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COMMERCIAL REAL ESTATE

368 ACRE LAND PARCEL WITH SCOUT CAMP FOR SALE

41352 Palo Colorado Rd. | Carmel, CA 93923

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COMMERCIAL REAL ESTATE



EXECUTIVE SUMMARY

41352 PALO COLORADO RD.
CARMEL, CA 93923

\$1,800,000



LOT SIZE

±368 ACRES
(± 16,030,080 SF)



ZONING
PQP/WSC

Mahoney & Associates is proud to present to the open market for the first time ever, Camp Pico Blanco. This spectacular and pristine property is located east of Highway 1 in Monterey County, California. Operated by the Silicon Valley Monterey Bay Council, Boy Scouts of America (SVMBC), the site is northeast of Big Sur and southeast of Carmel Highlands. Camp Pico Blanco is surrounded by the Los Padres National Forest, The Ventana Wilderness and undeveloped, private land owned by Graniterock. Originally, the land was donated to the Boy Scouts in 1948 by William Randolph Hearst and the camp opened in 1955.

PROPERTY DETAILS

APN	418-121-022
Address	41352 Palo Colorado Rd., Carmel, CA 93923
Zoning	PQP-Public/Quasi-Public; WSC- Watershed and Scenic Conservation
# of Buildings	20 Buildings (±22,525 SF total)
Primary Frontage Road	Palo Colorado Rd.
Shape	Irregular
Topography	Varied form Level to Steep
Flood Map Panel No.	06053C0710G
Flood Zone	Zone X
Adjacent Land Uses	Forest
Utilites	None, Water: Natural Springs

The Camp Pico Blanco Scout Reservation is comprised of ±368 acres of ecologically diverse and sensitive habitat containing a number of unique animal and plant species. The camp is located at ±800 feet above sea level on the North Fork of the Little Sur River south of Carmel. The property contains camping related structures including a dining hall, camp sites and a seasonally permitted flashboard dam. Donated to the Council by William Randolph Hearst in 1948, the property has served as a summer camp for multiple generations of Scouts from the Monterey Peninsula and across the state and nation. The Silicon Valley Monterey Bay Council have been excellent stewards of the land, maintaining strict low impact forest and Boy Scout ecological and cultural practices, and have implemented conservation plans intended to preserve what are in some cases rare plant species. In addition, they have regularly maintained and upgraded the existing facilities through the years, adding elements that would provide more updated, varied, inclusive and vibrant programs for scouting activities and to better understand, appreciate and nurture these special surroundings. Scouters who are now adults have many endearing and fond memories of time spent in camp amongst the redwoods and the ever popular waterfront area, and in the evenings retreating to the campfire bowl for a lively program under the stars, framed by those same towering trees.

LAND USE

Land uses within the immediate vicinity primarily are primarily rural in nature, and unimproved. Most of the land along the coast is either privately owned or has been donated to the state park system, or other conservation entities, while the vast Los Padres National Forest, the Ventana Wilderness, and Fort Hunter Liggett Military Reservation encompass a good deal of the inland areas. There are a few small clusters of commercial uses located along Highway 1 including campgrounds, Inns, restaurants, and gas stations. The Big Sur coastline is steep due to erosion and its beaches are mainly rocky, though there are some sandy beach areas. Highway 1 runs parallel with the coastline and is a popular drive for tourists to enjoy the scenic views. There are several turn-offs along Highway 1, which allow motorists to stop and take photographs of the Pacific Ocean. Big Sur's vast natural terrain, spectacular ocean views, and recreational amenities make it attractive for both local and regional tourists. It has been reported that 4 million tourists visit Big Sur each year.

TOPOGRAPHY

The site is a mix of rolling, moderately steep to very steep terrain and there are a modest amount of level spots over the entire ± 368-acre property, primarily within the center of camp and along the river. Hiking trails are interspersed throughout the property. Existing campsites are mostly located in close proximity to the river.

