

ATTACHMENT 1 to RESOLUTION NO. 12-149
COUNTY ENTITLEMENTS / PERMITS FOR
PEBBLE BEACH COMPANY / PLN100138

SUMMARY:

Combined Development Permits (CDPs) to allow the phased development and preservation of the remaining Pebble Beach Company properties located within the Del Monte Forest. The CDPs would consist of 12 vesting tentative maps for the subdivision of approximately 899.6 acres, resulting in the creation of 90 to 100 single-family residential lots, the renovation and expansion of visitor serving uses, and the preservation of 635 acres as forested open space. The CDPs include multiple Coastal Development Permits, Coastal Administrative Permits, and Design Approvals to allow: new structural development at four primary sites (The Lodge at Pebble Beach, The Inn at Spanish Bay, Spyglass Hill, and the Pebble Beach Equestrian Center); new and amended General Development Plans at five locations; lot line adjustments; structural and hardscape development, including associated grading; development within 100 feet of environmentally sensitive habitat; development on slope exceeding 30 percent; tree removal; and development within 750 feet of a known archaeological resource. Development includes 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 19,700 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 approximately 301 vehicles and other ancillary facilities, or an alternative option that 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 construction of associated infrastructure improvements; relocation of existing trail segments 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 of the main entrance/gate to the Pebble Beach/Del Monte Forest area at the Highway 1/Highway 68/17-Mile Drive intersection. Each area is described in detail below.

The properties are located throughout Pebble Beach (Assessor's Parcel Numbers 007-091-028-000, 007-091-033-000, 007-101-041-000, 007-991-001-000, 008-021-009-000, 008-022-024-000, 008-022-031-000, 008-022-032-000, 008-022-035-000, 008-031-014-000, 008-031-015-000, 008-031-019-000, 008-032-004-000, 008-032-005-000, 008-032-006-000, 008-034-001-000, 008-041-009-000, 008-163-001-000, 008-163-003-000, 008-163-005-000, 008-164-001-000, 008-165-001-000, 008-171-009-000, 008-171-022-000, 008-241-008-000, 008-242-007-000, 008-272-010-000, 008-272-011-000, 008-311-011-000, 008-312-002-000, 008-313-002-000, 008-313-003-000, 008-321-006-000, 008-321-007-000, 008-321-008-000, 008-321-009-000, 008-423-002-000, 008-423-019-000, 008-423-029-000, 008-423-030-000, 008-431-009-000, 008-561-020-000, and 008-991-001-000), Greater Monterey Peninsula Area Plan (Inland) and the Del Monte Forest Land Use Plan (Coastal Zone).

SUBDIVISIONS:

AREA F-2

Coastal Development Permit to allow a standard subdivision vesting tentative map to allow the division of a 19.50 acre parcel (Area F-2) into 16 residential parcels ranging in size from 1 acre to 1.49 acres, and one 1.79 acre roadway and utility parcel (Parcel A). The parcel is located north of Lopez Road, between the 10th, 14th, and 16th fairways of the Poppy Hills Golf Course (Assessor's Parcel Number 008-032-004-000), Gowen Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA I-2

Coastal Development Permit to allow a standard subdivision vesting tentative map to allow division of an 18.74 acre parcel (Area I-2) into 16 residential parcels ranging in size from 1 acre to 1.62 acres, one roadway parcel (Parcel A: 0.32 acre), and one open space parcel (Parcel B: 0.28 acre). The parcel is located north of the intersection of Viscaino and Ronda Roads, adjacent to the 4th fairway of the Poppy Hills Golf Course (Assessor's Parcel Number 008-031-014-000), Middle Fork Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA J

Coastal Development Permit to allow a standard subdivision vesting tentative map to allow division of a 9.38 acre area (Area J) into 5 residential lots ranging in size from 0.55 acres to 0.98 acres, plus 4 open space parcels totaling 5.58 acres (Parcel A: 0.96 acres; Parcel B: 0.63 acres; Parcel C: 0.80 acres; and Parcel D: 3.19 acres). The area is located east of the intersection of Stevenson Drive and Spyglass Woods Drive (Assessor's Parcel Numbers 008-561-020-000, 008-022-024-000, and 008-022-035-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA K (EAST)

