

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> November 9, 2011	<b>Time:</b> 10:00 AM	<b>Agenda Item No.:</b> 1
<p><b>Project Description:</b> Continued from October 26, 2011. Informational Workshop regarding proposed Del Monte Forest build-out of properties owned by the Pebble Beach Company. The project consists of the build-out development and preservation of the remaining undeveloped Pebble Beach Company properties located within the Del Monte Forest. The project would allow the renovation and expansion of visitor-serving uses at The Lodge at Pebble Beach, The Inn at Spanish Bay, Spyglass Hill, and the Pebble Beach Equestrian Center; creation of 90 to 100 single-family residential lots; preservation and conservation of approximately 635 acres as primarily forested open space; the relocation of existing trails and construction of new trail segments; construction/installation of internal roadway, circulation, and drainage improvements at four intersections (Congress Road and 17-Mile Drive; Congress Road and Lopez Road; Sunridge Road and Lopez Road; and Portola Road and Stevenson Drive); and the reconfiguration/reconstruction of the main entrance/gate to the Pebble Beach/Del Monte Forest area at the Highway 1/Highway 68/17-Mile Drive intersection. The project would also allow amendments to the text and policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan (Part 5), including land use re-designations and zoning re-classifications at multiple locations.</p>		
<b>Project Location:</b> Del Monte Forest/Pebble Beach	<b>APNs:</b> Numerous	
<b>Planning File Number:</b> PLN100138	<b>Owner:</b> Pebble Beach Company	
<b>Planning Area:</b> Del Monte Forest LUP	<b>Flagged and staked:</b> No	
<b>Zoning Designation(s):</b> Various		
<b>CEQA Action:</b> Not Required for Workshop (EIR being prepared for project and Local Coastal Program amendments)		
<b>Department:</b> RMA - Planning Department		

**RECOMMENDATION:**

Staff requests that the Planning Commission conduct an informational workshop regarding the Pebble Beach Company’s project for the proposed build-out development and preservation of their properties within the Del Monte Forest, including Local Coastal Program (LCP) amendments to the text and policies of the Del Monte Forest Land Use Plan (LUP) and Coastal Implementation Plan (CIP). Staff will provide an oral presentation that outlines the project details, environmental issues, and process for consideration of the amendments to the LUP and CIP, as well as the process for consideration of the development project.

**PROJECT OVERVIEW:**

This item was continued from the October 26, 2011, Planning Commission hearing per the request of the Applicant. The proposed project consists of the build-out (development and preservation) of the remaining undeveloped Pebble Beach Company properties located within the Del Monte Forest. The project, which is the result of discussions between Pebble Beach Company and the Coastal Commission staff, would allow the renovation and expansion of visitor serving uses, creation of 90 to 100 single-family residential lots, and preservation and conservation of approximately 635 acres as primarily forested open space. The project would also allow LCP amendments to the text and policies of the Del Monte Forest LUP and CIP, and land use re-designations and zoning re-classifications at multiple locations. The LCP amendments consist primarily of:

- Updates to the text in the Del Monte Forest portions of the LCP to reflect current conditions including, but not limited, to ESHA, forest resources, hazards, scenic and visual resources, cultural resources, land use & development, circulation, water & wastewater, housing, and public access;

- Correcting errors and inconsistencies within the Del Monte Forest portions of the LCP;
- The addition of the Pebble Beach Concept Plan (included in Chapter 3 in the LUP), which includes provisions for the Company to dedicate and preserve most of its undeveloped land, and for it to develop and redevelop a limited number of other areas, some of which include certain natural resources;
- The addition of the Pebble Beach Concept Plan as new Section 20.147.095 in the CIP to establish certain specific standards concerning ESHA, wetlands, dunes, streams, riparian corridors, and their related setbacks/buffers for Concept Plan areas, provided that certain criteria are met;
- Updates to and the addition of new LUP Figures;
- Removal of the Open Space Advisory Committee (known as "OSAC") Plan from the LUP to allow future updates to the Plan without an LCP amendment;
- Amendments in the LUP with corresponding amendments in the CIP.

The proposed development would result in new visitor-serving construction at four primary sites - The Lodge at Pebble Beach, The Inn at Spanish Bay, Spyglass Hill, and the Pebble Beach Equestrian Center; consisting of the following:

- The Lodge at Pebble Beach - Renovation and expansion of visitor-serving and recreational facilities to include the addition of hospitality and meeting space; relocation of the Pebble Beach Golf Links Driving Range; and construction of 60 visitor-serving guestrooms;
- The Inn at Spanish Bay - Renovation and expansion of visitor-serving and recreational facilities, to include the addition of hospitality and meeting space; construction of 40 visitor-serving guestrooms; and construction of a surface parking lot to provide approximately 285 parking spaces;
- Spyglass Hill - Construction of a 100-room resort and spa to include the addition of hospitality and meeting space, a restaurant, a 17,000 square foot spa with underground parking for approximately 40 vehicles; construction of a parking facility with a level at grade and two levels below grade to accommodate 301 vehicles and other ancillary facilities. An alternative option would result in the subdivision of this area into 10 single-family residential lots.
- Pebble Beach Equestrian Center - Site redevelopment consisting of demolition of the existing equestrian facilities and construction of new equestrian facilities to include a covered arena, employee housing, barns and stalls, vehicle storage, interior roadway, parking, and accessory structures.