EXISTING ENVIRONMENTAL CONSIDERATIONS

Camp operations have been carried out in conjunction with the cooperation of several agencies. Environmental permits that have been required to operate the scout camp address endangered species, old growth redwoods, and streambed alterations include, but may not be limited to the below. Buyers are encouraged to review these requirements/permits, and to understand the incumbent responsibilities of the owners of this land.

1. Streambed Alteration Agreement with CA Dept. of Fish & Wildlife re operations of dam and fish ladder effective 6-5-2015.
2. Agreement to Extend Streambed Alteration Agreement to 6-5-2025.
3. Monterey County Planning & Bldg. Dept. Notice Restricting Future Development recorded 6-2-2003.
4. Coastal Development Permit issued 9-11-2005. County road to camp closed indefinitely due to soil erosion (mudslides) following forest fire. Use limitation provisions imposed by Monterey County, State of California Dept. of Fish & Wildlife. Use also subject to jurisdiction and approval of California Coastal Commission and situated in Los Padres National Forest lands.

PERSONAL PROPERTY

Any items of personal property currently on site are not included within the sale, but may be available per separate agreement.

ADJACENT PARCELS

There are two (2) adjacent parcels of land also owned by SVMBC, specifically Assessor Parcel Numbers 418-181-021 consisting of 90 total acres, & 418-021-056, consisting of 260 acres. Both parcels are being additionally offered for sale for a total price of \$1,600,000. The parcels are contiguous to the main camp parcel, however they are forested and contain no improvements.

CAMP IMPROVEMENTS

The camp is improved with approximately 20 buildings totaling ±22,525 square feet. They include a ±7,330 SF dining hall and kitchen, admin office, rangers residence, health lodge, nature lodge, church, rifle, archery, and shotgun ranges, an open air campfire bowl with seating, numerous campsites, a trading post, a waterfront building, several bridges, a seasonal dam with a fish ladder, and numerous freestanding bathrooms. Approximate sizes of these improvements are detailed below:

Building	Square Feet
Campsite 3/4/5 Shower	±371 SF
Campsite 1/2 Shower	±390 SF
Campsite 10/11 Shower	± 390 SF
Nature Lodge	±330 SF
Handicraft	±320 SF
Chapel	±580 SF
Trading Post & QM	±1,220 SF
Boat House	±858 SF
Health Lodge	±1,240 SF
Admin Office	±758 SF
Hayward Lodge Dining Hall	±7,330 SF
Kitchen	±1,860 SF
Archer Range Shelter	±100 SF
Rifle Range Shelter	±840 SF
Campfire Bowl	Open Air
Staff Showers	±1,000 SF
Generator Shelter	±384 SF
Visitor Restroom	±360 SF
Ranger's Residence	±936 SF
Garage	±300 SF
Warehouse	±2,458 SF
Storage Shelter	±500 SF
Total	±22,525 SF

ZONING

Current Zoning: PQP-Public/Quasi-Public; WSC-Watershed and Scenic Conservation

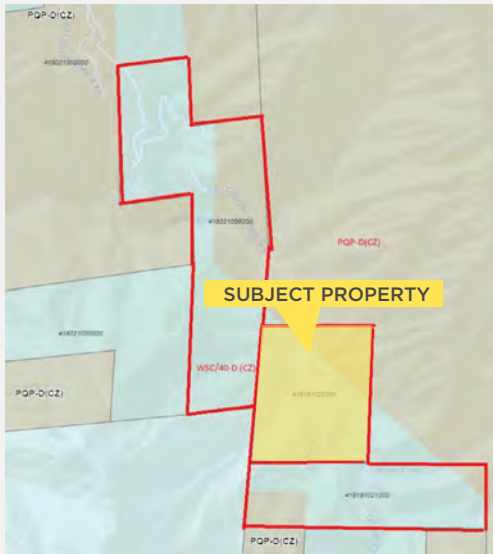
Legally Conforming: Yes

Uses Permitted:

PQP: Allow in designated areas public/quasi public uses such as schools, parks, regional parks, recreation areas, and uses which serve the public at large.

