

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: August 9, 2012 Time: 1:30 P.M	Agenda Item No.: 2
Project Description: Consider a Combined Development Permit for: 1) a follow up Coastal Development Permit to an Emergency Permit (PLN070613) to allow the construction of a curtain drain system to implement drainage improvements adjacent to the top of the drainage gully which was impacted by erosion and slump sliding; 2) a Coastal Development Permit to allow development with a positive archaeological report; and 3) a Coastal Development Permit for development on slopes in excess of 25%. The current proposal consists of an addition of two wood retaining walls (approximately 120 linear feet and 70 linear feet) to prevent further erosion on the bank of a drainage culvert crossing two contiguous parcels.	
Project Location: 3217 Live Oak Meadow and at the cart/foot bridge on Pebble Beach golf course, Pebble Beach	APNs: 008-403-001-000 & 008-401-022-000
Planning File Number: PLN120166	Owner: Lucas, Don & Sally/Pebble Beach Company Agent: Lombardo & Associates
Planning Area: Del Monte Forest Land Use Plan	Flagged and staked: No
Zoning Designation: "LDR/1.5 (CZ)" [Low Density Residential, 1.5 acres per unit (Coastal Zone)] and "OR (CZ)" [Open Space Recreation (Coastal Zone)]	
CEQA Action: Consider Addendum to a Mitigated Negative Declaration	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to:

- 1) Consider an Addendum to a previously adopted Mitigated Negative Declaration (MND); and
- 2) Approve a Combined Development Permit, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**);

PROJECT OVERVIEW:

In February 13, 2008, an Emergency Permit (PLN070613) was issued for the Lucas property to allow the construction of a curtain drain system to implement drainage improvements adjacent to the top of the drainage gully which was impacted by erosion and slump sliding. The curtain drain was located within the archaeological easement and an archaeological monitor was retained during construction as required by the previous mitigation measures. Resources were not disturbed and the easement remained intact. As a Condition of Approval, a follow up Coastal Development Permit was required for these improvements.

Although the curtain drain installed on the Lucas property greatly improved the conditions, the applicants are seeking to complete the remediation to the area with the addition of the retaining walls recommended by the geotechnical/geologic engineer as the best long term solution to stabilize the bluff. The follow up permit includes the construction of two retaining walls (approximately 120 linear feet and 70 linear feet) to stabilize a bluff along the north side of two properties. The walls will be built along the top of the ravine running east to west from the Lucas property line and the other along the edge of the ravine on the Pebble Beach property adjacent to the residence. The purpose of this coastal bluff stabilization is to reduce coastal erosion and recession and to reduce the risk of damage to the Lucas residence. Landsliding and erosion have occurred along the edge of the ravine, and the intent of the proposed work is to stabilize the slope and reduce slope instability, erosion and sedimentation hazards.

An Initial Study (Mitigated Negative Declaration at **Exhibit E**) was prepared, circulated, considered, and adopted for PLN965322. The Initial Study determined that the project as designed and mitigated had reduced potential impacts to a less than significant level. The current proposal reduces the overall potential impacts, and does not alter the analysis or conclusions reached by this Initial Study. An Addendum (**Exhibit F**) has been prepared for PLN120166 which states that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent Initial Study or EIR have occurred, only minor technical changes (to the project description) have occurred. There are no new significant environmental effects or increase in the severity of previously identified significant effects, and there is no new information of substantial importance that was not known at the time the previous Mitigated Negative Declaration was adopted. No unresolved issues remain.

See further discussion in **Exhibit B**.

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

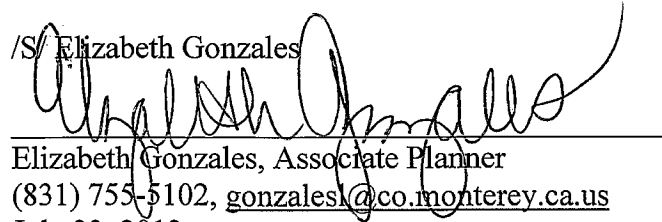
RMA - Public Works Department
Environmental Health Bureau
Water Resources Agency
Pebble Community Services District
California Coastal Commission

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA Planning Department have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the work has already been completed with an Emergency Permit; and accessory structures (retaining walls) do not require LUAC review.

Note: The decision on this project is appealable to the Board of Supervisors and Coastal Commission.

/s/ Elizabeth Gonzales



Elizabeth Gonzales, Associate Planner
(831) 755-5102, gonzalesl@co.monterey.ca.us
July 23, 2012

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District; Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Wanda Hickman, Planning Services Manager; Bob Schubert, Senior Planner; Elizabeth Gonzales, Project Planner; Don & Sally Lucas and Pebble Beach Company, Owners; Gail Hatter-Crawford for Lombardo & Associates, Agent; The Open Monterey Project; LandWatch; Planning File PLN120166

Attachments: Exhibit A Project Data Sheet
Exhibit B Discussion
Exhibit C Draft Resolution, including:
• Conditions of Approval
• Site Plan, Floor Plan and Elevations,
Exhibit D Vicinity Map
Exhibit E Addendum
Exhibit F Mitigated Negative Declaration

This report was reviewed by Bob Schubert, Senior Planner and Wanda Hickman, Planning Services Manager

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EXHIBIT A

Project Information for PLN120166

Project Information:

Project Name:	LUCAS DONALD L & SALLY S LUCAS TRS AND PEBBLE BEACH CO	
Location:	3217 LIVE OAK MEADOW RD PEBBLE BEACH	
Permit Type:	Coastal Development Permit	
Environmental Status:	Addendum	Final Action Deadline (884): 7/28/2012
Existing Structures (sf):	10139	Coverage Allowed: N/A
Proposed Structures (sf):	0	Coverage Proposed: N/A
Total Sq. Ft.:	10139	Height Allowed: N/A
Tree Removal:	0	Height Proposed: N/A
Water Source:	Public	FAR Allowed: N/A
Water Purveyor:	Cal Am	FAR Proposed: N/A
Sewage Disposal (method):	Public	Lot Size: 1.87
Sewer District:	PBCSD	Grading (cubic yds.): 320

Parcel Information:

Primary APN:	008-401-022-000	Seismic Hazard Zone:	VI
Applicable Plan:	DMF	Erosion Hazard Zone:	HIGH
Advisory Committee:	DMF LUAC	Fire Hazard Zone:	LOW
Zoning:	LDR/1.5 (CZ) & OR (CZ)	Flood Hazard Zone:	NO
Land Use Designation:	RESIDENTIAL/OPEN SPACE	Archaeological Sensitivity:	HIGH
Coastal Zone:	Y	Viewshed:	N
Fire District:	PBCSD	Special Setbacks on Parcel:	N

Reports on Project Parcel:

Soils Report #:	LIB120250
Biological Report #:	LIB120249
Geologic Report #:	LIB120250
Forest Management Rpt. #:	N/A
Archaeological Report #:	LIB120248
Traffic Report #:	N/A

EXHIBIT B DISCUSSION

Project History:

A Combined Development Permit (965322) was approved in November 1997. It consisted of a Minor Subdivision to divide a 6.5 acre parcel into two parcels of 1.85 acres and 1.87 acres; Minor Lot Line adjustment between four parcels (two of which were on Pebble Beach property); a Coastal Development Permit for coastal bluff restoration; a Coastal Development permit for stairs on coastal bluff; a Coastal Development permit for expansion of golf course; request for Waiver of Policy prohibiting development on slopes in excess of 25%; Coastal Administrative Permit for a bridge; Coastal Administrative Permit for demolition or relocation of three houses and a log cabin; Coastal Administrative Permit for grading; tree removal and Design Approval.

A Mitigated Negative Declaration was adopted with the project in November 1997. Mitigation measures were included for Air Quality (grading), Biological, Archaeological and Geology. The Initial Study thoroughly examined areas that also included a densely vegetated ravine for a bridge that would span the ravine from the 4th hole to the new 5th hole; and several archaeological digs that would require an archaeological easement on the Lucas property located at 3217 Live Oak Meadow.

In February 13, 2008, an Emergency Permit (PLN070613) was issued for the Lucas property to allow the construction of a curtain drain system to implement drainage improvements adjacent to the top of the drainage gully which was impacted by erosion and slump sliding. The curtain drain was located within the archaeological easement and an archaeological monitor was retained during construction as required by the previous mitigation measures. Resources were not disturbed and the easement remained intact. As a Condition of Approval, a follow up Coastal Development Permit was required for these improvements.

The applicants are now proposing to construct two retaining walls (approximately 120 linear feet and 70 linear feet) to stabilize a bluff along the north side of the two properties. The walls will be built along the top of the ravine running east to west from the Lucas property line and the other along the edge of the ravine on the Pebble Beach property adjacent to the residence. The purpose of this coastal bluff stabilization is to reduce coastal erosion and recession and to reduce the risk of damage to the Lucas residence. Landsliding and erosion have occurred along the edge of the ravine, and the intent of the proposed work is to stabilize the slope and reduce slope instability, erosion and sedimentation hazards. Although the curtain drain installed on the Lucas property greatly improved the conditions, the applicants are seeking to complete the remediation to the area with the addition of the retaining walls as recommended by the geotechnical/geologic engineer as the best long term solution to stabilize the bluff. There is no feasible alternative which would allow development to occur on slopes of less than 25%. Therefore, a Coastal Development Permit is also required for development on slope in excess of 25%.

Project Issues

The project site is identified as an area of high archaeological sensitivity and there is a known archaeological resource onsite. A Preliminary Cultural Resources Mitigation Plan had been prepared for the original Minor Subdivision. The report concluded that cultural resources are located on the northwest corner of the property. The area where the greatest amount of cultural resources were located were put in an archaeological easement as part of the original Minor Subdivision for the property. The construction of the curtain drain was located within the archaeological easement and an archaeological monitor was retained during construction as

required by the previous mitigation measures. Resources were not disturbed and the easement remained intact. Although the retaining walls are proposed within the archaeological easement, the current archaeological report recommends that a qualified archaeologist monitor any and all ground disturbance. Staff has added a condition of approval to require onsite monitoring as required by the original mitigation plan.

A current biological assessment confirms there are no biologically sensitive plants to be protected within the ravine. The fact that the project site is entirely surrounded by the golf links greatly reduces the likelihood that any of protected species could be found within the area.

Conclusion

Issues identified in the original Initial Study are the same issues that pertain to the current project and as was for the Emergency Permit. Recommendations from the archaeologist and biologist refer to the mitigations originally required in the Initial Study based on the environmental analysis of the technical reports (e.g., biological and cultural resources) that were prepared for the current proposal. The geotechnical/geologist firm who constructed the curtain drain will be involved with the construction of the retaining walls. Therefore, the environmental analysis meets the criteria to prepare an Addendum for this project. Staff has added a Condition of Approval requiring onsite archaeological monitoring as required by the previous mitigation. (Condition #3)

**EXHIBIT C
DRAFT RESOLUTION**

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

LUCAS, DON & SALLY/PEBBLE BEACH COMPANY (PLN120166)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Considering an Addendum to a previously adopted Mitigated Negative Declaration; and
- 2) Approving a Combined Development Permit for: 1) a follow up Coastal Development Permit to an Emergency Permit (PLN070613) to allow the construction of a curtain drain system to implement drainage improvements adjacent to the top of the drainage gully which was impacted by erosion and slump sliding; 2) a Coastal Development Permit to allow development with a positive archaeological report; and 3) a Coastal Development Permit for development on slopes in excess of 25%. The current proposal consists of an addition of two wood retaining walls (approximately 120 linear feet and 70 linear feet) to prevent further erosion on the bank of a drainage culvert crossing two contiguous parcels.

[PLN120166, Lucas, Don & Sally/Pebble Beach Company, 3217 Live Oak Meadow and at the cart/foot bridge on Pebble Beach golf course, Del Monte Forest Land Use Plan (APN: 008-403-001-000 & 008-401-022-000)]

The Coastal Development Permit application (PLN120166) came on for public hearing before the Monterey County Zoning Administrator on August 9, 2012. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;

- Del Monte Forest Land Use Plan;
- Monterey County Coastal Implementation Plan Part 2-5;
- Monterey County Zoning Ordinance (Title 20);

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 3217 Live Oak Meadow, and at the cart/foot bridge on Pebble Beach golf course Pebble Beach (Assessor's Parcel Numbers 008-403-001-000 & 008-401-022-000), Del Monte Forest Land Use Plan. The parcels are zoned "LDR/1.5 (CZ)" [Low Density Residential, 1.5 acres per unit (Coastal Zone)] and "OR (CZ)" [Open Space Recreation (Coastal Zone)], which allows development of detached accessory structures with a positive archaeological report. Therefore, the project is an allowed land use for this site.
- c) Project History: A Combined Development Permit (965322) was approved in November 1997. It consisted of a Minor Subdivision to divide a 6.5 acre parcel into two parcels of 1.85 acres and 1.87 acres; Minor Lot Line adjustment between four parcels (two of which were on Pebble Beach property); a Coastal Development Permit for coastal bluff restoration; a Coastal Development permit for stairs on coastal bluff; a Coastal Development permit for expansion of golf course; request for Waiver of Policy prohibiting development on slopes in excess of 25%; Coastal Administrative Permit for bridge; Coastal Administrative Permit for demolition or relocation of three houses and a log cabin; Coastal Administrative Permit for grading; tree removal and Design Approval.
- d) A Mitigated Negative Declaration was adopted with the project in November 1997. Mitigation measures were included for Air Quality (grading), Biological, Archaeological and Geology. The Initial Study thoroughly examined areas that also included a densely vegetated ravine for a bridge that would span the ravine from the 4th hole to the new 5th hole; and several archaeological digs that would require an archaeological easement on the Lucas property located at 3217 Live Oak Meadow.
- e) In February 13, 2008, an Emergency Permit (PLN070613) was issued for the Lucas property to allow the construction of a curtain drain system to implement drainage improvements adjacent to the top of the drainage gully which was impacted by erosion and slump sliding. The curtain drain was located within the archaeological easement and an archaeological monitor was retained during construction as required by the previous mitigation measures. Resources were not disturbed and the easement remained intact. As a Condition of Approval, a follow up Coastal Development Permit was required.
- f) Although the curtain drain installed on the Lucas property greatly improved the conditions, in order to complete the remediation to the area, construction of the retaining walls are recommended by the geotechnical/geologic engineer as the best long term solution to stabilize the bluff. The follow up permit includes the construction of two retaining walls (approximately 120 linear feet and 70 linear feet) to stabilize a bluff along the north side of two contiguous properties. The walls will be built along the top of the ravine running east to west from

the Lucas property line and the other along the edge of the ravine on the Pebble Beach property adjacent to the residence. The purpose of this coastal bluff stabilization is to reduce coastal erosion and recession and to reduce the risk of damage to the Lucas residence. Land sliding and erosion have occurred along the edge of the ravine, and the intent of the proposed work is to stabilize the slope and reduce slope instability, erosion and sedimentation hazards.