The project also proposes residential subdivisions in 9 areas resulting in up to 90 lots. Additionally, the proposed development would result in the relocation of existing trails and construction of new trail segments; construction/installation of internal roadway, circulation, and drainage improvements at four intersections (Congress Road and 17-Mile Drive; Congress Road and Lopez Road; Sunridge Road and Lopez Road; and Portola Road and Stevenson Drive); and the reconfiguration/reconstruction of the main entrance/gate to the Pebble Beach/Del Monte Forest area at the Highway 1/Highway 68/17-Mile Drive intersection.

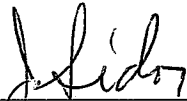
#### Projected Upcoming Key Dates:

- November 14, 2011: DEIR circulated for public comment period (including California Coastal Commission (CCC) staff and other agencies)
- December 14, 2011: Planning Commission public hearing on LCP Amendment (LCPA) with Recommendation to Board of Supervisors

- January 9, 2012: End of DEIR public comment period
- January 10, 2012: Board of Supervisors hearing on LCPA
- January 11, 2012: Housing Advisory Committee review of project
- January 31, 2012: County staff submits LCPA to CCC for certification
- February 23, 2012: Subdivision Committee or Interagency Review of proposed subdivisions
  
- April 4, 2012: County delivers Final EIR (FEIR) to Planning Commission and Board of Supervisors
- April 11, 2012: CCC Hearing on LCPA
- April 25, 2012: Planning Commission public hearing on Combined Development Permit (CDP) with Recommendation to Board of Supervisors on FEIR and CDP
  
- May 15, 2012: Board of Supervisors public hearing on certification of FEIR and CDP

**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

- ✓ RMA - Public Works Department
- ✓ Environmental Health Bureau
- ✓ Water Resources Agency
- ✓ Pebble Beach Community Services District - Fire
- ✓ Parks Department
- ✓ County Counsel
- ✓ Economic Development Department
- ✓ Office of the Sheriff



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 November 1, 2011

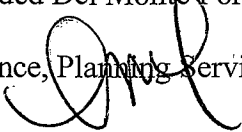
cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District - Fire; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; Economic Development Department; Office of the Sheriff; California Coastal Commission; Laura Lawrence, Planning Services Manager; Joe Sidor, Project Planner; Carol Allen, Senior Secretary; Pebble Beach Company, Applicant; Tom Jamison, Attorney for Applicant; The Open Monterey Project; LandWatch; Planning File PLN100138.

Attachments: Exhibit A Project Description  
 Exhibit B Vicinity Map

The following attachments are available for review on the RMA-Planning Department public website at <http://www.co.monterey.ca.us/planning/>:

- Exhibit C Project Plans (see directions to the Accela permit database)
- Exhibit D Draft Amended Del Monte Forest LUP
- Exhibit E Draft Amended Del Monte Forest CIP

This report was reviewed by Laura Lawrence, Planning Services Manager.



**EXHIBIT A**  
**PROJECT DESCRIPTION**  
**PLN100138**

**Location**

The proposed project includes Pebble Beach Company's (PBC's) application for development, preservation of several sites within Monterey County's unincorporated Del Monte Forest area, and amendment of the Monterey County Local Coastal Program (LCP). The 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.

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, S.F.B. 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 the Del Monte Forest.

The proposed project includes specific development activities and preservation areas 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 the Vicinity Map. The project sites and corresponding assessor's parcel numbers (APN) are listed below:

**Proposed Project Site Assessor's Parcel Numbers**

Location of Project Site Project Element	Assessor Parcel Number
<b>The Lodge at Pebble Beach</b>	
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
<b>The Inn at Spanish Bay</b>	
Conference Center Expansion	007-091-028
New Guest Cottages	007-091-028, 007-091-033
New Employee Parking	007-101-041
<b>Collins Field-Equestrian Center-Special Events Area</b>	
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

<b>Location of Project Site</b>	
<b>Project Element</b>	<b>Assessor Parcel Number</b>
<b>Area M Spyglass Hill</b>	
New Resort Hotel (Option 1)	008-272-011
New Residential Lots (Option 2)	008-272-011
<b>Residential Lot Subdivisions</b>	
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
<b>Preservation Areas</b>	
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
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
Note: Proposed project sites are contained within the listed parcels, but do not necessarily include the entire parcel.	

## Description

### Overview

The proposed project includes PBC's application for renovation and expansion of visitor-serving uses; creation of single-family residential lots; road, infrastructure, and trail improvements; and preservation in the DMF area. The proposed project also includes a Monterey County LCP amendment to amend, delete, and add text to policies of the DMF Land Use Plan (LUP) and amend, delete, and add text to the regulations of the DMF Coastal Implementation Plan (CIP).

### Pebble Beach Company Application

The PBC application (PLN100138) is for build-out (development and preservation) of the remaining undeveloped PBC properties located in the DMF area.

The development proposals are summarized below in the order shown. Specific information regarding the development proposal, including grading/drainage plans and architectural renderings, can be found in the application plan set (Pebble Beach Company 2011).

- Visitor-Serving Development:
  - The Lodge at Pebble Beach.
  - The Inn at Spanish Bay.
  - ~~Collins Field-Equestrian Center-Special Events Area.~~
  - Area M Spyglass Hill (100 guest units and spa with Area M New Resort Hotel, Option 1).
- Residential Lot Subdivisions:
  - 88 to 98 new residential lots<sup>1</sup> (98 lots with Area M New Residential Lots, Option 2).
- Roadway, Infrastructure and Trails:
  - Roadway Improvements.
  - Infrastructure Improvements.
  - Trail Improvements.
- Preservation Areas:
  - Preservation of 627 acres of Monterey pine forest and other native habitat.
  - Resource management of the preservation areas.