WSC: The purpose of this chapter is to provide a district to allow development in the more remote or mountainous areas in the Coastal Zone while protecting the significant and substantial resources of those areas. Of specific concern are the highly sensitive resources inherent in such areas such as viewshed, watershed, plant and wildlife habitat, streams and riparian corridors. The purpose of this chapter is to be carried out by allowing only such development that can be achieved without adverse effect and which will be subordinate to the resources of the particular site and area.

Zoning Map:



ACCESS

California's historic Route 1 is the main access to the location. Highway 1 runs along the California's rugged coast in a north-south manner, providing access to the San Francisco bay area to the north and greater Los Angeles region to the south.

Palo Colorado Road is located approximately 15 miles south of Carmel, Ca. It is a 2 lane asphalt county road that continues east approximately 10 miles, at which point it ends at the Bottcher's Gap U.S. Forest Service campground. Pico Blanco Camp is accessed from that location, where the approach down to camp becomes a dirt road maintained by the Boy Scouts.

At this time Palo Colorado Road is closed approximately 8 miles east of Highway 1 following the Soberanes fire in 2016 and severe rain damage to the county road the following winter. Monterey County has not yet budgeted funds to repair the road, and as such access to the camp has been severely limited. A purchaser is encouraged to independently contact the county of Monterey for more information on this subject, including the contemplated timeframe and budget to repair the roadway, and to rely only on those findings.

VIEWING

Prospective Buyers interested in touring the property and its facilities may do so only under supervision and accompaniment by a SVMBC employee. Opportunities to do so will be limited and will be done via appointment only.

RFP PROCESS

Camp Pico Blanco will be sold via an Request For Proposal (RFP) process. As detailed within the RFP, The Silicon Valley Monterey Bay Council, Boy Scouts of America (SVBMC) is seeking qualified proposals to enter into a purchase and sale agreement for the real property and assets located at the Camp Pico Blanco Scout Reservation (Pico Blanco) near the Los Padres National Forest. In addition to selling the asset, the SVBMC is also seeking to retain limited access rights to the property in perpetuity for the purposes of Scouting related activities. Submitters of bids are encouraged to inquire as to the specifics of such access rights.

All parties interested in submitting a bid are encouraged to obtain the RFP package and submit a proposal. All proposals will be evaluated by the SVBMC based on their financial strength, organizational capacity, proposed access rights and to the extent that parties have an alignment with the Scouting mission and values. SVBMC reserves the right to reject all proposals, to offer the property on the open market, or alternatively, to retain the parcel. SVBMC additionally reserves the right to cancel the RFP process at any time for the purpose of exclusively negotiating with a specific party.

The RFP request package will include dates for the submission of offers. All parties should familiarize themselves with these timelines to ensure that your submission of interest can be received within the deadline.

All proposals are required to answer in full the information as requested within the RFP request. If there is additional information of importance to this process that should be conveyed to help improve our understanding of your proposal, please include that after answering the core questions. Proposals should be delivered in electronic format to eric.tarbox@scouting.org. If a hard copy proposal needs to be submitted, please direct correspondence to the **Hayward Trading Post, 919 N. Main St, Salinas, CA 93906 Attn: Eric Tarbox**. Please contact Peter Lemon at plemon@graniterock.com with any questions related to the RFP.