- g) The project planner conducted a site inspection on April 4, 2012 to verify that the project on the subject parcel conforms to the plans listed above.
- h) Design Approval Pursuant to Chapter 20.44, Design Control Zoning Districts, zoning for the project requires design review of structures to make sure they are appropriate to assure protection of the public viewshed, neighborhood character, and assure visual integrity. To ensure that the retaining walls will not detract from the visual quality of ravine from the Pebble Beach property, the exposed face of the wall will consist of natural materials and will match existing retaining walls in the immediate area.
- i) Cultural Resources. The project site is identified as an area of high archaeological sensitivity and there is a known archaeological resource onsite. Because the project has a positive archaeological report, entitlements include a Coastal Development Permit. A Preliminary Cultural Resources Mitigation Plan had been prepared for the original Minor Subdivision. The report concluded that cultural resources are located on the northwest corner of the property. The area where the greatest amount of cultural resources were located were put in an archaeological easement as part of the original Minor Subdivision for the property. The construction of the curtain drain was located within the archaeological easement and an archaeological monitor was retained during construction as required by the previous mitigation measures. Resources were not disturbed and the easement remained intact. Although the retaining walls are proposed within the archaeological easement, the current archaeological report recommends that a qualified archaeologist monitor any and all ground disturbance. Staff has added a condition of approval to require onsite monitoring as required by the original mitigation plan. (*Condition #3*)
- j) LUAC: The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the work has already been completed with an Emergency Permit; and accessory structures (retaining walls) do not require LUAC review.
- k) There is no tree removal proposed, nor any removal of Environmentally Sensitive Habitat areas. Although, there is development on slopes in excess of 25%, there is no feasible alternative (*See Finding #5*). As proposed the project meets Site Development Standards required of Section 20.14.060 of Monterey County Code, Title 20.
- l) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning

Department for the proposed development found in Project File PLN120166.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. There were no conditions recommended from the other departments.
 - b) Potential impacts identified in the previous Mitigated Negative Declaration were Biological Resources, Archaeological Resources, and Soil/Slope Stability. A current biological assessment confirms there are no biologically sensitive plants to be protected within the ravine. And although no work is to be proposed within the archaeological easement, the archaeologist recommends that a qualified archaeologist monitor any and all ground disturbance. Staff has added a condition of approval to require onsite monitoring as required by the original mitigation plan. (*Condition #3*) The geotechnical/geologist firm who constructed the curtain drain will be involved with the construction of the retaining walls.
The following reports have been prepared:
 - “Preliminary Cultural Resources Reconnaissance” (LIB120248) prepared by Susan Morley, M.A., Marina, CA, November 2011;
 - “Biological Assessment” (LIB120249) prepared by Regan Biological and Horticultural Consulting, Carmel Valley, CA, November 2011;
 - “Geotechnical Investigation” (LIB120250) prepared by Haro, Kasunich & Associates, Watsonville, CA, October, 1997.The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.
 - c) Staff conducted a site inspection on April 4, 2012 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120166.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by the RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are currently available with the existing residence and are not required for this permit.
 - c) Staff conducted a site inspection on April 4, 2012 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120166.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on April 4, 2012 and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120166.

5. **FINDING:** **DEVELOPMENT ON SLOPE** – There is no feasible alternative which would allow development to occur on slopes of less than 25%.

- EVIDENCE:**
- a) In accordance with the applicable policies of the Del Monte Forest Land Use Plan (Section 20.147.060.G.1) and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
 - b) The project includes application for development on slopes exceeding 25%) in order to stabilize a bluff along the north side of the two properties. Two retaining walls (approximately 120 linear feet and 70 linear feet) will be built along the top of the ravine running east to west from the Lucas property line and the other along the edge of the ravine on the Pebble Beach property adjacent to the residence.
 - c) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120166.
 - d) The project planner conducted a site inspection on April 4, 2012.
 - e) The subject project minimizes development on slopes exceeding 25% in accordance with the applicable goals and policies of the applicable area plan and zoning codes.
 - f) The purpose of this coastal bluff stabilization is to reduce coastal erosion and recession and to reduce the risk of damage to the Lucas residence. Landsliding and erosion have occurred along the edge of the

ravine, and the intent of the proposed work is to stabilize the slope and reduce slope instability, erosion and sedimentation hazards. This is required to complete remediation from the Emergency curtain drain as recommended by the geotechnical engineer as the best long term solution to stabilize the bluff.

6. **FINDING:**

CEQA (Addendum to Mitigated Negative Declaration): - The Zoning Administrator has considered the Addendum to a previously adopted Mitigated Negative Declaration.

EVIDENCE:

- a) California Environmental Quality Act (CEQA) Guidelines Section 15164, allows the preparation of an Addendum to an adopted negative declaration be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- b) The purpose of this Addendum to the Mitigated Negative Declaration is to revise the project description to reflect the current proposal and to update the environmental analysis based on the technical reports (e.g., biological and cultural resources) that were prepared for the current proposal. No Subsequent Mitigated Negative Declaration is needed pursuant to Section 15162 or 15164 of the CEQA Guidelines since adoption of the Mitigated Negative Declaration by the Planning Commission on October 8, 2003, because:
 1. There have not been any substantial changes to the project which require major revisions to the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.
 2. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
 3. No information of substantial importance has become available, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Mitigated Negative Declaration was approved, that shows any of the following:
 - a. That the project will have one or more significant effects not discussed in the previous Mitigated Negative Declaration;
 - b. That significant effects previously examined will be substantially more severe than shown in the previous Mitigated Negative Declaration;
 - c. That mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the applicant declines to adopt the mitigation measure or alternative; or
 - d. That mitigation measures which are considerably different from those analyzed in the Mitigated Negative Declaration

would substantially reduce one or more significant effects on the environment, but the applicant declines to adopt the mitigation measure or alternative.

- c) Issues identified in the original Initial Study are the same issues that pertain to the current project. Recommendations from the archaeologist and biologist refer to the mitigations originally required in the Initial Study based on the environmental analysis of the technical reports (e.g., biological and cultural resources) that were prepared for the current proposal. The geotechnical/geologist firm who constructed the curtain drain will be involved with the construction of the retaining walls. Therefore, the environmental analysis meets the criteria to prepare an Addendum for this project. Staff has added a Condition of Approval requiring onsite archaeological monitoring as required by the previous mitigation.
- d) An Addendum need not be circulated for public review but can be included in or attached to the previously adopted Mitigated Negative Declaration.
- e) Preceding Findings #1, #2, #3, #4, and #5 and supporting evidence for PLN120166.
- f) No adverse environmental effects were identified during staff review of the development application during a site visit on April 4, 2012.
- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN120166.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 16 in the Del Monte Forest Land Use Plan).
 - c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120166.
 - e) The project planner conducted a site inspection on April 4, 2012.
 - f) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN120166.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the

Planning Commission/Board of Supervisors and the California Coastal Commission

- EVIDENCE:**
- a) Section 20.86.030 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project requires a Conditional Use Permit, a follow up Coastal Development Permit to an Emergency Permit (PLN070613), development on slopes in excess of 25% and development with a positive archaeological report.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

1. Considers an Addendum to a previously adopted Mitigated Negative Declaration; and
2. Approves a Combined Development Permit for: 1) a follow up Coastal Development Permit to an Emergency Permit (PLN070613) to allow the construction of a curtain drain system to implement drainage improvements adjacent to the top of the drainage gully which was impacted by erosion and slump sliding; 2) a Coastal Development Permit to allow development with a positive archaeological report; and 3) a Coastal Development Permit for development on slopes in excess of 25%. The current proposal consists of an addition of two wood retaining walls (approximately 120 linear feet and 70 linear feet) to prevent further erosion on the bank of a drainage culvert crossing two contiguous parcels, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference;

PASSED AND ADOPTED this 9th day of August, 2012 upon motion of:

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

(Coastal Projects)

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 05-09-2012

EXHIBIT "C"

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN120166

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Combined Development Permit for 1) a follow up Coastal Development Permit to an Emergency Permit (PLN070613) to allow the construction of a curtain drain system to implement drainage improvements adjacent to the top of the drainage gully which was impacted by erosion and slump sliding; 2) a Coastal Development Permit to allow development with a positive archaeological report; and 3) a Coastal Development Permit for development on slopes in excess of 25%. The current proposal consists of an addition of two wood retaining walls (approximately 120 linear feet and 70 linear feet) to prevent further erosion on the bank of a drainage culvert crossing two contiguous parcels as the best long term solution to the Emergency Permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:

"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Numbers 008-403-001-000 & 008-401-022-000 on August 9, 2012.. The permit was granted subject to 6 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."

Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning Department.

3. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and the RMA - Planning Department within 24 hours.

- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costanoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.

- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.

2. The descendant identified fails to make a recommendation; or

3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist to the Director of the RMA-Planning Department for approval.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

4. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on August 9, 2015 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.

5. PD042 - GRADING/EASEMENT STAKING

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The conservation and scenic easement(s) and proposed grading shall be staked with 18" stakes at intervals as necessary to clearly delineate the easement and grading. The staking shall be consistent with recorded easement lines and proposed grading as indicated in the official record at the Monterey County RMA - Building Services Department. The staking shall be verified at the grading pre-site inspection by the grading inspector.
(RMA - Planning Department and Building Services Department)

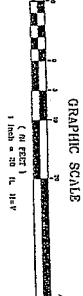
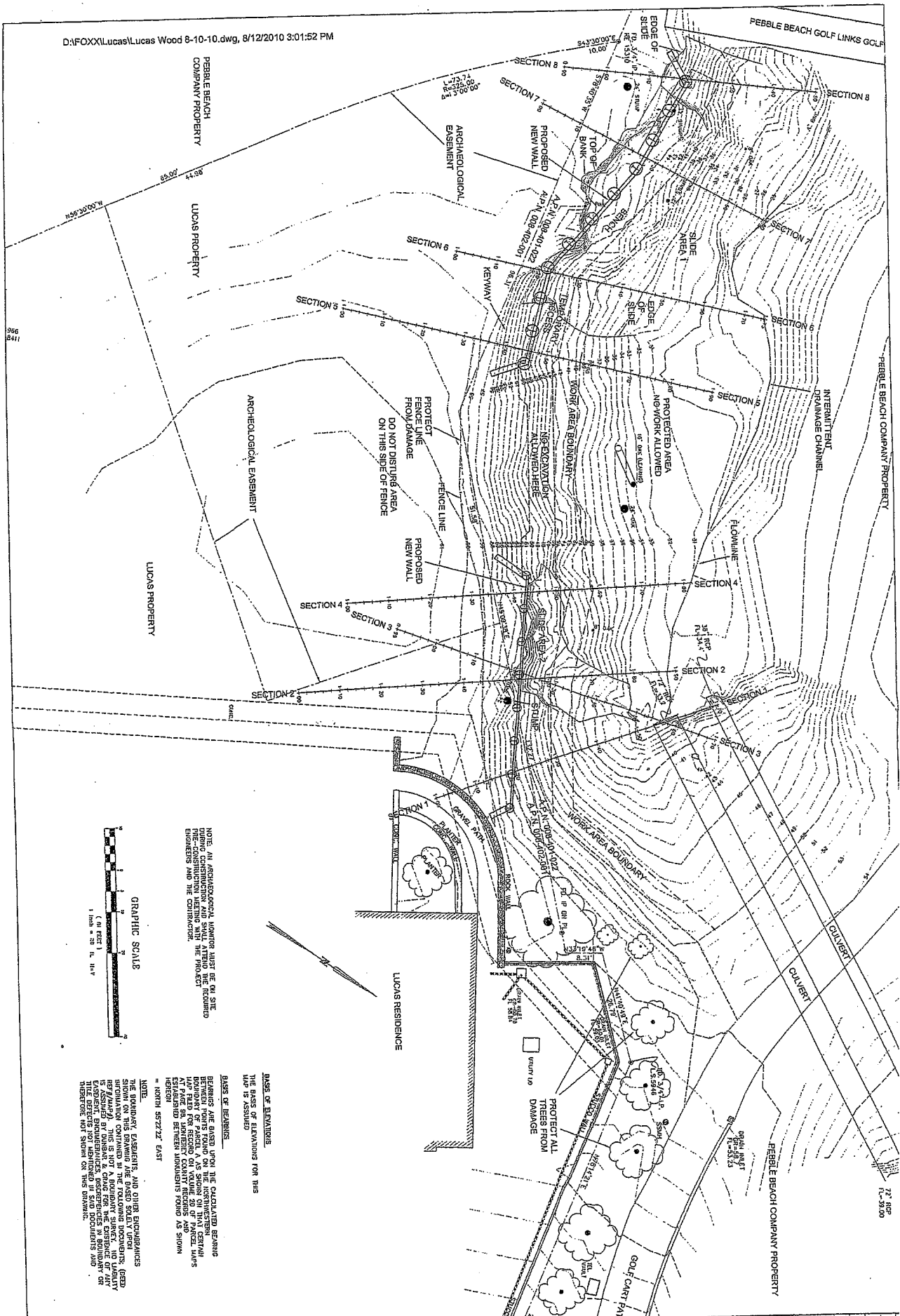
Compliance or Monitoring Action to be Performed: Prior to the pre-site inspection, the Owner/Applicant shall stake the easement(s) and proposed grading with 18" stakes at intervals as necessary to clearly delineate the easement and grading. The staking shall be consistent with recorded easement lines and proposed grading as indicated in the official record at the Monterey County RMA- Building Services Department and shall be verified by the grading inspector at the pre-site inspection.

6. PD033 -RESTORATION NATURAL MATERIALS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of RMA - Planning Department. Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning Department prior to commencement of use.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to commencement of use, the Owner/Applicant shall submit restoration plans to the RMA - Planning Department for review and approval.



NOTE: ALL ARCHAEOLOGICAL MONITOR MUST BE ON SITE DURING CONSTRUCTION AND SHALL ATTEND THE RECORDING ENGINEERS AND THE CONTRACTOR.

BASES OF ELEVATIONS:
THE BASE OF ELEVATIONS FOR THIS MAP IS ASSUMED

BASES OF BEARINGS:
BEARINGS ARE BASED UPON THE CALCULATED BEARINGS BETWEEN POINTS FOUND ON THE MONITORING CERTAIN MAP FILED FOR RECORD ON VOLUME 20 OF PARCEL MAPS ATTACHED TO THIS PLAN.