All structures would be designed and constructed in accordance with the current California Building Code (CBC), Monterey County's Fire Code, and other relevant County zoning and development standards.

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<sup>1</sup> The Collins Residence Residential Lot Subdivision currently consists of two existing residential lots which will be subdivided into 4 residential lots. Thus, when including all 4 lots at the Collins Residence, there would be a total of 90 lots (Area M Option 1) to 100 lots (Area M Option 2).  
Pebble Beach Company (PLN100138)

## **The Lodge at Pebble Beach**

The purpose of the proposed alterations is to expand options for visitor-serving accommodations at The Lodge, increase the efficiency of service to patrons of The Lodge, and improve accessibility to services for residents, guests, and visitors to this area of Del Monte Forest.

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

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

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

## **The Inn at Spanish Bay**

The purpose of the proposed development is to expand options for visitor-serving accommodations at The Inn, increase the efficiency of service to patrons of The Inn, and provide needed parking for employees and guests.

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

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

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

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

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

The Collins Field–Equestrian Center–Special Events Area is located just north of The Lodge. Development in this area would include the following elements.

- **Pebble Beach Links Driving Range Relocation from Area V to Collins Field.** The driving range would be relocated from its current location within Area V to the area known locally as Collins Field because the current location is considered undersized by modern standards and cannot incorporate support facilities. The new driving range would include tee-box hitting stations and terraced tees; a putting and chipping green; a 350 sf golf ball kiosk with restroom; a 2,300-sf golf academy with training center, offices and restrooms; and a 26-space surface parking lot. The current driving range location is proposed to be subdivided for residential use, as described under “Residential Lot Subdivisions”.
- **Equestrian Center Reconstruction.** The existing equestrian center would be demolished, and new equestrian facilities would be constructed to include a covered arena, employee housing, barns and stalls, vehicle storage, interior roadway, parking, and accessory structures. Although there would be a new covered arena in place, the overall footprint of the new facility would be smaller than the existing facility, and there would be a minor capacity reduction. Hours of operation would be primarily daylight hours, though the covered arena would be used for indoor training and lessons during evening hours. A manure management plan would be prepared for review and approval by the County Health Department.



- **Special Events Staging Area Grading and Expansion.** The special events staging area would be graded and slightly expanded northward. All existing structures and corrals would be removed from the site.

### **Area M Spyglass Hill**

For Area M Spyglass Hill, two development options, a new resort hotel or residential lots, are under consideration.

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

### **Residential Lot Subdivisions**

The proposed project includes creating new residential lot subdivisions, which would enable future development of up to 90 single-family residences<sup>2</sup>. The proposed residential lot subdivisions are located in nine areas within or adjacent to existing golf courses or other development. The elements of the proposed residential use development are described below.

- **Area F-2 (16 lots).** The proposed development site is a 19.5-acre parcel in the Gowen Cypress Planning Area surrounded by the Poppy Hills Golf Course to the north, east, and west. The parcel would be subdivided to provide 16 residential lots ranging in size from 1 to 1.49 acres, averaging 1.10 acres, and totaling 17.71 acres. Roadway and public utility easement would total 1.79 acres. Access to residential sites would be by an internal road with access from Lopez Road. The existing trail on the site would be relocated and extended.
- **Area I-2 (16 lots).** The proposed development site is an 18.74-acre parcel in the Middle Fork Planning Area surrounded by Poppy Hills Golf Course to the north and west and Viscaino and Ronda Roads and residential development to the south. The

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<sup>2</sup> 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.

parcel would be subdivided to provide 16 residential lots ranging in size from 1 to 1.62 acres, averaging 1.13 acres, and totaling 18.14 acres. Roadway and public utility easement would total .32 acre, and .28 acre would be open space. Primary access would be from Viscaino and Ronda Roads. The existing trail on the site would be relocated and extended.

- **Area J (5 lots).** The proposed development site consists of two parcels totaling 9.38 acres in the Spyglass Cypress Planning Area, with frontage on Spyglass Woods Drive. The two parcels would be subdivided to provide five residential lots ranging in size from 0.55 to 0.98 acres, averaging 0.76 acre, and totaling 3.80 acres. Open space would total 5.58 acres.
- **Area K (8 lots).** The proposed development site consists of two parcel areas totaling 10.62 acres in the Spyglass-Cypress Planning Area. Stevenson Drive extends between the two parcels, which are otherwise surrounded by the Spyglass Hill Golf Course. The two parcels would be subdivided into eight lots ranging in size from 0.44 to 0.74 acre, averaging 0.63 acre, and totaling 5.02 acres. Open space would total 5.78 acres. Roadway area would total 0.9 acre.
- **Area L (10 lots).** The proposed development site is a 20.92-acre parcel area located within the Spyglass-Cypress Planning area with access off of 17-Mile Drive by Dune Road. The parcel is situated between Spyglass Hills Golf Course and Indian Village. Residential development would be on the south side of the existing road that extends to the Indian Village preserve area. The parcel would be subdivided into 10 lots ranging in size from 0.58 acre to 0.95 acre, averaging 0.71 acre, and totaling 7.09 acres. Open space would total 9.25 acres and roadway area would total 1.76 acres.
- **Area U (7 lots).** The proposed development site consists of an area totaling 22.28 acres in the Pebble Beach Planning Area. The parcel area would be subdivided to provide seven residential lots ranging in size from 0.71 to 0.83 acre, averaging 0.78 acre, and totaling 5.48 acres. The residential lots would be located on the south side of and fronting Drake Road, with the Equestrian Center to the south and open space preserve areas to the east and west (also in Area U) and across Drake Road to the north (in Area N). Open space would total 16.69 acres.
- **Area V (14 lots).** The proposed development site is a 23.06-acre parcel in the Pebble Beach Planning Area and currently being used for the Pebble Beach Golf Links Driving Range, which would be relocated to Collins Field as previously described. The parcel would be subdivided to provide 14 residential lots ranging in size from 0.47 to 0.5 acre, averaging 0.49 acre, and totaling 6.82 acres. Open space would total 15.47 acres and roadway area would total 0.77 acre.
- **Collins Residence (4 lots/2 new lots).** The proposed development site consists of 3.85 acres, currently subdivided into two legal lots of record, in the Pebble Beach Planning Area with frontage on Alva Lane to the west and the relocated driving range to the east. The two existing residential units on the site would be demolished. The site would be subdivided to provide four residential lots ranging in size from 0.75 to