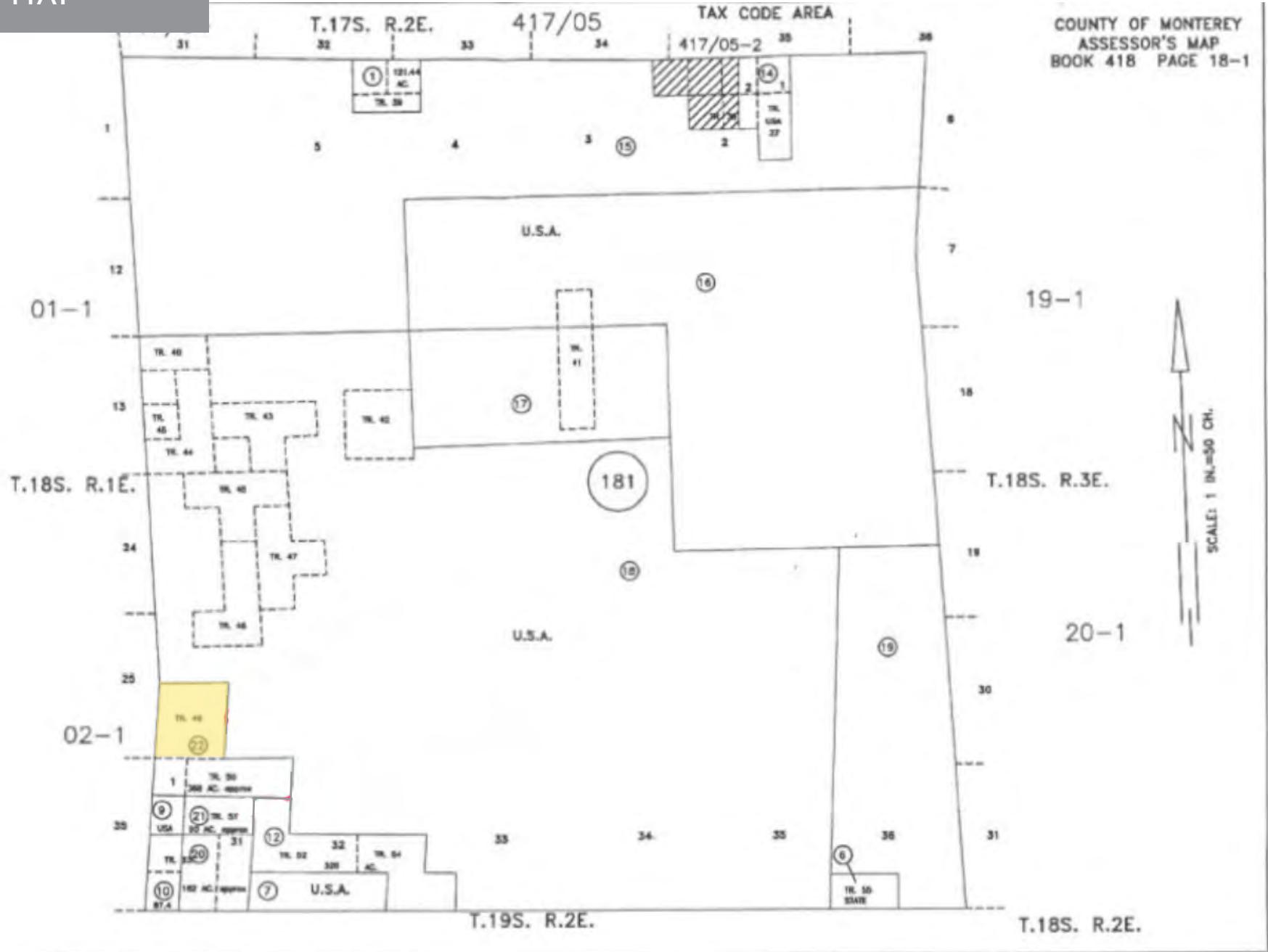
DUE DILIGENCE MATERIALS

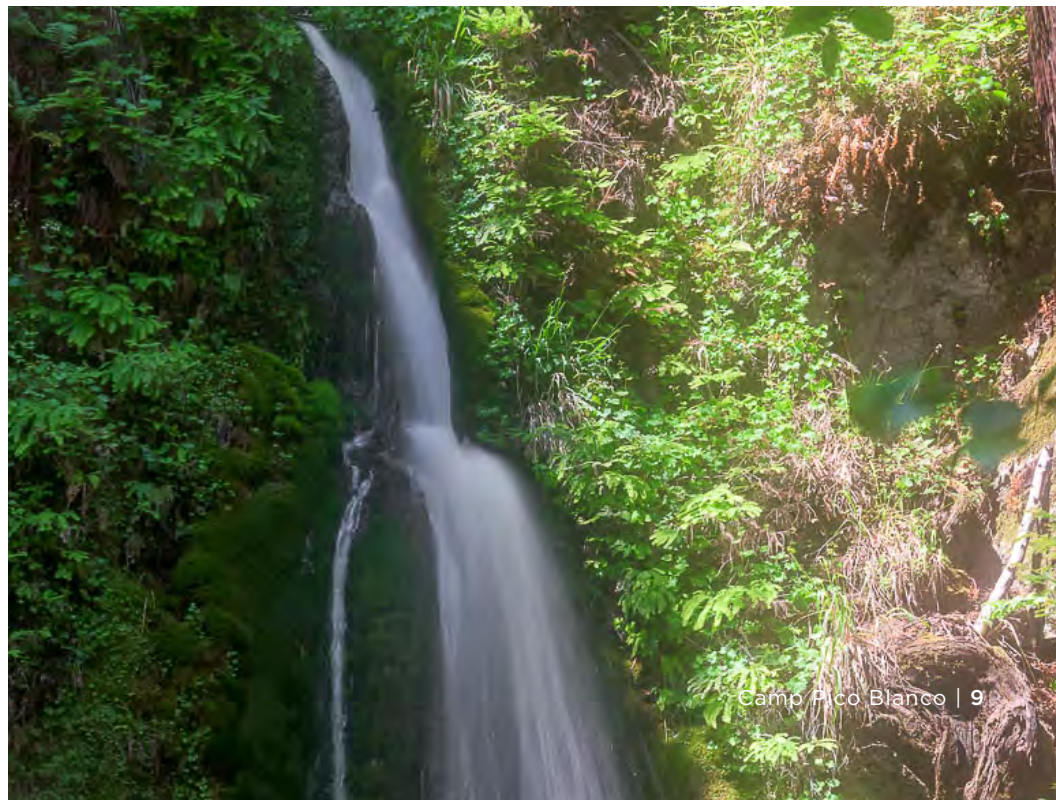
The successful bidder shall be provided with a preliminary title report, a geologic hazards report, various improvement as-builts, and copies of all existing agreements, including with federal agencies. Other reports, including property surveys and environmental reports have not been conducted and as such are not available.

DUE DILIGENCE ITEMS AVAILABLE WITH RFP:

- Exhibit A: Pico Blanco Conservation Plan
- Exhibit B: Parcel Map - Indicated proposed parcel for this RFP the "Core"
- Exhibit C: Survey Site Map
- Exhibit D: Preliminary Title Report
- Exhibit E: Preliminary Environmental Feature Map
- Exhibit F: Current Dam Permit Documents
- Exhibit G: Preliminary Term Sheet
- Exhibit H: Instructions for How to Request Access to Site
- Exhibit I: Various Improvement as-builts