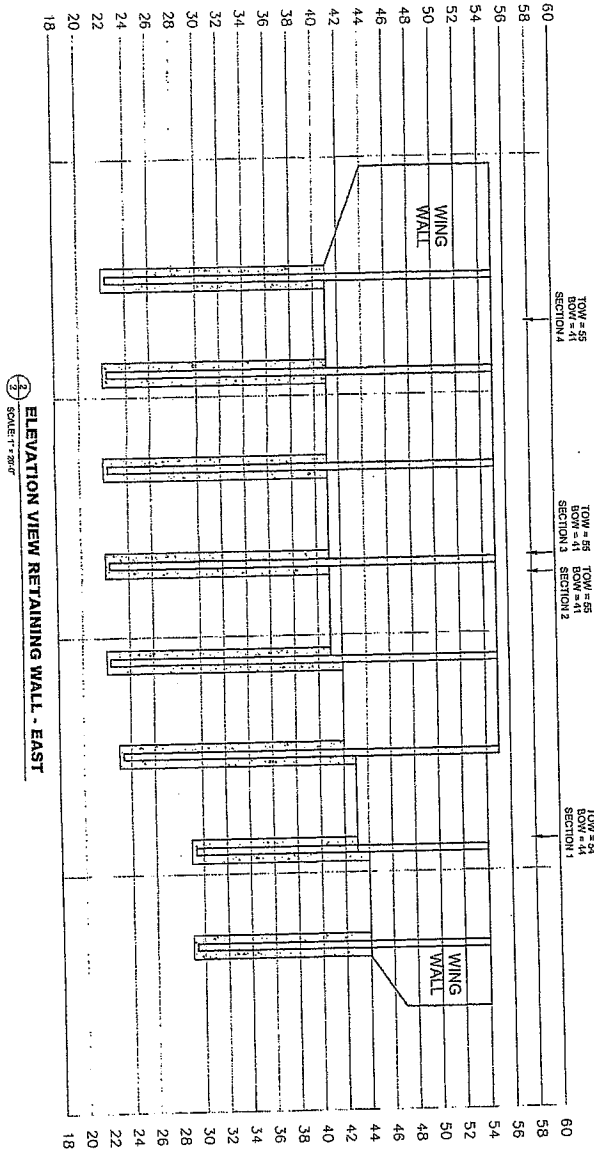
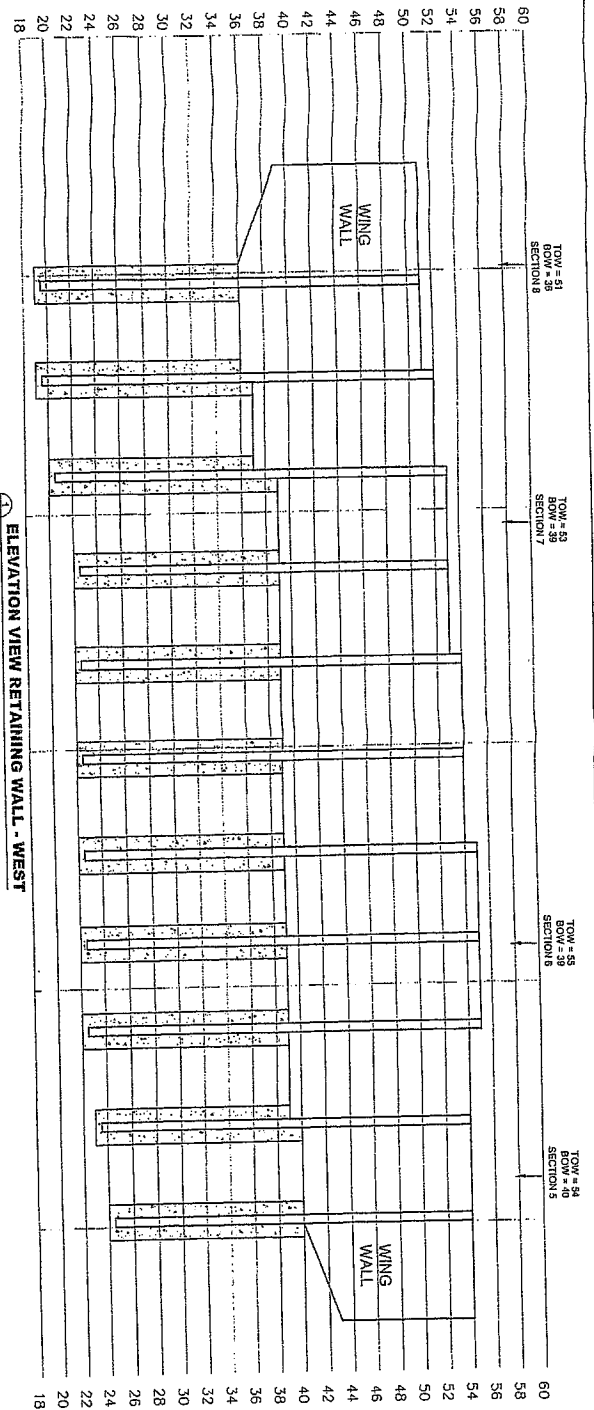
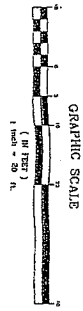
NOTE:
THE BOUNDARY, EASEMENTS, AND OTHER ENCUMBRANCES SHOWN ON THIS DRAWING ARE BY REFERENCE TO RECORD DOCUMENTS, (SEE REFERENCE). THIS IS NOT A BOUNDARY SURVEY, NO QUANTITY IS ASSURED BY THIS PLAN. ANY DISCREPANCIES IN BOUNDARY OR THE DEGREE'S NOT MENTIONED IN SAID DOCUMENTS AND THEREFORE NOT SHOWN ON THIS DRAWING.

NOTE:
= NORTH 55°27'27" EAST

**RETAINING WALL PLAN VIEW
LUCAS WOOD RETAINING WALL PLANS
PEBBLE BEACH GOLF LINKS, MONTEREY COUNTY, CALIFORNIA**

HARO, KASUNICH AND ASSOCIATES, INC.
CONSULTING CIVIL, GEOTECHNICAL & COASTAL ENGINEERS
116 EAST LAKE AVE., WATSONVILLE, CA 95076 (931) 722-1175

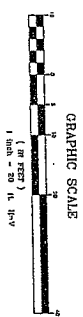
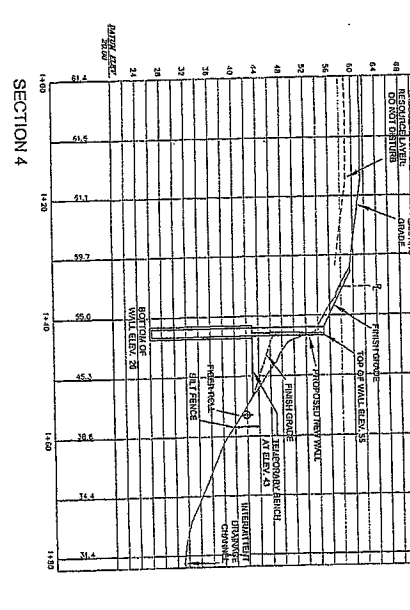
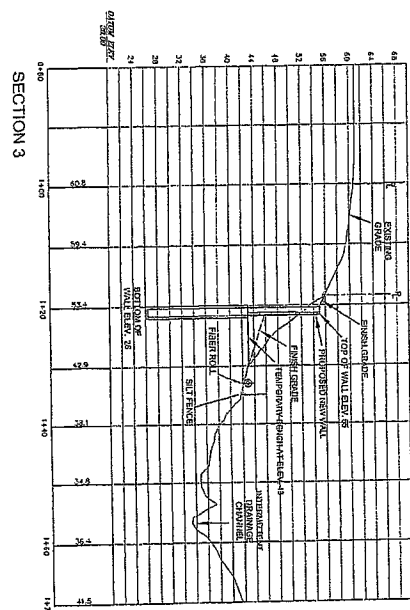
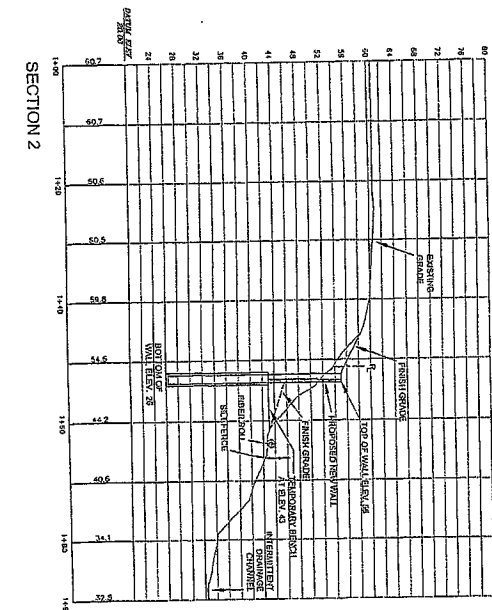
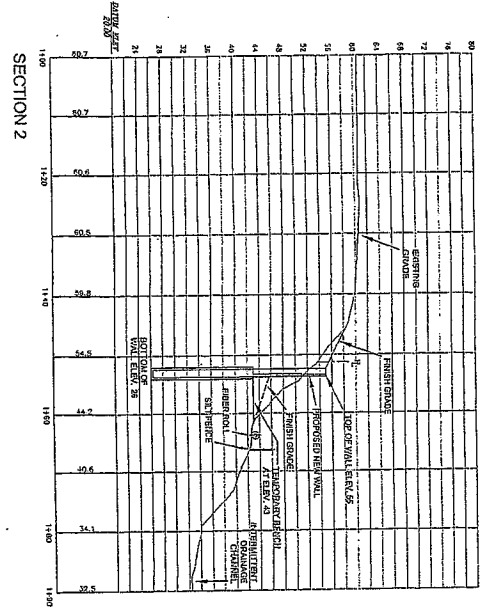
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Job	
Sheet	1
of 4 sheets	



RETAINING WALL ELEVATION VIEW & VISUAL IMPACT IMPROVEMENT DETAILS
LUCAS WOOD RETAINING WALL PLANS
PEBBLE BEACH GOLF LINKS, MONTEREY COUNTY, CALIFORNIA

HARO, KASUNICH AND ASSOCIATES, INC.
 CONSULTING CIVIL, GEOTECHNICAL & COASTAL ENGINEERS
 116 EAST LAKE AVE., WATSONVILLE, CA 95076 (831) 722-4175

Date: 8/12/10
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 Job: 2
 Sheet: 2
 of 4 Sheets



NO.	DATE	BY	REVISIONS

DEL MONTE FOREST



APPLICANT: LUCAS & PEBBLE BEACH CO

APN:008-403-001-000 & 008-401-022-000

FILE # PLN120166

 Water
  2500' Limit
  300' Limit
  City Limits

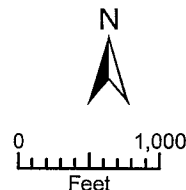


EXHIBIT E

**Addendum Pursuant to
The California Environmental Quality Act
Article 11, Section 15164**

**LUCAS
Planning File No. PLN120166
Coastal Development Permit
Addendum to PLN965322**

1. Introduction

A Mitigated Negative Declaration was adopted in November 1997 for a project that consisted of a Minor Subdivision to divide a 6.5 acre parcel into two parcels of 1.85 acres and 1.87 acres; Minor Lot Line adjustment between four parcels (two of which were on Pebble Beach property); a Coastal Development Permit for coastal bluff restoration; a Coastal Development permit for stairs on coastal bluff; a Coastal Development permit for expansion of golf course; request for Waiver of Policy prohibiting development on slopes in excess of 25%; Coastal Administrative Permit for a bridge; Coastal Administrative Permit for demolition or relocation of three houses and a log cabin; Coastal Administrative Permit for grading; tree removal and Design Approval.

Mitigation measures included Air Quality (grading), Biological, Archaeological and Geology. The Initial Study thoroughly examined areas that also included a densely vegetated ravine for a bridge that would span the ravine from the 4th hole to the new 5th hole; and several archaeological digs that would require an archaeological easement on the Lucas property located at 3217 Live Oak Meadow.

In February 13, 2008, an Emergency Permit (PLN070613) was issued for the Lucas property to allow the construction of a curtain drain system to implement drainage improvements adjacent to the top of the drainage gully which was impacted by erosion and slump sliding. The curtain drain was located within the archaeological easement and an archaeological monitor was retained during construction as required by the previous mitigation measures. Resources were not disturbed and the easement remained intact.

The applicants are now proposing to construct two retaining walls (approximately 120 linear feet and 70 linear feet) to stabilize a bluff along the north side of the two properties. The walls will be built along the top of the ravine running east to west from the Lucas property line and the other along the edge of the ravine on the Pebble Beach property adjacent to the residence. The purpose of this coastal bluff stabilization is to reduce coastal erosion and recession and to reduce the risk of

damage to the Lucas residence. Land sliding and erosion have occurred along the edge of the ravine, and the intent of the proposed work is to stabilize the slope and reduce slope instability, erosion and sedimentation hazards. Although the curtain drain installed on the Lucas property greatly improved the conditions, this is to complete the remediation to the area with the addition of the retaining walls as recommended by the geotechnical/geologic engineer as the best long term solution.

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act guidelines to make minor technical changes to the project analyzed in the Initial Study, certified on October 8, 2003, by the Planning Commission (*Resolution No. 03065*). None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

2. Scope and Purpose of this Addendum

The purpose of this Addendum to the Mitigated Negative Declaration is to revise the project description to reflect the current proposal and to update the environmental analysis based on the technical reports (e.g., biological and cultural resources) that were prepared for the current proposal. No Subsequent Mitigated Negative Declaration is needed pursuant to Section 15162 or 15164 of the CEQA Guidelines since adoption of the Mitigated Negative Declaration by the Planning Commission on October 8, 2003, because:

1. There have not been any substantial changes to the project which require major revisions to the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects.
2. No substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Mitigated Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. No information of substantial importance has become available, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Mitigated Negative Declaration was approved, that shows any of the following:
 - a. That the project will have one or more significant effects not discussed in the previous Mitigated Negative Declaration;
 - b. That significant effects previously examined will be substantially more severe than shown in the previous Mitigated Negative Declaration;
 - c. That mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the applicant declines to adopt the mitigation measure or alternative;or

d. That mitigation measures which are considerably different from those analyzed in the Mitigated Negative Declaration would substantially reduce one or more significant effects on the environment, but the applicant declines to adopt the mitigation measure or alternative.

3. Conclusion

Issues identified in the original Initial Study are the same issues that pertain to the current project and as was for the Emergency Permit. Recommendations from the archaeologist and biologist refer to the mitigations originally required in the Initial Study based on the environmental analysis of the technical reports (e.g., biological and cultural resources) that were prepared for the current proposal. The geotechnical/geologist firm who constructed the curtain drain will be involved with the construction of the retaining walls. Therefore, the environmental analysis meets the criteria to prepare an Addendum for this project. Staff has added a Condition of Approval requiring onsite archaeological monitoring as required by the previous mitigation.