0.91 acre, averaging 0.84 acre, and totaling 3.34 acres, for an increase of two lots over existing conditions.

- **Corporation Yard (10 lots).** The proposed development site is a 22.46-acre parcel area at the PBC Corporation Yard site. The parcel area would be subdivided to provide 10 residential lots ranging in size from 0.38 acre to 0.60 acre, averaging 0.47 acre, and totaling 4.7 acres. The PBC offices and maintenance facilities to the south would remain in use. Maintenance activities would continue to occur, but would be relocated from the site to an area east of the offices. A landscaped berm would be installed along the south side of the residential development to provide a buffer from activity in the Corporation Yard. The Corporation Yard area would total 7.42 acres. The portion of the parcel along the northwestern edge adjacent to the HHNHA would remain open space and passive recreation (e.g., playing Frisbee, dog walking) would be allowed, but there would be no formal recreation structures. Open space for passive recreation would total 1.45 acres. Open space preserve area would total 6.96 acres. Trails are proposed along existing dirt roads to connect this residential subdivision to the trail system in the HHNHA.

### **Roadway Improvements**

The proposed project includes several roadway improvements to facilitate traffic flow. The improvements are described generally in this section:

- **SR 1/SR 68/17-Mile Drive Intersection Reconfiguration.** The elements of the improvements are:
  - Demolish existing raised median; pave and restripe at SR 68 within project limits; and construct an additional right-turn lane in the eastbound direction within the project limits by adding a lane on the south side. The additional eastbound right-turn lane would end at a mandatory right-turn lane to the Pebble Beach entrance, and a right-turn onto the SR 1 southbound on-ramp.
  - Widen the SR 1 southbound off-ramp to accommodate one exclusive right-turn lane, one through lane, and one left-turn lane.
  - Improve the southbound SR 1 on-ramp/Pebble Beach entrance by reconfiguring the intersections with SR 68, and forming a five-legged intersection to separate the Pebble Beach entrance from the SR 1 on-ramp entrance.
  - Modify the SR 1 southbound on-ramp.
  - Construct a retaining wall along the SR 1 southbound on-ramp.
  - Maintain and improve the access from the Pebble Beach entrance directly to the southbound SR 1 on-ramp. This on-ramp would be separate from the main on-ramp entrance at SR 68.
  - Modify signals at the SR 1/SR 68 intersection.

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

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

The applicant proposes to implement a portion of the PSR project, referred to as the "Phase 1B Interim Improvement." This project element (SR 1/SR 68/17-Mile Drive Intersection Reconfiguration) would be implemented through an encroachment permit to be obtained from Caltrans.

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

## Trail Improvements

There are approximately 31.5 miles of existing hiking and equestrian trails within the Del Monte Forest. The proposed project would add 2.4 miles of trails, for a total of 33.9 miles. The areas of new and relocated trails are described below:

- **Area F-2.** Because future residential development proposed for Area F-2 would remove 1,870 linear feet of existing trail, the project includes 1,890 linear feet of replacement trail to the east of the existing trail along the Poppy Hills Golf Course. The net increase is 20 linear feet.
- **Area I-2.** Because future residential development proposed for Area I-2 would remove of 3,400 linear feet of existing trail, the project includes 3,470 linear feet of replacement trail to the north of the existing trail along the Poppy Hills Golf Course. The net increase is 70 linear feet.
- **Area J.** Future residential development proposed for Area J requires relocation of existing trail so it is outside of the new lots. The net increase is 130 linear feet.
- **Area K.** Future residential development proposed for Area K requires relocation of existing trail so it is outside of the new lots. The net increase is 56 linear feet net increase in trail.
- **Area PQR.** Create 1.36 miles of new trails in the Pescadero planning area. Most of this would be along existing dirt and fire roads; however, .25 mile would be a new trail connection between fire road #20 and fire road #21.
- **Corporation Yard Area.** Create .15 miles of new trails on existing dirt fire roads and .25 miles of new connector trails to connect the proposed residential lot subdivision to the network of trails in the HHNHA and SFB Morse Botanical Preserve.
- **HHNHA.** Create .59 miles of new trails following the existing Haul Road.

Additionally, the project would include dedicating bicycle lanes along approximately 9.4 miles (4.7 miles in each direction) of existing roadway (17-Mile Drive - Spyglass Hill Road - Stevenson Drive - to the Peter Hay Golf Course and back to the Pacific Grove Gate).

