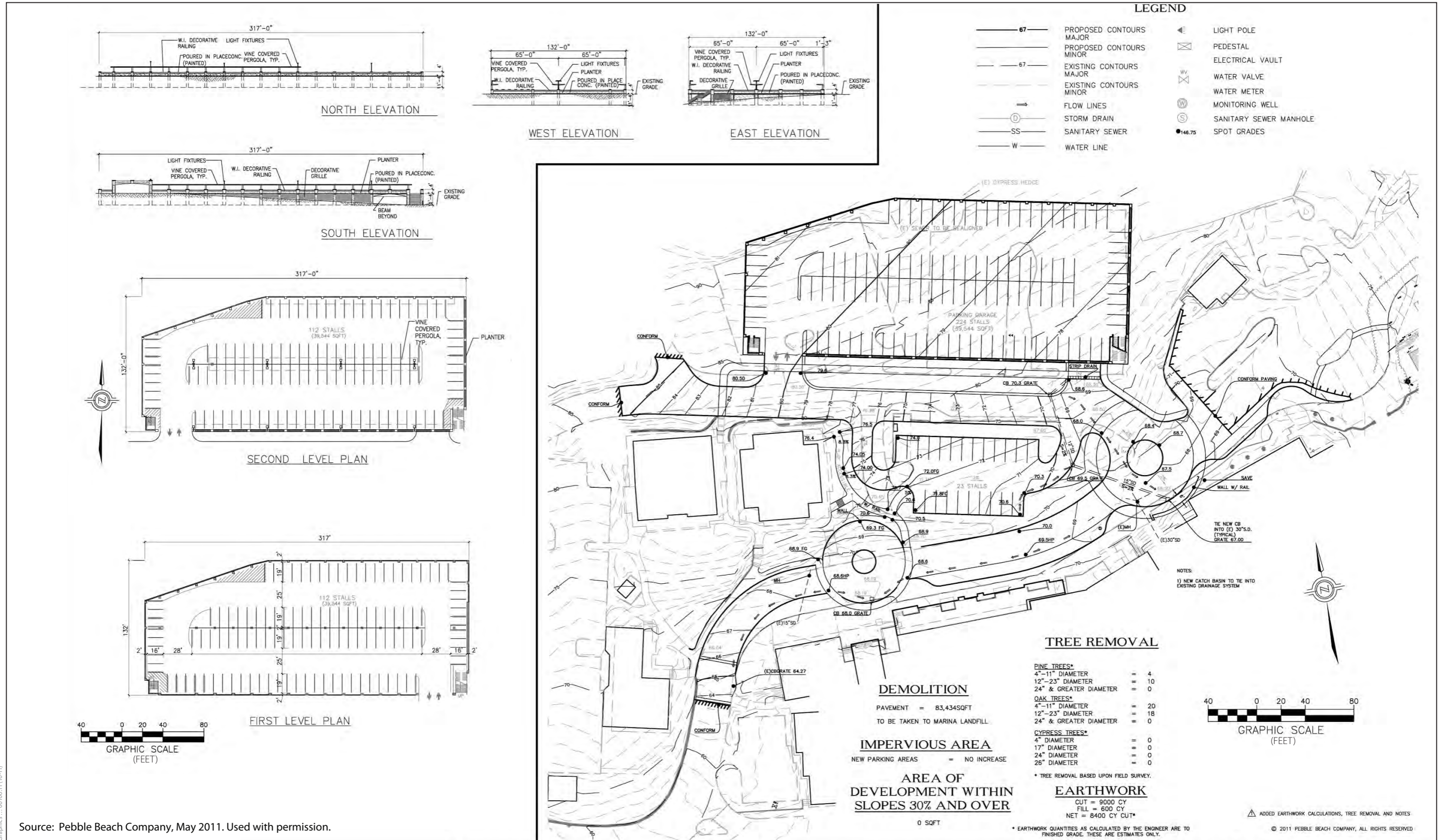
PARKING SUMMARY			
	FLOOR AREA	LOAD	PARKING SPACES
PARKING REQUIRED:			
40 Guest Units		1.67/Unit	67
Meeting Facility Building			
Meeting Rooms	2,000 s.f.	1:50	40
Lobby	827 s.f.	1:50	17
Office, Valet	391 s.f.	1:250	2
Pantry	215 s.f.	1:250	1
Storage	192 s.f.	1:500	1
Restrooms, Circulation, & Mechanical	666 s.f.	0	0
TOTAL PARKING REQUIRED =			128
PARKING PROVIDED:			
Standard			26
Handicap			2
TOTAL PARKING PROVIDED =			28



PROPOSED SITE PLAN

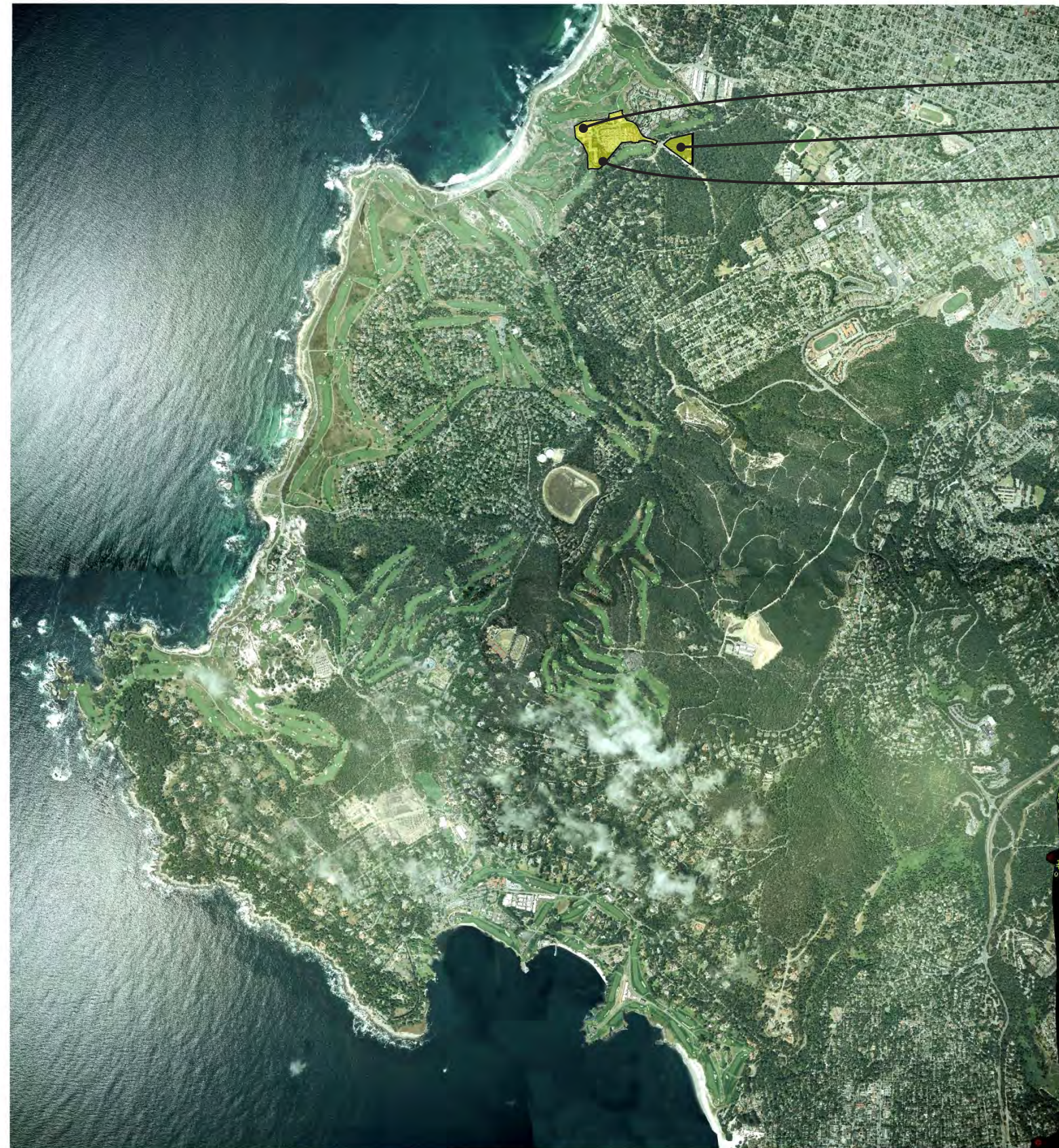
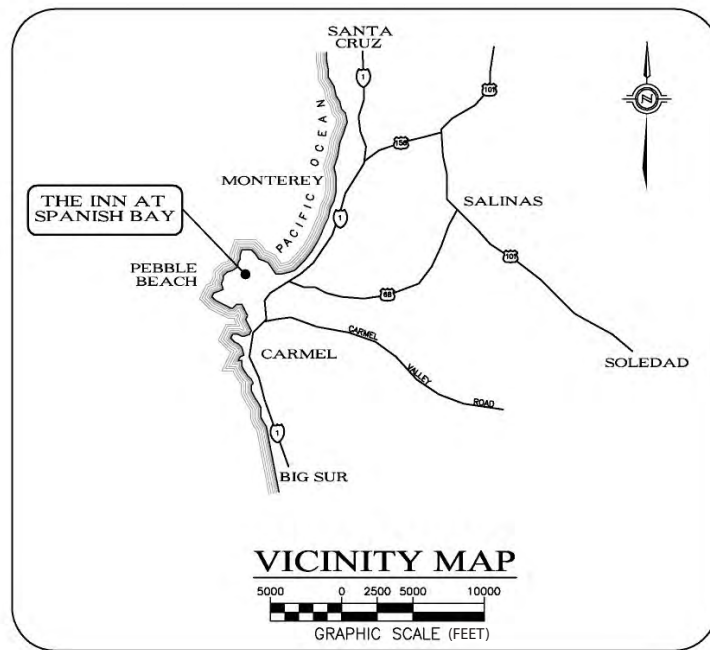
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Figure 2-6
 Fairway One Reconstruction at The Lodge at Pebble Beach

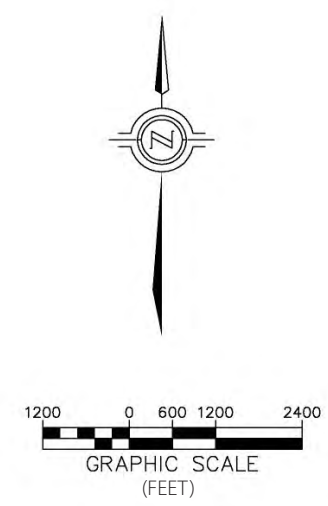


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Figure 2-7
Parking and Circulation Reconstruction at The Lodge at Pebble Beach



