

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> April 29, 2009	<b>Time:</b> 9:00 A.M	<b>Agenda Item No.:</b> 2
<b>Project Description:</b> A Combined Development Permit consisting of a 1) Coastal Development Permit to allow the expansion of an existing driving range; and 2) A Coastal Development Permit to allow the removal of 33 Monterey Pine Trees and grading consisting of 1,146 cubic yards of cut and 20 cubic yards of fill.		
<b>Project Location:</b> 3250 Stevenson Drive, Pebble Beach		<b>APN:</b> 008-312-002-000
<b>Planning File Number:</b> PLN080493		<b>Owner/Agent:</b> Pebble Beach Company
<b>Planning Area:</b> Del Monte Forest Land Use Plan		<b>Flagged and staked:</b> NO
<b>Zoning Designation:</b> : Medium Density Residential, 2 units per acre with Design Control and a B-8 overlay (Coastal Zone) (MDR/B-8-D(CZ))		
<b>CEQA Action:</b> Mitigated Negative Declaration		
<b>Department:</b> RMA - Planning Department		

### RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Adopt the Mitigated Negative Declaration
- 2) Approve PLN080493, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**):

### PROJECT OVERVIEW:

The proposed project is an expansion of the existing driving range at Pebble Beach. The expansion involves extending the tee box area and providing a clear flight path for golf balls being hit from the expanded hitting area. This proposal results in the removal of 33 Monterey Pine trees, the excavation of 1,146 cubic yards of soil to be relocated off site, and replacing 20 cubic yards of soil on the site. The fill material to be removed from the site will be transported to the Marina Landfill.

The existing driving range constitutes approximately 5 acres of a 23 acre parcel. The driving range is fairly flat and covered in turf. The remainder of the parcel is covered in Monterey pine forest. The northern portion of the parcel has significant habitat value and supports several special status plants including: Hickman's Onion, Hookers Manzanita, and Yadon's Piperia. These special status plants are not located within the driving range expansion area and will not be adversely affected by the proposed driving range expansion.

The proposed driving range expansion is consistent with the Del Monte Forest Land Use Plan (DMFLUP). Monterey pines are protected in the DMFLUP, however the removal of the proposed Monterey pine trees are allowable under the policies of the DMFLUP given the facts associated with this particular project. The loss of the 33 trees and intrusion into the forested area is mitigated by the following factors:

- The area of the driving range expansion is described by the arborist as having been degraded by previous activities;
- The applicant is providing replacement trees in a manner consistent with the policies of the DMFLUP; and
- The replacement plantings and the Forest Management Plan provision to remove the non-native invasive species that are further degrading the area will result in the short term loss of these trees being offset by a long term improvement in the habitat value.

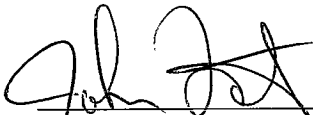
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this development application:

- √ RMA - Public Works Department  
Environmental Health Division
- √ Water Resources Agency  
Pebble Beach Fire Protection District  
Parks Department  
California Coastal Commission

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by the RMA Public Works Department and the Water Resources Agency have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit C**).

The Del Monte Forest Land Use Advisory Committee reviewed this item on January 22, 2009. The Land Use Advisory Committee received questions and comments from the public. One LUAC member expressed opposition because “enough of Pebble Beach is devoted to golf courses.” The Land Use Advisory Committee supports the project as proposed and recommends approval of the project with a 6-1 vote.

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



John Ford, Senior Planner  
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March 30, 2009

cc: Front Counter Copy; Planning Commission; Pebble Beach Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; John Ford, Project Planner; Carol Allen, Senior Secretary; Pebble Beach Company, Owner/Agent; Planning File PLN080493

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Discussion of Proposed Project
	Exhibit C	Draft Resolution, including: 1. Conditions of Approval and Mitigation Monitoring and Reporting Program 2. Site Plan,
	Exhibit D	Vicinity Map
	Exhibit E	Del Monte Forest Land Use Advisory Committee Minutes
	Exhibit F	Mitigated Negative Declaration
	Exhibit G	Tree Assessment/Forest Management Plan prepared by Frank Ono, dated September 8, 2008.
	Exhibit H	Letter from Frank Ono dated January 31, 2009
	Exhibit I	Biological Resource Assessment prepared by Zander Associates, dated November 21, 2008.
	Exhibit J	Pebble Beach Company, Construction Operations Plan, Dated February 19, 2009

This report was reviewed by Laura Lawrence and Jacqueline R. Ono, Planning Services Managers



# EXHIBIT A

## Project Information for PLN080493

**Project Title:** PEBBLE BEACH COMPANY

<b>Location:</b> 3250 STEVENSON DR PEBBLE BEACH	<b>Primary APN:</b> 008-312-002-000
<b>Applicable Plan:</b> Del Monte Forest Land Use Plan	<b>Coastal Zone:</b> Yes
<b>Permit Type:</b> Coastal Development Permit	<b>Zoning:</b> MDR/B-8-D
<b>Environmental Status:</b> MND	<b>Plan Designation:</b> RES 2U/AC-RCA
<b>Advisory Committee:</b> Del Monte Forest	<b>Final Action Deadline (884):</b> 7/27/2009

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### Project Site Data:

<b>Lot Size:</b> 23.11AC	<b>Coverage Allowed:</b> 25%
<b>Existing Structures (sf):</b> N/A	<b>Coverage Proposed:</b> N/A
<b>Proposed Structures (sf):</b> N/A	<b>Height Allowed:</b> 27
<b>Total Sq. Ft.:</b> N/A	<b>Height Proposed:</b> N/A
	<b>FAR Allowed:</b> 25%
	<b>FAR Proposed:</b> N/A

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### Resource Zones and Reports:

<b>Environmentally Sensitive Habitat:</b> No	<b>Erosion Hazard Zone:</b> LOW
<b>Biological Report #:</b> LIB090014	<b>Soils Report #:</b> N/A
<b>Forest Management Rpt. #:</b> LIB090015	
<b>Archaeological Sensitivity Zone:</b> HIGH	<b>Geologic Hazard Zone:</b> II
<b>Archaeological Report #:</b> LIB090016	<b>Geologic Report #:</b> N/A
<b>Fire Hazard Zone:</b> HIGH	<b>Traffic Report #:</b> N/A

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### Other Information:

<b>Water Source:</b> PUBLIC	<b>Sewage Disposal (method):</b> SEWER
<b>Water Dist/Co:</b> CAL AM	<b>Sewer District Name:</b> PBCSD
<b>Fire District:</b> PBCSD	<b>Grading (cubic yds.):</b> 1,166.0
<b>Tree Removal:</b> N/A	

## **EXHIBIT "B"**

### **OVERVIEW OF PROPOSED PROJECT**

The subject site, approximately 23.11 acres, is located at 3250 Stevenson Drive between Stevenson Drive and Forest Lake Drive north of Portola Drive. The existing driving range encompasses approximately one quarter of the parcel; the remainder of the parcel is covered in Monterey pine forest. The forested areas along the sides of the driving range adjacent to Stevenson Drive and Forest Lake Drive have been degraded; however, the forest area to the north of the driving range is still largely intact and provides quality natural habitat.