Attachment: Original Initial Study

FILED

SEP 02 1997

BRUCE A. REEVES
MONTEREY COUNTY CLERK
DEPUTY

OFFICE USE ONLY

NEGATIVE DECLARATION

RESPONSIBLE AGENCY: COUNTY OF MONTEREY DECISION-MAKING BODY: PLANNING COMM.

PROJECT: PEBBLE BEACH COMPANY (JENKINS PROP)

ADDRESS: P.O. BOX 1767

CITY/STATE/ZIP: PEBBLE BEACH, CA 93953

PLANNER: CHANCE

TELEPHONE: (408) 755-5025

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- (a) That said project will not have the potential to significantly degrade the quality of the environment.
- (b) That said project will have no significant impact on long term environmental goals.
- (c) That said project will have no significant cumulative effect upon the environment.
- (d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

PROJECT DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES:

A COMBINED DEVELOPMENT PERMIT CONSISTING OF A MINOR SUBDIVISION TO ALLOW DIVISION OF A 6.5 ACRE PARCEL INTO TWO PARCELS OF 1.85 ACRES AND 1.87 ACRES; MINOR LOT LINE ADJUSTMENT BETWEEN FOUR PARCELS; A COASTAL DEVELOPMENT PERMIT FOR BLUFF RESTORATION; A COASTAL DEVELOPMENT PERMIT FOR STAIRS ON COASTAL CLIFF; A COASTAL DEVELOPMENT PERMIT FOR EXPANSION OF GOLF COURSE; REQUEST FOR A ZONING POLICY PROHIBITING DEVELOPMENT ON SLOPES IN EXCESS OF 30%; COASTAL ADMINISTRATIVE PERMIT FOR A BRIDGE; COASTAL ADMINISTRATIVE PERMIT FOR DEMOLITION OR RELOCATION OF THREE HOUSES, TREE REMOVAL AND DESIGN APPROVAL, SESSORS MAP EL PESCADERO RANCHO; PORTION OF BLOCK 137, LOT 3, LOCATED NORTHEASTERLY OF 17 MILE DRIVE, DEL MONTE FOREST, COASTAL ZONE

PROJECT LOCATION: DEL MONTE FOREST

PERIOD PROVIDED FOR REVIEW

STARTS: 09/02/97

ENDS: 10/02/97

ADDRESS WHERE COPY OF APPLICATION AND INITIAL STUDY ARE AVAILABLE:

MONTEREY COUNTY PUBLIC WORKS DEPT.

PARKS & RECREATION DEPT.
LAFCO

MONTEREY COUNTY PLANNING & BUILDING INSPECTION DEPARTMENT
P.O. BOX 1208/COURTHOUSE, 240 CHURCH ST., SALINAS, CA 93902

BE FILED WITH COUNTY CLERK WHEN NO SIGNIFICANT EFFECT IS FOUND:

DATE FILED: 09/02/97

DEC.

FILE REFERENCE #: 965322

: 008-401-021-000

TYPE: CDP



INITIAL STUDY

MONTEREY COUNTY, CALIFORNIA

PROJECT NAME: PEBBLE BEACH COMPANY, 5TH HOLE PEBBLE BEACH LINKS REALIGNMENT

File No.: 965322

OWNER NAME: Pebble Beach
Address: P.O. Box 1767
Pebble Beach, CA 93953

PROPERTY ADDRESS: 3217 Live Oak Meadow, Pebble Beach

Cross Street: 17 mile Drive

Assessor's Parcel No.: 008-401-021-000, 008-401-020-000 and 008-393-011-000

Attach both Regional and Local Location Maps showing Project.

STATEMENT OF DETERMINATION/PREPARATION

The following study was prepared by the planner whose signature appears below on behalf of the County of Monterey, State of California.

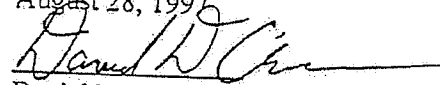
On the basis of this initial study and any attached or referenced information:
(Check One)

The proposed project **WOULD NOT** have a significant effect on the environment (this includes mitigation measures to change the project to lower significant impacts), and a **NEGATIVE DECLARATION** should be prepared.

The proposed project **MAY** have a significant impact on the environment, and an **ENVIRONMENTAL IMPACT REPORT** should be prepared.

Date: August 28, 1997

Signed:


Daniel D. Chance
Associate Planner

1. ENVIRONMENTAL SETTING:

Describe site size and topography, natural waterways, flora and fauna, existing land use, historical or cultural significance for both the immediate and surrounding site characteristics.

Regional Setting

The project site is located within the Del Monte Forest. The Del Monte Forest is located between the cities of Pacific Grove and Monterey on the north and east, and the City of Carmel-by-the-Sea to the south. The Del Monte Forest is comprised primarily of residential areas, two resort hotels (The Lodge at Pebble Beach and The Inn at Spanish Bay), a small commercial area (at The Lodge), seven 18-hole golf courses and one 9-hole par-3 golf course. The area includes public and quasi-public uses such as a school (Robert Louis Stevenson School) and two fire stations (Pebble Beach and Carmel Hill). In addition, the Del Monte Forest is known for its stands of Monterey pine, Bishop pine, Monterey cypress, Gowen cypress, and coast live oak, as well as its coastline and recreational uses.

Site Setting

The project is comprised of a 5.346 acre parcel (APN 008-401-021), and a portion of the 5th hole and the 6th Hole of Pebble Beach Golf Links (APNs 008-401-020 and 008-393-011). The project site is located at 3217 Live Oak Meadow, near Whitman Lane and 17 Mile Drive, in Pebble Beach. There are approximately 24 homes within 300' of the affected parcels.

The residential parcel currently supports an approximately 6,750 square foot single family dwelling, 675 square foot log cabin, two cottage units of 605 and 940 square feet, and garage and accessory structures, and is zoned for low density residential use.

Portions of the other affected parcels total 0.357 acres and are zoned for open space recreational use and are a part of the Pebble Beach Golf Links (5th and 6th holes).

Northwesterly of the site and crossing a riparian area and natural ravine, are the 4th and 5th holes of Pebble Beach Golf Links.

Northeasterly of the site is the 14th fairway, and southeasterly lies the 6th hole. To the south of this shoreline parcel is the Stillwater Cove beach area which can be accessed via The Beach Club off Cypress Drive.

Utilities

Water for the site is supplied by California American Water Company, while sewer service is provided by the Pebble Beach Community Services District. In addition, the new golf hole will be connected to and irrigated via the Water Reclamation Project as per the agreement with Carmel Area Wastewater District, Monterey Peninsula Water Management District, Pebble Beach Community Services District, and Pebble Beach Company. Gas and electric service currently serve the parcel by distribution lines of Pacific Gas and Electric Company. Telephone service is provided through distribution lines of Pacific Bell, and Cable Television service is provided to the area by TCI.

Seismicity

This coastal parcel is located, approximately, from mean high tide to 600' inland. Geologically, the area consists of younger marine terrace sands overlying older Carmelo Formation Sandstone and crystalline granodiorite.

The site is located in fairly close proximity to several known active faults. The Palo Colorado-San Gregorio Fault is located 3.5 miles to the southwest; the Monterey Bay Fault complex, located about 4.5 miles to the northeast; and the San Andreas is located 29 miles northeast.

The site is also located near potentially active faults: the Cypress Point Fault, located about 2,500 feet to the southwest; the Navy Fault located 4.5 miles to the northeast; the Seaside Fault located 5.5 miles to the northeast; and the Ord Terrace Fault located 6 miles northeast of the site. Although the Cypress Point Fault is quite close to the project site, it is much less active, with smaller earthquakes and less frequency than the other faults.

Soils

Surface soils generally consist of native sandy clays, clayey sands, silty sands or poorly graded sands.

Terrace deposits below the site consist primarily of dark brown to black silty sand with clay binder that generally increases in density with depth. Highly cemented sandstone is encountered at depths ranging from 32 to 35 feet below existing grade. The silty clayey sand materials above the sandstone vary in density and have sporadic layers of sand and subangular gravels intermixed throughout their profile.

Drainage/Water Hazards

The project is located within the Pescadero Watershed, which drains into Carmel Bay which is designated by the State as an Area of Special Biological Significance ("ASBS"). The site itself is relatively flat with a minor slope to the south of about 7%. Any surface runoff flows to the Bay.

The project site is not located within any FEMA mapped 100 year flood boundaries. According to a report prepared for the project by the geotechnical and coastal engineering firm of Haro, Kasunich and Associates, Inc., the coastal bluff is prone to erosion and slump sliding due to infrequent wave undermining, and perched groundwater and heavy rainfall that saturates portions of the bluff face during winter conditions.

Vegetation/Wildlife

According to a forest management plan prepared by Hugh E. Smith, dated June 2, 1997, vegetation on the site consists of a moderately dense mix of scattered Monterey pine, coast live oak, and blue gum eucalyptus primarily along the existing property boundaries. There are a few planted Monterey cypress and strawberry trees scattered on the site. The Monterey cypress is not a native tree to this particular area. Its indigenous range, as defined in the Del Monte Forest Area Land Use Plan, is located approximately one mile to the west of the project site. With the exception of one Monterey pine and one coast live oak cluster, the condition of the trees is good, and generally free of significant insect infestation, defects, and disease.

Along the northern boundary of the parcel is a densely vegetated ravine. Project improvements call for a bridge to span the ravine from the 4th hole to the proposed new 5th hole, and private beach access via stairs and footpath to the beach. The banks of the ravine are dominated by blue gum eucalyptus trees with some Monterey pine, cypress, and coast live oak. Exotic species of understory dominate the banks of the ravine.

The riparian zone along the northern portion of the parcel provides the majority of wildlife habitat on the property. Shorebirds feed on the beach sands below, however no nesting sites were located on the property. No wildlife habitats were located on the bluffs.

Archaeology

A Preliminary Cultural Resources Mitigation Plan has been prepared for the project by Gary S. Breschini and Trudy Haversat on May 30, 1997. The report concluded that cultural resources are located on the property. The majority of the cultural resources found are located on the northeastern corner of the property.

Noise

Ambient noise levels were not needed for this project in that the application is for a new golf hole. Other than short-term construction-related noise related to the creation of the new hole, the completed project will not generate increased noise levels over existing conditions. Applications for construction of the two homes are not part of this project and will be processed separately.

Visual

While the parcel is in an area which has been mapped in the Land Use Plan as being visible from Point Lobos across Carmel Bay, the setting of the property does not afford such a view due to interference with and elevations of Arrowhead Point. Further, the golf course component of this project requires grading cuts to lower the golf course hole.

2. PROJECT DESCRIPTION:

Describe the type of project by use, physical shape, supporting infrastructure/public facilities and the finished project's generation of employment, traffic and housing. Describe other project characteristics that relate to possible project impacts, positive or negative, on the environment. Use quantitative analysis if possible. Describe how project will affect the environmental setting. Attach an 8 1/2" x 11" site plan.

The proposed project, referred to as "Jenkins Estate/(N) 5th Hole at Pebble Beach Golf Links", consists of the creation of two residential lots (1.87 and 1.85 acres, respectively), and the construction of a new 5th golf hole. The two residential lots require minor subdivision (vesting tentative map) and lot line adjustment which, when completed, will eliminate the existing 5th hole at Pebble Beach Golf Links, currently an inland par-3 hole. The parcel sizes proposed are consistent with the surrounding residential parcels. The new 5th hole will cross a ravine near the existing 4th green area and become a shoreline par-3 hole. A bridge will be constructed for golfer and golf car to cross the ravine. The balance of the existing 5th hole will become open space and used primarily for pedestrian and golf course maintenance and tournament access. Existing residential (private) beach access for the parcel will be moved from its current location to an area near the new bridge approach and will require a series of steps and landings down to the beach along with a small boardwalk crossing at the mouth of the ravine.

Bluff stabilization improvements are required along the shoreline. The work includes surface and subsurface drainage improvements as shown on the project plans prepared by Haro, Kasunich and Associates, Inc. While these drainage improvements will reduce the rate of erosion, further corrective measures include slope recontouring with the grading activities as well as erosion control matting and revegetation. The bluff stabilization improvements include rounding off the bluff top and reducing the cliff from a 50 foot elevation to a 35 foot elevation.

Areas requiring 30% slope exemption are identified in the Slope Density Analysis prepared for this project by Haro, Kasunich and Associates, Inc., and are shown as the bluff stabilization which are addressed above.

Applications for homes on the two residential lots are not a part of this project and will be processed separately.

Construction of the golf course hole will require the removal of 9 oaks, 14 cypresses, 22 pines, 15 eucalyptus, and 1 acacia.

Demolition of the residential and accessory structures are included as a part of the proposed project. Demolition of the main residential structure is a requirement of golf course operations, while demolition of the cottage units and garage is required to provide construction equipment access. The existing driveway access is limited due to the location of a 96" dbh Coast Live Oak, which requires alternative access routes for construction equipment. If feasible both structurally and economically, the log cabin is planned for temporary relocation to an area on the same parcel

until a final location is determined. Final relocation of the log c... possible, will require a separate approval process through Monterey County.

Approximately 6,550 cubic yards of cut and 1,250 cubic yards of fill are required for completion of the golf hole. The resulting 5,300 cubic yards of excavation material will be stockpiled and placed on the residential parcels. This balance is proposed for use in establishing finish grade for the residential units.

In addition to the physical development described above, the applicant is proposing a lot line adjustment to the north of the property and to the west of the existing property boundary which creates one 1.854 acre residential parcel, one 1.872 acre residential parcel, reduces existing golf course acreage (parcel to the northwest) by 0.351 acres, and increases existing golf course acreage (parcel to the southeast) by 0.034 acres. A minor subdivision is being proposed to create the two residential lots and golf course lot (new 5th hole). The new 5th hole is 1.976 acres.

3. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS:

Use the list below to verify project related plans and their consistency or non-consistency with project implementation.

- General Plan/Area Plans _____ Air Quality Mngmt. Plan _____
- Specific Plans _____ Airport Land Use Plans _____
- Water Quality Control Plan _____ Local Coastal Program X
- Transportation Plan _____

This project is consistent with the Local Coastal Program and does not require rezoning. Monterey County Coastal Implementation Plan, Title 20 Zoning, Regulations for Low Density Residential Zoning Districts in the Coastal Zone allow golf course use, subdivisions and lot line adjustments (Section 20.14.050.D, -.AA, and -.BB). While this project requires encroachment into the riparian setback as defined in the Del Monte Forest Area Land Use Plan, Section 20.147.040.C.2.a (Specific Development Standards, Riparian Corridors and Other Terrestrial Wildlife Habitats), the project results in long-term habitat restoration greater in value than the existing habitat due to the eradication of exotic species and revegetation with indigenous materials as described in the Botanical Survey prepared for the project. There is no impact on public access to Stillwater Cove. This project requires encroachment into areas of 30% slope and greater, however, corrective grading activities, erosion control, and bluff stabilization measures achieve the resource protection objectives of the Del Monte Forest Land Use Plan (Implementation Section 20.147.060.G.1.b and LUP Policy 3).