Coastal Development Permit to allow a standard subdivision vesting tentative map to allow the merger and division of a 97.30 acre area (including the eastern portion of Area K) into 5 residential lots ranging in size from 0.44 acres to 0.73 acres, 3 roadway parcels totaling 0.77 acres (Parcel B: 0.12 acres; Parcel D: 0.13 acres; and Parcel F: 0.52 acres, and 4 open space parcels totaling 2.84 acres (Parcel A: 0.34 acres; Parcel C: 0.74 acres; Parcel E: 1.14 acres; and Parcel G: 0.62 acres), and 1 recreational parcel (Parcel H: 90.60 acres). The area is located east of Stevenson Drive, adjacent to the Spyglass Hills Golf Course (Assessor's Parcel Numbers 008-022-031-000 and 008-022-032-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA L & AREA K (WEST)

Coastal Development Permit to allow a standard subdivision vesting tentative map to allow division of a 58.57 acre parcel (including Area L and the western portion of Area K) into 13 residential lots ranging in size from 0.54 acres to 0.95 acres, 2 roadway parcels totaling 1.89 acres (Parcel D: 1.76 acres and Parcel E: 0.13 acres), 4 preservation parcels totaling 13.93 acres (Parcel A: 2.73 acres; Parcel B: 1.01 acres; Parcel C: 8.33, and Parcel F: 1.86 acres), and 1 recreational parcel (Parcel G: 33.73 acres). The parcel is located east of the intersection of 17-Mile Drive and Dune Road, between the Indian Village and Spyglass Hills Golf Course (Assessor's Parcel Number 008-021-009-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA M

(Option 1 – Hotel)

Coastal Development Permit to allow a minor subdivision tentative map to allow division of a 74.09 acre area (Area M) into 1 visitor-serving (resort hotel and spa) parcel (Lot 1: 15.78 acres), 1 preservation parcel (Parcel A: 34.12 acres), and one open space parcel (Parcel B: 24.19 acres). The area is located at the site of the former sand quarry northwest of the intersection of Stevenson Drive and Spyglass Hill Road (portion of Assessor's Parcel Number 008-272-011-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

(Option 2 – Residential)

Coastal Development Permit to allow a standard subdivision vesting tentative map to allow division of a 74.09 acre area (Area M) into 10 residential lots ranging in size from 0.90 acres to 1.15 acres, 1 roadway parcel (Parcel A: 2.22 acres), 3 open space parcels totaling 28.09 acres (Parcel B: 2.75 acres; Parcel C: 0.85 acres; and Parcel E: 24.19 acres), and 1 preservation parcel (Parcel D: 34.12 acres). The area is located at the site of the former sand quarry northwest of the intersection of Stevenson Drive and Spyglass Hill Road (portion of Assessor's Parcel Number 008-272-011-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA U / EQUESTRIAN CENTER / COLLINS FIELD

Coastal Development Permit to allow a standard subdivision vesting tentative map to allow division of a 64.77 acre area (Area U, Equestrian Center, and Collins Field) into 7 residential lots ranging in size from 0.71 acres to 0.83 acres, 1 pedestrian and utility parcel (Parcel E: 0.11 acres), 2 preservation parcels totaling 16.69 acres (Parcel A: 7.66 acres and Parcel B: 9.03 acres), 2 recreational parcels (Equestrian Center, Parcel C: 11.79 acres; and Driving Range, Parcel F: 16.48 acres), and 1 multi-use parcel (Special Events Staging Area, Parcel D: 14.22). This Coastal Development Permit would also allow a lot line adjustment to merge two properties commonly known as "Collins Field" or the "Polo Field" (12.9 acres and 15 Conditional Certificates of Compliance) and the "Beetle Farm" (2.5 acres and 4 Conditional Certificates of Compliance), plus an area at the intersection of Portola Road and Stevenson Drive, resulting in Parcel F of 16.48 acres. The properties are generally located in the area between Drake Road, Sombria Lane, Portola Road, Ondulado Road, and Stevenson Drive (Assessor's Parcel Numbers 008-313-002-000, 008-313-003-000, 008-321-006-000, and 008-321-007-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA V