The existing driving range consists of approximately five acres of fairly even and cleared ground in the south central quadrant of the site. The driving range is covered with turf. The proposed project will involve the removal of 33 Monterey pine trees and grading approximately 0.6 acres to create a level tee area and clear ball flight path. The expansion area is between the existing driving range and Forest Lake Road.

The site is located within the Del Monte Forest Land Use Plan, and in the Coastal Zone. This area provides habitat for a variety of vegetation and wildlife including several rare and endemic species dependent upon a unique ecosystem. In addition to the Monterey pine forest the site supports several special status plants including: Hickman's Onion, Hookers Manzanita, and Yadon's Piperia. These special status plants are not located within the driving range expansion area and will not be adversely affected by the proposed driving range expansion.

To the east of the subject parcel across Forest Lake Road is an existing single family residential subdivision. The area to the west, across Stevenson Drive is currently an equestrian center, with forest to the north. To the south there is a single family residential development and a golf course.

A Mitigated Negative Declaration was prepared for the project. The Initial Study determined that the project was consistent with the General Plan, Air Quality Management Plan, Water Quality Control Plan and the Del Monte Forest Land Use Plan.

The Initial Study did not identify any impacts associated with the project related to:

- aesthetics,
- agricultural resources
- geology/soils
- hazards/hazardous materials
- land use/planning
- mineral resources
- population and housing

The Initial Study found that there were potential impacts that were less than significant in the areas of:

- air quality
- cultural resources
- hydrology/water quality
- noise
- public services
- recreation
- transportation/traffic
- utilities/service systems

The Initial Study identified that there was a potentially significant impact in the area of biological resources. A Biological Survey and a Forest Management Plan have been

prepared for this site. Even though there are special status species located on the northern portion of the property, the proposed project will not cause any impact to the special status species identified on site. The potentially significant adverse impact determination is based upon the proposal to remove 33 Monterey pine trees. Monterey pine trees are protected in the DMFLUP. The DMFLUP allows removal of the Monterey pine trees subject to providing replacement trees and when done in a manner that upholds the policies and provisions of the Land Use Plan.

A Forest Management Plan has been prepared for the subject site which identifies the location of the driving range expansion as a forested area that has been degraded by past activities. This is evidenced by the emergence of non-native invasive species. The Forest Management Plan includes provisions to remove the non-native invasive species in areas to be protected and where replacement plantings are to be located.

The Forest Management Plan provides a tree replacement criteria finding that the tree replacement requirement should be replanted at a 3:1 ratio. The replanting ratio is described as being any combination of the following based on available stock:

- 1-15 gallon Monterey pine will satisfy a 3:1 ratio planting
- 3-5 gallon Monterey pines will satisfy a 3:1 ratio planting.
- 6 cells will satisfy a 3:1 ratio planting.

In addition the Forest Management Plan requires that existing pine seedlings on the property without pitch canker symptoms should be protected or transplanted to locations where they can be safely retained.

Mitigation measures have been incorporated into the Negative Declaration to implement the replanting requirement and also to protect those trees which will be retained that are in proximity to the project.

Overall the removal of 33 trees will result in a short term impact that, with the mitigation being provided, will result in a long term improvement to the forest habitat. The planting and propagation of healthy native trees and the removal of non-native invasive species will improve the quality of the forest habitat.

This replanting plan is consistent with the provisions of the DMFLUP. The DMFLUP gives guidance in determining the significance of an environmental impact. In this case since the project with mitigation is in compliance with the Plan, the environmental impact is determined to be less than significant.

Exhibit C  
DRAFT RESOLUTION

**Before the Planning Commission in and for the  
County of Monterey, State of California**

In the matter of the application of:

**Pebble Beach Company (PLN080493)**

**RESOLUTION NO. [REDACTED]**

Resolution by the Monterey County Planning  
Commission:

- 1) Adopting the Mitigated Negative Declaration and Adopting the Mitigation Monitoring and Reporting Program; and
- 2) Approving a Combined Development Permit consisting of a 1) Coastal Development Permit to allow the expansion of an existing driving range and 2) A Coastal Development Permit to allow the removal of 33 Monterey Pine Trees and grading consisting of 1,146 cubic yards of cut and 20 cubic yards of fill. (PLN080493, Pebble Beach Company, 3250 Stevenson, Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-312-002-000)

**The Pebble Beach application (PLN080493) came on for public hearing before the Monterey County Planning Commission on April 8, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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 Monterey County General Plan,
  - Del Monte Forest Land Use Plan,
  - Del Monte Forest Coastal Implementation Plan (Part 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 3250 Drive, Stevenson, Pebble Beach (Assessor's Parcel Number 008-312-002-000, Del Monte Forest Land

Use Plan. The parcel is zoned MDR/B-8-D (CZ), which allows golf courses subject to approval of a Coastal Development Permit. Therefore, the project is an allowed land use for this site.

- c) The property is located in a Design Control District which regulates the location, size, configuration, materials, and colors of structures and fences. The subject project does not propose any structures or fences and is thus in conformance with the Design Control District provisions.
- d) The property is in a B-8 district overlay which restricts development or intensity of development due to water supply. In this case, irrigation water comes from recycled water, and the expansion will also be irrigated by recycled water. The expansion is in conformance with the provisions of the B-8 overlay.
- e) The project planner conducted a site inspection on August 19, 2008, and January 26, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
- f) TREE REMOVAL: The project minimizes tree removal in accordance with applicable goals and policies of the Del Monte Forest Land Use Plan. (see Finding 7)
- g) PESCADERO WATERSHED: The project area is within the Pescadero Watershed. The Del Monte Forest Land Use Plan limits the amount of impervious surface which a project can place within the Pescadero Watershed. This Project does not add any additional impervious surfaces thus complying with the policies of the Del Monte Forest Land Use Plan
- h) ARCHAEOLOGICAL RESOURCES: The project is within a high archaeological sensitivity zone. The Del Monte Forest Land Use Plan protects archaeological resources. New land uses are considered compatible with the plan only when they avoid impacts to archaeological resources. Policies 60 and 61 require submittal of an archaeological report when development is proposed in a high archaeological sensitivity zone. An archaeology report has been prepared and no historic or prehistoric resources were identified. The following report was prepared:
  - Driving Range at Pebble Beach (LIB09016) prepared by Archaeological Consulting, Salinas, CAThe project is in conformance with the general objective to protect archaeological resources and with the archaeological resource policies (60 and 61) of the Del Monte Forest Land Use Plan.
- i) VIEWSHED: The project site is in a location which is potentially visible from Point Lobos according to Figure 2C of the Del Monte Forest Land Use Plan. The project does not result in any structures visible from Point Lobos and does not remove such a substantial amount of vegetation that it would be visible from Point Lobos. The project is in compliance with the viewshed policies (56 and 57) of the Del Monte Forest Land Use Plan.
- j) The project was 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 warrant referral to the