4. PROJECTS THAT HAVE LITTLE OR NO POTENTIAL FOR SIGNIFICANT ENVIRONMENTAL IMPACT:

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the

Environmental ...; and/or potential impacts ... involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, are easily identifiable, and are without public controversy. For these types of projects the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

___ CHECK HERE IF THIS SECTION IS NOT APPLICABLE

FINDING: For the following topics (listed in the Environmental Checklist), there is no potential for significant environmental impact from either construction, operation, or maintenance of the proposed project.

5. EARTH	___	14. HOUSING	___
6. AIR	___	15. TRANSPORTATION	<u>X</u>
7. WATER	___	16. PUBLIC SERVICES	___
8. PLANTS	___	17. UTILITIES	___
9. ANIMALS	___	18. NOISE	___
10. NATURAL RESOURCES	<u>X</u>	19. HAZARDS	___
11. ENERGY	<u>X</u>	20. AESTHETICS	___
12. LAND USE	___	21. CULTURAL RESOURCES	___
13. POPULATION	<u>X</u>		

Topics not checked above must be addressed further in the Environmental Checklist (Sections 5 - 21) on the following pages. For all projects, complete Sections 22 thru 25.

- #10. Because of the nature of the development, the project will have no impacts on natural resources.
- #11. Because of the nature of the development, this project will have no impacts on energy.
- #13. Because of the nature of the development, no impacts on population will occur.
- #14. Because of the nature of the development, the project will not have an impact on housing in the area.

ENVIRONMENTAL CHECKLIST ENVIRONMENTAL IMPACTS/NON IMPACTS

NOTE:

- * Summarize conclusions for each section (EARTH, AIR, etc.) with supporting evidence: why there is the potential for (POT.), why there is (YES), or why there is not (NO) -- a significant environmental impact. Use the space provided at the end of each section, or add an attachment with a clear reference.
- * Use information such as other reports, plans or studies as supporting evidence. Add persons/agencies contacted.
- * Include mitigation measures. Include a mitigation monitoring program as an appendix.

5.	<u>EARTH</u> Will the proposal result in:	Significant Impact?						
5.1	Unstable earth conditions or in geologic substructures?	<table border="0"> <tr> <td>NO</td> <td>POT.</td> <td>YES</td> </tr> <tr> <td>___</td> <td><u>X</u></td> <td>___</td> </tr> </table>	NO	POT.	YES	___	<u>X</u>	___
NO	POT.	YES						
___	<u>X</u>	___						

5.2	Disruption, displacements, compaction or overcovering of the soil?	NO <u>X</u>	POT. —	YES —
5.3	Change in topography or ground surface relief features?	NO —	POT. <u>X</u>	YES —
5.4	The destruction, covering, of modification of any unique geologic or physical features?	NO <u>X</u>	POT. —	YES —
5.5	Any increase in wind or water erosion of soils, either on or off-site?	NO —	POT. <u>X</u>	YES —
5.6	Changes in the deposition or erosion of beach sands, or changes in siltation which may modify the channel of a river or stream, or the bed of the ocean or any bay, inlet or lake?	NO —	POT. <u>X</u>	YES —
5.7	Exposure of people and property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazard?	NO <u>X</u>	POT. —	YES —

EARTH: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

Geotechnical (5.1-5.3)

Impact 5.1 to 5.3: The presence of surface and subsurface poorly graded sand, subsurface fractured weathered granite, and upper soils that can be very wet, represents a potentially significant construction impact.

A geotechnical report was prepared for the project by Haro, Kasunich and Associated, Inc., dated June 2, 1997. The report identifies the above soils and their conditions as potential constraints that need to be addressed during grading and construction. The report recommends specific measures to be implemented during the excavation phase of the project such as recompaction of soil, spreading, filling (recommendations 1-18, pages 17-21). Specific measures also address construction of foundations (recommendations 19-23, pages 21-22), retaining walls (recommendations 24-25, pages 23-24), and site drainage (recommendations 25-29, page 24). The report concludes that the project site is suitable for the proposed development provided that the recommendations contained in the report are followed. Compliance with the following mitigation measure will reduce this potentially significant impact to a level of insignificance:

Mitigation 5.1: Prior to final inspection, the applicant shall provide the Director of Planning and Building Inspection written proof that a qualified geotechnical engineer has provided written certification that all development has been in accordance with the geotechnical report prepared by Haro, Kasunich and Associates, Inc., dated June 2, 1997, and further that said consultant has reviewed:

1. grading and foundation construction plans for compliance with recommendations contained within the geotechnical report.

2. site preparation, grading and compaction
3. drilling of pier holes and wood lagging placement
4. foundation excavations
5. backfilling and compaction of retaining walls.
6. areas requiring work on slopes of 30% and greater

Change in topography (5.3)

corrective measures include slope recontouring with the grading activities as well as erosion control matting and revegetation. The bluff stabilization improvements include rounding off the bluff top and reducing the cliff from a 50 foot elevation to a 35 foot elevation. The slopes of the cliff exceed 30% slope. In addition, the elevation of the proposed 5th hole would be reduced as part of the bluff stabilization. The recontouring would be incorporated with mitigation 5.6 below and would not be a significant impact.

Erosion (5.6)

Impact 5.6: Erosion from the excavation of 6,550 cubic yards of soil during construction of the proposed golf hole has the potential to impact the coastal bluff.

A grading plan was prepared for the project by Haro, Kasunich and Associates, Inc., dated June 2, 1997. The plan compliments the Geotechnical Report described under Geotechnical Considerations, above, and recommends specific measures to be implemented during the excavation phase of the project such as recompaction of soil, spreading and filling. Compliance with the following mitigation measure will reduce this potentially significant impact to a level of insignificance:

Mitigation 5.6.a. The final grading plans shall include measures contained in the grading plan prepared by Haro, Kasunich and Associates, Inc., dated June 2, 1997, as approved by the Monterey County grading engineer and the Monterey County Water Resources Agency. During construction, erosion control measures shall be in place in areas to be graded, as well as around the stockpiled soils. These construction measures are in the form of dust control and hay bales at the appropriate areas of work. Bluff stabilization efforts which deal with historic and future erosion are enhanced by the surface and subsurface drainage improvements shown on the project plans together with the change in grade contours and revegetation of the slopes. Any changes to the project plans shall be approved by staff of Monterey County Planning and Building Inspection Department and Monterey County Water Resources Agency.

Mitigation 5.6.b. That no land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection Department.

Seismicity (5.7)

Impact 5.7: The project site is located within the Seismic Hazard Zone III (low) of the Local Coastal Program Seismic Hazard Zone Map.

Geologic information was prepared for the project and is contained in the Geotechnical Report prepared for the project by Haro, Kasunich and Associates, Inc., dated June 2, 1997 (pages 8 through 13). Seismic hazards in the vicinity of the proposed project were placed in three categories: ground rupture, seismic shaking, and ground failure (which includes liquefaction).

The report concluded that there is a low probability of fault-related surface ground rupture at the project site since no active or potentially active faults are known to cross the site (Page 9).

The effects of ground shaking on the proposed development can be reduced by earthquake design

in accordance with the provisions of the Uniform Building Code (Page 11). Thus, potential impacts related to seismic shaking will be mitigated to a level of insignificance during plan check review of the engineered drawings by Monterey County engineers.

The potential for liquefaction to occur on the property is considered low due to the relatively dense subsurface soil and bedrock strata predominant beneath the site (Page 11).

The potential for seismically induced slump sliding along the coastal bluffs and the steeper slopes of the drainage ravine is high (Page 11). Compliance with the following mitigation measure will reduce this potentially significant impact to a level of insignificance:

Mitigation 5.7: Prior to issuance of building and grading permits for this project, foundation plans shall be prepared by a structural engineer showing foundation design used for the tee box retaining walls, bridge, and stairs. Foundation plans shall be approved by Monterey County Building Inspection staff.

<u>6. AIR</u>		Significant Impact?		
Will the proposal result in:		NO	POT.	YES
6.1	Substantial air emissions or deterioration of ambient air quality?	—	<u>X</u>	—
6.2	The creation of objectionable odors?	<u>X</u>	—	—
6.3	Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	NO	<u>X</u>	—

AIR: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

Air Quality

Impact 6.1: Impacts to air quality are short term only.

Long-term: the proposed project is consistent with existing use and uses permitted within the zoning district. Vehicle emissions are accounted for the 1994 Air Quality Management Plan for the Monterey Bay Region. Approval of the project will not result in changes to any roadway or intersection Level of Service designations (Fehr & Peers Associates, Inc., Traffic Study dated May 29, 1997, Page 2). The project will have no long term impacts on air quality.

Short-term: Excavation of the course results in 6,550 cubic yards (cy) of cut and 1,250 cy of fill, with placement of the resulting 5,300 cy stockpiled nearby. Monterey Bay Unified Air Pollution Control District ("MBUAPCD") has the following thresholds for determining PM(10) or dust particulates:

1. Construction site with minimal earthmoving - 8.1 acres per day.
2. Construction with earthmoving (grading, excavation) - 2.2 acres per day.

The project as proposed would not exceed these two thresholds. In addition, applicant shall incorporate the following construction standards into the project: Exposed surfaces shall be watered as necessary during clearing, excavation, and grading, and shall be done in late morning

and at end of workday. Grading activities shall be prohibited during periods of high winds greater than 30 mph. Notes shall be placed on the grading plans and construction documents noting these standards. With these procedures incorporated into the grading plan

Mitigation 6.1: Prior to issuance of building and grading permits, the applicant shall place a not on the grading plan that include, watering exposed surfaces during clearing, excavation, stockpiling and grading, and in the late morning and at the end of each workday. Grading activities shall be prohibited during periods of high winds greater than 30 miles an hour.

<u>7. WATER</u>		Significant Impact?		
Will the proposal result in:		NO	POT.	YES
7.1	Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	<u>X</u>	—	—
7.2	Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	—	<u>X</u>	—
7.3	Alterations to the course or flow of flood patterns?	<u>X</u>	—	—
7.4	Change in the amount of surface water in any water body?	<u>X</u>	—	—
7.5	Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen, or turbidity?	—	<u>X</u>	—
7.6	Alteration of the direction or rate of flow of ground waters?	<u>X</u>	—	—
7.7	Change in the quantity of groundwaters, either through direct additions or through interception of an aquifer by cuts or excavations?	<u>X</u>	—	—
7.8	Substantial reduction in the amount of water otherwise available for public use?	<u>X</u>	—	—
7.9	Exposure of people or property to water related hazards such as flooding or tidal waves?	<u>X</u>	—	—

WATER: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

Impact 7.2: Creation of a new golf hole with the appropriate irrigation and drainage improvements alter the overall drainage patterns of the site. This is a beneficial impact as the

surface and subsurface improvements will be routed to t more efficiently without further detriment to the coastal bluff.

Because the newly created parcels within the Low Density Residential zoning district are in the Pescadero Watershed, new construction is limited on the properties to 5,000 square feet of building coverage and 4,000 square feet of paved surface on each parcel for a total of 15,000 square feet of building coverage and 12,000 square feet of paved surfaces. As a comparison, the existing site currently has 10,015 square feet in building coverage and a paved coverage of 22,781 square feet.

There are no structures associated with the new golf hole component of the application. In comparison to existing conditions, there is a potential benefit in building coverage which will be reduced by a minimum 15 square feet (assuming new homes are built to the 5,000 square foot maximum) and a significant benefit in paved surfaces from 22,781 square feet to a potential 8,000 square foot coverage on the residential portions of the parcel.

The new 5th hole golf course component is anticipated to require approximately 4,100 sf of paved surface along the fairway and connecting to existing cart path system near the 6th hole. It should be noted that the 5,000sf building coverage and 4,000sf impervious surface coverage limitations in the Pescadero Watershed do not apply to non-residential uses, in this case the golf course component of the project.

Additionally, approximately 3,100 square feet of existing cart path on the northerly boundaries will be relocated off the newly created parcels, but will be re-established within the limits of the remainder of the existing golf hole. This re-establishment of paved pathway is considered to have no change in overall drainage patterns.

Overall, the reduced impervious coverage together with improved drainage system and water management will likely result in better absorption into the land. In order to ensure drainage improvements utilize best management practices, the following condition is recommended:

Mitigation Measure 7.2: Certification that the stormwater drainage improvements for the golf course portion have been constructed in accordance with the plans prepared by Haro, Kasunich and Associates, Inc., shall be provided to the Planning and Building Inspection Department by a registered civil engineer or licensed contractor who constructed the improvements shall be provided prior to final inspection of the building permits.

Impact 7.5: In that the potential for impervious coverage on the residential lots is reduced and drainage improvements enhance the existing conditions of the new golf hole, the impact on water quality in the Carmel ASBS is an improvement to existing conditions.

With the Applicant's "Pebble Beach Lot Program, Final Environmental Impact Report", Volume III, Pages 12-17 through 12-20, issued June 1997, water quality was one of the Master Response topics. Baseline monitoring of runoff water quality for the Pescadero watershed and Carmel Bay ASBS, as well as other locations, have been conducted by Kinnetic Laboratories, Inc. The monitoring results indicated that water samples were uncontaminated by urban or agricultural runoff, and there was no indication of contamination by herbicides and pesticides. The Del Monte Forest Area Land Use Plan requires adherence to comprehensive management practices to protect identified water resources and includes protection of the Carmel Bay ASBS. Applicant currently complies with these management practices under its "Integrated Pest Management" program in use on the Pebble Beach Golf Linkscourse.

This is an insignificant impact.

Impact 7.8: California American Water Company supplies water to the parcels involved in this application. The Monterey Peninsula Water Management District ("WMD") allocates water to

each jurisdiction serve 1-Am. Based upon the WMD credit system, Monterey County has established a system of priority distribution of water allocation for properties within its jurisdiction and is administered by the Monterey County Water Resources Agency (WRA). The WMD and WRA calculate water use based on use or fixture units. The applicant has prepared a water demand analysis which compares the existing development with proposed development.

The proposed golf hole will be connected to the water reclamation system and thereby reduces the amount of property currently being watered by potable water by approximately 2 acres. The portion of existing golf hole on the northerly side of the new residential parcels will require relocation of the reclamation piping and appurtenances (Monterey County Department of Environmental Health).

No specific information is currently available for potential water use on the two residential parcels. The applicant has a WMD credit of 0.536 acre feet for the existing lot, based on fixture counts.