- Conference Center Expansion
- New Employee Parking
- New Guest Cottages

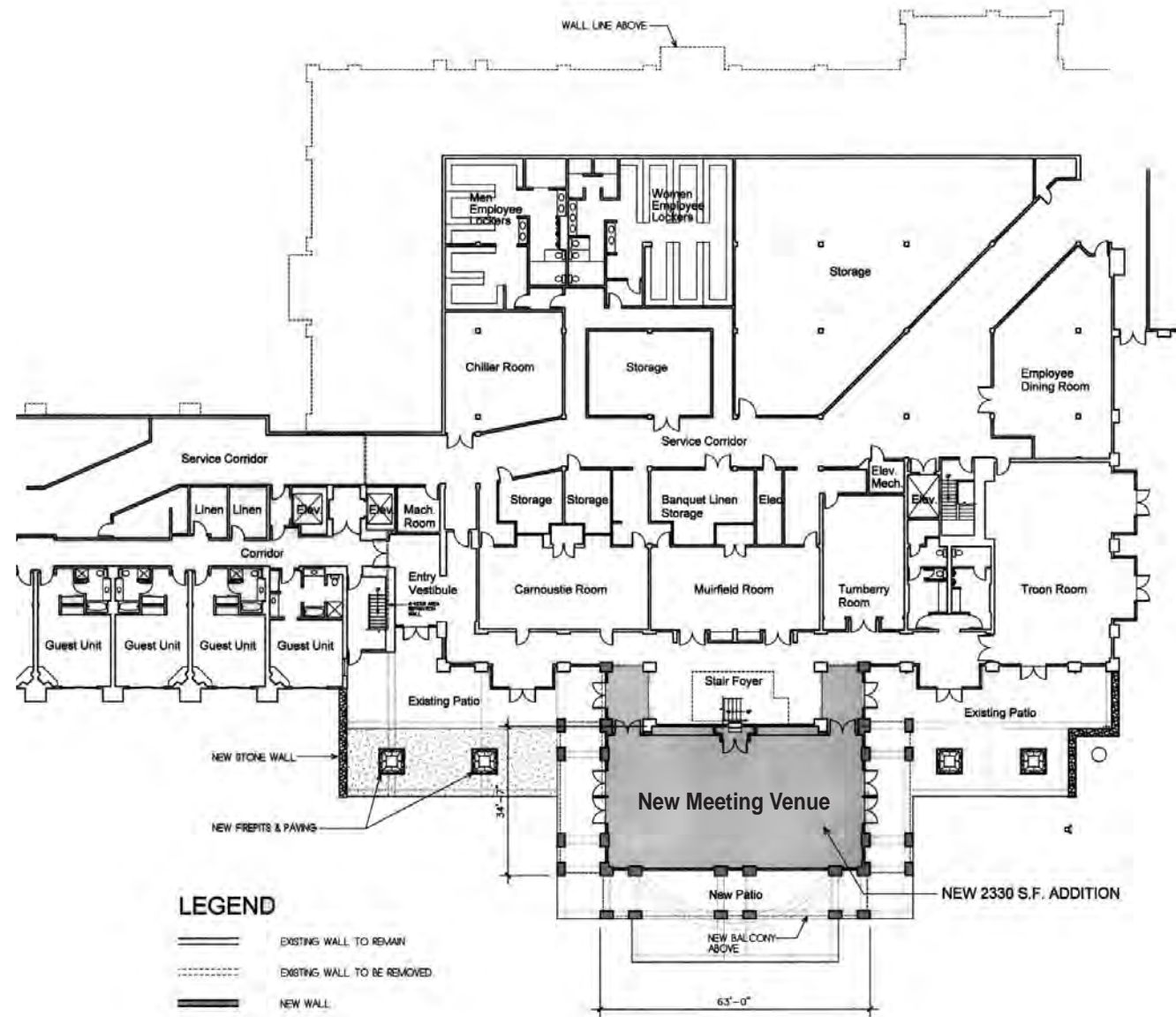


PROJECT SITE MAP

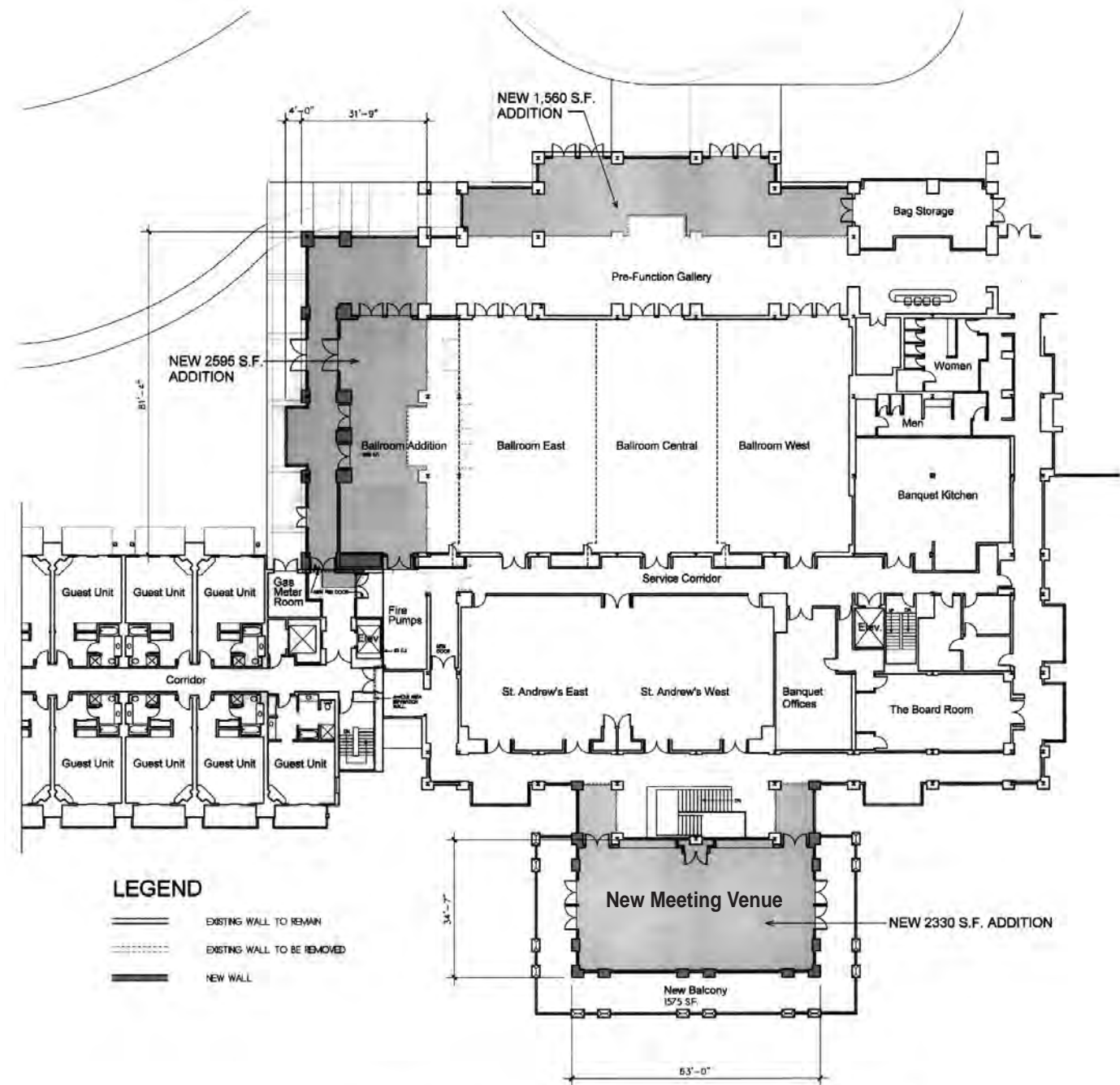
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**Figure 2-8
Proposed Development at The Inn at Spanish Bay**



PROPOSED FAIRWAY LEVEL FLOOR PLAN
 SCALE 1/8" = 1'-0"
 2,330 SF, ADDITIONAL GROSS FLOOR AREA
 PROJECT NORTH

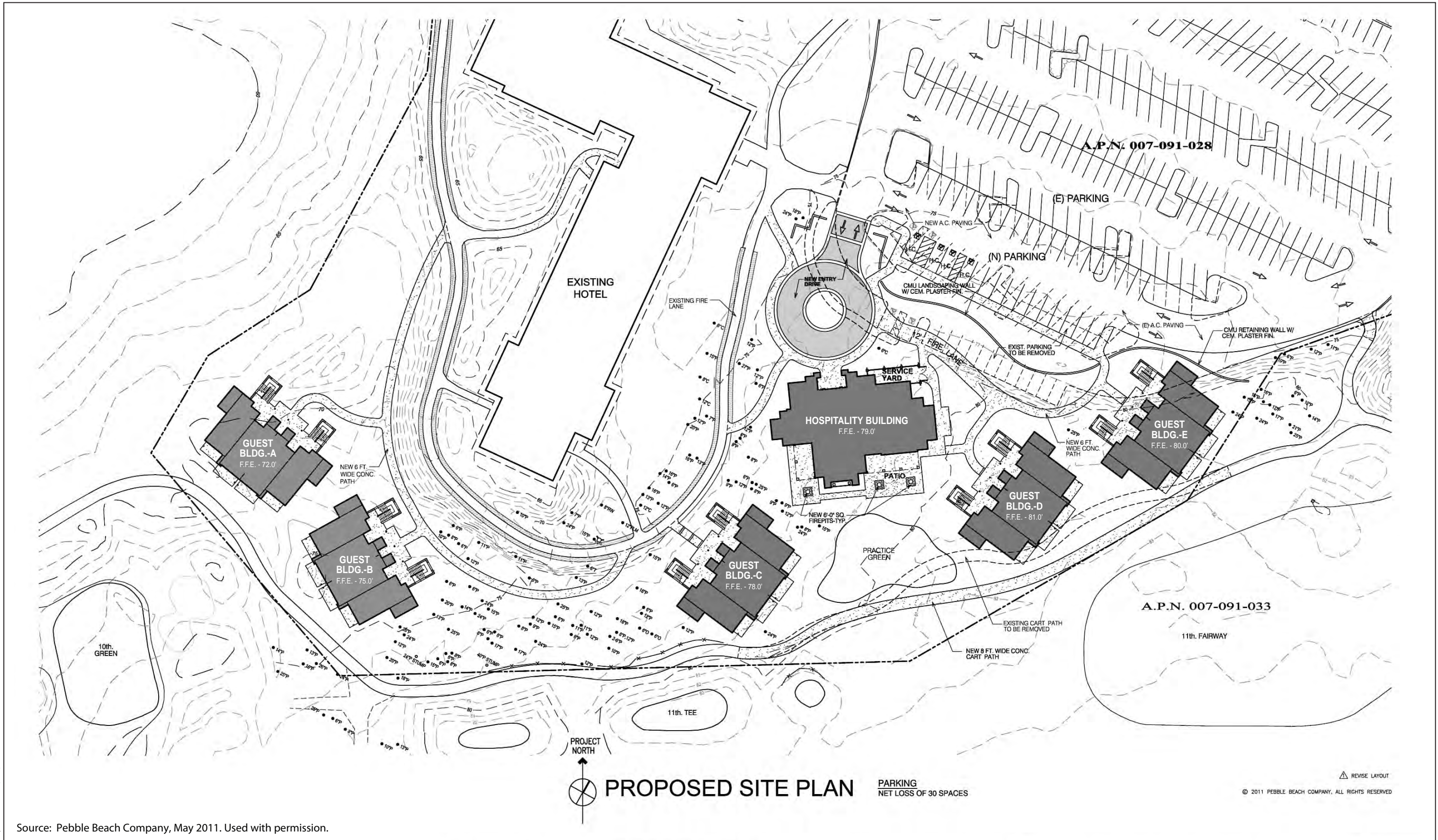


PROPOSED FIRST FLOOR PLAN
 SCALE 1/8" = 1'-0"
 6,485 SF, ADDITIONAL GROSS AREA
 PROJECT NORTH

Graphics...00106.11 (10-11)

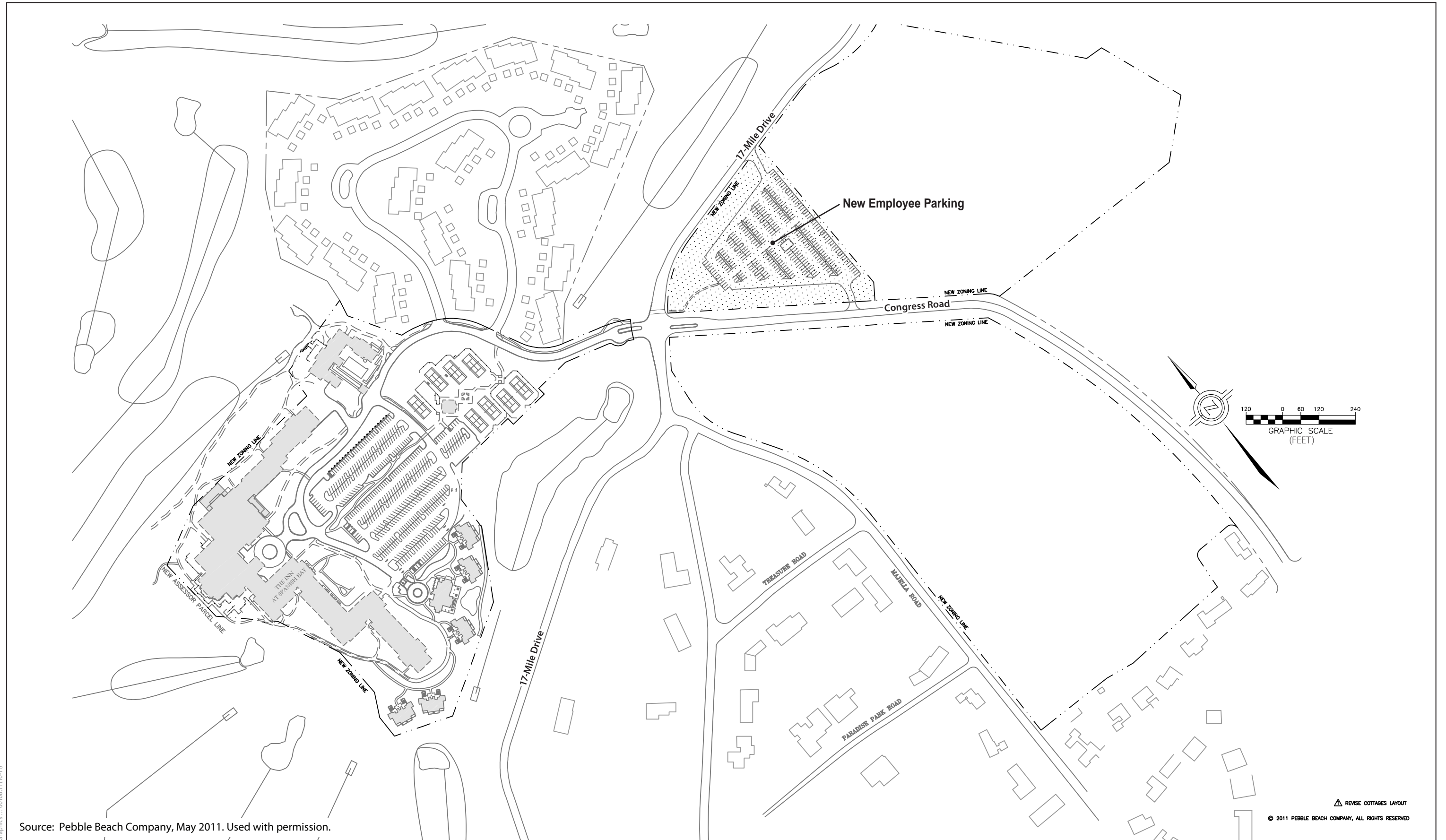
Source: Pebble Beach Company, May 2011. Used with permission.

Figure 2-9
Conference Center Expansion at The Inn at Spanish Bay



Source: Pebble Beach Company, May 2011. Used with permission.

Figure 2-10
New Guest Cottages at The Inn at Spanish Bay

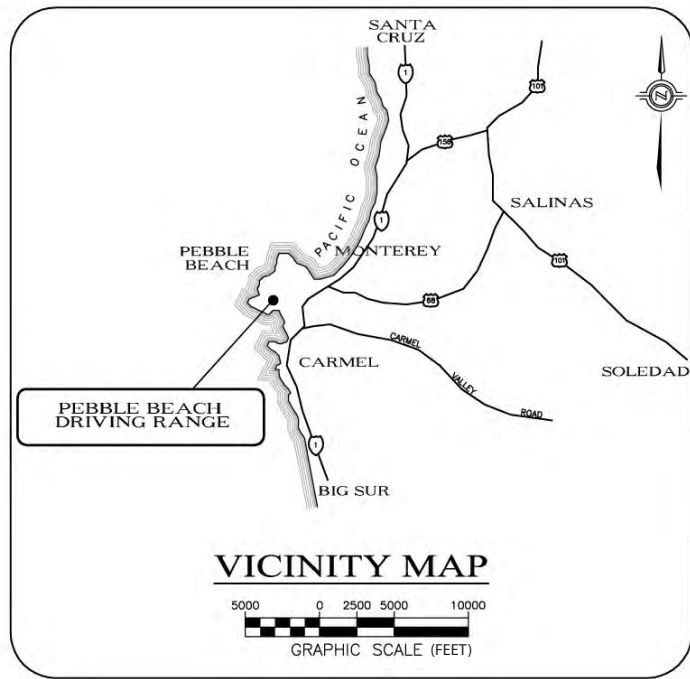


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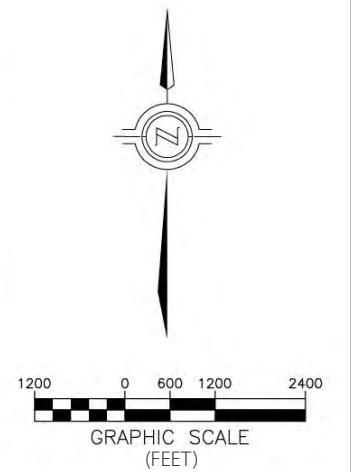
△ REVISE COTTAGES LAYOUT
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Figure 2-11
New Employee Parking for The Inn at Spanish Bay



Equestrian Center Reconstruction and
Special Events Staging Area Grading and Expansion

Pebble Beach Driving Range Relocation
from Area V to Collins Field



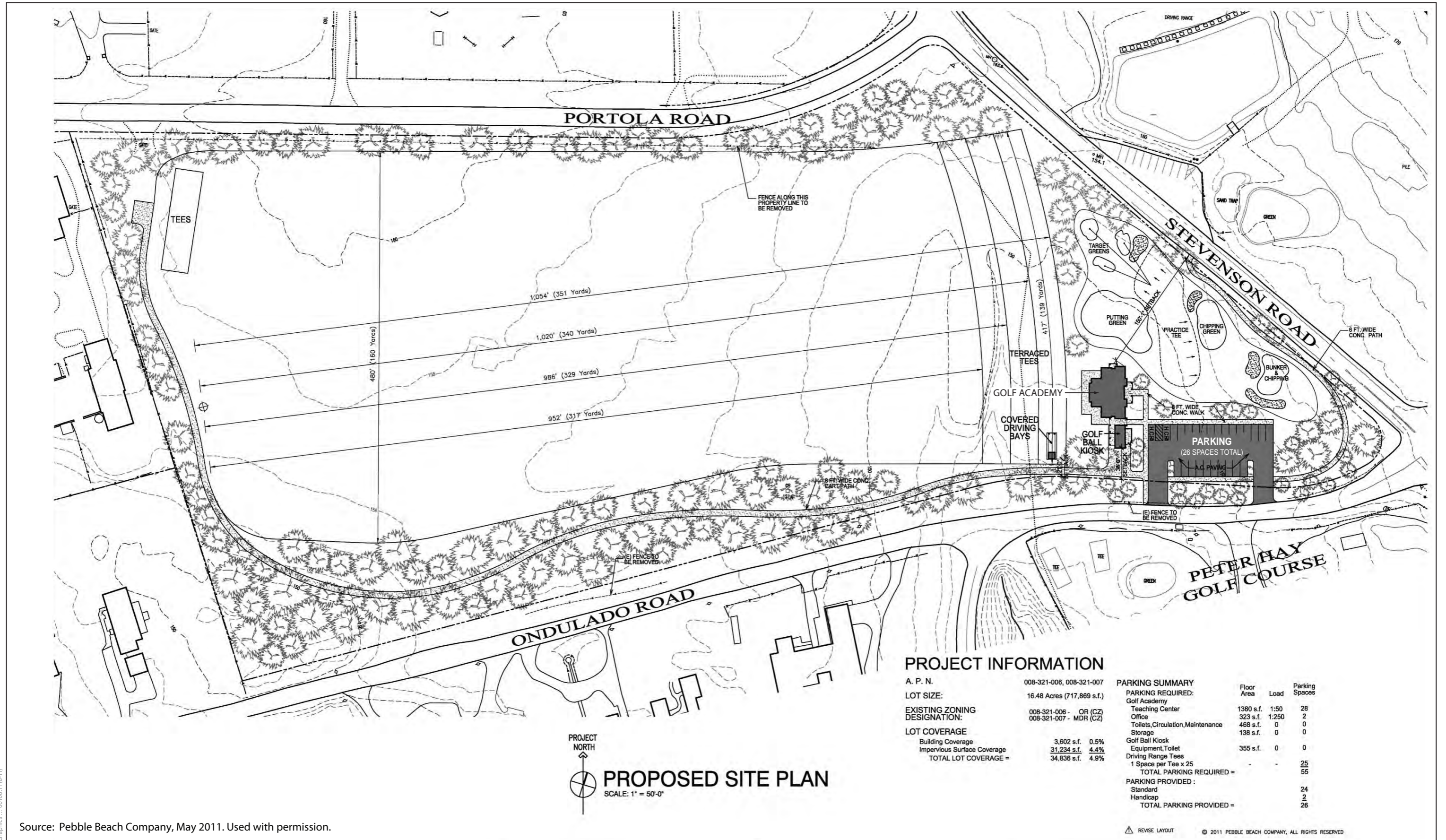
PROJECT SITE MAP

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Graphics...00106.11 (11-11)