## Infrastructure Improvements

Development sites would be served by existing and new water, sewer, and reclaimed water lines. New infrastructure lines would be installed as described below:

- **Water Lines.** On-site water line extensions would be installed at development sites to provide connections to existing water lines. Approximately 3,300 linear feet of new off-site water lines would be installed as described below. The linear feet indicated are estimates.
  - Area F-2. Install 230 feet of 8-inch-diameter water line and connect to a 12-inch water main in Lopez Road.
  - Area K. Install 2,500 linear feet of six-inch-diameter water line and connect to a six-inch water main in Stevenson Drive.

- Area L. Install 400 linear feet of 6-inch diameter water line and connect to an eight-inch water main in 17-Mile Drive.
- Area V. Install 100 linear feet of 8-inch diameter water line and connect to a 6-inch water main in Forest Lake Road.
- **Sewer Lines.** On-site sewer line extensions would be installed at development sites to provide connections to existing sewer lines. Approximately 6,300 linear feet of new off-site sewer lines would be installed as described below. The linear feet indicated are estimates.
  - Collins Residence. Install 530 linear feet of 10-inch diameter sewer line in Alva Lane.
  - Corporation Yard. Install 875 linear feet of 4-inch-diameter sewer line in Sunridge Road.
  - Area I-2. Install 1,340 linear feet of 8-inch-diameter sewer line in Viscaino Road and connect to an existing manhole in Viscaino road, and install 390 linear feet of 8-inch diameter sewer line in Viscaino Road and connect to an existing manhole at the intersection of Viscaino Road and Ronda Road.
  - Area J. Install 310 linear feet of 6-inch diameter sewer line in Spyglass Woods Drive.
  - Area K. Install 1,020 linear feet of 8-inch diameter sewer line in Stevenson Drive.
  - Area L. Install 40 linear feet of 6-inch diameter sewer line in Dune Road for.
  - Area M (Option 1 and 2). Install 1,000 linear feet of 8-inch diameter sewer line in Spyglass Hill Road.
  - Area U. Install 230 linear feet of 8-inch diameter sewer line in Drake Road for residential subdivision. Additionally, install 330 linear feet of six-inch diameter sewer line through the Area U subdivision utility easement to Drake Road for the proposed Equestrian Center reconstruction.
  - Fairway One Complex. Install 1,100 linear feet of 8-inch-diameter sewer line and connect to the existing 10-inch-diameter main located parallel to the 18th fairway on the Pebble Beach Golf Links.
- **Reclaimed Water Lines.** The applicant proposes to irrigate the new landscaping with water from the Carmel Area Wastewater District (CAWD)/Pebble Beach Community Services District (PBCSD) reclamation plant. On-site reclaimed water lines would be installed to carry reclaimed water to irrigation areas.
- **Storm Drains.** New off-site storm drains would be installed to serve proposed developments. Retention basins are planned at the proposed Residential Subdivisions in Areas F-2, I-2, J, K, L, U, V, Collins Residence, and Corporation Yard. Retention basins are also planned for the new employee parking in Area B at The Inn at Spanish Bay, for the new resort hotel in Area M Spyglass Hill, the reconstructed Equestrian Center, and the relocated driving range (from Area V to Collins Field).

## Preservation Areas

There are currently 685 acres of undeveloped open space that is formally preserved (either in fee title or easement) through the Del Monte Forest Foundation (DMFF) in the Del Monte Forest. The applicant proposes to formally dedicate or preserve an additional 627 acres of undeveloped areas, comprised of Monterey pine forest and other native habitat, through the DMFF in the Del Monte Forest. Additionally, the applicant proposes conservation easements for approximately 8 acres that comprise smaller buffer areas and setbacks around development sites. Preservation of these lands is proposed to be accomplished through amendments to the LCP to change land uses and densities, dedication of conservation easements to the DMFF, and management of the newly dedicated lands by PBC for the benefit of biological resources. For purposes of the proposed project, the 627 acres of dedication areas are considered the proposed "preservation areas". The preservation and conservation acreages are summarized below:

Preservation Area	Current LUP Designation	LUP Designation with LCP Amendment	New Dedication Area (acres)	New Conservation Easements (acres) <sup>1</sup>
Area B	MDR, OF	OF	19.45	0.29
Area C	MDR, OF	OF	29.05	0.83
Area F-1	MDR, OF	OF	9.77	0.47
Area F-3	MDR	OF	16.81	0.31
Area G	MDR, OF	OF	59.97	0.56
Area H	MDR, OF	OF	49.81	1.08
Area I-1	LDR, MDR, OF	OF	38.16	0.66
Area I-2	OF	OF	0.28	0
Area J-1	MDR	OF	3.19	0.05
Area J-2	MDR	OF	1.59	0.26
Area J-3	MDR	OF	0.8	0.16
Area K	MDR	OF	4.7	1.14
Area L	MDR	OF	8.51	0.74
Area M	MDR, OF, OR, OS	OS	34.12	0
Area N	LDR	OF	48.87	0
Area O	MDR, OF	OF	19.5	0.48
Area PQR	LDR, OF	OF	245.89	0
Area U	LDR	OF	16.69	0.75
Area V	MDR	OF	12.56	0.2
Corporation Yard Area	CGC	OF	6.96	0
<b>Total</b>			<b>626.68 (627)</b>	<b>7.98 (8)</b>

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).

<sup>1</sup> The "conservation easements" are for smaller buffer areas and setbacks around development, as opposed to the larger preservation areas. For purposes of the proposed project, the 627 acres of dedication areas are considered the "preservation areas".