<u>8. PLANT LIFE</u>		Significant Impact?		
Will the proposal result in:		NO	POT.	YES
8.1	Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	—	<u>X</u>	—
8.2	Reduction of the numbers of any unique, rare or endangered species of plants?	—	<u>X</u>	—
8.3	Introduction of a new species of plants into an area, or result in a barrier to the normal replenishment of existing species?	<u>X</u>	—	—

**PLANT LIFE: Conclusions w/evidence - Persons contacted.
Monitoring/Mitigation Measures?**

Tree Removal (8.1)

Impact 8.1: Removal of 9 oaks (3 measured at 12" d.b.h. and greater); 14 cypresses (7 at 12" d.b.h. and greater); 22 pines (14 at 12" d.b.h. and greater); 15 eucalyptus (12 at 12" d.b.h. and greater); and 1 acacia, required to accommodate the proposed golf hole component of the application is a potentially significant impact to forest resources on the site.

Although the project site has been previously disturbed by development of a single family residence and ancillary structures and associated non-native, ornamental landscaping, the Del Monte Forest Area Land Use Plan defines the Monterey pine and coast live oak as being native to the area. Policies of the plan require proposed development avoid removal whenever possible and replace native tree loss in accordance with recommendations by a qualified forester. The above-referenced Forest Management Plan has been prepared by Hugh Smith and recommends trees be replaced at a 1:1 ratio for trees 12" d.b.h. and greater which is also consistent with the Del Monte Forest Area Land Use Plan. Compliance with the following mitigation reduces this potentially significant impact to a level of insignificance:

Mitigation 8.1.a: Applicant shall prepare and submit landscape plans to Monterey County Planning and Building Inspection Department for approval which shows tree replacement planting and identifies location, specie and size of trees, prior to final inspection of the golf

course improvements.

Mitigation 8.1.b: Trees not proposed for removal shall be protected from inadvertent damage by construction equipment in accordance with recommendations of Monterey County Planning and Building Inspection Department. Such protection measures shall be in place prior to issuance of grading permits.

Mitigation 8.1.c: Tree removal within the riparian area to the northwest of the project site shall be performed in accordance with the recommendations contained in the Botanical Survey prepared for the project. These recommendations are identified in the Addendum to Botanical Report dated May 30, 1997, prepared by David Allen.

Reduction of Unique, Rare or Endangered Species of Plants (8.2)

Impact 8.2.a: Removal of one 30" d.b.h. coast live oak, one 35" d.b.h. Monterey cypress; one 25" d.b.h. Monterey pine is required to accommodate the proposed golf hole component of the application is a potentially significant impact to unique plant species on the site.

Although the project site has been previously disturbed by development of a single family residence and ancillary structures and associated non-native, ornamental landscaping, the Del Monte Forest Area Land Use Plan defines the Monterey pine and coast live oak as being native to the area. Policies of the plan require proposed development avoid removal whenever possible and replace native tree loss in accordance with recommendations by a qualified forester. The Monterey cypress is not a native tree to this particular area. The Botanical Report prepared for this project (Page 3, "Description of Local Vegetation") and the Forest Management Plan prepared for this project (Page 6, "Vegetation") both indicate that the cypress is a planted tree. Its indigenous range, as defined in the Del Monte Forest Area Land Use Plan, is located approximately one mile to the west of the project site.

The 25" d.b.h. pine stands in front of the proposed championship tee box area, and the 30" d.b.h. coast live oak cluster shows signs of disease and is within the limits of the new green. Removal of the trees is unavoidable due to their location and proximity with construction activities. A Forest Management Plan has been prepared by Hugh Smith and recommends trees be replaced at a 1:1 ratio for these trees, which is also consistent with the Del Monte Forest Area Land Use Plan. Based on project plans, specifications, and mitigations described, compliance with the following mitigation will reduce this impact to a level of insignificance.

Mitigation 8.2.a: In conjunction with Mitigation 8.1.a, Applicant shall prepare and submit a tree replacement plan to Monterey County Planning and Building Inspection Department which will identify location, specie and size of trees to be planted, prior to final inspection of the golf course improvements. Applicant shall replant at a 1:1 ratio, for the pines, cypress, and oaks removed, with pines, cypress, and oaks as appropriate to the location.

Impact 8.2.b: Along the northern boundary of the parcel is a densely vegetated ravine. Project improvements call for a bridge to span the ravine from the 4th hole to the proposed new 5th hole, and private beach access via stairs and footpath to the beach. The banks of the ravine are dominated by exotic species of understory together with bluegum eucalyptus, Monterey pine, cypress, and coast live oak.

Crossing the ravine, together with private beach access, and tee box construction, will require encroachment into the riparian setback as defined in the Del Monte Forest Area Land Use Plan, Section 20.147.040.C.2.a (Specific Development Standards, Riparian Corridors and Other Terrestrial Wildlife Habitats). A botanical report has been prepared for this project by David Allen, dated September 1996 and May 1997, which concludes that with removal of exotic plants and subsequent revegetation, impacts would be mitigated. The project will result in long-term habitat enhancement greater in value than the existing habitat due to the eradication of the exotic species and revegetation with indigenous materials as described in the Botanical Report.

Compliance with the following mitigation will reduce this impact to a level of insignificance:

Mitigation 8.2.c: Applicant shall include the eradication exotic species in the landscape plan. The removal of exotic species shall be in accordance with the Addendum to Botanical Report dated May 30, 1997.

Mitigation 8.2.d. The Landscape plan shall include the revegetation of native species in the riparian zone and the bluffs. The landscape plan shall identify species, densities, and performance criteria, as recommended in the botanical report which shall be submitted for approval to Monterey County Planning and Building Inspection Department prior to final inspection of the golf course improvements.

<u>9. ANIMAL LIFE</u>		Significant Impact?		
Will the proposal result in: -		NO	POT.	YES
9.1	Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish, and shell fish, benthic organisms or insects)?	—	<u>X</u>	—
9.2	Reduction in the numbers of any unique, rare or endangered species of animals?	<u>X</u>	—	—
9.3	Introduction of new species of animals into the area, or result in a barrier to the migration or movement of animals?	<u>X</u>	—	—
9.4	Deterioration to existing fish or wildlife habitat?	<u>X</u>	—	—

ANIMAL LIFE: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

The Del Monte Forest Area Land Use Plan identifies the area as a shorebird habitat area (LUP Figure 4). Due to change in land use and construction impacts necessitated for the creation of the new golf hole within beach, bluff and riparian areas, some potential impact to wildlife is anticipated. A Wildlife Habitat Assessment has been prepared for this project by David W. Allen, Environmental Consultant, dated August 2, 1997. The assessment acknowledges that while shorebirds may frequent the beach for feeding, there are no rearing opportunities for ground nesting species. Additionally, the bluffs offer possible nesting sites for some species, but exotic plant material limits the nesting site. The riparian zone, with existing exotic species, offers a reduced wildlife habitat, than a riparian zone with native species. The riparian zone does offer the most cover and water for wildlife habitat on the property. Project plans call for eradication of exotic species within the riparian revegetation enhancement zone and bluffs with a replanting plan that uses native species. Wildlife habitat values will be improved during this process. Compliance with Plant Life Mitigation 8.2.b above will reduce the short term impact to wildlife during construction, and provide for enhanced wildlife habitat with the completion of the project.

Mitigation 9.1: The revegetation plan shall be prepared by a qualified biologist to include plant species that provide wildlife habitat on the bluffs and in the riparian zone. The revegetation plan shall be reviewed by the Director of Planning and Building Inspection Department.

With the wildlife mitigation project would have a less than significant impact.

10. NATURAL RESOURCES

Significant Impact?

10.1 Will the proposal result in the increased in rate of use of Natural Resources.

NO POT. YES
X — —

NATURAL RESOURCES: Conclusions w/evidence - Persons contacted, Monitoring/Mitigation Measures?

See discussion in section 4.

11. ENERGY

Will the proposal result in :

Significant Impact?

11.1 Use of substantial amounts of fuel or energy?

NO POT. YES
X — —

11.2 Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?

NO POT. YES
X — —

ENERGY: Conclusions w/evidence - Persons contacted, Monitoring/Mitigation Measures?

See discussion in section 4.

12. LAND USE

Significant Impact?

12.1 Will the proposal result in a substantial alteration of the present or planned land use of an area?

NO POT. YES
X — —

12.2 Reduction in acreage of any agricultural crops?

NO POT. YES
X — —

LAND USE: Conclusions w/evidence - Persons contacted, Monitoring/Mitigation Measures?

The proposed project site is surrounded by golf course operations and currently supports residential uses with the main residential structure together with ancillary residential structures (cottages, log cabin, garage, workshop). The project creates two residential parcels where one now exists via lot line adjustments and minor subdivision, together with a portion of the shoreline property which is to become the new 5th hole of Pebble Beach Golf Links. The existing zoning is Low Density Residential in the Coastal Zone. There is no rezoning requirement for the proposed uses in that the current zoning designation provides for conditional uses such as lot line adjustments, subdivisions, and golf course use. While there is an alteration in the existing use, the proposed uses are consistent with the zoning over the property. This is an insignificant impact.

- 13. POPULATION** Significant Impact?
- | | | | | |
|------|---|----------|------|-----|
| 13.1 | Will the proposal alter the location, distribution, density, or growth rate of human population of an area? | NO | POT. | YES |
| | | <u>X</u> | — | — |

POPULATION: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

See discussion in section 4.

- 14. HOUSING** Significant Impact?
- | | | | | |
|------|---|----------|------|-----|
| 14.1 | Will the proposal affect existing housing, or create a demand for additional housing? | NO | POT. | YES |
| | | <u>X</u> | — | — |

HOUSING: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

Given the existing residential compound, there are 3 habitable structures (main house and two cottages), and one limited use structure (one room log cabin with kitchenette, bathroom, and fireplace heating). With residential redevelopment, the available housing units would be no more than already exists.

- 15. TRANSPORTATION/CIRCULATION** Significant Impact?
- Will the proposal result in:
- | | | | | |
|------|--|----------|------|-----|
| 15.1 | Generation of substantial additional vehicular movement? | NO | POT. | YES |
| | | <u>X</u> | — | — |
| 15.2 | Effects on existing parking facilities, or demand for new parking? | NO | POT. | YES |
| | | <u>X</u> | — | — |
| 15.3 | Substantial impact upon existing transportation systems? | NO | POT. | YES |
| | | <u>X</u> | — | — |
| 15.4 | Alteration to present patterns of circulation or movement of people/goods? | NO | POT. | YES |
| | | <u>X</u> | — | — |
| 15.5 | Alterations to waterborne, rail, or air traffic? | NO | POT. | YES |
| | | <u>X</u> | — | — |
| 15.6 | Increases in traffic hazards to motor vehicles, bicyclists or pedestrians? | NO | POT. | YES |
| | | <u>X</u> | — | — |

TRANSPORTATION/CIRCULATION: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

The traffic study mentioned above concludes that overall vehicle traffic in the area will increase

by less than one trip during peak hour. This change is so small that it can not be measured on the collector/arterial road system either inside or outside the Del Monte Forest.

Short-term construction traffic results in no impact other than deliveries of bridge and stair materials, import soil (1,250 cubic yards), and workers arriving and departing the site. Construction hours are 8:00am to 6:00pm, Monday through Saturday, according the Del Monte Forest Architectural Review Board Guidelines.

16. PUBLIC SERVICES

Significant Impact?

Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

16.1	Fire protection?	NO	POT.	YES
		<u>X</u>	—	—
16.2	Police protection?	NO	POT.	YES
		<u>X</u>	—	—
16.3	Schools?	NO	POT.	YES
		<u>X</u>	—	—
16.4	Parks or Other Recreational facilities?	NO	POT.	YES
		<u>X</u>	—	—
16.5	Maintenance of public facilities, including roads?	NO	POT.	YES
		<u>X</u>	—	—
16.6	Other governmental services?	NO	POT.	YES
		<u>X</u>	—	—

PUBLIC SERVICES: Conclusion w/evidence - Persons contacted. Monitoring/Mitigation Measures?

No impact to public services. Pebble Beach Community Services District provides sewer service to the project site and has indicated in their letter dated June 3, 1997, that the District has wastewater capacity for the two proposed residential lots.

17. UTILITIES

Significant Impact?

17.1	Will the proposal result in a need for new systems, or substantial alterations to the area utilities?	NO	POT.	YES
		<u>X</u>	—	—

UTILITIES: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

No impact to utilities. All utilities currently provide service to the project site. The minor subdivision will require that the two residential sites connect to those existing services: California-American Water Company (water), Pacific Gas and Electric Company (gas and

electricity), Pacific Bell (telephone), and TCI (cable television). Because the project is located in an area where adequate utilities exist, there will be no impacts on utilities. The proposed project would use reclaimed water as part of the Carmel Area Wastewater Reclamation Project to water the golf course.

<u>18. NOISE</u>		Significant Impact?		
18.1	Increases in existing noise levels?	NO	POT.	YES
		<u>X</u>	—	—
18.2	Exposure of people to severe noises?	NO	POT.	YES
		—	<u>X</u>	—

**NOISE: Conclusions w/evidence - Persons contacted.
Monitoring/Mitigation Measures?**

Construction of the facility would result in short-term noise from excavation, grading would result in short term noise impacts. Construction activities are estimated by the applicant to occur over a period of approximately one month. To mitigate this short term, potentially significant noise impact to a level of insignificance the following mitigation measure have been recommended in the noise analysis.

Impact 18.1: This project will impact the noise level of the surrounding neighborhood. The impact is short-term during the construction of the golf course component of the project. Compliance with the following will reduce the impact to a level of insignificance:

Mitigation 18.1.a: Hours of operation or movement of heavy construction equipment shall be limited to between 8:00 a.m. and 6:00 p.m., Monday through Saturday. Such operations shall not occur on Sundays or holidays. A note regarding these limitations shall be placed on the plans for the contractor's information prior to issuance of grading permits.

Mitigation 18.1.b: All equipment that will operate for extended periods of time with at the project site shall be equipped with residential type mufflers. Excessively noisy equipment shall not be allowed on site. A note shall be placed on the building and grading plans outlining this requirement prior to issuance of grading permit.

<u>19. HAZARDS/HUMAN HEALTH</u>		Significant Impact?		
19.1	A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	NO	POT.	YES
		<u>X</u>	—	—
19.2	Possible interference with an emergency evacuation plan?	NO	POT.	YES
		<u>X</u>	—	—
19.3	Creation of any health hazard or potential health hazard?	NO	POT.	YES
		<u>X</u>	—	—
19.4	Exposure of people to potential health hazards?	NO	POT.	YES
		<u>X</u>	—	—

HAZARDS/HUMAN HEALTH: Conclusions w/evidence - Persons contacted.

Monitoring/Mitigation Measures?