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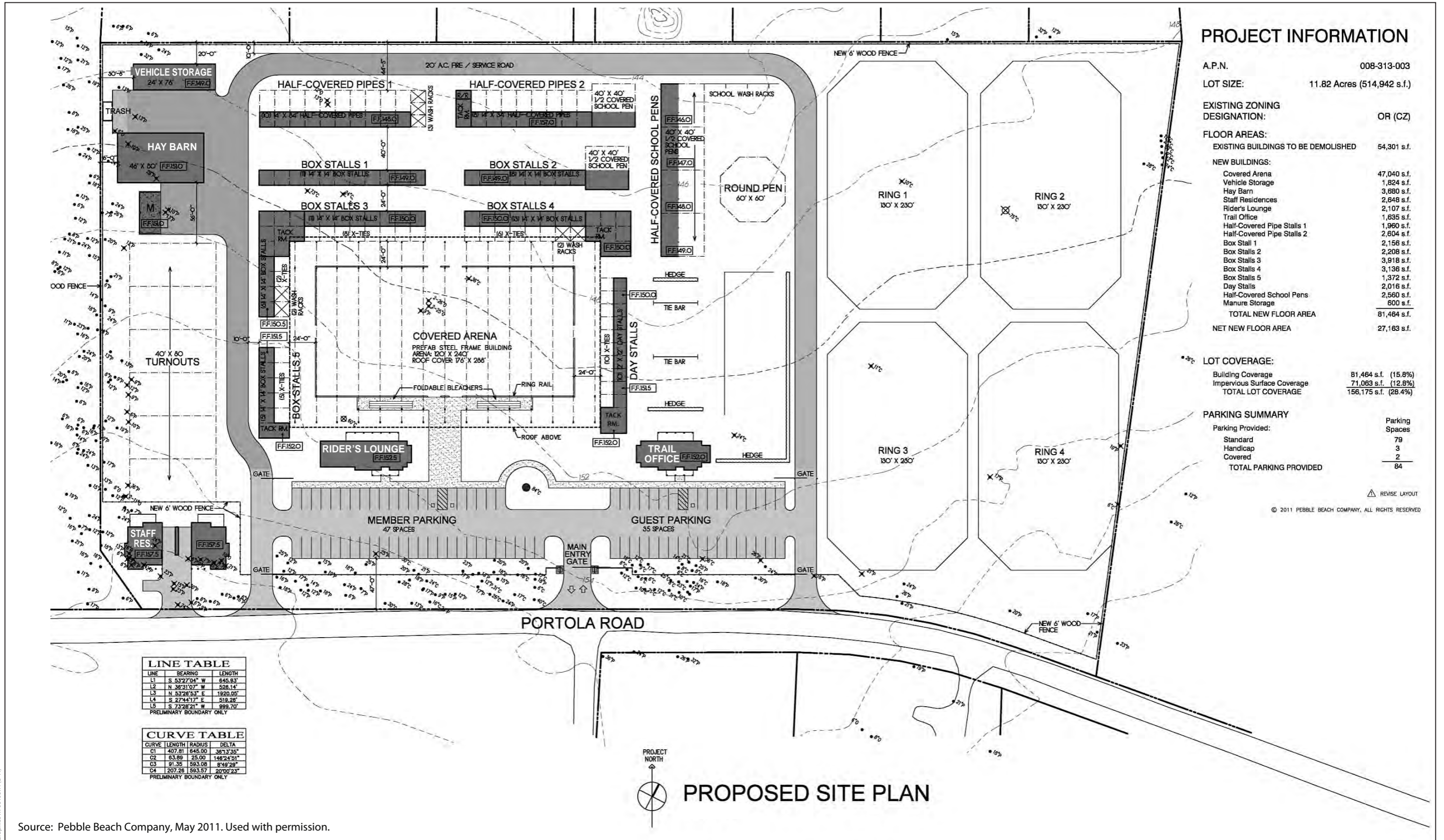
Figure 2-12
Collins Field – Equestrian Center – Special Events Area



Source: Pebble Beach Company, May 2011. Used with permission.

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Figure 2-13
Pebble Beach Driving Range Relocation



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	3,880 s.f.
Staff Residences	2,848 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	3,138 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	81,484 s.f.
NET NEW FLOOR AREA	27,183 s.f.

LOT COVERAGE:

Building Coverage	81,484 s.f.	(15.8%)
Impervious Surface Coverage	71,063 s.f.	(12.8%)
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

△ REVISE LAYOUT

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LINE TABLE

LINE	BEARING	LENGTH
L1	S 53°27'04" W	645.83'
L2	N 36°31'07" W	526.14'
L3	N 53°26'53" E	1920.05'
L4	S 27°44'17" E	518.28'
L5	S 73°28'21" W	899.70'

PRELIMINARY BOUNDARY ONLY

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	407.81	645.00	36°13'35"
C2	63.89	25.00	148°24'51"
C3	91.35	593.08	8°49'29"
C4	207.26	593.57	20°00'23"

PRELIMINARY BOUNDARY ONLY

PROPOSED SITE PLAN



Graphics...00106.11 (8-11)

Source: Pebble Beach Company, May 2011. Used with permission.

Figure 2-14
Equestrian Center Reconstruction

TREE REMOVAL

PINE TREES*	
6"-11" DIAMETER	= 13
12"-23" DIAMETER	= 39
24" & GREATER DIAMETER	= 17
OAK TREES*	
6"-11" DIAMETER	= 4
12"-23" DIAMETER	= 1
24" & GREATER DIAMETER	= 2
CYPRESS TREES*	
6"-11" DIAMETER	= 0
12"-23" DIAMETER	= 3
24" & GREATER DIAMETER	= 5

* TREE REMOVAL BASED UPON FIELD SURVEY.

EARTHWORK

CUT = 8700 CY
 FILL = 400 CY
 NET = 8300 CY CUT*

* CUT MATERIAL TO GO TO ADJACENT COLLINS AND AREA U SUBDIVISION SITES

IMPERVIOUS AREA

NO IMPERVIOUS AREA PROPOSED

AREA OF DEVELOPMENT WITHIN SLOPES 30% AND OVER

0 SOFT

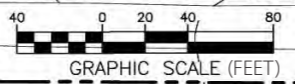
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE.
 ✖ TREE TO BE REMOVED

ALL EXISTING BUILDINGS AND EQUESTRIAN CENTER CORRALS TO BE DEMOLISHED AND REMOVED FROM SITE

SEE SHEET R-7 FOR ROAD REALIGNMENT

LEGEND

--- SS ---	EXISTING SANITARY SEWER	---	EXISTING PROPERTY LINE
--- SS ---	NEW SANITARY SEWER	---	NEW PROPERTY LINE
--- SD ---	EXISTING STORM DRAIN	---	NEW EDGE OF PAVEMENT
--- SD ---	NEW STORM DRAIN	---	EXISTING EASEMENT
--- W ---	EXISTING WATER LINE	---	NEW EASEMENT
--- W ---	NEW WATER LINE	---	CONTOUR MAJOR (10-FOOT)
---	EXISTING OVERHEAD UTILITY	---	CONTOUR MINOR (2-FOOT)
---		---	LIMITS OF GRADING
▲ FH	FIRE HYDRANT	---	SLOPE = 30% OR GREATER
□ WV	WATER VALVE	A.P. #	ASSESSOR'S PARCEL NUMBER
□ CB/JB	CATCH BASIN OR JUNCTION BOX	AC	ASPHALTIC CONCRETE
○ CO	CLEANOUT	B.E.	BUILDING ENVELOPE
⊙ SSMH	SANITARY SEWER MANHOLE	(C)	DRAINAGE CONNECTION
⊙ SDMH	STORM DRAIN MANHOLE	LOT X	EXISTING
→	EXISTING DRAINAGE FLOW ARROW	R/W	RESIDENTIAL LOT/UNIT NUMBER
→	NEW DRAINAGE FLOW ARROW	S	PUBLIC UTILITY EASEMENT
		TYP	RIGHT OF WAY
		WS	SEWER CONNECTION
			TYPICAL WATER SERVICE
			WETLAND AREA



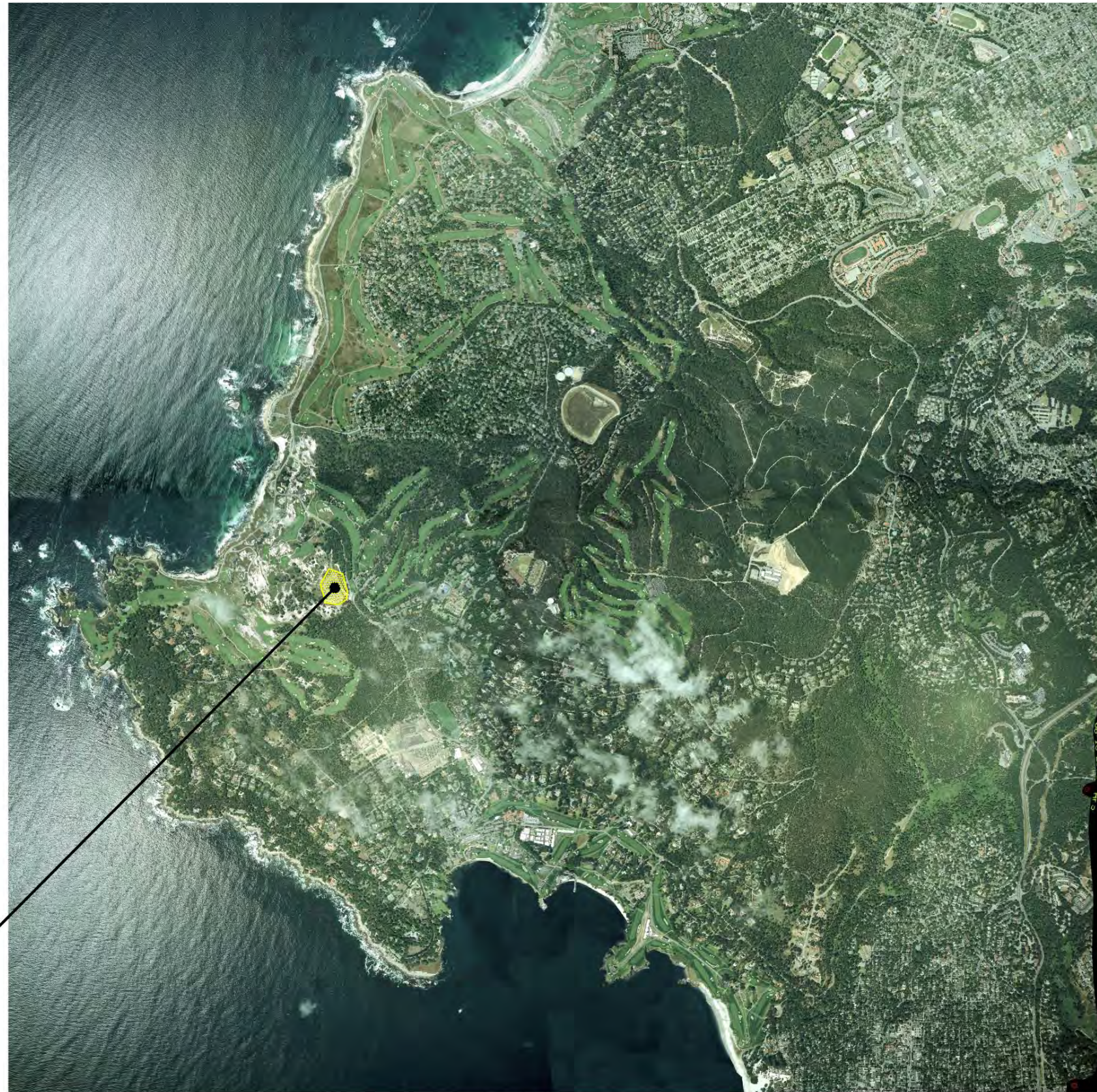
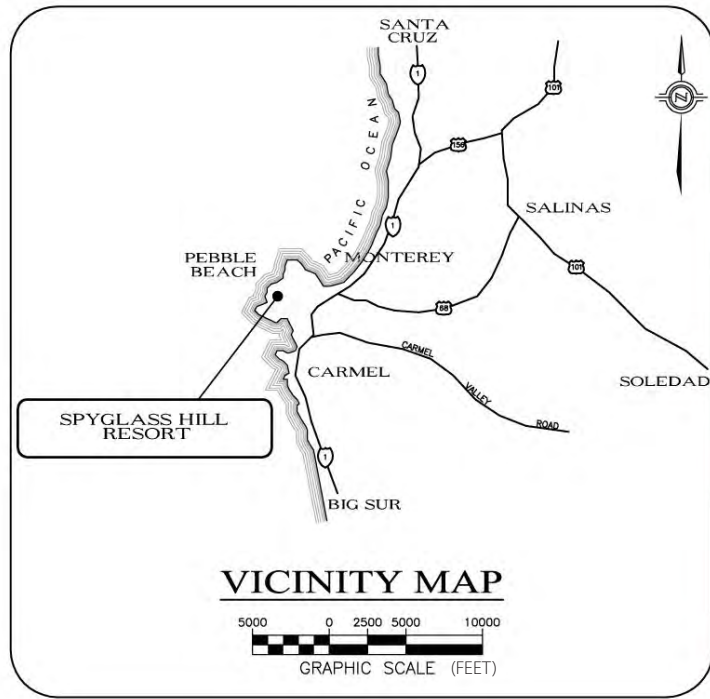
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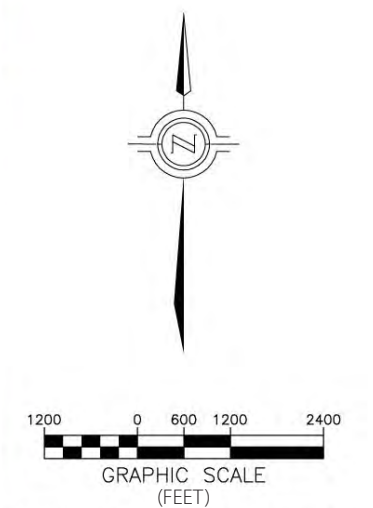
REVISE LAYOUT

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Figure 2-15
Special Events Staging Area Grading and Expansion