PLAT MAP







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Camp Pico Blanco 110

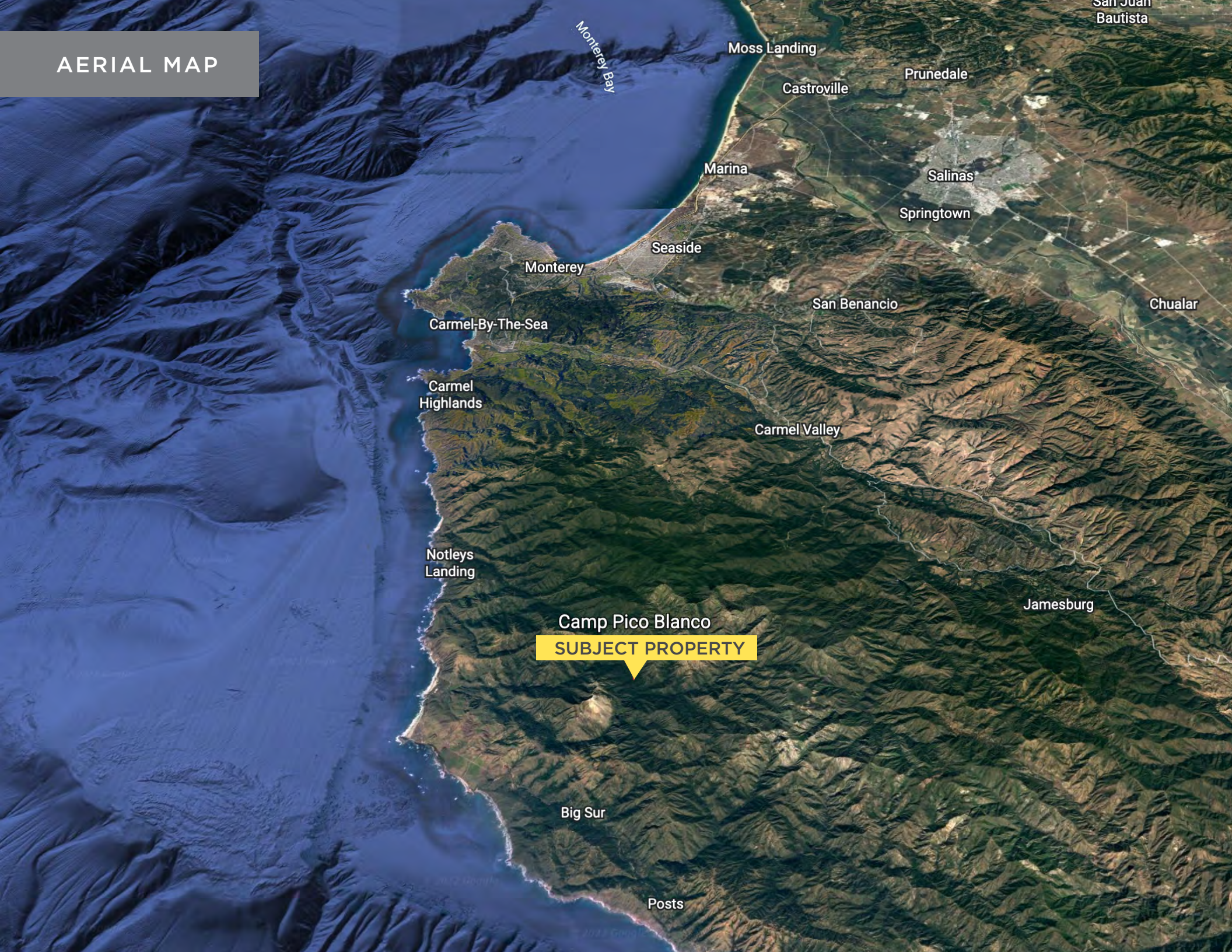


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AERIAL MAP



Camp Pico Blanco
SUBJECT PROPERTY

Big Sur

Posts

Jamesburg

Carmel Valley

Notleys
Landing

Carmel
Highlands

Carmel-By-The-Sea

Monterey

Seaside

Marina

San Benancio

Springtown

Salinas

Castroville

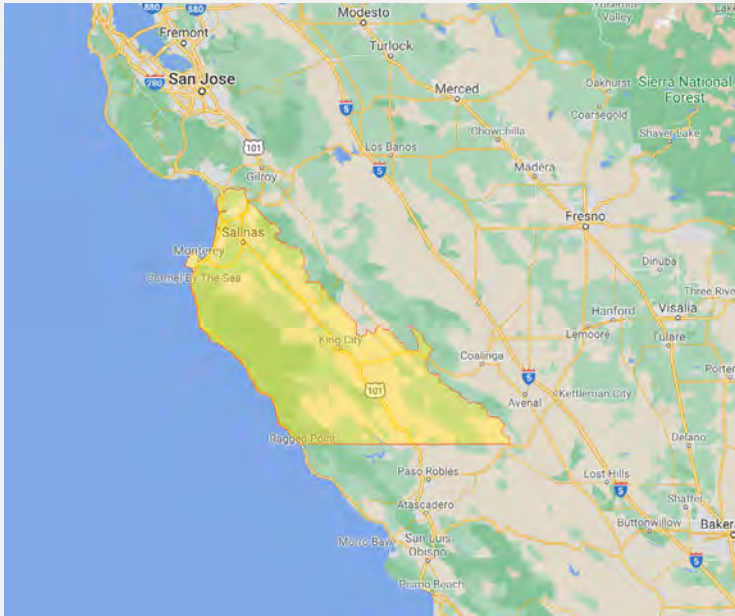
Prunedale

Moss Landing

San Juan
Bautista

Chualar

MONTEREY COUNTY



Monterey County is located on the central coast of California. It borders the Monterey Bay, Big Sur, State Route 1, and the 17 Mile Drive. The area attracts an estimated 4.6 million visitors a year. The city of Monterey is approximately 100 miles south of San Francisco and 300 miles north of Los Angeles. Monterey County boasts both beautiful coastlines as well as a booming agricultural industry. The city of Salinas is the center of the county's growing Ag industry and also the county's most populous city.



REGIONAL HIGHLIGHTS



Major US
Agricultural
Hub



Large
Tourism
Sector



Military
Presence



ECONOMY

- Salinas agriculture brings ±\$8 billion into the local economy.
- Tourism in the area makes up a large part of the local economy with sites such as Big Sur, the 17 Mile Drive, Pebble Beach Golf Links, numerous state and national parks and wineries.
- There are three regional airports in the county: Monterey, Salinas, and Marina Municipal.



2020 DEMOGRAPHICS

436,000

Population

135,000

Households

34.7

Median Age

\$76,900

Median Household
Income

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**UNEQUALED COMMITMENT TO OUR CLIENTS' NEEDS AND SATISFACTION...
MAHONEY & ASSOCIATES WORKS TIRELESSLY ON MAXIMIZING REAL ESTATE
VALUES.**

With our collaborative team of real estate professionals and consultants, Mahoney & Associates works to maximize your property's potential, whether for selling, leasing or trading. In everything we do, there is just one driving principle: client satisfaction.