Although herbicides and pesticides would be used with the maintenance on the expansion of the driving range, the intensification to the existing golf course would be small and would not pose any risk of exposure, or any other health hazard. A water quality monitoring study has been conducted by Kinetic Laboratories, Inc. The monitoring results indicated that water samples were uncontaminated by urban or agricultural runoff, and there was no indication of contamination by herbicides and pesticides. The Del Monte Forest Area Land Use Plan requires adherence to comprehensive management practices to protect identified water resources and includes protection of the Carmel Bay ASBS. Applicant currently complies with these management practices under its "Integrated Pest Management" program in use on the Pebble Beach course.

20. AESTHETICS

Significant Impact?

20.1 Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?

NO POT. YES

AESTHETICS: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

This project has no impact to scenic vistas or views, and does not result in the creation of an aesthetically offensive site open to public view. Bluff stabilization plans will enhance the aesthetic value as seen from Stillwater Cover.

21. CULTURAL RESOURCES

Significant Impact?

21.1 Will the proposal result in the alteration of, or the destruction of, a pre-historic or historic site?

NO POT. YES

21.2 Will the proposal result in adverse physical or aesthetic effects to a pre-historic or historic building, structure or object?

NO POT. YES

21.3 Does the proposal have the potential to cause a physical change which would affect unique ethnic or cultural values?

NO POT. YES

21.4 Will the proposal restrict existing religious or sacred uses within the potential impact area?

NO POT. YES

CULTURAL RESOURCES: Conclusions w/evidence - Persons contacted. Monitoring/Mitigation Measures?

Impact 21.1: Potential impact to alteration of historic site.

A Preliminary Cultural Resources Mitigation Plan has been prepared for the project by Gary S. Breschini and Trudy Haversat on May 30, 1997. The report concluded that cultural resources are

located on the property. The majority of the cultural resources on the property are located on the northeastern corner of the property where the proposed single family dwelling is proposed and at the northern area in close proximity to the log cabin, where a portion of the 5th hole is proposed at the northern end of the based upon the background research and surface reconnaissance, mitigation will be necessary on the new parcels. Compliance with and institution of the following mitigation recommendations contained in the report reduces the potential significant impact to less than significant:

Mitigation 21.1.a: Prior to any development, an archaeological data recovery project shall be conducted to extract and realize a portion of the scientific data contained in this site. The reconnaissance shall be conducted within the proposed 5th hole area and the newly created northwestern residential parcel and shall include the four elements of recovery as defined in the archaeological report prepared for this project by Archaeological Consulting, Inc. Work shall be performed by a qualified archaeologist with a written report documenting the recovery project provided to Monterey County Planning and Building Inspection Department prior to issuance of grading permits.

Mitigation 21.1.b: Those areas identified in the archaeological data recovery as having cultural deposits that remain after the recovery project (Mitigation 21.1.a) shall be protected as necessary and to the extent feasible given the approved golf and residential uses through implementation of an archaeological easements on all three newly created parcels. A recorded copy of an archaeological easement agreement between Pebble Beach Company and Monterey County shall be provided to the Monterey County Planning and Building Inspection Department prior to issuance of grading permits or building permits. The archaeological easements shall limit all development, as prescribed by a registered archaeologist.

Mitigation 21.1.c: Grading, clearing, trenching, and all other earth moving activities shall be monitored by a qualified archaeological monitor who shall be empowered to temporarily halt construction to examine potentially significant archaeological resources or materials uncovered. A copy of an agreement between Pebble Beach Company and a qualified archaeological monitor shall be provided to Monterey County Planning and Building Inspection Department prior to issuance of grading permits.

Mitigation 21.1.d: A note shall be placed on the grading plans for the project which indicates that, if significant archaeological features or human remains are accidentally discovered during construction, work shall be halted within 150 feet of the find until it can be evaluated by a qualified professional archaeologist.

Impact 21.2: A log cabin is situated to the northwest of the property near the cliffs overlooking Stillwater Cove with no known construction date. With the exception of work required for construction of the existing structures on the site, there is no evidence that the site has been graded, except the area beneath the log cabin. The foundation of the cabin is of reinforced concrete and not a part of original construction, suggesting that the cabin may have been moved to its current site from another location. A bathroom addition was made to the rear of the cabin, as well as an interior kitchenette area. It does not appear, nor was it suggested by the archeological consultant, that the cabin has any historic significance. It is not listed on any historic inventory. Demolition of the cabin would not result in any significant adverse impacts. Nevertheless, the Applicant has indicated its desire, if feasible, to retain the structure and relocate it to another site in the general vicinity of the subject property. This is an insignificant impact.

22. CUMULATIVE/GROWTH INDUCING IMPACTS

NOTE: Describe any cumulative/growth inducing impacts that may occur due to implementation of the project. Identify checklist topic related to the impact and provide adequate evidence.

The project as proposed, the expansion of the existing driving range for the golf learning center would not have cumulative or growth inducing impacts.

23. FEASIBLE PROJECT ALTERNATIVES

NOTE: If there are significant environmental impacts caused by the project that are unmitigable below significance, describe below any possible project alternatives that would have less environmental impacts.

This section not applicable as no significant, unavoidable impacts were identified.

No Project. A no project would leave the property in its current residential use with a single family dwelling, a log cabin, two cottages and accessory structures. This does not achieve the intent of the application to create a shoreline golf hole (open space). A "No Project" alternative does not correct erosion of the bluff, nor would it eradicate exotic species in the riparian area to the north.

24. STATEMENT OF MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

25. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment of Fee:

For purposes of implementing Section 735.5 of Title 14, California Code of Regulations: if based on the record as a whole, the Planner determines that implementation of the project described herein, will result in changes to resources A - G listed below, then a Fish and Game Document Filing Fee must be assessed. Based upon analysis using the criteria A - G, and information contained in the record, state conclusions with evidence below:

- A) Riparian land, rivers, streams, water courses, and wetlands under state and federal jurisdiction;
- B) Native and non-native plant life and the soil required to sustain habitat for fish and wildlife;
- C) Rare and unique plant life and ecological communities dependent on plant life, and;
- D) Listed threatened and endangered plant and animals and the habitat in which they are believed to reside;
- E) All species of plant or animals as listed as protected or identified for special management in the Fish and Game Code, the Public Resources Code, and the Water

- F) Code, or regulations adopted thereunder;
- F) All marine and terrestrial species subject to the jurisdiction of the Department of Fish and Game and the ecological communities in which they reside;
- G) All air and water resources the degradation of which will individually or cumulatively result in the loss of biological diversity among plants and animals residing in air or water.

De minimis Fee Exemption: For purposes of implementing Section 735.5 of the California Code of Regulations: A *De minimis Exemption* may be granted to the **Environmental Document Fee** if there is substantial evidence, based on the record as a whole, that there **will not** be changes to the above named resources 24.A - G caused by implementation of the project. Using the above criteria, state conclusions with evidence below, and follow Planning and Building Inspection Department procedures for filing a De minimis Exemption.

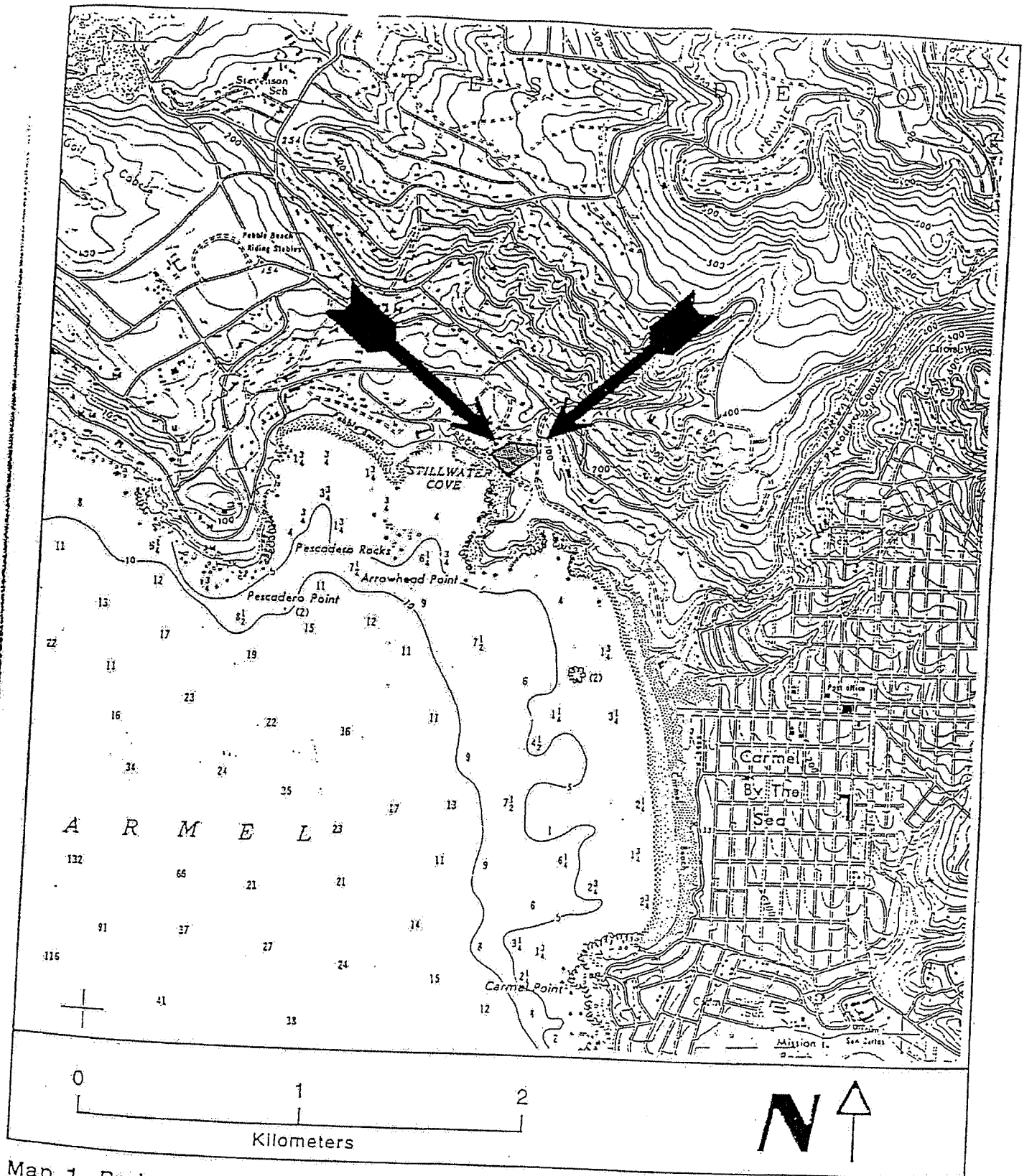
Conclusion: The project will be required to pay the fee.

Evidence: The project will require tree removal which will result in changes to resources listed under criteria "B" above.

26. ATTACHED APPENDICES:

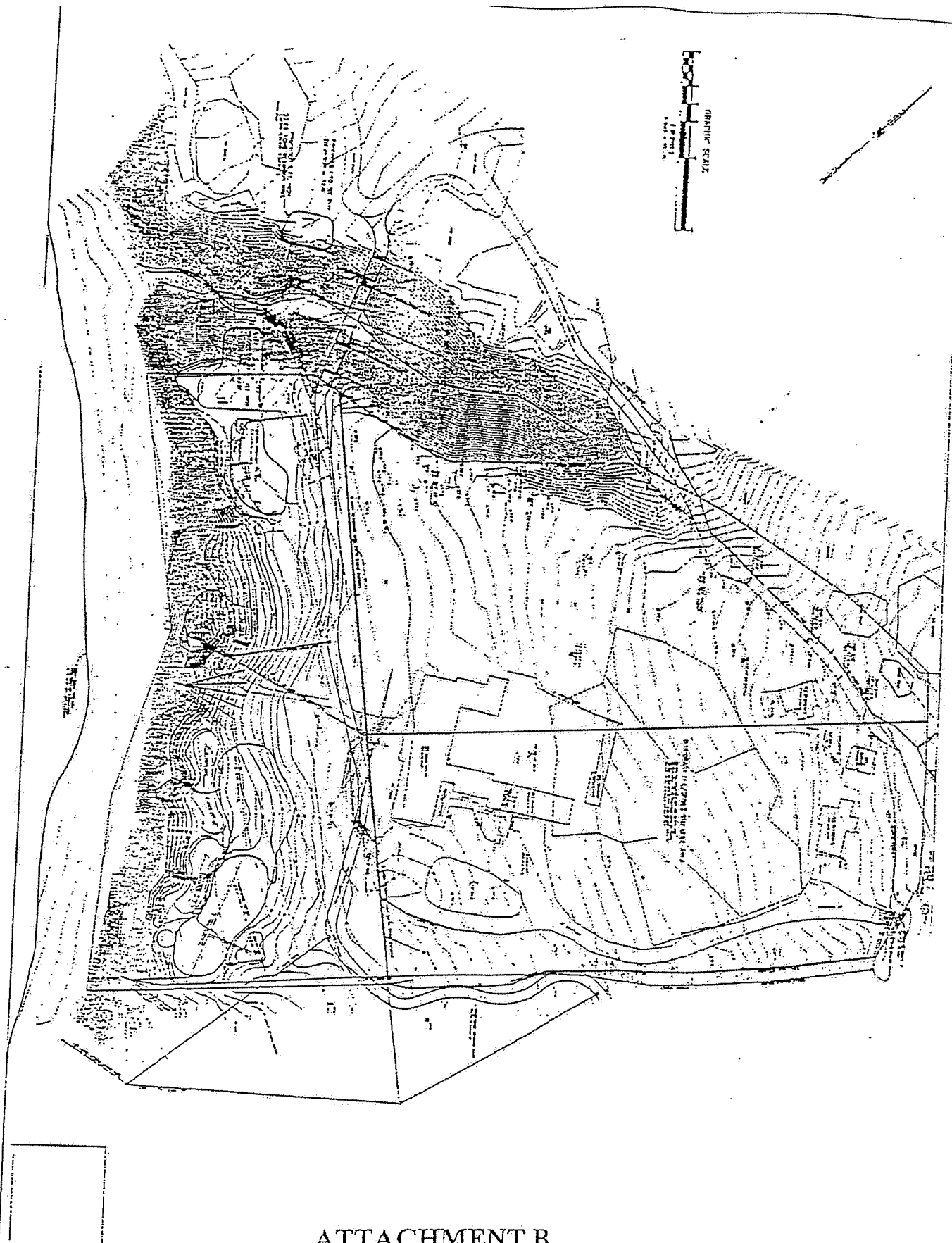
ATTACHMENT A
 ATTACHMENT B
 ATTACHMENT C
 ATTACHMENT D
 ATTACHMENT E

Project location
 Pebble beach 5th hole grading and drainage plan
 Pebble beach 5th hole contour plan
 Pebble beach 5th hole Lot Line Adjustment
 Pebble beach 5th hole Minor Subdivision