Area M Spyglass Hill

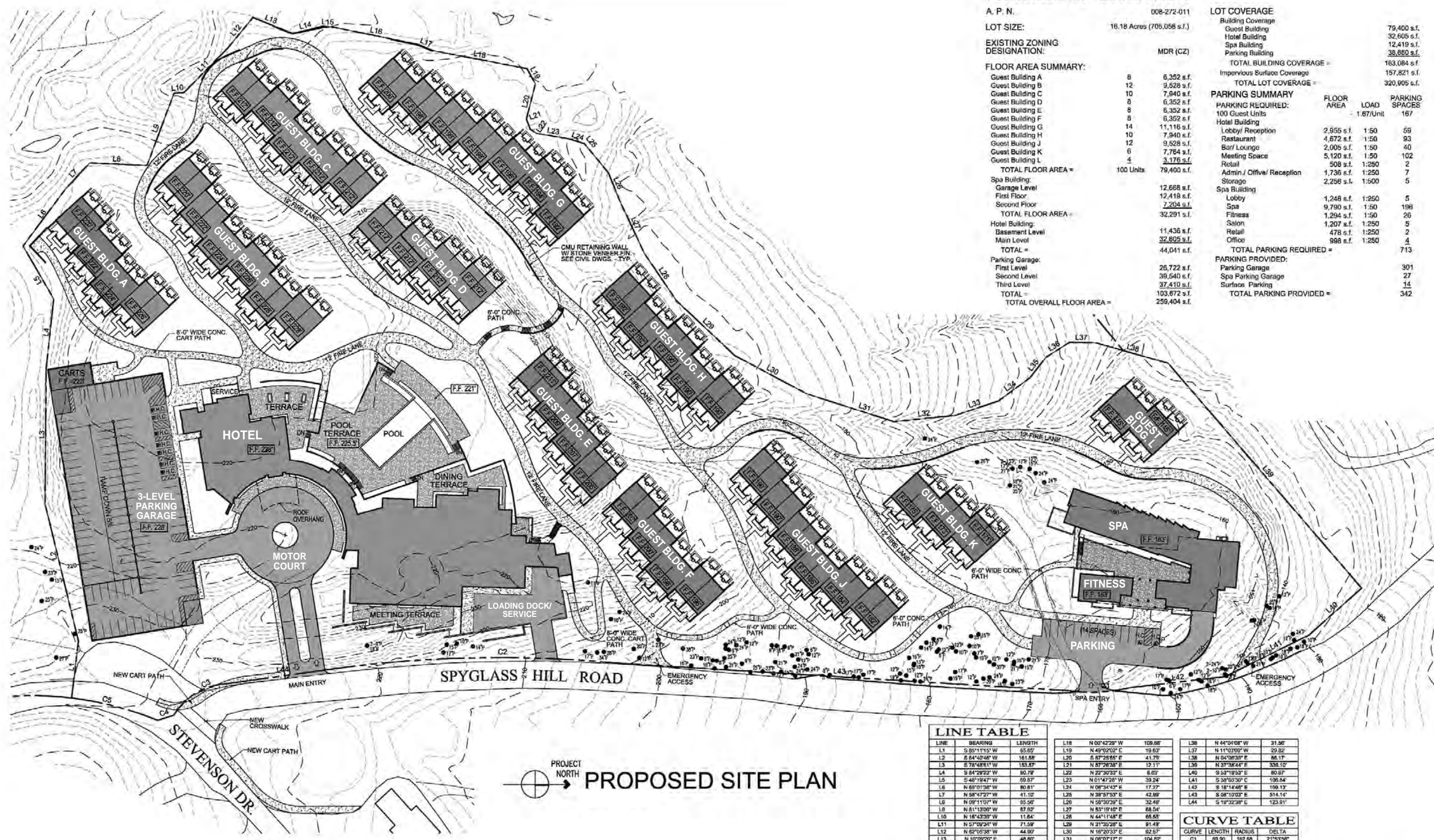


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PROJECT SITE MAP

Source: Pebble Beach Company, May 2011. Used with permission.

**Figure 2-16
Area M Spyglass Hill**



PROJECT INFORMATION

A. P. N. 008-272-011
 LOT SIZE: 16.18 Acres (705,058 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: 12,668 s.f.
 Garage Level: 12,419 s.f.
 First Floor: 7,204 s.f.
 Second Floor: 32,291 s.f.
 Hotel Building: 11,436 s.f.
 Basement Level: 32,805 s.f.
 Main Level: 44,041 s.f.
 TOTAL = 259,404 s.f.
 Parking Garage: 26,722 s.f.
 Second Level: 39,640 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	79,400 s.f.
Guest Building	32,605 s.f.
Hotel Building	12,419 s.f.
Spa Building	38,880 s.f.
Parking Building	163,084 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./ Office/ Reception	1,736 s.f.	1:250	7
Storage	2,258 s.f.	1:500	5
Spa Building			
Lobby	1,248 s.f.	1:250	5
Spa	9,790 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

LINE TABLE

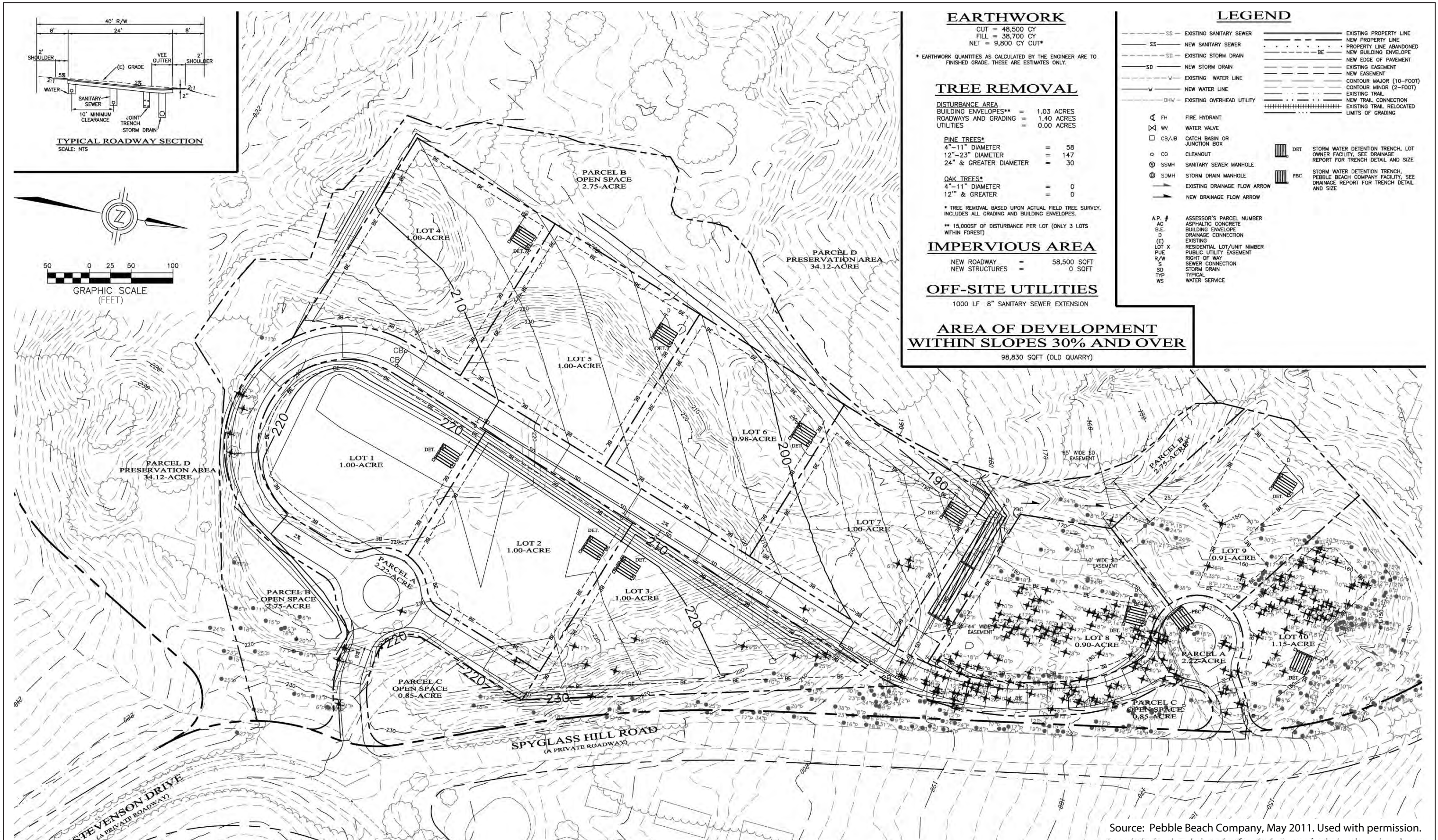
LINE	BEARING	LENGTH
L1	S 85°11'15" W	65.65'
L2	S 64°40'48" W	161.88'
L3	S 70°48'51" W	153.87'
L4	S 64°29'22" W	80.78'
L5	S 48°19'47" W	59.57'
L6	N 85°01'38" W	80.61'
L7	N 58°47'22" W	41.10'
L8	N 09°11'07" W	55.58'
L9	N 81°13'09" W	87.52'
L10	N 18°43'39" W	11.64'
L11	N 57°02'34" W	71.58'
L12	N 62°02'38" W	44.90'
L13	N 10°09'20" E	48.80'
L14	N 23°30'07" W	36.27'
L15	N 09°48'02" W	13.65'
L16	N 09°00'44" W	97.24'
L17	N 10°28'09" E	18.29'
L18	N 00°42'28" W	109.66'
L19	N 49°02'02" E	19.63'
L20	S 67°25'55" E	41.75'
L21	N 87°26'38" E	19.11'
L22	N 22°30'23" E	6.63'
L23	N 01°47'28" W	39.24'
L24	N 06°34'42" E	17.27'
L25	N 38°57'53" E	42.99'
L26	N 56°30'39" E	32.49'
L27	N 83°19'10" E	88.04'
L28	N 44°11'48" E	86.85'
L29	N 31°35'28" E	81.49'
L30	N 16°20'33" E	92.67'
L31	N 08°07'17" E	104.62'
L32	N 17°28'04" W	71.00'
L33	N 30°20'48" W	51.72'
L34	N 48°02'00" W	44.38'
L35	N 63°26'18" W	30.01'
L36	N 44°01'08" W	31.56'
L37	N 11°07'00" W	29.82'
L38	N 84°08'35" E	86.17'
L39	N 37°38'44" E	338.10'
L40	S 53°19'53" E	80.87'
L41	S 54°03'30" E	106.84'
L42	S 18°14'48" E	106.13'
L43	S 08°10'02" E	514.14'
L44	S 19°32'38" E	123.91'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	89.90	182.68	21°53'56"
C2	328.67	1384.06	13°25'20"
C3	74.40	75.95	56°07'25"
C4	18.45	830127.73	0°00'01"
C5	101.85	378.84	18°32'21"

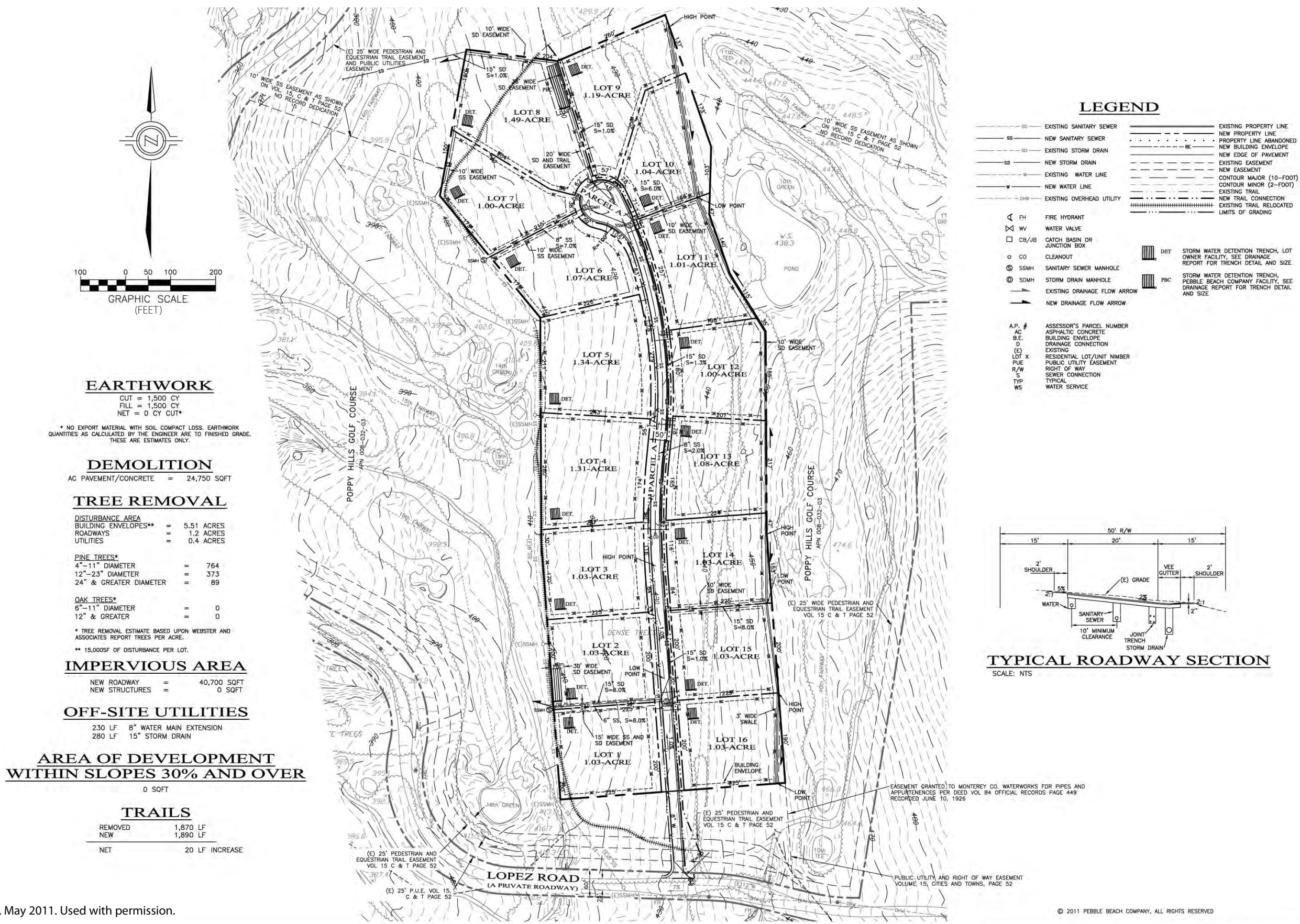
Source: Pebble Beach Company, May 2011. Used with permission.

Figure 2-17
New Resort Hotel (Option 1)



Source: Pebble Beach Company, May 2011. Used with permission.

Figure 2-18
New Residential Lots (Option 2)



Source: Pebble Beach Company, May 2011. Used with permission.