LUAC because it required environmental review and is in a Design Control District. The LUAC as a committee did not express any concerns with the project as proposed. A member of the LUAC expressed displeasure with the amount of Pebble Beach already devoted to golf courses. The LUAC recommended approval of the project as submitted with a 6-1 vote.

- k) 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 PLN080493.

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 Fire Protection District, Parks, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Staff identified potential impacts to biological resources, and a biological assessment was prepared by Zander Associates. In addition a Forest Management Plan was prepared by Frank Ono addressing the impacts to the forest. These 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 independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
    - Biological Resource Assessment (LIB090014) Prepared by Zander Associates, Novato, CA, November 21, 2008.
    - Pebble Beach Company Driving Range Improvements Tree Assessment /Forest Management Plan (LIB090015) prepared by Frank Ono, Pacific Grove, CA September 8, 2009
  - c) Staff conducted a site inspection on August 19, 2008, and January 26, 2009 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 PLN080493.

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 Public Works Department, Environmental Health Department, Parks Department, Pebble Beach Fire Protection District and the Water Resources Agency. The



respective departments/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. The applicant has agreed to these conditions as evidenced by the application and accompanying materials and conditions (Exhibit 1).

- b) Necessary public facilities are available. The driving range currently uses reclaimed water, and reclaimed water will be used for the driving range expansion. As a standard condition the Water Resources Agency has required that the applicant provide proof of water availability prior to issuance of a grading permit. The project does not require connection to sewer.
- c) There is no record that the existing driving range has posed any danger to the public health or safety. The proposed expansion will not substantially change the operation of the driving range, and will not expose surrounding people or property to new safety hazards. There is still a substantial amount of forest between the proposed expansion area and Forest Lake Drive and the residences to the east of Forest Lake Drive. The forest provides a natural buffer between the driving range and the public.
- d) Preceding findings and supporting evidence for PLN080493. The proposed project is in compliance with the Del Monte Forest Land Use Plan policies related to protection of biological resources, archaeological resources, forestry resources, viewshed, and watershed protection. The project is suitable for the site because it will not substantially change the nature of the site or its environment.

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 Monterey County records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on August 19, 2008 and January 26, 2009 and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - 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 PLN080493.

5. **FINDING:** **CEQA** - On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration reflects the independent judgment and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project

- may have a significant effect on the environment.
- b) The Monterey County Planning Department prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of the Planning Department and is hereby incorporated by reference (PLN080493).
  - c) The Initial Study identified one potentially significant effect (Biological Resources), but the applicant has proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study is on file in the RMA-Planning Department and is hereby incorporated by reference (PLN080493).
  - d) Issues that were analyzed in the Mitigated Negative Declaration include: Air Quality, Biological Resources, Cultural Resources, Hydrology/Water Quality, Noise, Public Services, Recreation, Traffic/Transportation, and Utilities/Service Systems.
  - e) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation and is hereby incorporated herein by reference as **Exhibit 1**. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval (**Condition 4**). The applicant agreed to the mitigation measures in a letter dated March 19, 2009.
  - f) The Draft Mitigated Negative Declaration ("MND) for PLN080493 was prepared in accordance with CEQA and circulated for public review from March 9, 2009 through April 7, 2009 (SCH#: 2009031015). Issues that were analyzed in the Draft Mitigated Negative Declaration ("MND") include air quality, biological resources, cultural resources, hydrology/water quality, noise, public services, recreation, traffic/transportation, and utilities/service systems.
  - g) Evidence that has been received and considered includes: the application, technical studies/reports (*see Finding 2/Site Suitability*), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings (as applicable). These documents are on file in the RMA-Planning Department (PLN080493) and are hereby incorporated herein by reference.
  - h) Staff analysis contained in the Initial Study and the record as a whole indicate the project could not result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game (DFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.
  - i) The County has not received any comments during the public review period.
  - j) The Monterey County Planning Department, located at 168 W. Alisal, Second Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon

which the decision to adopt the negative declaration is based.

6. **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 PLN080493.
  - e) The project planner conducted a site inspection on August 19, 2008 and January 26, 2009.

7. **FINDING:** **SITE COVERAGE (DEL MONTE FOREST WATERSHEDS)** – The project limits structural and impervious surface coverage in order to reduce runoff within the Pescadero, Seal Rock Creek, and Sawmill Gulch Watersheds and some smaller unnamed watersheds that drain into the Carmel Bay Area of Special Biological Significance (ASBS).

- EVIDENCE:**
- a) The Del Monte Forest Coastal Implementation Plan – Part 5 limits development of parcels within the Pescadero Watershed to maximum site coverage of 9,000 square feet. Pursuant to Section 20.147.030 of the Del Monte Forest Coastal Implementation Plan, structural coverage is limited 5,000 square feet, including main and accessory structures. Separately, additional impervious surfaces (less than 40% water pass through) are limited to 4,000 square feet.
  - b) The proposed project will not place any structure or other impervious surface within the Pescadero Watershed.
  - 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 PLN080493.

8. **FINDING:** **TREE REMOVAL** – The subject project minimizes tree removal in accordance with the applicable goals and policies of the applicable land use plan and the Coastal Implementation Plan.

- EVIDENCE:**
- a) The project includes application for the removal of 33 trees. In accordance with the applicable policies of the Del Monte Forest Land Use Plan 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) Policy 31 of the Del Monte Forest Land Use Plan states: *“The natural forested character of Del Monte Forest shall, to the maximum feasible*

*degree be retained, consistent with the uses allowed by this Plan.”* The forested character of this site will not be substantially altered by the proposed project. The expansion to the driving range is occurring between the existing driving range and Forest Lake Road. There will continue to be a substantial number of trees between the expanded driving range and Forest Lake Road. The proposed project will not change the forested character of the site and is thus in conformance with this policy.