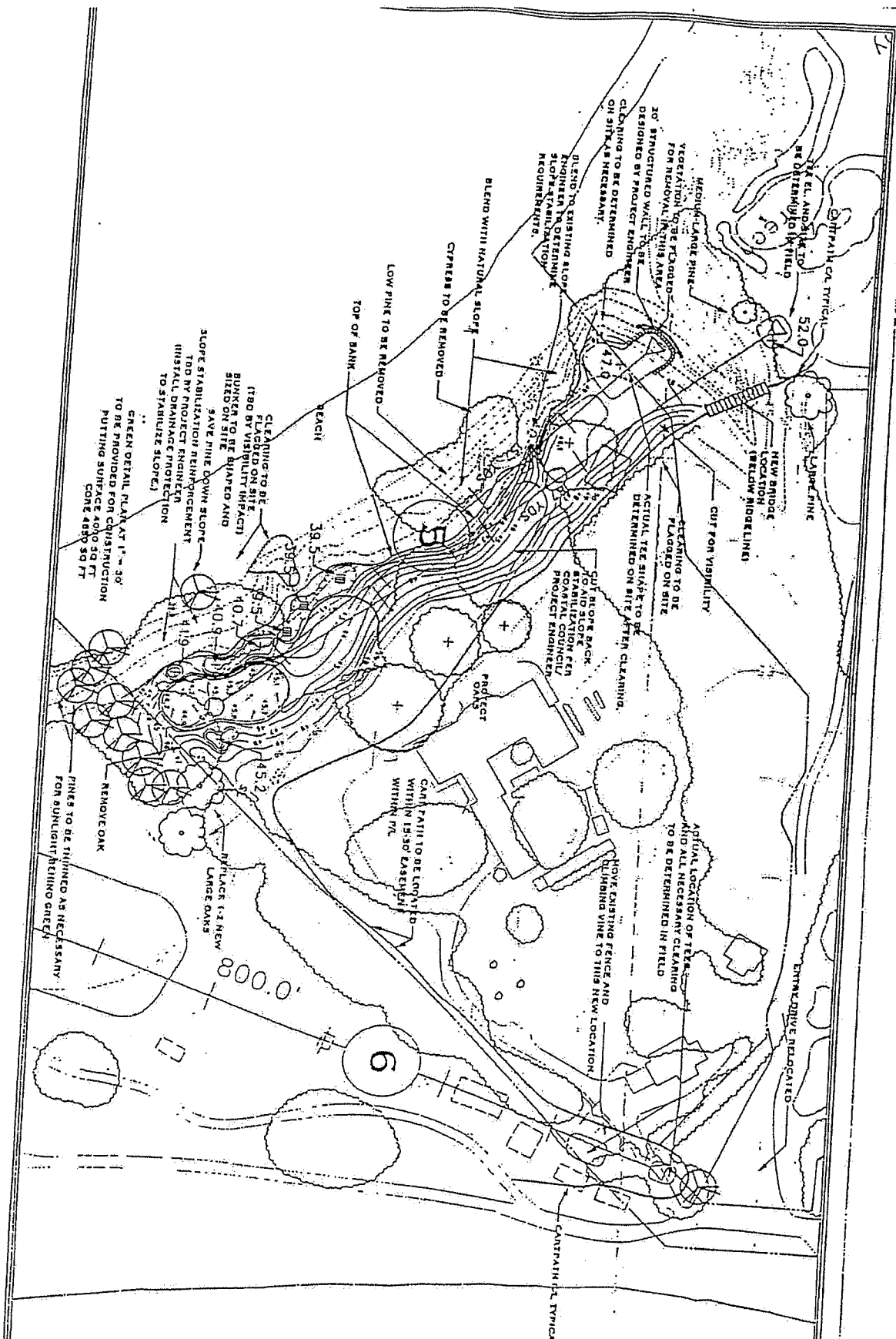
Map 1. Project Location.

ATTACHMENT A



ATTACHMENT B

<p>DATE: 10/10/01 SHEET NO. 2</p>	<p>MARK KASINICH AND ASSOCIATES, INC. CONSULTING CIVIL, GEOTECHNICAL & GEOTAIL ENGINEERS 100 EAST LANE AVE. #1000 HILLSIDE, CA 94026 (415) 947-1111</p>		<p>PEBBLE BEACH GOLF LINKS PROPOSED NEW FIFTH HOLE GRADING AND DRAINAGE PLAN</p>	<p>DATE: 10/10/01 SHEET NO. 2</p>
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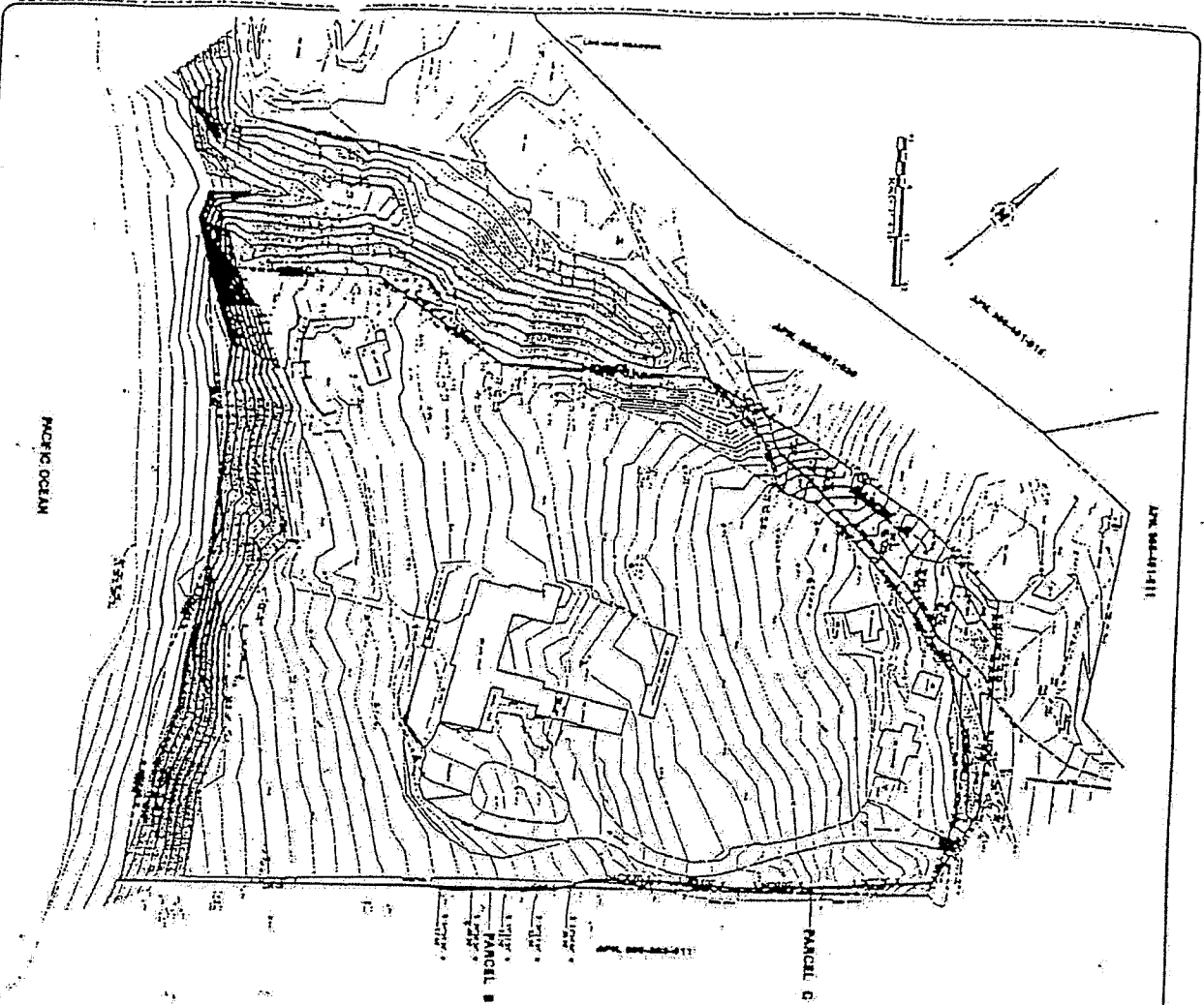
ATTACHMENT C 14th Fairway

PEBBLE BEACH HOLE #5
 MONTEREY CALIFORNIA
 CONTOUR PLAN

DATE: 11/11/03
 DRAWN BY: J. J. [Signature]
 CHECKED BY: [Signature]
 PROJECT: PEPPER HILL
 SCALE: AS SHOWN
 SHEET: 5 OF 5
 NICKEL AUST DESIGN

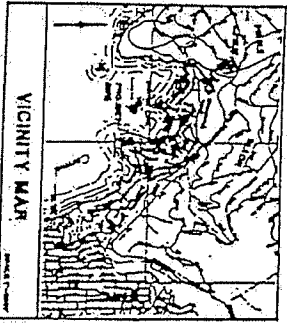
PROJECT: PEPPER HILL
 HOLE: #5
 DATE: 11/11/03
 DRAWN BY: J. J. [Signature]
 CHECKED BY: [Signature]
 PROJECT: PEPPER HILL
 SCALE: AS SHOWN
 SHEET: 5 OF 5

DATE: 1991.08.01 BY: [illegible] 10:00 AM



FIELD MEASUREMENTS

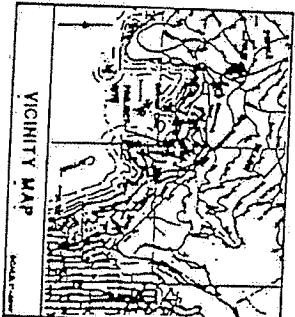
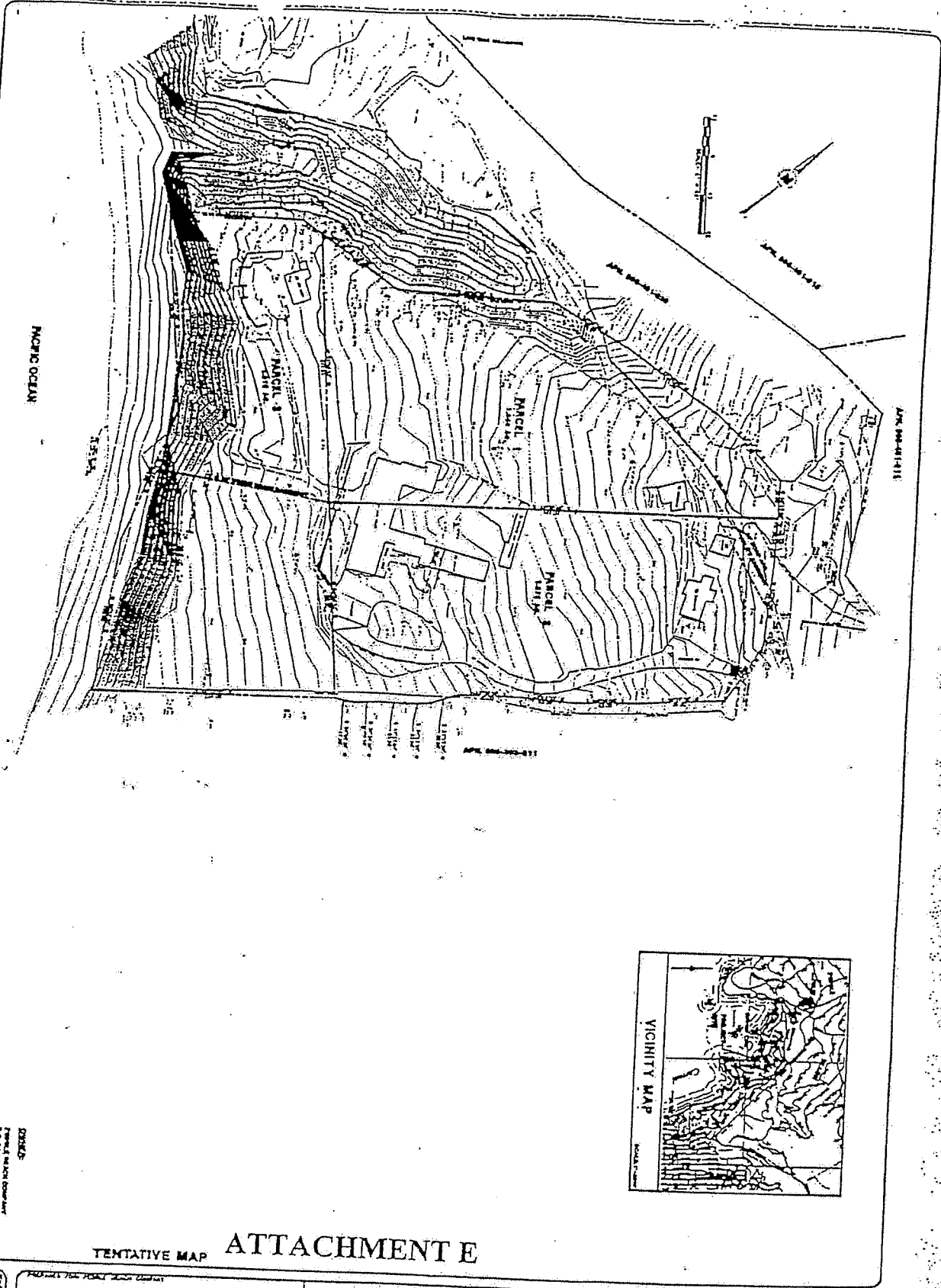
NO.	DESCRIPTION	DATE	BY
1
2
3
4
5
6
7
8
9
10



DATE: 1991.08.01
 PROJECT: LOT LINE ADJUSTMENT
 CLIENT: [illegible]
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]

ATTACHMENT D

<p>DATE: 1991.08.01 SHEET: 1 OF 1</p>	<p>PREPARED FOR: [illegible] LOT LINE ADJUSTMENT JENKINS RESIDENCE AT THE 3RD & 8TH HOLES @ PINEHILL BEACH GOLF COURSE</p>	<p>BESTON ENGINEERS, INC.</p>	<p>[illegible]</p>
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NOTES:
 1. This map is not to be used as a legal document.
 2. The boundaries shown are based on the best available information.

TENTATIVE MAP ATTACHMENT E

Scale	1" = 100'
Sheet	1 of 1

FOR THE PEOPLE OF CALIFORNIA
MINOR SUBDIVISION
 JOHN'S RESIDENCE AT THE 3RD & 6TH HOLES
 @ PEBBLE BEACH GOLF COURSE

PEBBLE ENGINEERS, INC.
 12345 Main Street
 Pebble Beach, California

DATE	APR 15, 1991
BY	[Signature]
CHECKED	[Signature]