Figure 2-19 Residential Lot Subdivision Area F-2 (16 Lots)

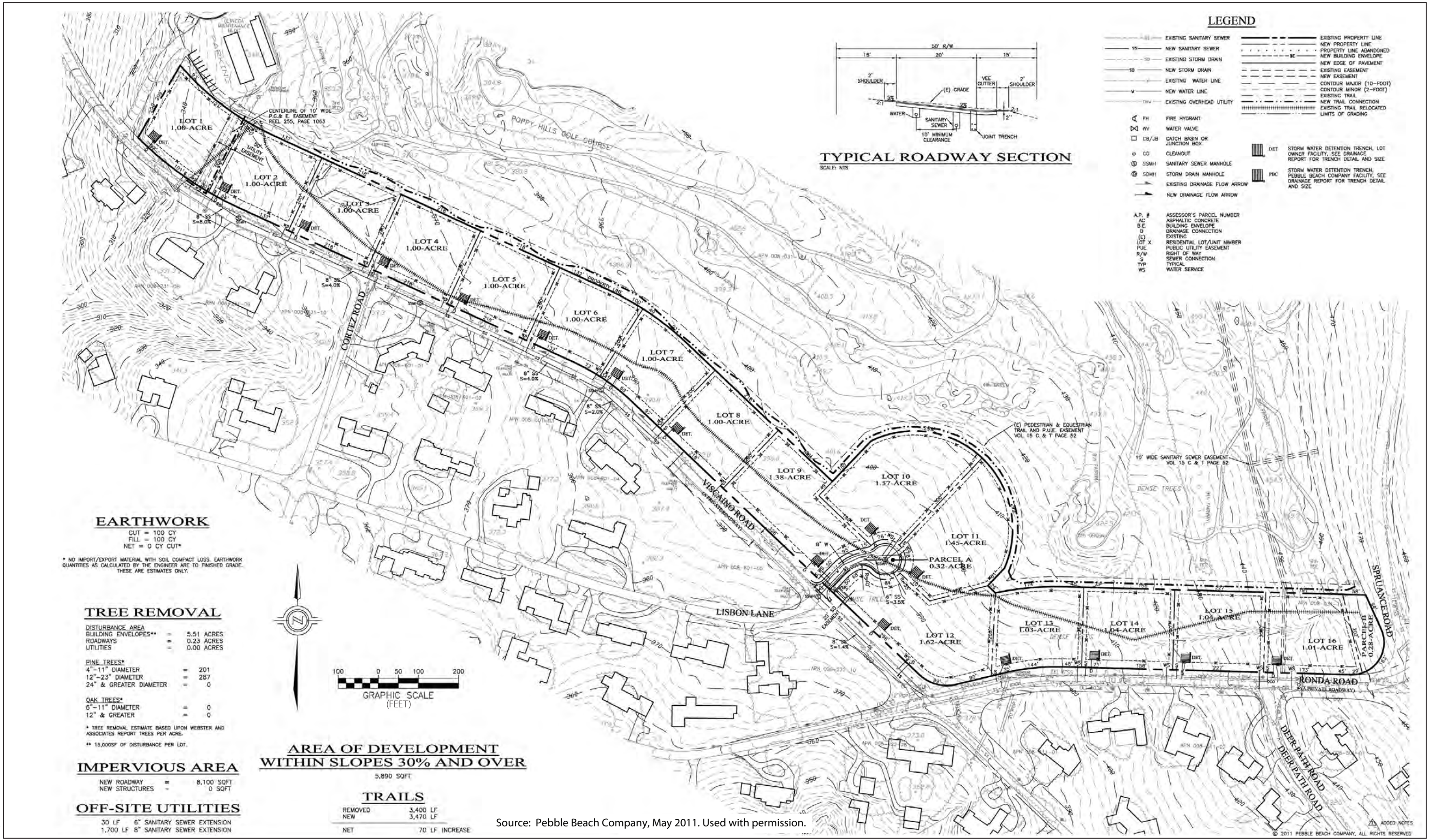


Figure 2-20 Residential Lot Subdivision Area I-2 (16 Lots)

LEGEND

- SS — EXISTING SANITARY SEWER
- NS — NEW SANITARY SEWER
- SD — EXISTING STORM DRAIN
- NSD — NEW STORM DRAIN
- WL — EXISTING WATER LINE
- NSL — NEW WATER LINE
- OUV — EXISTING OVERHEAD UTILITY
- EP — EXISTING PROPERTY LINE
- NPL — NEW PROPERTY LINE
- P — PROPERTY LINE ABANDONED
- NBE — NEW BUILDING ENVELOPE
- NEOP — NEW EDGE OF PAVEMENT
- E — EXISTING EASEMENT
- NE — NEW EASEMENT
- CM — CONTOUR MAJOR (10'-FOOT)
- CM2 — CONTOUR MINOR (2'-FOOT)
- ET — EXISTING TRAIL
- NCT — NEW TRAIL CONNECTION
- ETR — EXISTING TRAIL RELOCATED
- L — LIMITS OF GRADING
- F — FEMA 1% ANNUAL FLOOD LINE
- RA — RIPARIAN AREA, SEE SHEET 1, NOTE 14
- WA — WETLAND AREA, SEE SHEET 1, NOTE 14
- FH — FIRE HYDRANT
- WV — WATER VALVE
- CB/JSB — CATCH BASIN OR JUNCTION BOX
- CO — CLEANOUT
- SSMH — SANITARY SEWER MANHOLE
- SDMH — STORM DRAIN MANHOLE
- E — EXISTING DRAINAGE FLOW ARROW
- N — NEW DRAINAGE FLOW ARROW
- A.P. # — ASSESSOR'S PARCEL NUMBER
- AC — ASPHALTIC CONCRETE
- BE — BUILDING ENVELOPE
- D — DRAINAGE CONNECTION
- (E) — EXISTING
- LOT X — RESIDENTIAL LOT/UNIT NUMBER
- PUC — PUBLIC UTILITY EASEMENT
- R/W — RIGHT OF WAY
- S — SEWER CONNECTION
- TYP — TYPICAL
- WS — WATER SERVICE
- DET — STORM WATER DETENTION TRENCH, LOT OWNER FACILITY, SEE DRAINAGE REPORT FOR TRENCH DETAIL AND SIZE
- FBC — STORM WATER DETENTION TRENCH, PEBBLE BEACH COMPANY FACILITY, SEE DRAINAGE REPORT FOR TRENCH DETAIL AND SIZE

EARTHWORK

CUT = 100 CY
 FILL = 100 CY
 NET = 0 CY CUT*

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

TREE REMOVAL

DISTURBANCE AREA = 1.72 ACRES
 BUILDING ENVELOPES** = 0.09 ACRES
 ROADWAYS = 0.09 ACRES
 UTILITIES = 0.00 ACRES

PINE TREES*
 4"-11" DIAMETER = 54
 12"-23" DIAMETER = 172
 24" & GREATER DIAMETER = 18

OAK TREES*
 4"-11" DIAMETER = 127
 12" & GREATER = 9

* TREE REMOVAL ESTIMATE BASED UPON WEBSTER AND ASSOCIATES REPORT TREES PER ACRE.
 ** 15,000SF OF DISTURBANCE PER LOT.

IMPERVIOUS AREA

NEW ROADWAY = 2,200 SQFT
 NEW STRUCTURES = 0 SQFT

OFF-SITE UTILITIES

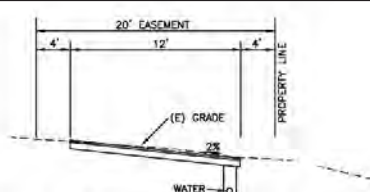
310 LF 6" SANITARY SEWER EXTENSION

AREA OF DEVELOPMENT WITHIN SLOPES 30% AND OVER

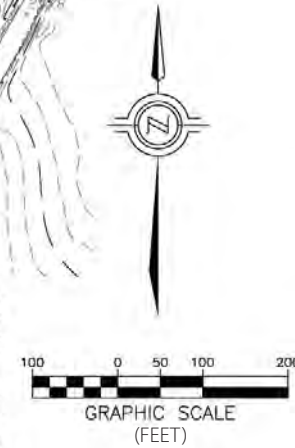
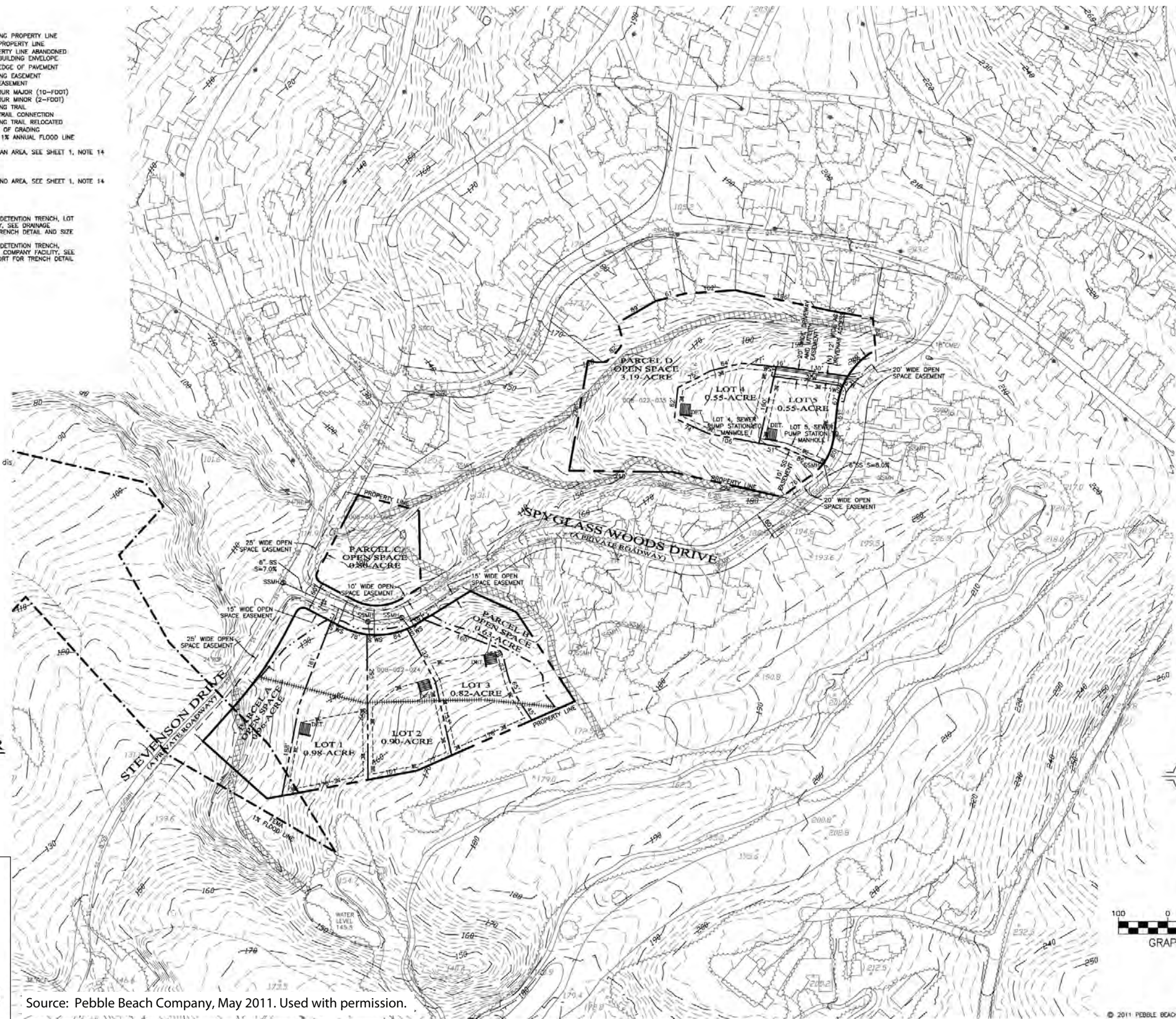
0 SQFT

TRAILS

REMOVED 610 LF
 NEW 740 LF
 NET 130 LF INCREASE



LOT 4 & 5 DRIVEWAY SECTION
 SCALE: NTS



Graphics...00106.11 (8-11)

Source: Pebble Beach Company, May 2011. Used with permission.

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Figure 2-21
Residential Lot Subdivision Area J (5 Lots)

EARTHWORK

CUT = 200 CY
 FILL = 200 CY
 NET = 0 CY CUT*

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

TREE REMOVAL

DISTURBANCE AREA = 1.72 ACRES
 BUILDING ENVELOPES** = 0.29 ACRES
 ROADWAYS = 0.29 ACRES
 UTILITIES = 0.0 ACRES

PINE TREES*
 4"-11" DIAMETER = 267
 12"-23" DIAMETER = 181
 24" & GREATER DIAMETER = 10

DAK TREES*
 4"-11" DIAMETER = 121
 12" & GREATER = 20

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

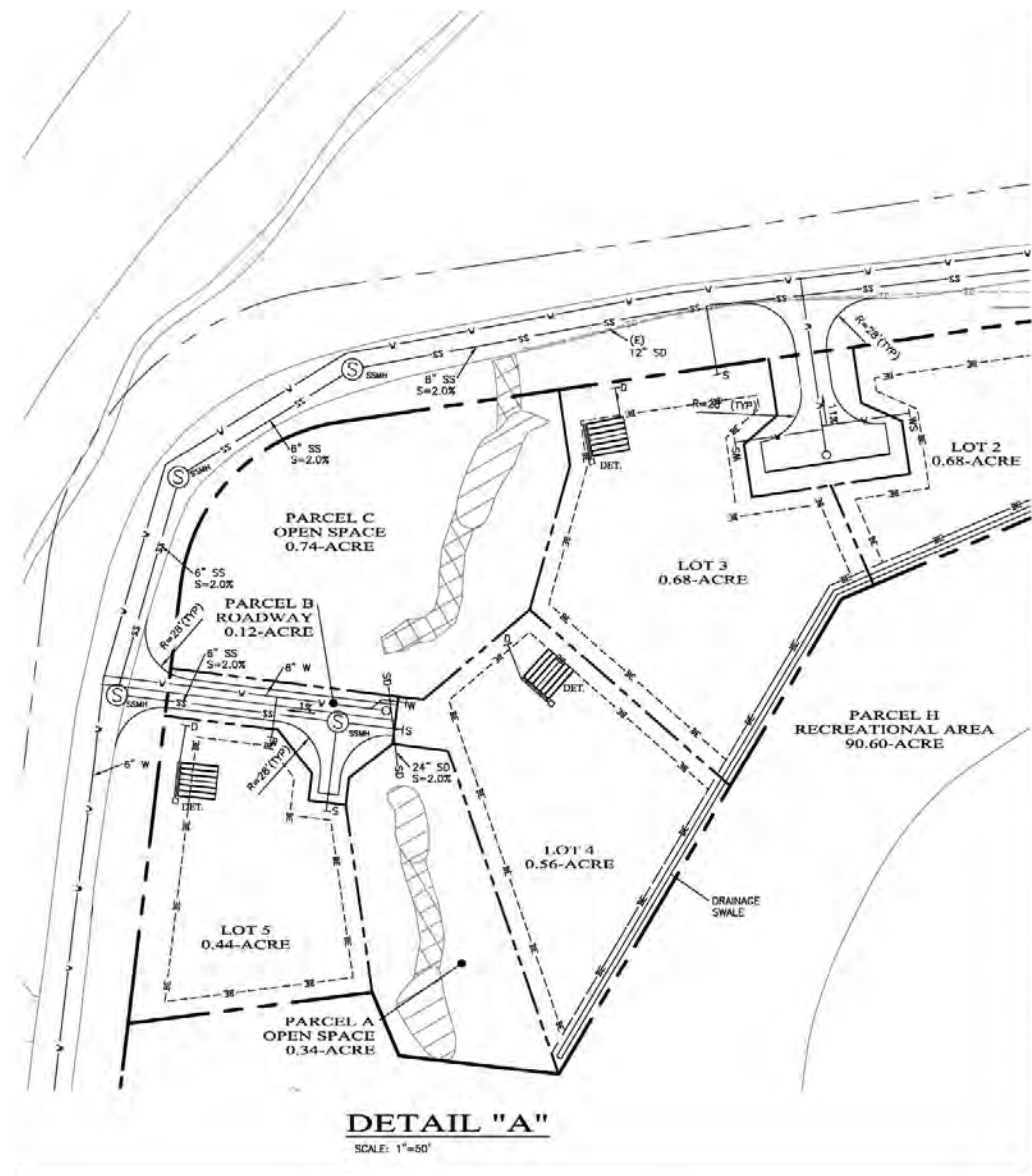
** 15,000SF OF DISTURBANCE PER LOT.