- c) Del Monte Forest Land Use Plan policy 36 allows the removal of native trees subject to one replacement tree being provided for each tree being removed. The project proposes to replace the trees being removed by either using the standard 15 gallon container as a replacement tree, or by using multiple smaller sized trees to satisfy the replacement requirement. The applicant is proposing to remove 33 trees, 4 of them are less than 12” in diameter, which would not normally require replacement, but the applicant proposes to replace all trees removed.
- d) Forest Management Plan and supplemental reports were prepared by Frank Ono, dated September 8, 2008.
- e) Measures for tree protection during construction have been incorporated as conditions and include tree protection zones, trunk protection, hand excavation and bridging roots (**Conditions 8-10**).
- f) The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. The nature of the driving range use requires a flat, level area that does not have obstructions to the path of the ball flight. There is no way to have a driving range and a forest co-exist at the same place on the property. The applicant has located the expansion area in a location where the tree density is less than other areas, and this location also provides for retention of the forest buffer between the surrounding streets and the driving range expansion. To expand the driving range to the west would have moved the driving range closer to an identified wetland along Stevenson Drive and reduced the forested buffer between the driving range and the surrounding street.
- g) The tree removal and associated grading will not involve a risk of adverse environmental impacts because the removal of the trees will implement the provisions of the Forest Management Plan involving replacing trees and improving the forest habitat by eradicating non-native invasive plant species which are having a deleterious affect on the forest. The replacement plantings will come from native stock, thus the long term condition of the forested habitat will be preserved or improved. The overall amount of grading is minor. The result will not result in slopes or other areas subject to erosion or soil loss.
- h) Staff conducted a site inspection on August 19, 2008 and January 26, 2009 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- i) 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 PLN080493.

9. **FINDING:** **WATER SUPPLY** – The project has an adequate long-term water supply and manages development in the area so as to minimize adverse effects on the aquifers and preserve them as viable sources of water for human consumption.
- EVIDENCE:** a) The driving range uses reclaimed water, and the expansion area will also use reclaimed water. There is sufficient reclaimed water available to serve the driving range expansion.
- b) The Water Resources Agency has required proof of water availability prior to issuance of any grading permits.
10. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission
- EVIDENCE:** a) Section 20.86.030.A of the Monterey County Zoning Ordinance allows appeals to the Board of Supervisors.
- b) Section 20.86.080.A of the Monterey County Zoning Ordinance allows appeals to the Coastal Commission. The project is subject to appeal by/to the California Coastal Commission because the project is between the sea and the first public road, and because the project requires approval of a Coastal Development Permit.

### **DECISION**

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

- A. Adopt the Mitigated Negative Declaration;
- B. Approve a Combined Development Permit consisting of a 1) Coastal Development Permit to allow the expansion of an existing driving range and 2) A Coastal Development Permit to allow the removal of 33 Monterey Pine Trees and grading consisting of 1,146 cubic yards of cut and 20 cubic yards of fill in general conformance with the attached site plan (Exhibit 2) and subject to the conditions (Exhibit 1), both exhibits being attached hereto and incorporated herein by reference.
- C. Adopt the Mitigation Monitoring and Reporting Program (Exhibit 1)

**PASSED AND ADOPTED** this 29<sup>th</sup> day of April, 2009.

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Mike Novo, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 DATE

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS 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 2 years after the above date of granting thereof unless construction or use is started within this period.

**RESOLUTION ### - EXHIBIT 1**  
**Monterey County Resource Management Agency**  
**Planning Department**  
**Condition Compliance and/or Mitigation Monitoring**  
**Reporting Plan**

**Project Name:** Pebble Beach Company  
**File No:** PLN080493      **APNs:** 008-312-002-000  
**Approved by:** Planning Commission      **Date:** April 8, 2009

*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
<b>RMA - Planning Department</b>						
1.		<p><b>PD001 - SPECIFIC USES ONLY</b>            This Combined Development Permit (PLN080493) includes a 1) Coastal Development Permit to allow the expansion of an existing driving range and 2) A Coastal Development Permit to allow the removal of 33 Monterey Pine Trees and grading consisting of removing 1,146 cubic yards of material and replacing 20 cubic yards of material on site. The fill material to be removed from the site will be transported to the Marina Landfill. The property is located at 5325 Stevenson (Assessor's Parcel Number 008-312-002-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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</p>	<p>Adhere to conditions and uses specified in the permit.            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.            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.</p>	<p>Owner/ Applicant RMA - Planning</p>	<p>Ongoing unless otherwise stated</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
2.		<p>appropriate authorities. (RMA - Planning Department)</p> <p><b>PD002 - NOTICE-PERMIT APPROVAL</b></p> <p>The applicant shall record a notice which states: "A permit (Resolution [redacted]) was approved by the Planning Commission for Assessor's Parcel Number 008-312-002-000 on April 8, 2009. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA - Planning Department)</p>	<p>Obtain appropriate form from the RMA-Planning Department.</p> <p>The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.</p>	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		<p><b>PD032 - PERMIT TIME/YEAR &amp; DATE</b></p> <p>The permit shall be granted for a time period of 2 years, to expire on April 7, 2011 (RMA - Planning Department).</p>	<p>The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning.</p> <p>Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.</p>	Owner/ Applicant	As stated in the conditions of approval	
4.		<p><b>PD005 - FISH AND GAME FEE-NEG DEC/ER</b></p> <p>Pursuant to the State Public Resources Code § 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)</p>	<p>The applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department.</p> <p>If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department.</p>	Owner/ Applicant Owner/ Applicant	Within 5 working days of project approval. Prior to the start of use or the issuance of building or grading permits	



Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
5.		<p><b>PD006 - MITIGATION MONITORING PROGRAM</b></p> <p>The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. <b>(RMA - Planning Department)</b></p>	<p>1) Enter into agreement with the County to implement a Mitigation Monitoring Program.</p> <p>2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.</p>	Owner/ Applicant	Within 60 days after project approval or prior to the issuance of grading and building permits, whichever occurs first.	
6.		<p><b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b></p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. <b>(RMA - Planning Department)</b></p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.</p>	Owner/ Applicant / Archaeologist	Ongoing	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
7.		<p><b>PD004 - INDEMNIFICATION AGREEMENT</b></p> <p>The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. <b>(RMA - Planning Department)</b></p>	<p>Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County.</p> <p>Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, , whichever occurs first and as applicable</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
8.		<p><b>PD016 – NOTICE OF REPORT</b></p> <p>Prior to issuance of grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Tree Assessment/Forest Management Plan has been prepared for this parcel by Frank Ono, dated September 8, 2008 and updated with a letter dated January 31, 2009 and is on record in the Monterey County RMA - Planning Department, Library No. LIB090015. All development shall be in accordance with this report." (RMA – Planning Department)</p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p> <p>Submit proof that all development has been implemented in accordance with the report to the RMA - Planning Department for review and approval.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to the issuance of grading and building permits.</p> <p>Within 90 days of completion of grading.</p>	
<b>RMA – Public Works Department</b>						
9.		<p><b>PWSP001 – CONSTRUCTION MANAGEMENT PLAN (NON-STANDARD)</b></p> <p>Prior to issuance of Grading Permits or Building Permits, applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. (<b>Public Works</b>)</p>	<p>Applicant shall submit Construction Management Plan to Public Works</p>	<p>Owner/ Applicant</p>	<p>Prior to Issuance of Grading Permit or tree removal</p>	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
<b>Monterey County Water Resources Agency</b>						
10.		<b>WR43 - WATER AVAILABILITY CERTIFICATION</b> The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. ( <b>Water Resources Agency</b> )	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/Applicant	Prior to issuance of any grading permits	
<b>Mitigation Measures</b>						
11.		<b>Mitigation Measure #1: Tree Replacement.</b> The thirty three Monterey Pine trees shall be replanted on a 3:1 basis as recommended in the Tree Resources Evaluation/Construction Impact Analysis. Replacement plantings shall be from locally-collected Monterey pine seed stock and shall be replanted on site. ( <b>RMA - Planning Department</b> )	Prior to removal of any trees the project proponent shall identify the size and location of the replacement trees. Prior to completion of the project, the applicant shall submit proof of replacement plantings (e.g. photos of replacement trees in place) to the Monterey County RMA - Planning Department	Owner/Applicant	Prior to issuance of any grading permits	
12.		<b>Mitigation Measure #2: Tree and Root Protection.</b> Indirect impacts to on-site trees shall be avoided the maximum extent feasible through avoidance of the critical root zone. This shall be accomplished through the following means: a. Protective fencing shall be installed either outside the critical root zone of affected trees, or one foot inside the limit of grading activity as approved by the arborist/forester. The placement of the fencing shall be approved by the arborist/forester prior to	Prior to the start of construction, a qualified arborist/forester shall be retained to identify trees which would be potentially impacted by construction. The arborist/forester shall ensure that protective fencing is installed, and shall monitor construction during earth disturbing activities within the critical root zone of the remaining Monterey pine trees to	Owner/Applicant	Prior to issuance of any grading permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>issuance of a grading permit.</p> <p>b. No grading shall occur within 10 feet of the trunk of any tree.</p> <p>c. If roots over one inch in diameter are encountered during grading, the arborist/forester shall be contacted to cleanly cut and treat the roots. <b>(RMA – Planning Department)</b></p>	<p>ensure compliance with the above listed measures and the provisions of the Tree Resources Evaluation/Construction Impact Analysis. The applicant shall submit a report to the Resource Management Agency – Planning Department, from a qualified arborist/forester, describing how the measures were implemented and describing impacts, if any to retained trees from construction activities. A subsequent Coastal Development Permit may be required if impacts resulting in tree mortality are incurred from construction activities.</p>			
13.		<p><b>Mitigation Measure #3.</b> The areas, in which the replacement trees are planted, shall be preserved for tree replacement purposes until such a time as the trees have achieved sufficient size to be protected under the Del Monte Forest Land Use Plan. <b>(RMA – Planning Department)</b></p>	<p>Preservation of the replanted trees shall be included as a condition of project approval, and a notice shall be recorded on the property, indicating that this project has been approved subject to the identified conditions.</p>	Owner/Applicant	Prior to issuance of any grading permits	

**END OF CONDITIONS**

Rev. 03/01/2009

~~MINOR SUBDIVISION TENTATIVE MAP TO ALLOW THE DIVISION OF A 61.14 ACRE PARCEL INTO 5 PARCELS OF 7 ACRES (PARCEL A), 7 ACRES (PARCEL B), 7 ACRES (PARCEL C), 7 ACRES (PARCEL D) AND 33.14 ACRES (REMAINDER PARCEL) RESEPECTIVELY. THE PROPERTY IS LOCATED AT 45041 ARROYO SECCO ROAD, GREENFIELD. (ASSESSOR PARCEL NUMBER 419-432-001-000) CENTRAL SALINAS VALLEY AREA PLAN.~~

MINOR SUBDIVISION TENTATIVE MAP TO ALLOW THE DIVISION OF A 61.14 ACRE PARCEL INTO FOUR PARCELS OF 7 ACRES EACH AND A REMAINDER PARCEL OF 33.14 ACRES. THE PROPERTY IS LOCATED AT 45041 ARROYO SECCO ROAD, GREENFIELD. (ASSESSOR PARCEL NUMBER 419-432-001-000) CENTRAL SALINAS VALLEY AREA PLAN.

File No.:  Location:

Status:  OWNER:

Date:  Notice:  Back Stop

Relate Desc Fees Doc Events L/H/N People Loc Screen OK Offc. Link Cond Time

Parcels  
People  
Events

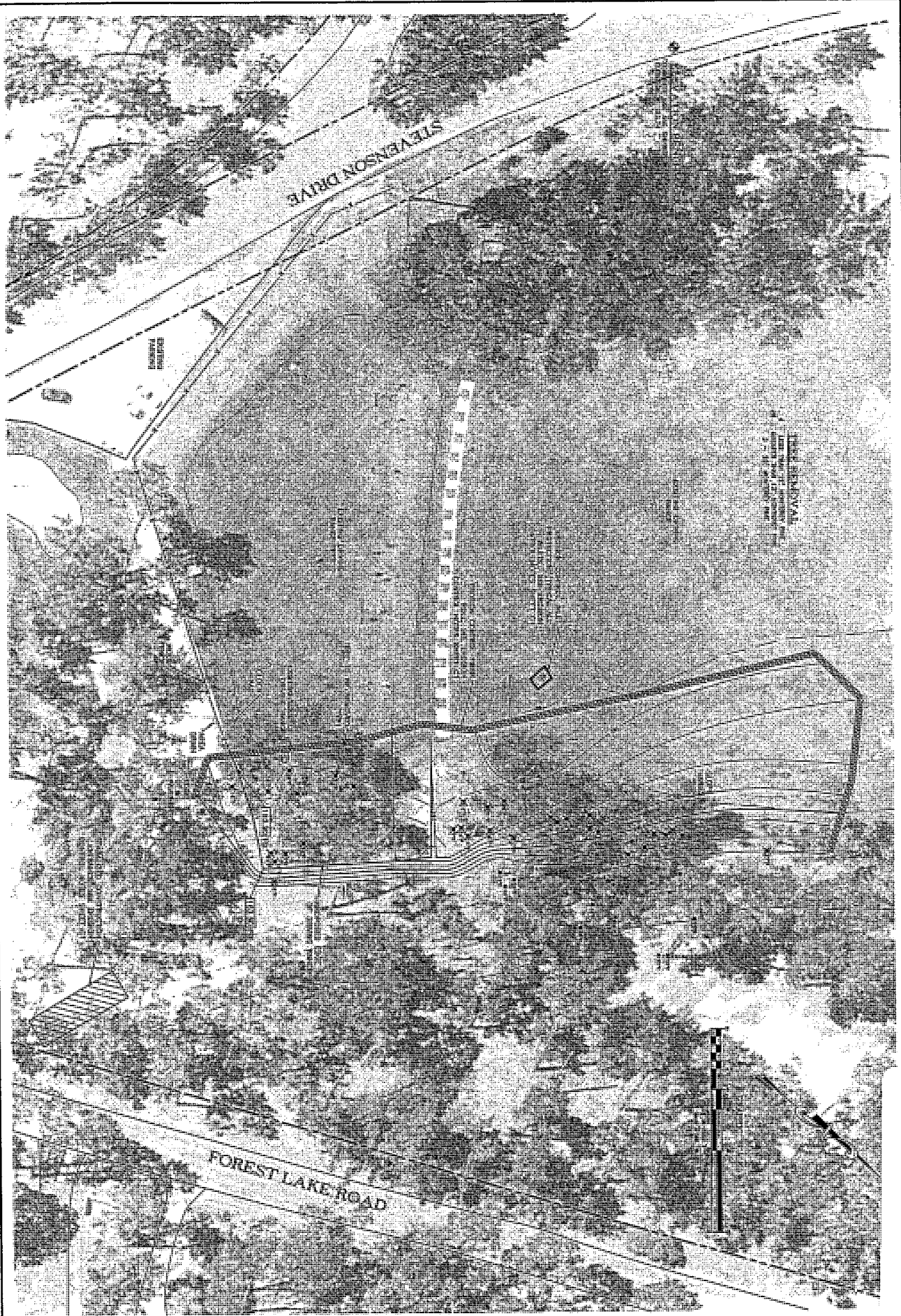
Description for PLN070055

Description:  
MINOR SUBDIVISION TENTATIVE MAP TO ALLOW THE DIVISION OF A 61.14 ACRE PARCEL INTO FOUR PARCELS OF 7 ACRES EACH AND A REMAINDER PARCEL OF 33.14 ACRES. THE PROPERTY IS LOCATED AT 45041 ARROYO SECCO ROAD, GREENFIELD. (ASSESSOR PARCEL NUMBER 419-432-001-000) CENTRAL SALINAS VALLEY AREA PLAN.

Update  
Reset  
Back  
Exit

ToolBar Order





C2

PEBBLE BEACH DRIVING RANGE  
 PEBBLE BEACH, CALIFORNIA  
 GRADING AND EROSION CONTROL PLAN

GRADING PLAN AND  
 EROSION CONTROL PLAN

DRAWN BY: JLL  
 DESIGNED BY: JLL  
 DATE: SEPT 2008  
 SCALE: 1" = 20'  
 JOB NUMBER: 03-001B  
 LAST REVISED: N/A  
 REVISED BY: N/A

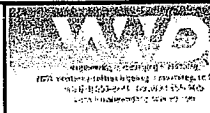
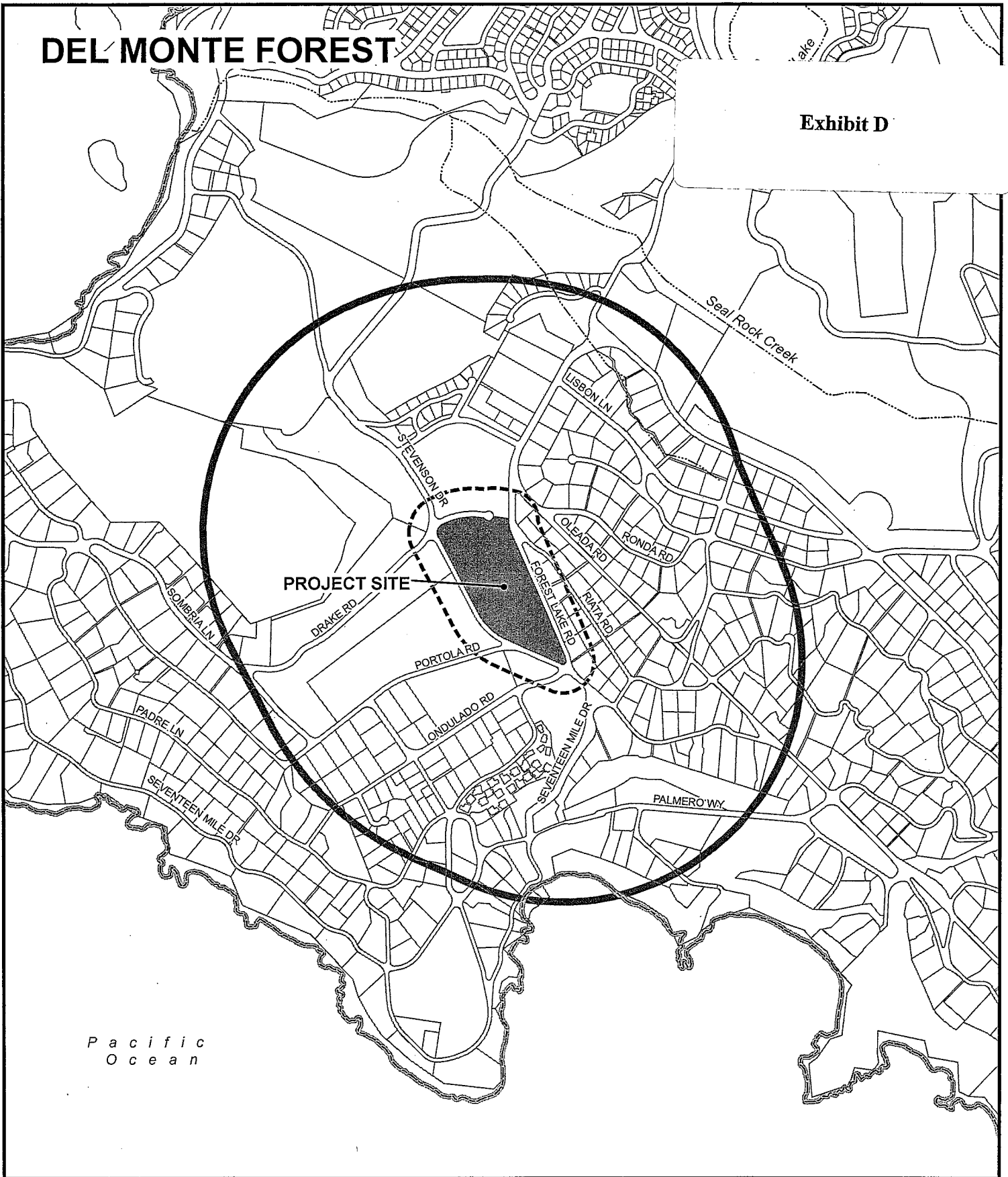