Coastal Development Permit to allow a standard subdivision vesting tentative map to allow division of a 23.06 acre area (Area V) into 14 residential lots ranging in size from 0.47 acres to 0.50 acres, 1 roadway parcel (Parcel D: 0.77 acres), 2 open space parcels totaling 2.91 acres (Parcel A: 0.48 acres and Parcel B: 2.43 acres), and 1 preservation parcel (Parcel C: 12.56 acres). The parcel is located at the site of the existing Pebble Beach Golf Links Driving Range, east of Stevenson Drive and west of Forest Lake Road (Assessor's Parcel Number 008-312-002-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

COLLINS RESIDENCE

Coastal Development Permit to allow a standard subdivision vesting tentative map to subdivide a 3.85 acre area (commonly known as the “Collins Residence” parcels) into 4 residential parcels (Lot 1: 0.75 acres; Lot 2: 0.91 acres; Lot 3: 0.91 acres; and Lot 4: 0.77 acres) and 2 roadway parcels (Parcel A: 0.36 acres and Parcel B: 0.15 acres). The parcels are located east of Alva Lane between Portola Road and Ondulado Road (Assessor’s Parcel Numbers 008-321-008-000 and 008-321-009-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

CORPORATION YARD & HUCKLEBERRY HILL NATURAL HABITAT AREA (including AREA G)

Coastal Development Permit to allow a standard subdivision vesting tentative map to allow division of a 472.12 acre parcel (Huckleberry Hill Natural Habitat Area, Area G, and Pebble Beach Company Corporation Yard) into 10 residential lots ranging in size from 0.38 acres to 0.60 acres, 2 roadway and utility parcels totaling 9.66 acres (Parcel C: 1.93 acres and Parcel I: 7.73 acres), 1 corporation yard parcel (Parcel D: 7.42 acres), 1 open space parcel (Parcel B: 1.45 acres), 3 preservation parcels totaling 437.55 acres (Parcel A: 6.96 acres; Parcel E: 23.56 acres; and Parcel H: 405.23 acres), and 2 residential parcels (Parcel F: 9.19 acres and Parcel G: 3.95 acres). The ten residential lots may be re-configured to include from 18 to 22 Inclusionary Units, subject to a subsequent Design Approval process. The area is located adjacent to the site of the existing Pebble Beach Company Corporation Yard, north of Sunridge Road (Assessor’s Parcel Number 008-041-009-000), Huckleberry Hill and Country Club Planning Areas.

THE INN AT SPANISH BAY & THE LINKS AT SPANISH BAY

Coastal Development Permit to allow a Lot Line Adjustment of 1.54 acres between two legal lots of record consisting of Assessor’s Parcel Number 007-091-033-000, adjusting 200 acres to 198.46 acres (Parcel 1) and Assessor’s Parcel Number 007-091-028-000, 21.17 acres to 22.71 acres (Parcel 2). The properties are located at The Inn at Spanish Bay and The Golf Links at Spanish Bay, 17-Mile Drive and Congress Road (portions of Assessor’s Parcel Numbers 007-091-028-000 and 007-091-033-000), Spanish Bay Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREAS B & C

Coastal Development Permit to allow a minor subdivision tentative map to subdivide a 58.22 acre area (Areas B and C) into a parcel for a proposed parking facility (Lot 1: 4.87 acres), two preservation parcels totaling 48.50 acres (Parcel A: 19.45 acres and Parcel B: 29.05 acres), and a road and utility parcel (Parcel C: 4.85 acres). The area is located near The Inn at Spanish Bay at the intersection of 17-Mile Drive and Congress Road (Assessor’s Parcel Number 007-101-041-000), Spanish Bay Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

THE LODGE AT PEBBLE BEACH (FAIRWAY ONE)