IMPERVIOUS AREA

NEW ROADWAY = 7,600 SQFT
 NEW STRUCTURES = 0 SQFT

OFF-SITE UTILITIES

1020 LF 8" SANITARY SEWER EXTENSION

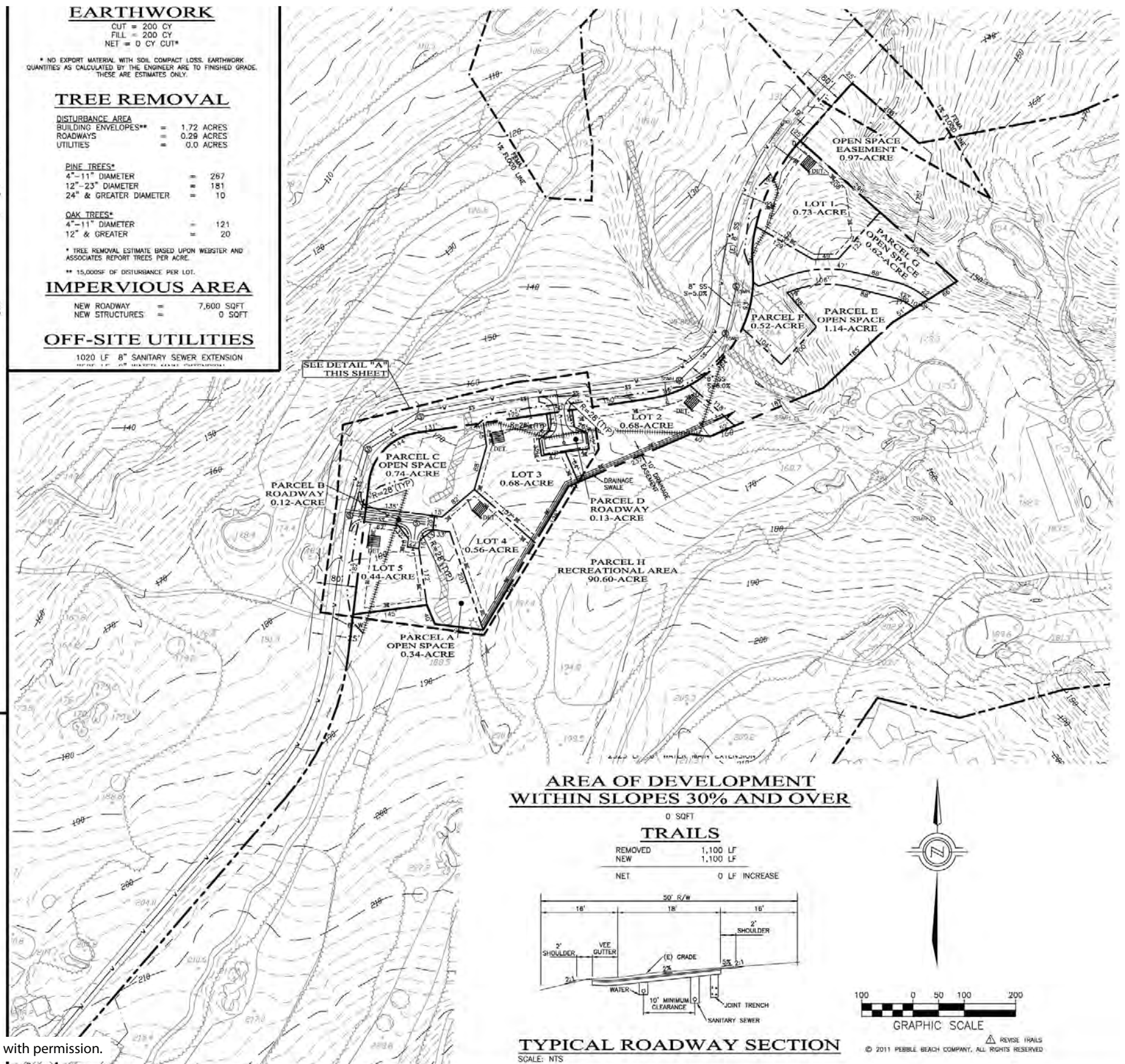


DETAIL "A"
 SCALE: 1"=50'

LEGEND

SS	EXISTING SANITARY SEWER	---	EXISTING PROPERTY LINE
SS	NEW SANITARY SCHER	---	NEW PROPERTY LINE
SD	EXISTING STORM DRAIN	---	PROPERTY LINE ABANDONED
SD	NEW STORM DRAIN	---	NEW BUILDING ENVELOPE
W	EXISTING WATER LINE	---	NEW EDGE OF PAVEMENT
W	NEW WATER LINE	---	EXISTING EASEMENT
OH	EXISTING OVERHEAD UTILITY	---	NEW EASEMENT
TH	FIRE HYDRANT	---	CONTOUR MAJOR (10-FOOT)
WV	WATER VALVE	---	CONTOUR MINOR (2-FOOT)
CB/JB	CATCH BASIN OR JUNCTION BOX	---	EXISTING TRAIL
CO	CLEANOUT	---	NEW TRAIL CONNECTION
SSMH	SANITARY SEWER MANHOLE	---	EXISTING TRAIL RELOCATED
SDMH	STORM DRAIN MANHOLE	---	LIMITS OF GRADING
---	EXISTING DRAINAGE FLOW ARROW	---	FEMA 1% ANNUAL FLOOD LINE
---	NEW DRAINAGE FLOW ARROW	---	RIPIAN AREA, SEE SHEET 1, NOTE 14
---		---	WETLAND AREA, SEE SHEET 1, NOTE 14
A.P. #	ASSESSOR'S PARCEL NUMBER	DT1	STORM WATER DETENTION TRENCH, LOT OWNER FACILITY, SEE DRAINAGE REPORT FOR TRENCH DETAIL AND SIZE
AC	ASPHALTIC CONCRETE	TBC	STORM WATER DETENTION TRENCH, PEBBLE BEACH COMPANY FACILITY, SEE DRAINAGE REPORT FOR TRENCH DETAIL AND SIZE
B.E.	BUILDING ENVELOPE		
D	DRAINAGE CONNECTION		
(E)	EXISTING		
LOT X	RESIDENTIAL LOT/UNIT NUMBER		
PUE	PUBLIC UTILITY EASEMENT		
R/W	RIGHT OF WAY		
S	SEWER CONNECTION		
TYP	TYPICAL		
WS	WATER SERVICE		

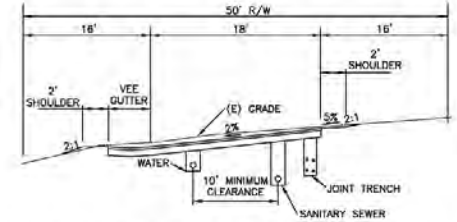
Source: Pebble Beach Company, May 2011. Used with permission.



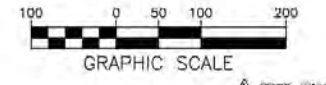
AREA OF DEVELOPMENT WITHIN SLOPES 30% AND OVER

0 SQFT

REMOVED	1,100 LF
NEW	1,100 LF
NET	0 LF INCREASE

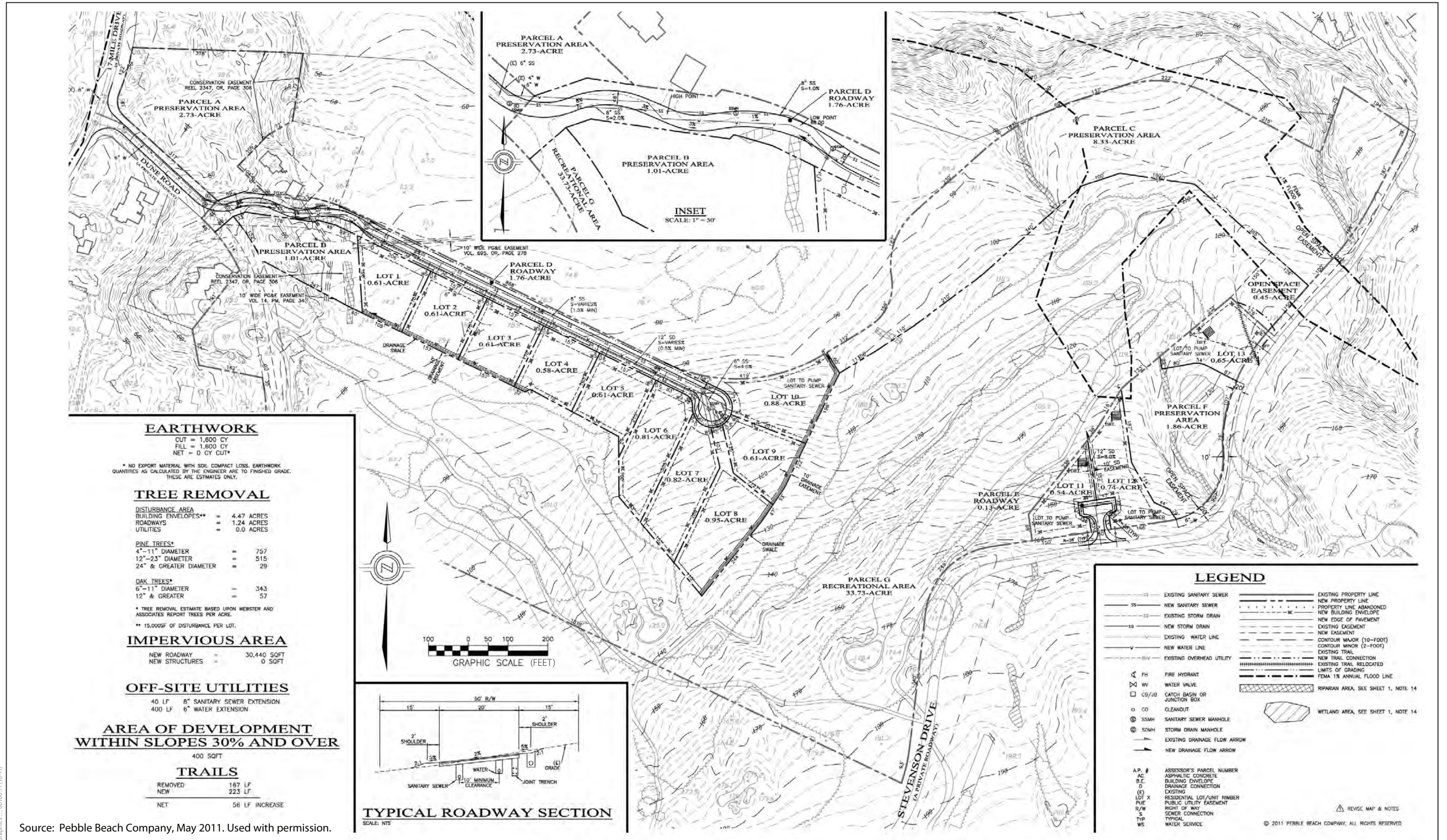


TYPICAL ROADWAY SECTION
 SCALE: NTS



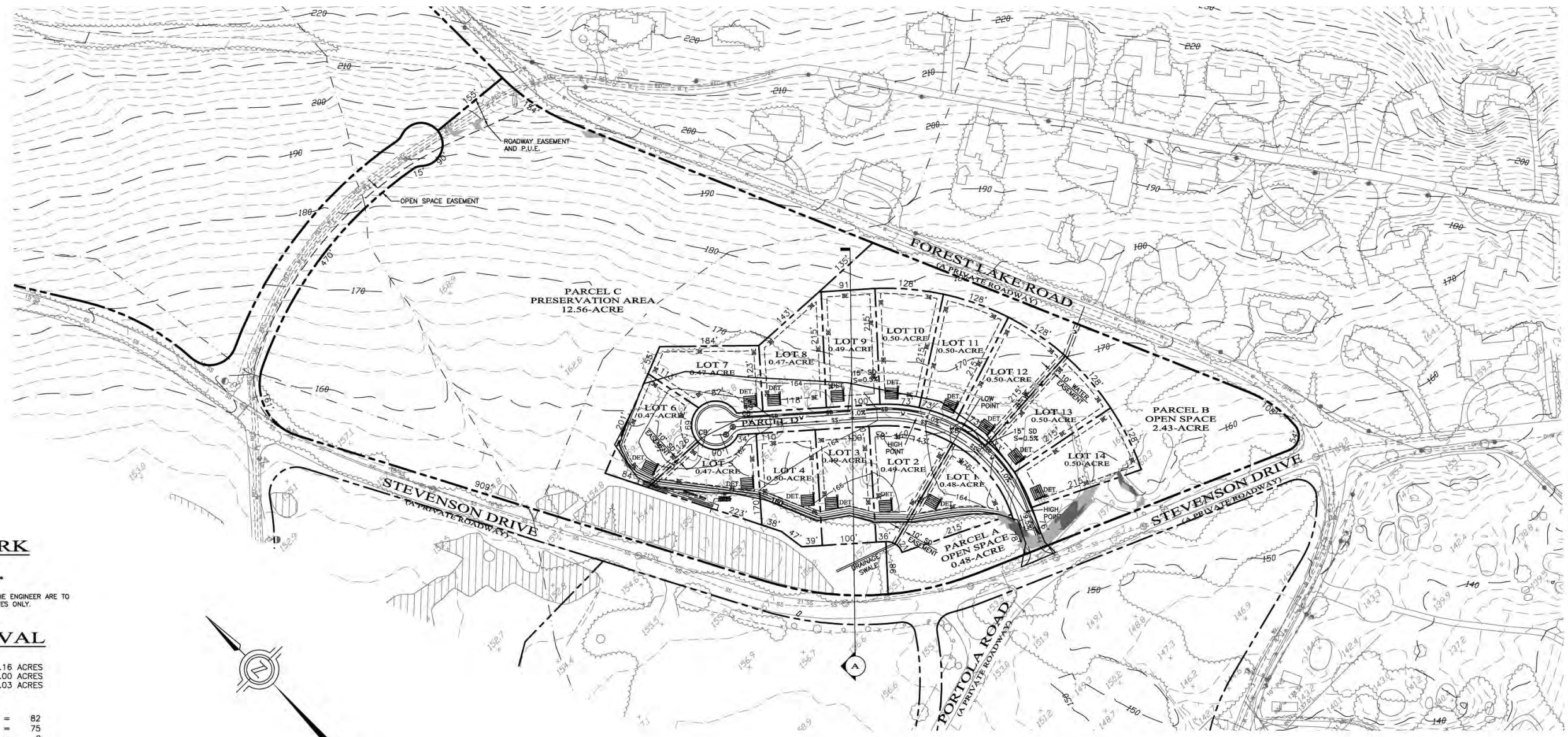
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Figure 2-22
Residential Lot Subdivision Area K (5 Lots)



Source: Pebble Beach Company, May 2011. Used with permission.

Figure 2-23
Residential Lot Subdivision Area L (10 Lots) and Area K (3 Lots)



EARTHWORK

CUT = 800 CY
 FILL = 16,480 CY
 NET = 15,680 CY FILL*

* EARTHWORK QUANTITIES AS CALCULATED BY THE ENGINEER ARE TO FINISHED GRADE. THESE ARE ESTIMATES ONLY.