In order to provide for integrated resource management of the proposed preservation areas, a Master Resource Management Plan (Master RMP) for implementing resource management has been developed by the County with technical assistance from ICF, and will be included in the Draft EIR. The Master RMP is considered part of the proposed project because it is a necessary component to managing the preservation areas for the benefit of biological resources. The Master RMP establishes a framework for the development of site-specific RMPs for each preservation area. The Master RMP also establishes a framework for development and approval of work plans for restoration activity, monitoring, and adaptive management of all dedicated areas. Through this framework, the habitat value of the dedicated lands can be preserved in perpetuity with an appropriate context of monitoring, funding, and oversight.

### **Project Construction**

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

**Grading.** To accommodate proposed development, grading would occur at some of the development sites. It is estimated that the project would result in up to approximately 247,000 cubic yards of cut material and up to approximately 211,000 cubic yards of fill material. Much of the fill material would be supplied from cut material either from the same or another project development site. Borrow sites for cut and fill material would be located on the former quarry site (Spyglass Pit) in Area M Spyglass Hill or in the Special Events Staging Area. Cut material that is not used for fill would be transported to the Marina Landfill. Truck routes for hauling cut and fill material would include SR 1 northbound via the SR 1 Gate, or SR 68 eastbound to SR 1 northbound via the SFB Morse Gate.

**Tree Removal.** Proposed development would result in the removal of up to approximately 6,700 trees<sup>3</sup>. Of the trees removed, approximately 45% are 12 inches in diameter or more and 85% are Monterey pine trees. All removed trees for Pebble Beach Company's resort, recreational, and infrastructure projects would be taken to the Corporation Yard wood processing facility. These trees would be processed for use as firewood or chipped for use in various on-site landscaping projects. Residential lot owners would be responsible for tree removal and disposal as part of their normal construction process, as separately reviewed and approved by the County for each lot.

**Duration.** Project construction is estimated to occur in four phases over ten years with Phase I beginning in September 2012 and Phase IV ending in August 2022.

**Construction Hours.** Construction activities would be limited to between the hours of 8 am and 6 pm, Monday through Saturday. There would be no construction on Sundays or national holidays.

**Construction Vehicle Access.** The applicant proposes to limit major construction truck activity to key collector roads in the forest. Construction truck access to The Lodge at Pebble Beach would be by the SR 1 Gate. Construction truck access for The Inn at

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<sup>3</sup> For the purpose of environmental review, this amount presumes a worst-case scenario of the total clearing of all 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.



Spanish Bay would be via the SFB Morse Gate. Internal construction truck traffic between improvement areas would generally use Congress Road, Lopez Road, and Forest Lake Road. The roadway improvements along Congress Road and at Lopez Road, as previously described, would be completed prior to the rest of the construction to facilitate construction access.

## **Monterey County Local Coastal Program Amendments**

### **Background**

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

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

### **Proposed Amendments**

The proposed project includes amendments to the Del Monte Forest LUP to amend, delete, and add text to policies of the LUP and to amend, delete, and add text to the regulations of the CIP, Part 5). The purpose of the LCP Amendments are as follows:

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

The key changes in the proposed LUP relative to the Pebble Beach Company Project are as follows:

- The proposed amendment to the Del Monte Forest LCP would reclassify the land use designations and zoning classifications at multiple locations. These changes facilitate the development and preservation of the project, which is referred to in the LCP Amendment as the Pebble Beach Company "Concept Plan."
- Project-specific development standards for the Concept Plan development areas related to policies concerning ESHA, wetlands, dunes, streams, and riparian corridors

are provided. Project-specific setback/buffer requirements, applicable to ESHA, wetlands, dunes, streams, and riparian corridors are provided.

- Residential lots in the Concept Plan shall not be further subdivided and shall be so restricted by deed restrictions and B-6 zoning upon their initial subdivision.
- Easements over all preservation areas shown on the Concept Plan shall be dedicated to the DMFF in perpetuity through Open Space Conservation easements.
- The resource constraint overlays for the Concept Plan development would be removed due to changes in circumstances from the time period in which the overlays were applied to the zoning and land use maps. The B-8 (building site) overlay was applied at a time in which water supply and sewer capacity was a constraint to development and when highway capacity and circulation solutions had not been agreed upon and adopted. PBC subsequently constructed a water reclamation facility and is currently in possession of a water entitlement. The wastewater collection and treatment system subsequently was expanded, resulting in adequate capacity for sewage. Traffic solutions, both inside Del Monte Forest and for adjacent portions of Highway 68 have been agreed upon and adopted.

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

- Chapter 1, Introduction. The introduction, background, and history would be revised and streamlined to delete material no longer relevant to the LCP and to update the description of the relationships between the LCP and the California Coastal Act.
- Chapter 2, Resource Management Element. This chapter would be revised and updated to current conditions. A major change is proposed to allow for exceptions to ESHA and other resource policies, but only for Concept Plan development areas. A major proposed change would require the identification and delineation of Environmentally Sensitive Habitat Areas (ESHAs) to be based on current physical conditions and current evaluation of sensitivity, whereas the existing LCP defines ESHA in terms of a defined list of habitats. Other changes include moving technical detail to the CIP concerning tree removal requirements and grading, the addition of new policies seeking to minimize shoreline armoring and bluff protection, and a number of other changes.
- Chapter 3, Land Use and Development Element. This chapter would be revised and updated to current conditions, and the Concept Plan would be added to the LUP. The most substantive change to this chapter is to add the Concept Plan as a specifically allowed development in the Del Monte Forest, including exceptions to certain ESHA and other requirements. Other key changes include amending the zoning code to limit parcels to only one accessory unit, to amend site coverage in the Pescadero watershed, to prohibit golf courses in residentially designated areas, and to prohibit development at the Sawmill Gulch quarry area. Key process changes include deletion of Table A (which showed allowable units by planning area) in favor of the Concept Plan and county zoning outside the Concept Plan areas, the addition of a reference to PBC's water entitlement as providing water supply, deletion of a reference to site-