For over 40 years, Mahoney & Associates has been known as a local and regional trusted industry leader, founded by John Mahoney. Our clients span every industry, so we serve them with broad, creative and diverse expertise and a market knowledge that touches every facet of commercial real estate, from raw land development to sophisticated 1031 Single-and Multi-Tenant Net Leased exchanges in other states. In every transaction we enter, beyond the beams and masonry or ROI, one mission alone drives us all and that is representing your interests as if they were our own.

It will be our pleasure and duty to sit with you and listen...so we can understand your motivation, background, needs, challenges and goals in discussing potential solutions for your properties. We have learned that one solution does not fit all situations and look forward to working with you to develop a strategy that encompasses all stakeholders' interests. Nothing is more satisfying than driving by a property with which we have partnered with owners, knowing there is now a new business, a greater stream of income, a legacy honoring a family member, a community treasure restored...the list is endless in how we work with our valued clients to enrich their lives and the community in which their property sits.

SOLD PROPERTY HIGHLIGHTS

40+ Years of Commercial Real Estate Represented

\$4 BILLION

IN TRANSACTION VOLUME

2,000+

ASSETS SOLD

6,000,000

SQUARE FEET LEASED

1,750+

LEASE TRANSACTIONS

DISCLAIMER

Mahoney & Associates (M&A) hereby advises all prospective purchasers of property as follows: All materials and information received or derived from M&A and its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither M&A and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. M&A will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. M&A makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. M&A do not serve as financial advisors to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by M&A and in compliance with all applicable fair housing and equal opportunity laws.

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