TREE REMOVAL

DISTURBANCE AREA
 BUILDING ENVELOPES** = 1.16 ACRES
 ROADWAYS = 0.00 ACRES
 UTILITIES = 0.03 ACRES

PINE TREES*
 4"-11" DIAMETER = 82
 12"-23" DIAMETER = 75
 24" & GREATER DIAMETER = 8

OAK TREES*
 4"-11" DIAMETER = 10
 12" & GREATER = 1

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

** ASSUMES 75% DISTURBANCE OF FOREST AREA WITHIN LOTS.

IMPERVIOUS AREA

NEW ROADWAY = 20,800 SQFT
 NEW STRUCTURES = 0 SQFT

OFF-SITE UTILITIES

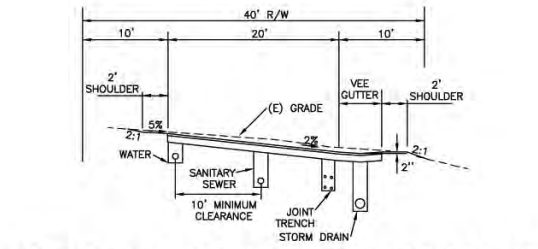
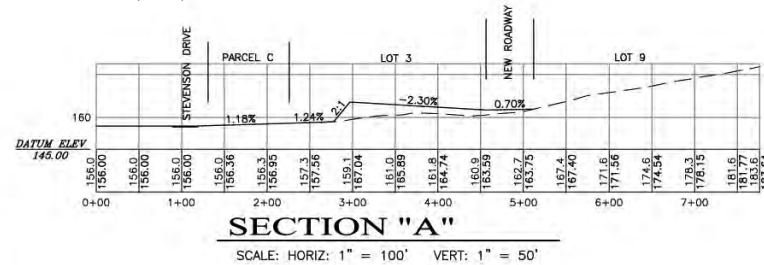
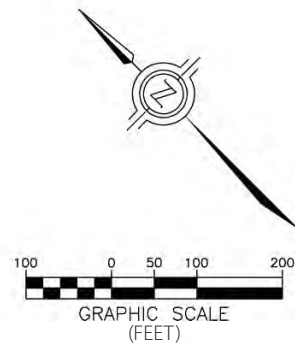
100 LF 8" WATER MAIN EXTENSION

AREA OF DEVELOPMENT WITHIN SLOPES 30% AND OVER

500 SQFT (EXISTING TEE BOX)

TRAILS

REMOVED 0 LF
 NEW 0 LF
 NET 0 LF INCREASE



LEGEND

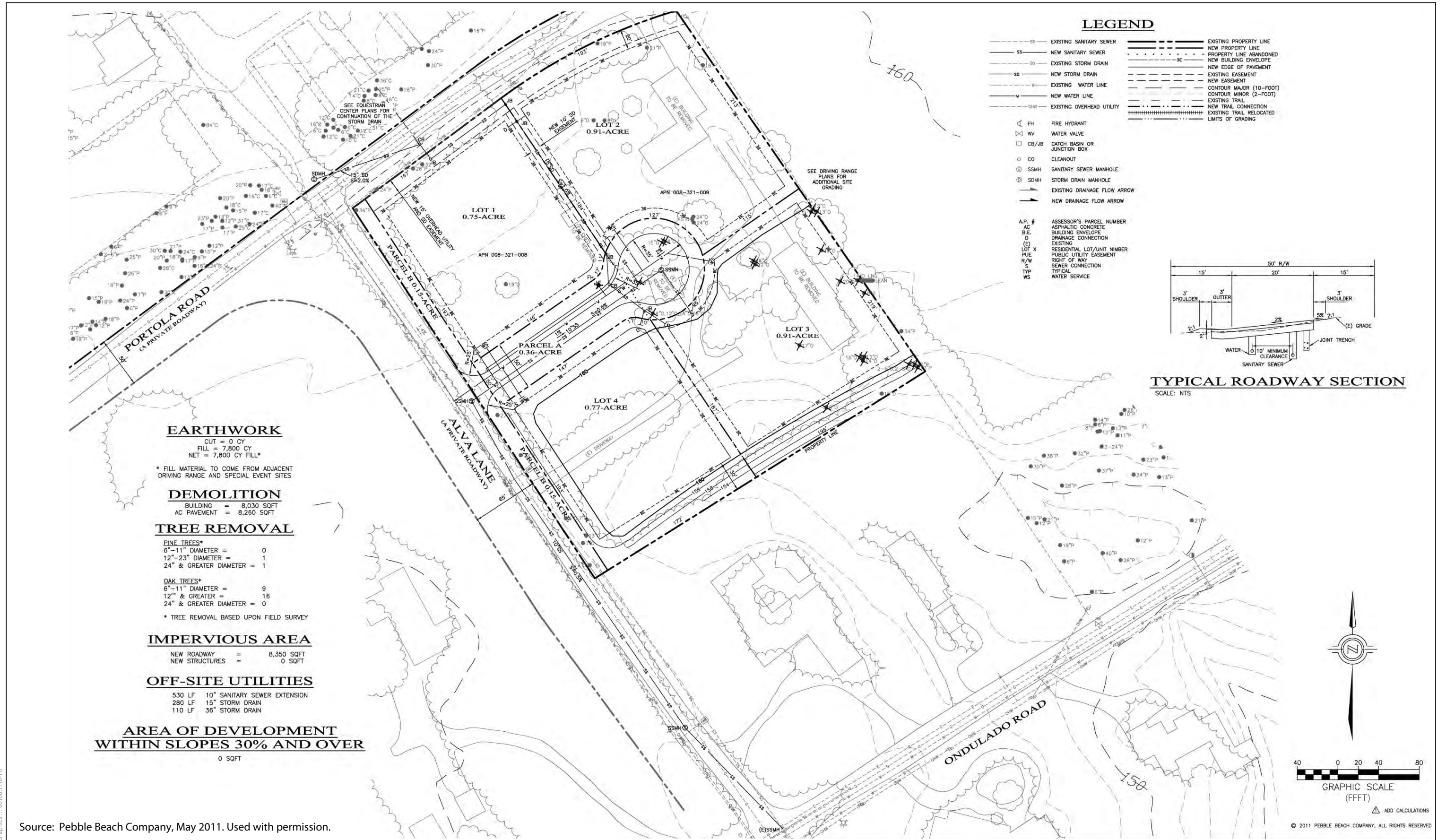
- SS --- EXISTING SANITARY SEWER
- SS --- NEW SANITARY SEWER
- SD --- EXISTING STORM DRAIN
- SD --- NEW STORM DRAIN
- W --- EXISTING WATER LINE
- W --- NEW WATER LINE
- OH --- EXISTING OVERHEAD UTILITY
- EXISTING PROPERTY LINE
- NEW PROPERTY LINE
- ABANDONED PROPERTY LINE
- NEW BUILDING ENVELOPE
- NEW EDGE OF PAVEMENT
- EXISTING EASEMENT
- NEW EASEMENT
- EXISTING MAJOR (10-FOOT) CONTOUR
- EXISTING MINOR (2-FOOT) CONTOUR
- EXISTING TRAIL
- NEW TRAIL CONNECTION
- EXISTING TRAIL RELOCATED
- LIMITS OF GRADING
- FEMA 1% ANNUAL FLOOD LINE
- RIPARIAN AREA, SEE SHEET 1, NOTE 14
- WETLAND AREA, SEE SHEET 1, NOTE 14
- FH FIRE HYDRANT
- WV WATER VALVE
- CB/JB CATCH BASIN OR JUNCTION BOX
- CO CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- EXISTING DRAINAGE FLOW ARROW
- NEW DRAINAGE FLOW ARROW
- ASSESSOR'S PARCEL NUMBER
- AC ASPHALTIC CONCRETE
- BC BUILDING ENVELOPE
- D DRAINAGE CONNECTION
- (E) EXISTING
- LOT X RESIDENTIAL LOT/UNIT NUMBER
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- S SEWER CONNECTION
- TYP TYPICAL
- WS WATER SERVICE
- REVISE ACREAGE TEXT, ADDED NOTES

Graphics...00106.11(8-11)

Source: Pebble Beach Company, May 2011. Used with permission.

Figure 2-25 Residential Lot Subdivision Area V (14 Lots)

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Source: Pebble Beach Company, May 2011. Used with permission.

Figure 2-26
Residential Lot Subdivision Collins Residence (4 Lots)

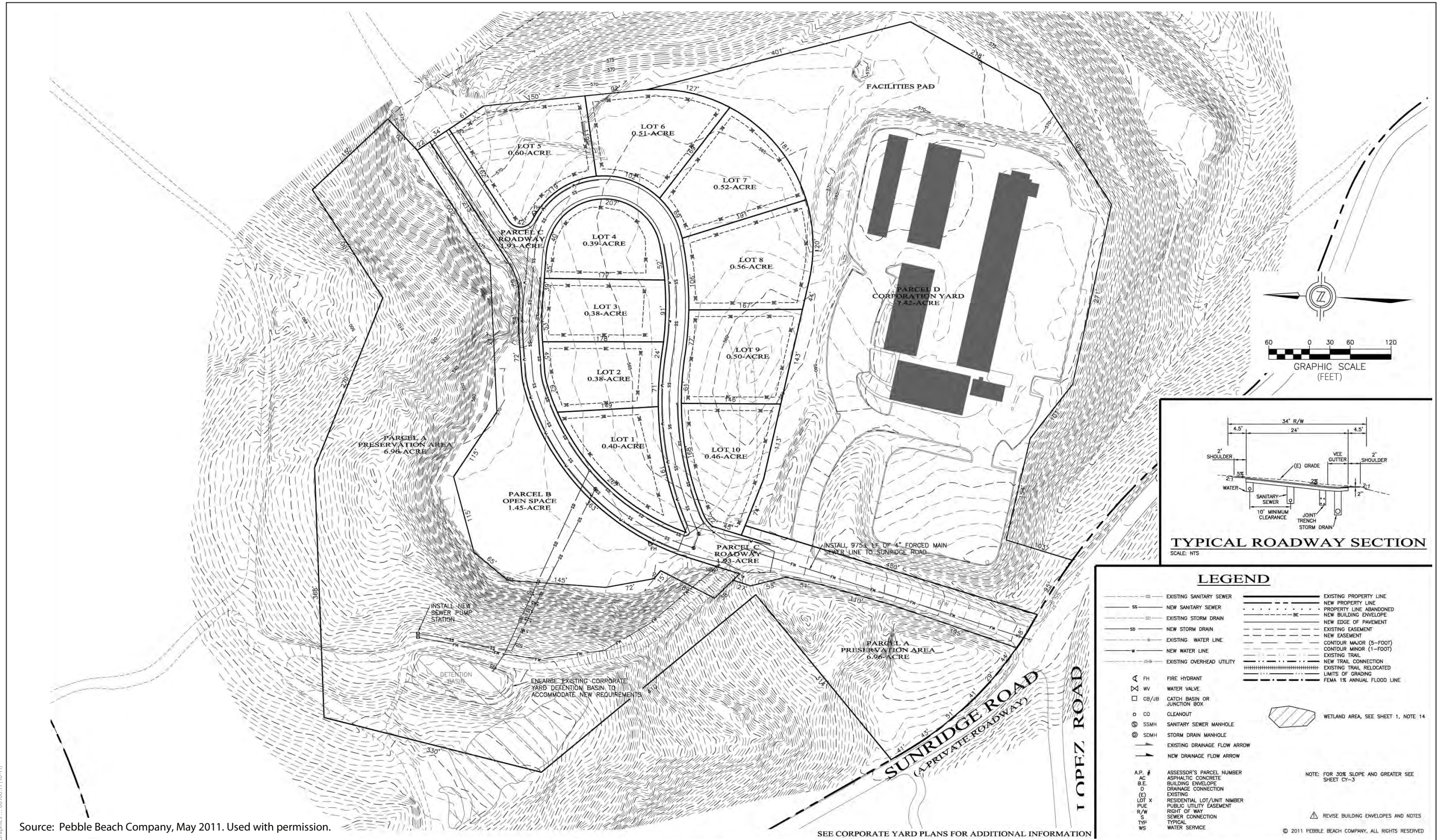


Figure 2-27
Residential Lot Subdivision Corporation Yard (10 Lots)

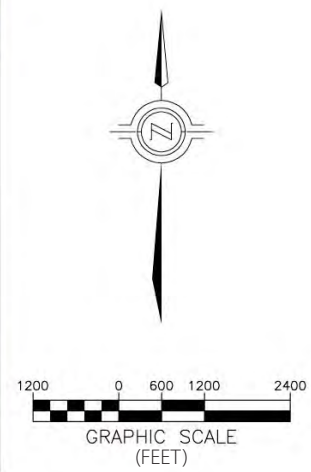
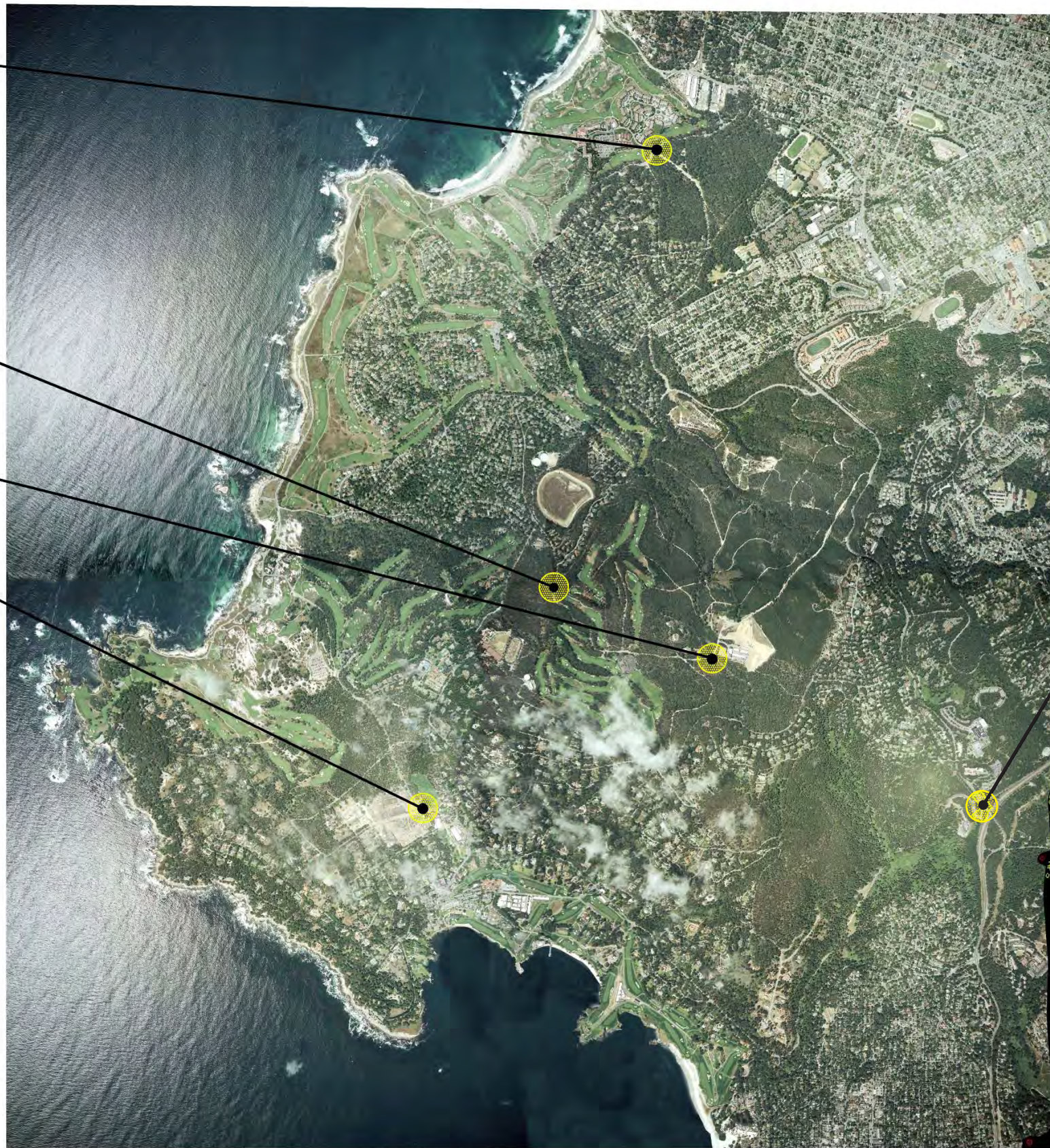
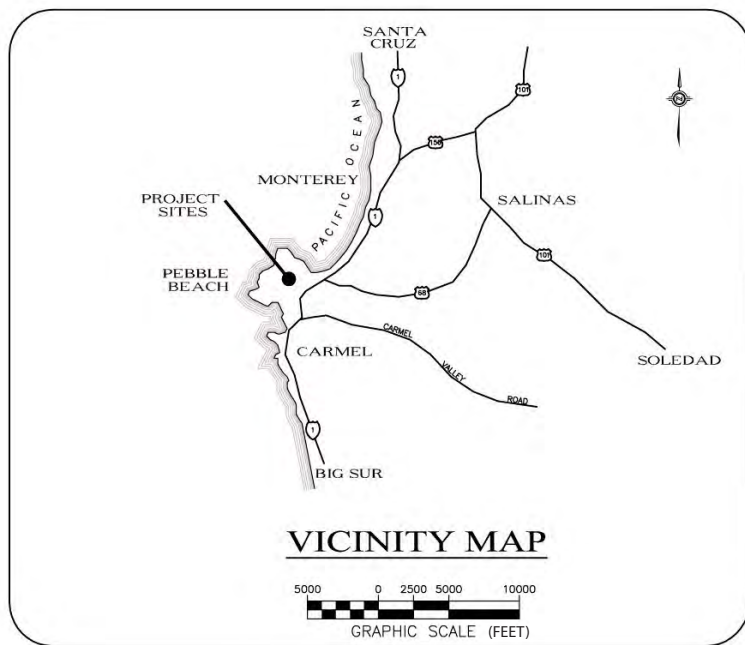
Congress Road/17-Mile Drive