- specific access requirements and the Del Monte Forest Open Space Management Plan (OSAC Plan) in the LUP (see discussion below), and other clarifications.
- Chapter 4. Land Use Support Elements. This chapter is proposed to be updated to reflect current circulation, water, and wastewater conditions, and to streamline policies. Key changes include language describing the status of water supply relative to PBC's water entitlement, existing wastewater treatment capacities, new policies requiring proof of adequate long-term sustainable water supply and wastewater treatment capacity for new development, deletion of a low priority for water and wastewater capacity for residential use, deletion of obsolete water allocation language and Table B, new policies concerning Carmel Bay water quality and new development, and other clarifications and modifications.
  - Chapter 5. Public Access. This chapter is proposed to be updated to reflect current status of access improvements and to clarify policies. One key change in this chapter is to eliminate the existing reference to site-specific access improvements (which have been completed), access recommendations, and design in favor of a new public access management plan (required as part of the Concept Plan). The new plan will establish the requirements for protection and maintenance of existing public access and the expansion of new public access (where appropriate). The new plan must be approved by the County and the Coastal Commission. The purpose of creating a new plan is that the prior plan is out of date, does not reflect all the access improvements installed in the last 20 years, and does not reflect the new access included in the Concept Plan.
  - Chapter 6. Implementation and Administration. This chapter was updated to reflect current practices in implementing the LCP. References to the OSAC Plan and site-specific shoreline public access design criteria were deleted (see discussion below).
  - Chapter 7. Del Monte Forest Open Space Management Plan. This chapter would be removed in favor of policies in the LUP that provide for forest protection and in favor of an implementation plan to be developed outside the LUP (making the LUP document more of a policy document and leaving technical detail to other documents). The existing OSAC Plan will be used as a key resource for development of a new forest management plan that will be prepared with the participation of the same interested groups (e.g., County, CCC, PBC, OSAC, DMFF, CNPS, etc.) that originally helped to develop the OSAC Plan.
  - Appendix A, List of Environmentally Sensitive Habitats. Appendix A is proposed to be deleted because the proposed change to ESHA identification and delineation would no longer be based on a specific list of habitats (see the discussion of proposed changes to Chapter 2).
  - Appendix B, Site-Specific Access Recommendations. As described in the discussion of proposed changes to Chapter 5, the existing site-specific access recommendations are proposed to be deleted because they have been completed and a new access plan will be developed to manage public access going forward.

The proposed LUP changes would facilitate the Pebble Beach Company Project Concept Plan. For changes to the LUP that are unrelated to the Concept Plan, these changes are not expected to

increase development potential in areas outside the Concept Plan in the Del Monte Forest or lessen protection of environmental resources, and are more likely to result in reduction of environmental impact overall compared to the policies in the existing LUP. The key changes in the proposed CIP are similar in intent and scale to those proposed for the LUP.

The tables below provide a more detailed summary of proposed changes to the LUP, and a summary of the County permits required for the proposed project.

**Summary of Key Changes to the DMF Land Use Plan**

Existing LUP Section	Proposed LUP Section/Policy	LUP Changes	Discussion
<b>Chapter 1. Introduction</b>			
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	Minor rewordings to Key Policies for Freshwater and Marine Resources, Forest Resources, scenic and Visual Resources, and Circulation, and Public Access.  Key Policy for Environmentally Sensitive Habitat Areas modified to allow for exceptions to ESHA policies where specifically and explicitly authorized by the LUP.	No change in level of development or environmental protection.  ESHA exemptions only apply to the PBC Concept Plan.
		Key Policy for Cultural Resources acknowledges that in certain cases impacts may be unavoidable.	Cleanup of prior practice which always recognized that unavoidable impacts may be possible.
		Key Policy for Land Use and Development changed to remove requirement to designate all ESHA as open space.	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 to ESHA separate from PBC Concept Plan Areas.
		Key Policy for Waste and Wastewater changed to add requirement for long-term sustainable public water supplies and wastewater treatment capacities.	Additional requirements strengthen resources protection by requiring long-term sustainable water and wastewater treatment capacity.
		Key Policy for Housing changed to acknowledge protection of affordable housing both with the Forest and in outlying areas.	No change of intent to apply the County's Housing Element within all of Monterey County.

Existing LUP Section	Proposed LUP Section/Policy	LUP Changes	Discussion
<b>Chapter 2. Resource Management Element</b>			
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.
Freshwater and Marine Resources	Freshwater and Marine Resources	Minor rewordings of Key Policy and policies without substantial change in intent.	Changes do not increase development potential or environmental protection requirements.
Policy Guidance Statement and Policies	Key Policy and Policies 1, 2, 4, 5, 6, 7		
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 central maritime chaparral as examples of ESHA in the DMF. 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 central 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.
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. 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.