Coastal Development Permit to allow a lot line adjustment to merge two legal lots of record (Lot 1: 0.82 acres; and Lot 2: 1.36 acres) and a remainder parcel (0.04 acres), resulting in a parcel of 2.22 acres. The properties are located at and near The Lodge at Pebble Beach, adjacent to 17-Mile Drive (Assessor’s Parcel Numbers 008-423-002-000, 008-423-019-000, and 008-423-029-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

COMBINED DEVELOPMENT PERMITS:

AREA F-2

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the removal of approximately 7.11 acres of Monterey pine forest; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA - Monterey pine forest habitat); 3) a Coastal Development Permit to allow the demolition of approximately 24,750 square feet of existing pavement and the construction of road (approximately 40,700 square feet), trail, and infrastructure improvements (i.e.; on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 1,500 cubic yards of cut and 1,500 cubic yards of fill). The parcel is located north of Lopez Road, between the 10th, 14th, and 16th fairways of the Poppy Hills Golf Course (Assessor's Parcel Number 008-032-004-000), Gowen Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA I-2

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the removal of approximately 5.74 acres of Monterey pine forest; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA - Monterey pine forest habitat); 3) a Coastal Development Permit to allow approximately 5,890 square feet of development on slope exceeding 30 percent; 4) a Coastal Development Permit to allow the construction of road (approximately 8,100 square feet), trail, and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 100 cubic yards of cut and 100 cubic yards of fill). The parcel is located north of the intersection of Viscaino and Ronda Roads, adjacent to the 4th fairway of the Poppy Hills Golf Course (Assessor's Parcel Number 008-031-014-000), Middle Fork Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA J

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the removal of approximately 1.81 acres of Monterey pine forest; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA - Monterey pine forest habitat); 3) a Coastal Development Permit to allow the construction of road (approximately 2,200 square feet), trail, and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 100 cubic yards of cut and 100 cubic yards of fill). The area is located east of the intersection of Stevenson Drive and Spyglass Woods Drive (Assessor's Parcel Numbers 008-561-020-000, 008-022-024-000, and 008-022-035-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA K

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the removal of approximately 3.18 acres of Monterey pine forest; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA - Monterey pine forest habitat); 3) a Coastal Development Permit to allow the construction of road (approximately 11,100 square feet), trail, and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 300 cubic yards of cut and 300 cubic yards of fill). The area is located along both sides of Stevenson Drive, adjacent to the Spyglass Hills Golf Course (portions of Assessor's Parcel Numbers 008-
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021-009-000 and 008-022-031-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA L

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the removal of approximately 4.48 acres of Monterey pine forest; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA - Monterey pine forest and dune habitats); 3) a Coastal Development Permit to allow approximately 400 square feet of development on slope exceeding 30 percent; 4) a Coastal Development Permit to allow the construction of road (approximately 27,000 square feet), trail, and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 1,600 cubic yards of cut and 1,600 cubic yards of fill). The area is located east of the intersection of 17-Mile Drive and Dune Road, between the Indian Village and Spyglass Hills Golf Course (portion of Assessor's Parcel Number 008-021-009-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA M

(Option 1 – Hotel)

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow a General Development Plan for the proposed resort hotel and spa; 2) a Coastal Development Permit and Design Approval to allow the construction of an approximately 124,000 square foot 100 guest unit hotel, including 11 single-story guest buildings (totaling approximately 79,400 square feet), an approximately 44,050 square foot two-story main hotel building (including lobby and reception, meeting and retail space, restaurant and lounge, storage and ancillary facilities, and administrative offices), an approximately 104,000 square foot three-level parking facility, and approximately 157,800 square feet of hardscape (i.e.; motor court, terraces, pathways, and pool); 3) a Coastal Development Permit and Design Approval to allow the construction of an approximately 19,700 square foot spa and fitness facility (including salon, retail, and office space), an approximately 13,500 square foot sub-surface parking facility, and a surface parking lot; 4) a Coastal Development Permit to allow the removal of approximately 5.0 acres of Monterey pine forest; 5) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (ESHA – Monterey pine forest and dune habitats); 6) a Coastal Development Permit to allow approximately 142,000 square feet of development on slope exceeding 30 percent, including the construction of approximately 1,825 linear feet of retaining walls ranging in height from 2 to 10 feet; 7) a Coastal Development Permit to allow the construction of trail and infrastructure improvements (i.e. on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 99,800 cubic yards of cut, 51,500 cubic yards of fill, and net export of 48,300 cubic yards). The area is located at the site of the former sand quarry, northwest of the intersection of Stevenson Drive and Spyglass Hill Road (portion of Assessor's Parcel Number 008-272-011-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA M