Congress Road/Lopez Road

Sunridge Road/Lopez Road

Stevenson Drive/Portola Road

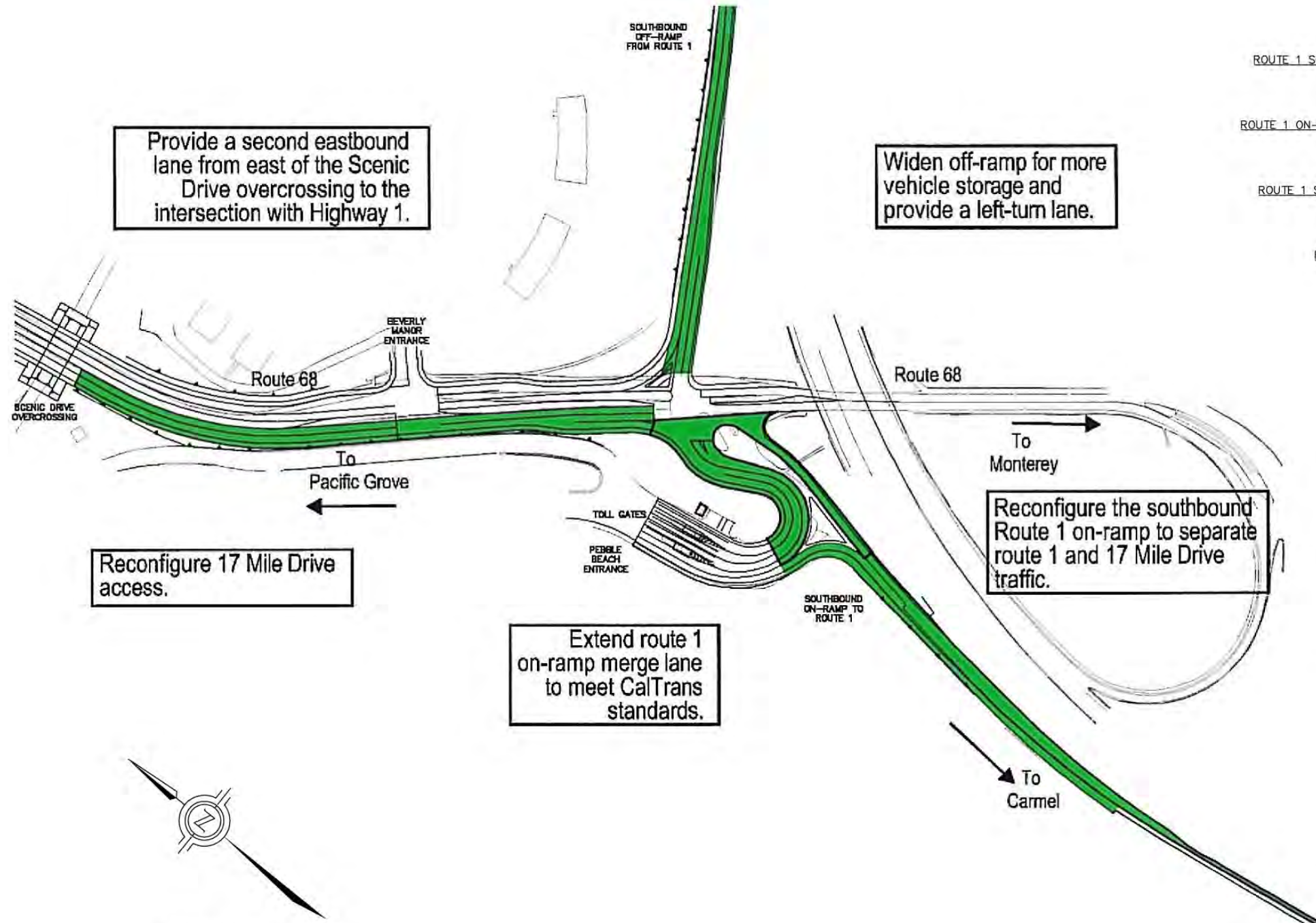
SR 1/SR 68/17-Mile Drive



PROJECT SITE MAP

Source: Pebble Beach Company, May 2011. Used with permission.

**Figure 2-28
Roadway Improvements**



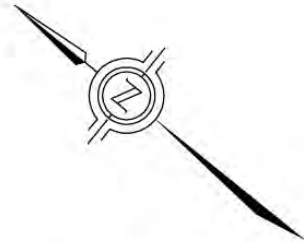
Provide a second eastbound lane from east of the Scenic Drive overcrossing to the intersection with Highway 1.

Widen off-ramp for more vehicle storage and provide a left-turn lane.

Reconfigure 17 Mile Drive access.

Extend route 1 on-ramp merge lane to meet CalTrans standards.

Reconfigure the southbound Route 1 on-ramp to separate route 1 and 17 Mile Drive traffic.



NOT TO SCALE

TREE REMOVAL

ROUTE 1 SOUTHBOUND OFF-RAMP	PINE TREES*	
	6"-12" DIAMETER =	0
	13"-23" DIAMETER =	0
	24" & GREATER DIAMETER =	0
ROUTE 1 ON-RAMP RETAINING WALL	PINE TREES*	
	6"-12" DIAMETER =	1
	13"-23" DIAMETER =	6
	24" & GREATER DIAMETER =	2
ROUTE 1 SOUTHBOUND ON-RAMP	PINE TREES*	
	6"-12" DIAMETER =	2
	13"-23" DIAMETER =	4
	24" & GREATER DIAMETER =	2
ROUTE 68 EAST BOUND	PINE TREES*	
	6"-12" DIAMETER =	22
	13" & GREATER =	13
	24" & GREATER DIAMETER =	1

* TREE REMOVAL BASED UPON FOREST MANAGEMENT PLAN FOR PHASE 1B INTERIM IMPROVEMENTS FOR ROUTE 68 WIDENING / IMPROVEMENT PROJECT, MONTEREY COUNTY, DECEMBER 2001.

EARTHWORK***

CUT = 621 CY
 FILL = 402 CY
 NET = 219 CY CUT**

** 10% SHRINKAGE / LOSS FACTOR APPLIED.

DEMOLITION

AC PAVEMENT / CONCRETE = 27,000 SQFT

AREA OF DEVELOPMENT WITHIN SLOPES 30% AND OVER***

36,150 SQFT

PROPOSED WALLS

RETAINING WALL = 630 LF, HEIGHT 8 FT





*** BASED UPON STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION PROJECT PLANS FOR CONSTRUCTION ON STATE HIGHWAY 68 IN MONTEREY COUNTY, PEBBLE BEACH - PHASE 1B INTERIM IMPROVEMENT ROUTE 68/1 AND ENTRANCE MODIFICATION, DECEMBER 2005.

Figure 2-29
SR 1/SR 68/17-Mile Drive Intersection Reconfiguration



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)

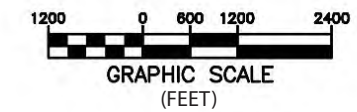
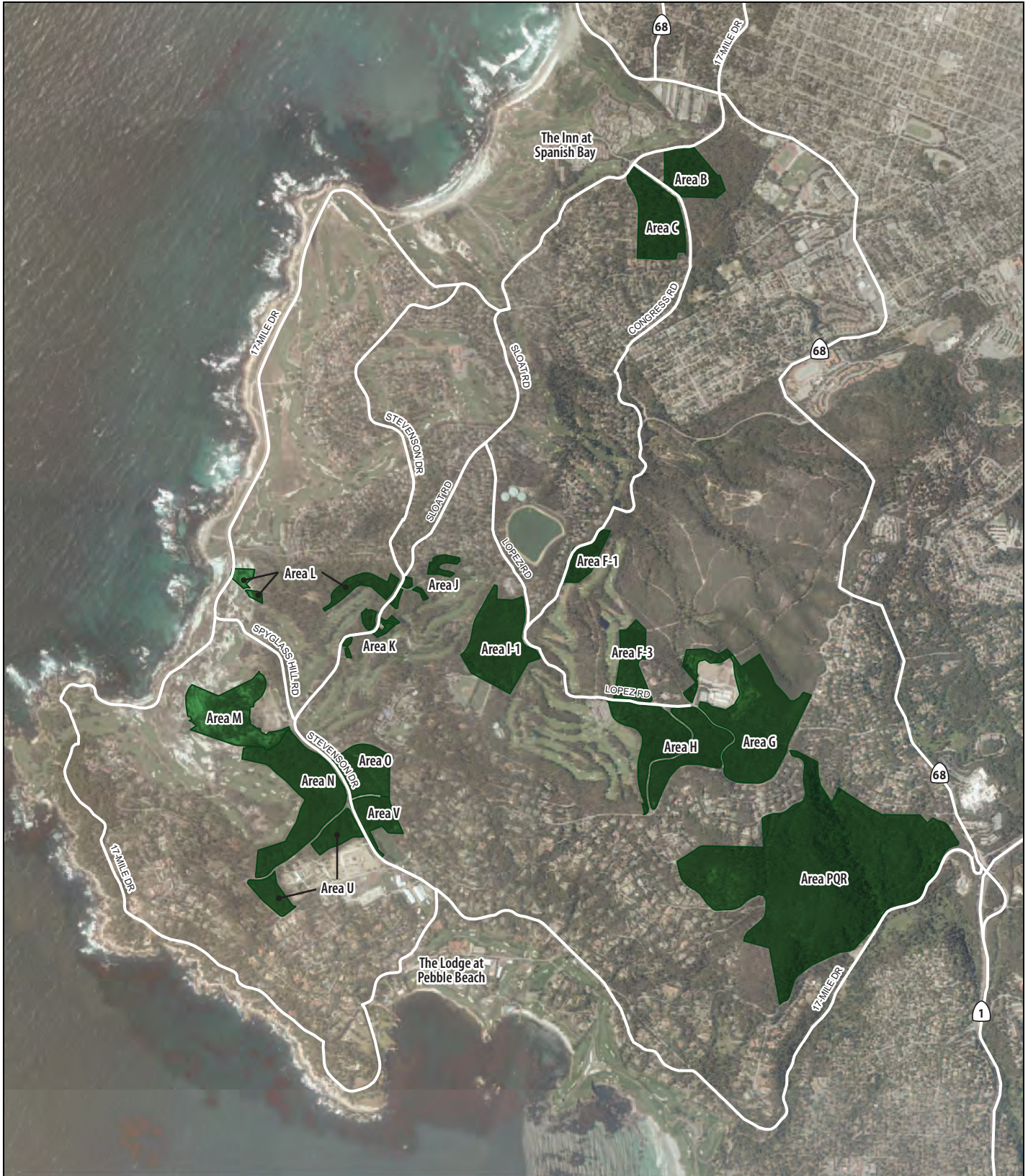


Figure 2-30
Trail Improvements



Pebble Beach Company Project

Legend
 Preservation Area

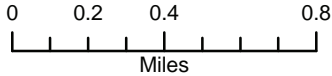


Figure 2-31
Preservation Areas

Graphics ... 0010611 (10-11)

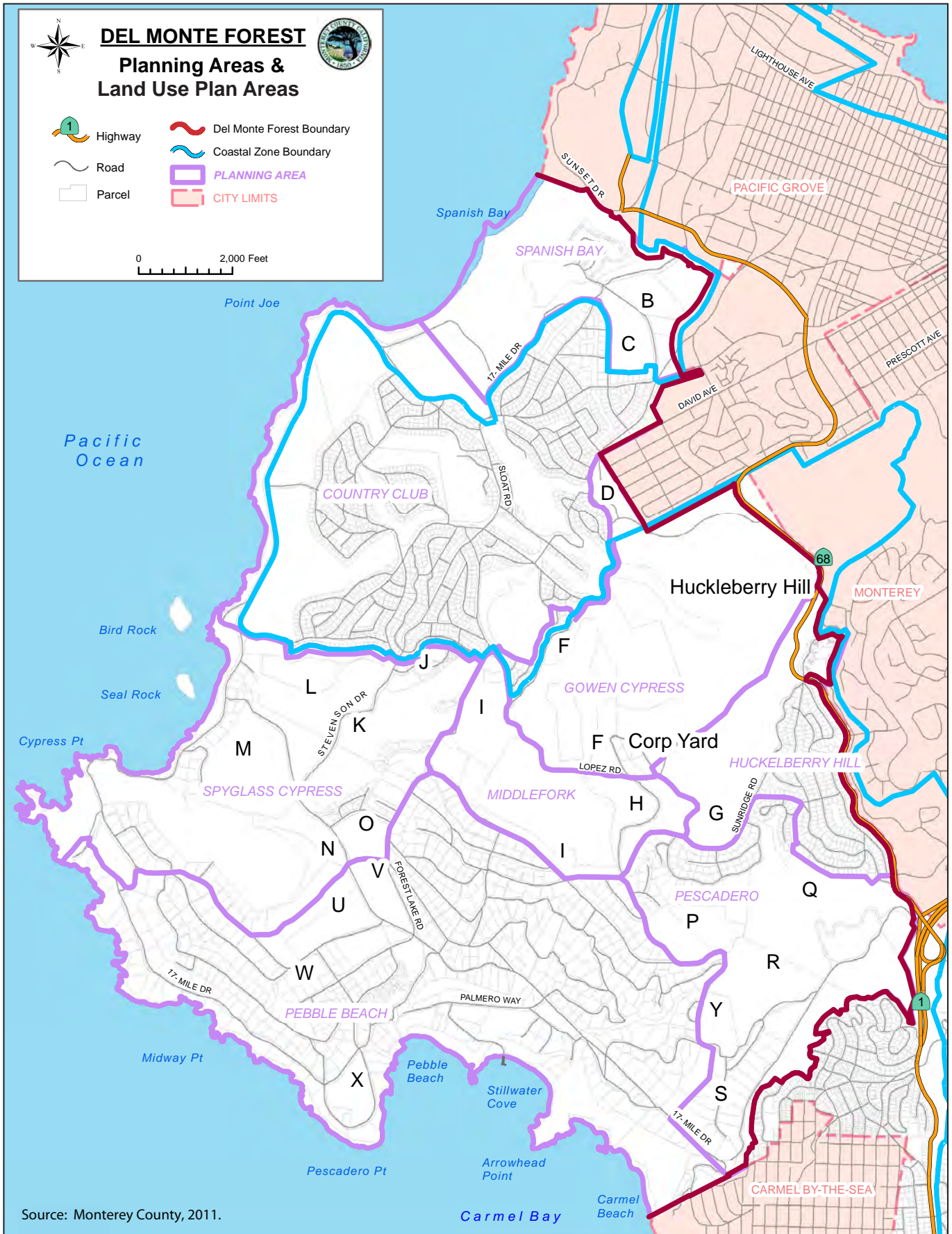


Figure 2-32
Del Monte Forest Planning Areas