Exhibit C-2



# DEL MONTE FOREST


Exhibit D




APPLICANT: PEBBLE BEACH COMPANY

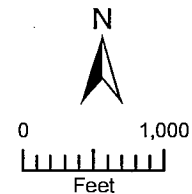
APN: 008-312-002-000

FILE # PLN080493

 300' Limit

 2500' Limit

 City Limits



PLANNER: FORD

## Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department  
168 W Alisal St 2<sup>nd</sup> Floor  
Salinas CA  
(831) 755-5025

**Advisory Committee:** Del Monte Forest

Please submit your recommendations for this application by **January 22, 2009**

**Project Name:** PEBBLE BEACH COMPANY

**File Number:** PLN080493

**File Type:** ZA

**Project Planner:** FORD

**Project Location:** STEVENSON DR PEBBLE BEACH

**Project Description:** A COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL DEVELOPMENT PERMIT TO ALLOW THE EXPANSION OF AN EXISTING DRIVING RANGE AND A COASTAL DEVELOPMENT PERMIT TO ALLOW REMOVAL OF 33 MONTEREY PINE TREES AND GRADING CONSISTING OF 1146 CUBIC YARDS OF CUT AND 20 CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT THE INTERSECTION OF FOREST LAKE DRIVE AND STEVENSON DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-312-002-000) DEL MONTE FOREST AREA, COASTAL ZONE.

**Was the Owner/Applicant/Representative Present at Meeting?** Yes  No

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Neighbor	X		Had concerns about increased noise. It was explained by William Connors, noise would not likely increase due to removal of trees. Concerns were withdrawn.

**LUAC AREAS OF CONCERN**

None

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

**ADDITIONAL LUAC COMMENTS**

Roderick L. Dewar expressed opposition to the extension of the driving range on the basis that enough of Pebble Beach is devoted to golf courses already.

**RECOMMENDATION :**

Motion by Sandy Getreu (LUAC Member's Name)

Second by Lori Lietzke (LUAC Member's Name)

- Support Project as proposed
- Recommend Changes (as noted above)
- Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

**AYES:** DeLay, Verbanec, Lietzke, Connors, Getreu, Caneer

**NOES:** Dewar

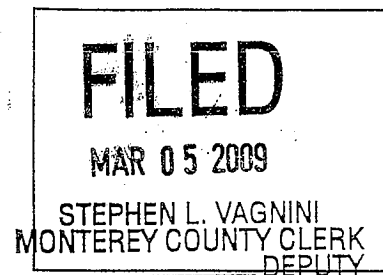
**ABSENT:** None

**ABSTAIN:** None

Exhibit F

County of Monterey  
State of California

**MITIGATED NEGATIVE DECLARATION**



<b>Project Title:</b>	Pebble Beach Driving Range Expansion
<b>File Number:</b>	PLN080493
<b>Owner:</b>	Pebble Beach Company
<b>Project Location:</b>	3250 Stevenson Drive, Pebble Beach, CA
<b>Primary APN:</b>	008-312-002-000
<b>Project Planner:</b>	John Ford
<b>Permit Type:</b>	Combined Development Permit
<b>Project Description:</b>	The proposed project is a Combined Development Permit consisting of: 1. A Coastal Development Permit to allow the expansion of an existing driving range 2. A Coastal Development Permit to allow the removal of 33 Monterey Pine Trees and grading consisting of removing 1,146 cubic yards of material and replacing 20 cubic yards of material on site. The fill material to be removed from the site will be transported to the Marina Landfill.

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.

<b>Decision Making Body:</b>	Monterey County Zoning Administrator
<b>Responsible Agency:</b>	County of Monterey
<b>Review Period Begins:</b>	March 9, 2009
<b>Review Period Ends:</b>	April 7, 2009

Further information, including a copy of the application and Initial Study are available at the Monterey County Planning & Building Inspection Department, 168 West Alisal St, 2<sup>nd</sup> Floor, Salinas, CA 93901 (831) 755-5025

# MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT  
168 WEST ALISAL, 2<sup>ND</sup> FLOOR, SALINAS, CA 93901  
(831) 755-5025 FAX: (831) 755-9516



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Monterey County Resource Management Agency – Planning Department has prepared a draft Mitigated Negative Declaration, pursuant to the requirements of CEQA, for a Combined Development Permit (Pebble Beach Driving Range Expansion, File Number PLN080493) at 3250 Stevenson Drive (APN 008-312-002-000) (see description below). The project involves the removal of Monterey pine trees and grading. The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Resource Management Agency – Planning Department, 168 West Alisal, 2<sup>nd</sup> Floor, Salinas, California,. The Planning Commission will consider this proposal at a meeting on April 8, 2009 at 9:00 AM in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2<sup>nd</sup> Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from March 9, 2009 to April 7, 2008. Comments can also be made during the public hearing.

### Project Description:

The proposed project is a Combined Development Permit consisting of:

1. A Coastal Development Permit to allow the expansion of an existing driving range
2. A Coastal Development Permit to allow the removal of 33 Monterey Pine Trees and grading consisting of removing 1,146 cubic yards of material and replacing 20 cubic yards of material on site. The fill material to be removed from the site will be transported to the Marina Landfill.

All written comments on the Initial Study should be addressed to:

County of Monterey  
Resource Management Agency – Planning Department  
Attn: John Ford, Senior Planner  
168 West Alisal, 2<sup>nd</sup> Floor  
Salinas, CA 93901

From: Agency Name: \_\_\_\_\_  
Contact Person: \_\_\_\_\_  
Phone Number: \_\_\_\_\_

- \_\_\_ No Comments provided  
\_\_\_ Comments noted below  
\_\_\_ Comments provided in separate letter

COMMENTS:

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We welcome your comments during the 30-day public review period. You may submit your comments in hard copy to the name and address above. The Department also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that the Department has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to:

**CEQAcomments@co.monterey.ca.us.**

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact the Department to ensure the Department has received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed document should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact the Department to confirm that the entire document was received.