(Option 2 – Residential)

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the removal of approximately 2.43 acres of Monterey pine forest; 2) a Coastal

Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA – Monterey pine forest and dune habitats); 3) a Coastal Development Permit to allow approximately 99,000 square feet of development on slope exceeding 30 percent; 4) a Coastal Development Permit to allow the construction of road (approximately 58,500 square feet), trail, and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 48,500 cubic yards of cut, 38,700 cubic yards of fill, and net export of 9,800 cubic yards). The area is located at the site of the former sand quarry northwest of the intersection of Stevenson Drive and Spyglass Hill Road (portion of Assessor's Parcel Number 008-272-011-000), Spyglass Cypress Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA U

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the removal of approximately 2.45 acres of Monterey pine forest; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA – Monterey pine forest habitat); 3) a Coastal Development Permit to allow the construction of trail and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 6,000 cubic yards of fill/net import). The area is located north of Portola Road, between Stevenson Drive, Drake Road, and Sombria Lane (Assessor's Parcel Numbers 008-313-002-000 and 008-313-003-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

EQUESTRIAN CENTER AND SPECIAL EVENTS STAGING AREA

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow a General Development Plan for the Equestrian Center and Special Events Staging Area; 2) a Coastal Development Permit to allow the removal of approximately 3.18 acres of Monterey pine forest; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA – Monterey pine forest habitat); 4) a Coastal Development Permit and Design Approval to allow the demolition of approximately 54,300 square feet of equestrian, residential, and accessory structures, and the construction of approximately 81,500 square feet of equestrian, accessory, and residential structures (including a 47,040 square foot covered arena, an 1,825 square foot vehicle storage garage, a 3,680 square foot hay barn, 2 single-story 1,325 square foot dwelling units with attached covered carports totaling 2,650 square feet (staff residences), a 2,100 square foot rider's lounge, a 1,635 square foot office, 2 pipe stall structures totaling 4,565 square feet, 6 box/day stall structures and tack room totaling 14,810 square feet, 2,560 square feet of pens, a 600 square foot manure storage area, and turnouts and training rings), and approximately 3,000 linear feet of wood fence and entrance wall; 5) a Coastal Development Permit to allow the construction of interior roadway/walkway and surface parking (approximately 79,950 square feet), trail, and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 14,500 cubic yards of cut, 7,200 cubic yards of fill, and net export of 7,300 cubic yards). The area is located north of Portola Road, between Stevenson Drive, Drake Road, and Sombria Lane (Assessor's Parcel Numbers 008-313-002-000 and 008-313-003-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

COLLINS FIELD (RELOCATED PEBBLE BEACH DRIVING RANGE)

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow a General Development Plan for the Pebble Beach Driving Range; 2) a Coastal Development Permit and Design Approval to allow the construction of a relocated Pebble Beach Golf Links Driving Range and ancillary facilities (including a 3,600 square foot single-story golf academy and kiosk structure, 13,300 square foot surface parking lot, chipping and putting greens; tee boxes; approximately 18,030 square feet of cart paths and walkways, and an approximately 160,000 square foot driving range; 3) a Coastal Development Permit to allow the removal of approximately 0.61 acres of Monterey pine forest; 4) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA – Pacific Grove Clover) (the project includes Draft EIR Alternative 3 – avoidance of Pacific Grove clover at the Collins Field site; 5) a Coastal Development Permit to allow development on approximately 760 square feet of slope exceeding 30 percent; and grading (approximately 36,500 cubic yards of cut, 27,800 cubic yards of fill, and net export of 8,700 cubic yards). The properties are located between Portola Road, Ondulado Road, and Stevenson Drive (Assessor’s Parcel Numbers 008-321-006-000 and 008-321-007-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA V