<b>Existing LUP Section</b>	<b>Proposed LUP Section/Policy</b>	<b>LUP Changes</b>	<b>Discussion</b>
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 the DMF. 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 the DMF.
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.A9) 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.
<b>Chapter 3. Land Use and Development</b>			
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, 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 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.
Policy 84	Policy 84	New policy to require Pescadero watershed development site coverage limit to 9,000 square feet. Reduction of Area B setback from 200 feet to 100 feet.	No current site coverage limit in LUP. Intended to help control water quality in runoff to Carmel Bay. 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.
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.
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.
Policy 88	Policy 88	Added reference to PBC water entitlement as an exception to water priority.	Because PBC entitlement is recognized as related to prior reductions in use of potable water from the Carmel River, the addition of the entitlement to the policy does not result in a net increase in water use related to development.
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.

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. 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.
Land Use Designations	Land Use Designations	Deletion of residential use being allowed in VSC.	Reflects practice to date of prioritizing visitor-serving uses only in VSC areas. Does not increase development potential.
		Addition to OSR of driving ranges, clubhouses, trails and neighborhood parks.	Addition of recognized recreational uses reflects character of recreational use in DMF and is consistent with existing LUP language.
		Deletion of reference to OSAC Plan.	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, DMFF, PBCSD, CNPS, etc.).
		Deletion of reference to restoration of shoreline areas in the County Club Planning Area.	Restoration previously required has been completed.
		Use of fee for low-cost visitor-serving accommodations in the Coastal Zone (instead of in the DMF).	Part of the DMF Agreement between the CCC and PBC. No broader application beyond PBC Concept Plan.

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.
Not in existing LUP	Concept Plan Introduction	Introduces Concept Plan.	Reflects project to be analyzed in the DEIR.
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 to be analyzed in the DEIR.
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 to be analyzed in the DEIR.
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 to be analyzed in the DEIR.
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 to be analyzed in the DEIR.
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 to be analyzed in the DEIR. 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 to be analyzed in the DEIR.
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 to be analyzed in the DEIR.
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 the 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 shall 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 the DMF.	Reflects project to be analyzed in the DEIR.
<b>Chapter 4: Land Use Support Element</b>			
Introduction Planned Circulation Improvements Policy Guidance Statement Circulation Policies 96-108	Introduction Planned Circulation Improvements Key Policy Circulation Policies 97-110	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 resource protection in light of overall LCP requirements. See below for discussion of site-specific access recommendations.
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 sustainable public water supply and public wastewater treatment capacity.	No change in level of development potential. Resource protection enhanced by requirements for long-term sustainable public water supply and wastewater treatment capacity.
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. 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.

Existing LUP Section	Proposed LUP Section/Policy	LUP Changes	Discussion
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 Policies 116-119	Housing Intro Key Policy Policies 120-121	Introductory language updated and minor rewording of circulation policies. Deleted prior language allowing timeshares for new development.	No change in level of development potential or resource protection in light of overall LCP requirements.
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	Deleted	Deleted prior policy regarding compliance with County's Inclusionary Ordinance and Housing Element.	New development must still comply with the Inclusionary ordinance and Housing Element, so policy was superfluous.
<b>Chapter 5. Public Access Element</b>			
Introduction Policy Guidance Statement Policies 120, 124-144	Introduction Key Policy Policies 123, 125 - 146	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.



Existing LUP Section	Proposed LUP Section/Policy	LUP Changes	Discussion
Policy 120	Policy 122	Deletion of reference LUP access maps	LUP figures updated. Public and shoreline access information consolidated with recreational information on new LUP Figure 8 (Public Access and Recreational Facilities).
Policy 122	Policy 124	Deletion of reference to visual resources maps	LUP figures updated. Visual Resources are identified on new LUP Figure 3.
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.
<b>Chapter 6. Implementation</b>			
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.
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.

Existing LUP Section	Proposed LUP Section/Policy	LUP Changes	Discussion
<b>Chapter 7. Del Monte Forest Open Space Management Plan (OSAC) (Deleted)</b>			
Open Space Management Plan	Open Space Management Plan	OSAC Plan (Section 7) deleted from LUP.	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.
<b>Appendix A. List of Environmental Sensitive Habitats (Deleted)</b>			
Appendix A	Deleted	Deleted	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, DMFF, CNPS, etc.).
<b>Appendix B. Site-Specific Access Recommendations (Deleted)</b>			
Appendix B	Deleted	Access Recommendations 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.  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.

**Summary of County Permits Required for the 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 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 <sup>1</sup>	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 <sup>2</sup>	Yes <sup>2</sup>	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' of a known archaeological resource	Yes	Yes	NA	NA	NA	NA	NA	Yes	NA
Grading Permit	Yes	Yes	Yes	Yes	Yes	Yes	Yes	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 Reconfiguration	Intersection Improvements	Internal Intersection	Preservation
Tree Removal	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	NA

<sup>1</sup> Corporation Yard PC92-173

<sup>2</sup> Infrastructure

# DEL MONTE FOREST

Pacific Ocean

PACIFIC GROVE

MONTEREY

Forest Lake





Seal Rock Creek

Samuel Gulch

Pescadero Canyon

CARMEL-BY-THE-SEA

68


-  Residential Subdivisions
-  Structural Improvements
-  Preservation & Open Space
-  Interior Roadway/Intersection Improvements

**Exhibit B**


APPLICANT: PEBBLE BEACH CO

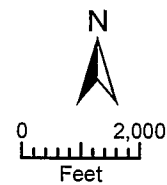
APN: 007-091-028-000M

FILE # PLN100138

 Water

 2500' Limit

 City Limits



PLANNER: SIDOR