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the removal of approximately 1.19 acres of Monterey pine forest; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat area (ESHA – Yadon’s piperia); 3) a Coastal Development Permit to allow approximately 500 square feet of development on slope exceeding 30 percent; 4) a Coastal Development Permit to allow the construction of road (approximately 20,800 square feet), trail, and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 800 cubic yards of cut, 16,500 cubic yards of fill, and net import of 15,700 cubic yards). The area is located at the site of the existing Pebble Beach Golf Links Driving Range, east of Stevenson Drive and west of Forest Lake Road (portion of Assessor’s Parcel Number 008-312-002-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

COLLINS RESIDENCE

Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of approximately 8,030 square feet of habitable and accessory structures and approximately 8,300 square feet of hardscape; 2) a Coastal Development Permit to allow the removal of approximately 27 trees (2 Monterey pine and 25 oak); 3) a Coastal Development Permit to allow the construction of road (approximately 8,350 square feet), trail, and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 7,800 cubic yards of fill/net import). The area is located east of Alva Lane between Portola Road and Ondulado Road (Assessor’s Parcel Numbers 008-321-008-000 and 008-321-009-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

CORPORATION YARD & HUCKLEBERRY HILL NATURAL HABITAT AREA (including AREA G)

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the removal of approximately 9 trees (8 Monterey pine and 1 oak); 2) a Coastal Development Permit

to allow development within 100 feet of environmentally sensitive habitat area (ESHA – Monterey pine forest habitat); 3) a Coastal Development Permit to allow approximately 24,300 square feet of development on slope exceeding 30 percent; 4) a Coastal Development Permit to allow the construction of 18 to 22 Inclusionary Units, per the site plan submitted for the Final EIR and subject to a subsequent Design Approval process; 5) a Coastal Development Permit to allow the construction of road (approximately 41,200 square feet), trail, and infrastructure improvements (i.e., on-site and off-site utility, sewer, water, and storm-drain improvements); and grading (approximately 58,000 cubic yards of cut, 75,000 cubic yards of fill, and net import of 17,000 cubic yards). The area is located adjacent to the site of the existing Pebble Beach Company Corporation Yard, north of Sunridge Road (Assessor's Parcel Number 008-041-009-000), Huckleberry Hill and Country Club Planning Areas, Greater Monterey Peninsula Area Plan, Del Monte Forest Land Use Plan, Coastal Zone.

THE INN AT SPANISH BAY AND THE LINKS AT SPANISH BAY

Combined Development Permit consisting of: 1) an Amendment to the General Development Plan for The Inn at Spanish Bay (PC5041); 2) a Coastal Development Permit and Design Approval (to match existing) to allow the construction of approximately 8,815 square feet of one-story and two-story conference center expansion improvements (approximately 4,660 square feet of meeting rooms, and approximately 4,155 square feet of ballroom and pre-function gallery area, plus an approximately 1,575 square foot balcony); 3) a Coastal Development Permit and Design Approval (to match existing) to allow the construction of five two-story 6,400 square feet guest buildings (approximately 32,000 square feet) and a 5,700 square foot hospitality building with adjacent motor court, patio areas and fire-pits, including grading (approximately 2,400 cubic yards of cut and 2,400 cubic yards of fill), and the removal of approximately 15,900 square feet of hardscape and replacement/realignment of approximately 34,000 square feet of hardscape (i.e.; motor court, cart and pedestrian pathways); 4) a Coastal Development Permit to allow the removal of approximately 3.20 acres of Monterey pine forest; 5) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 6) a Coastal Development Permit to allow approximately 3,600 square feet of development on slope exceeding 30 percent; and 7) a Coastal Development Permit to allow the construction of infrastructure improvements (i.e.; on-site and off-site utility, sewer, water, and storm-drain improvements). The properties are located at The Inn at Spanish Bay and The Golf Links at Spanish Bay, 17-Mile Drive and Congress Road (Assessor's Parcel Numbers 007-091-028-000 and a portion of 007-091-033-000), Spanish Bay Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

AREA B

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the construction of an approximately 115,000 square foot surface parking lot (in Area B near the intersection of 17 Mile Drive and Congress Road), including grading (approximately 7,300 cubic yards of cut and 7,300 cubic yards of fill), and a detention basin; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (Monterey pine forest habitat); 3) a Coastal Development Permit to allow the removal of approximately 2.81 acres of Monterey pine forest; 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) a Coastal Development Permit to allow approximately 950 square feet of development on slope exceeding 30 percent; 6) a Coastal Development Permit to allow the construction of trail and infrastructure improvements (i.e.; on-site and off-site utility and storm-drain improvements). The property is located near The Inn at

Spanish Bay and The Golf Links at Spanish Bay, at the intersection of 17-Mile Drive and Congress Road (portion of Assessor's Parcel Number 007-101-041-000), Spanish Bay Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

THE LODGE AT PEBBLE BEACH

Combined Development Permit consisting of: 1) an Amendment to the General Development Plan for The Lodge at Pebble Beach (PC4054); 2) a Coastal Development Permit and Design Approval to allow the construction of accessibility, circulation, and parking improvements (including a two-story, 83,700 square foot parking facility and a reconfigured surface-level parking area, and two roundabouts), and grading (approximately 9,000 cubic yards of cut, 600 cubic yards of fill, and net export of 8,400 cubic yards); 3) a Coastal Administrative Permit and Design Approval (to match existing) to allow the construction of approximately 14,300 square feet of conference center and meeting facility improvements (The Lodge); 4) a Coastal Administrative Permit to allow the demolition of two single family dwellings totaling approximately 15,300 square feet, approximately 1,200 linear feet of retaining walls, and approximately 24,335 square feet of hardscape; 5) a Coastal Development Permit and Design Approval to allow the construction of four one-story and three two-story guestroom buildings (totaling approximately 28,960 square feet), a two-story 4,770 square foot hospitality building, including the construction of approximately 1,825 linear feet of retaining walls ranging in height from 2 to 10 feet, approximately 29,500 square feet of parking, pathway, and patio hardscape, and grading (approximately 4,600 cubic yards of cut, 4,300 cubic yards of fill, and net export of 300 cubic yards); 6) a Coastal Development Permit and Design Approval (to match existing) to allow the construction of an approximately 25,000 square foot three-story visitor-serving building (Colton Building: including an 11,700 square foot sub-surface 31 space parking facility, 13,300 square feet of guestrooms, plus approximately 2,300 square feet of balcony and deck area), and grading (approximately 5,500 cubic yards of cut and net export); 7) a Coastal Administrative Permit to allow the demolition of approximately 15,200 square feet of hardscape; 8) a Coastal Development Permit to allow the removal of approximately 127 trees (19 Monterey pine, 102 oak, and 6 Monterey cypress); and 9) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The properties are located at and near The Lodge at Pebble Beach, adjacent to 17-Mile Drive (Assessor's Parcel Numbers 008-423-002-000, 008-423-019-000, 008-423-029-000, 008-423-030-000, and 008-431-009-000), Pebble Beach Planning Area, Del Monte Forest Land Use Plan, Coastal Zone.

ROADWAY IMPROVEMENTS

Combined Development Permit consisting of: 1) a Coastal Development Permit and Design Approval to allow the construction of internal roadway, circulation, and drainage improvements at five intersections (Congress Road and 17-Mile Drive, Congress Road and Lopez Road, Sunridge Road and Lopez Road, Portola Road and Stevenson Drive, and the reconfiguration/reconstruction of the Highway 1/Highway 68/17-Mile Drive intersection and entrance to the Del Monte Forest), including the construction of approximately 630 linear feet of 8-foot retaining wall; 2) a Coastal Administrative Permit to allow the demolition of approximately 48,000 square feet of hardscape; 3) a Coastal Development Permit to allow approximately 39,500 square feet of development on slope greater than 30 percent; 4) a Coastal Development Permit to allow the removal of 96 trees (95 Monterey pine and 1 oak); 5) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (ESHA – Monterey pine forest habitat); 6) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and grading (approximately 4,800 cubic

yards of cut, 800 cubic yards of fill, and net export of 4,000 cubic yards). The intersections are located in the Spanish Bay, Gowen Cypress, Huckleberry Hill, and Pescadero Planning Areas (portions of Assessor's Parcel Numbers 007-991-001-000, 008-165-001-000, and 008-991-001-000), Del Monte Forest Land Use Plan, Coastal Zone.

OPEN SPACE AND PRESERVATION / CONSERVATION AREAS

The project includes the granting by the Applicant of scenic and conservation easements and initiation of ongoing resource management activities on approximately 635 acres within the following areas:

Areas B & C: Two preservation parcels of 19.45 and 29.05 acres, totaling 48.50 acres, and two easements totaling 1.12 acres (portion of Assessor's Parcel Number 007-101-041);

Area F (Areas F-1 & F-3): Two preservation parcels of 9.77 and 16.81, totaling 26.58 acres, and two conservation easements totaling 0.78 acres; (Assessor's Parcel Numbers 008-032-005-000 and 008-032-006-000);

Area G: One preservation parcel of 59.97 acres and one conservation easement of 0.56 acres (portion Assessor's Parcel Number 008-041-009-000);

Area H: Two preservation parcels of 25.49 and 24.08 acres, totaling 49.57 acres, and one conservation easement of 1.08 acres (Assessor's Parcel Numbers 008-031-015 and 008-034-001);

Area I (Areas I-1 & I-2): One preservation parcel of 38.16 acres and one open space parcel of 0.28 acres (Assessor's Parcel Numbers 008-031-014-000 and 008-031-019-000);

Area J (Areas J-1, J-2 & J-3): Four open space parcels of 0.96 acres, 0.63 acres, 0.80 acres, and 3.19 acres, totaling 5.58 acres, and conservations easements totaling 0.47 acres (Assessor's Parcels Numbers 008-022-024, 008-561-020-000, and 008-022-035-000);

Area K: Five open space parcels of 0.34 acres, 0.74 acres, 1.14 acres, 0.62 acres, and 1.86 acres, totaling 4.70 acres, and conservation easements totaling 1.14 acres (portions of Assessor's Parcel Numbers 008-021-009-000 and 008-022-031-000);

Area L: Three preservation parcels of 8.33 acres, 1.01 acres, and 2.73 acres, totaling 12.07 acres (only 8.51 acres of new preservation area) and one conservation easement of 0.74 acres (portion of Assessor's Parcel Number 008-021-009-000);

Area M: One preservation parcel of 34.12 acres (portion of Assessor's Parcel Number 008-272-011-000);

Area N: One preservation area of 48.87 acres (portions of Assessor's Parcel Numbers 008-272-010-000 and 008-272-011-000, and Assessor's Parcel Numbers 008-241-008-000 and 008-311-011-000);

Area O: One preservation parcel of 19.5 acres and one conservation easement of 0.48 acres (Assessor's Parcel Number 008-242-007-000);

Areas P, Q, & R: Preservation areas of 245.89 acres (Assessor's Parcel Numbers 008-163-001-000, 008-163-003-000, 008-163-005-000, 008-164-001-000, 008-171-009-000, and 008-171-022-000);

Area U: Two preservation parcels of 7.66 acres and 9.03 acres, totaling 16.69 acres, and one conservation easement of 0.75 acres (Assessor's Parcel Number 008-313-002-000);

Area V: One preservation parcel of 12.56 acres, and one conservation easement of 0.2 acres (Assessor's Parcel Number 008-312-002-000); and

Corporation Yard: One preservation parcel of 6.96 acres (portion of Assessor's Parcel Number 008-041-009-000).