**For reviewing agencies:** The Resource Management Agency – Planning Department requests that you review the enclosed materials and provide any appropriate comments related to your agency's area of responsibility. The space below may be used to indicate that your agency has no comments or to state brief comments. In compliance with Section 15097 of the CEQA Guidelines, please provide a draft mitigation monitoring or reporting program for mitigation measures proposed by your agency. This program should include specific performance objectives for mitigation measures identified (CEQA Section 21081.6(c)). Also inform this Department if a fee needs to be collected in order to fund the mitigation monitoring or reporting by your agency and how that language should be incorporated into the mitigation measure.

#### **DISTRIBUTION**

1. State Clearinghouse (15 copies)—include Notice of Completion
2. California Coastal Commission
3. County Clerk's Office
4. CAL AM Water Company
5. Monterey Bay Unified Air Pollution Control District
6. Pebble Beach Fire Protection District
7. Monterey County Water Resources Agency
8. Monterey County Public Works Department
9. Monterey County Division of Environmental Health
10. Monterey County Sheriff's Office
11. Cheryl Burrell, Pebble Beach Company
12. 300 Foot Radius List

# MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

168 WEST ALISAL ST., 2<sup>nd</sup> FLOOR, SALINAS, CA 93901

PHONE: (831) 755-5025 FAX: (831) 757-9516



## *INITIAL STUDY*

### *I. BACKGROUND INFORMATION*

**Project Title:** Pebble Beach Driving Range Expansion

**File No.:** PLN080493

**Project Location:** 3250 Stevenson Drive, Pebble Beach

**Name of Property Owner:** Pebble Beach Company

**Name of Applicant:** Pebble Beach Company

**Assessor's Parcel Number(s):** 008-312-002-000

**Acreage of Property:** 23.11 Acres

**General Plan Designation:** Residential 2 Dwelling Units Per Acre/Resource Constraint

**Zoning District:** Medium Density Residential/B-8-D (CZ)

**Lead Agency:** County of Monterey

**Prepared By:** John Ford

**Date Prepared:** February 11, 2009

**Contact Person:** John Ford  
[fordjh@co.monterey.ca.us](mailto:fordjh@co.monterey.ca.us)

**Phone Number:** (831) 796-6049



## **II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING**

### **A. Project Description:**

The proposed project is a Combined Development Permit consisting of:

1. A Coastal Development Permit to allow the expansion of an existing driving range
2. A Coastal Development Permit to allow the removal of 33 Monterey Pine Trees and grading consisting of removing 1,146 cubic yards of material and replacing 20 cubic yards of material on site. The fill material to be removed from the site will be transported to the Marina Landfill.

Access to the site will be from the existing access point on Stevenson Drive. A temporary stabilized construction access will be constructed on Forest Lake Road.

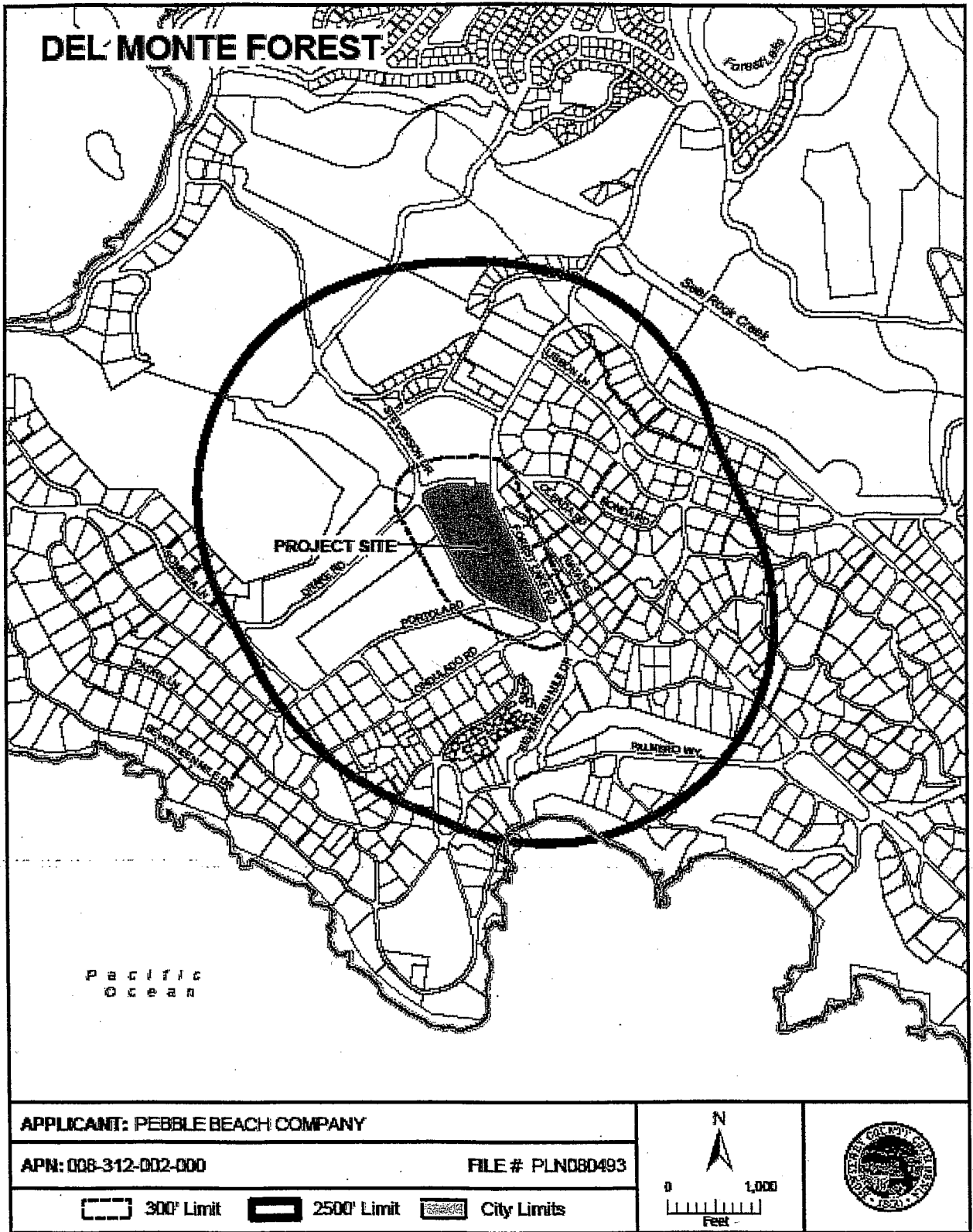
### **B. Environmental Setting and Surrounding Land Uses:**

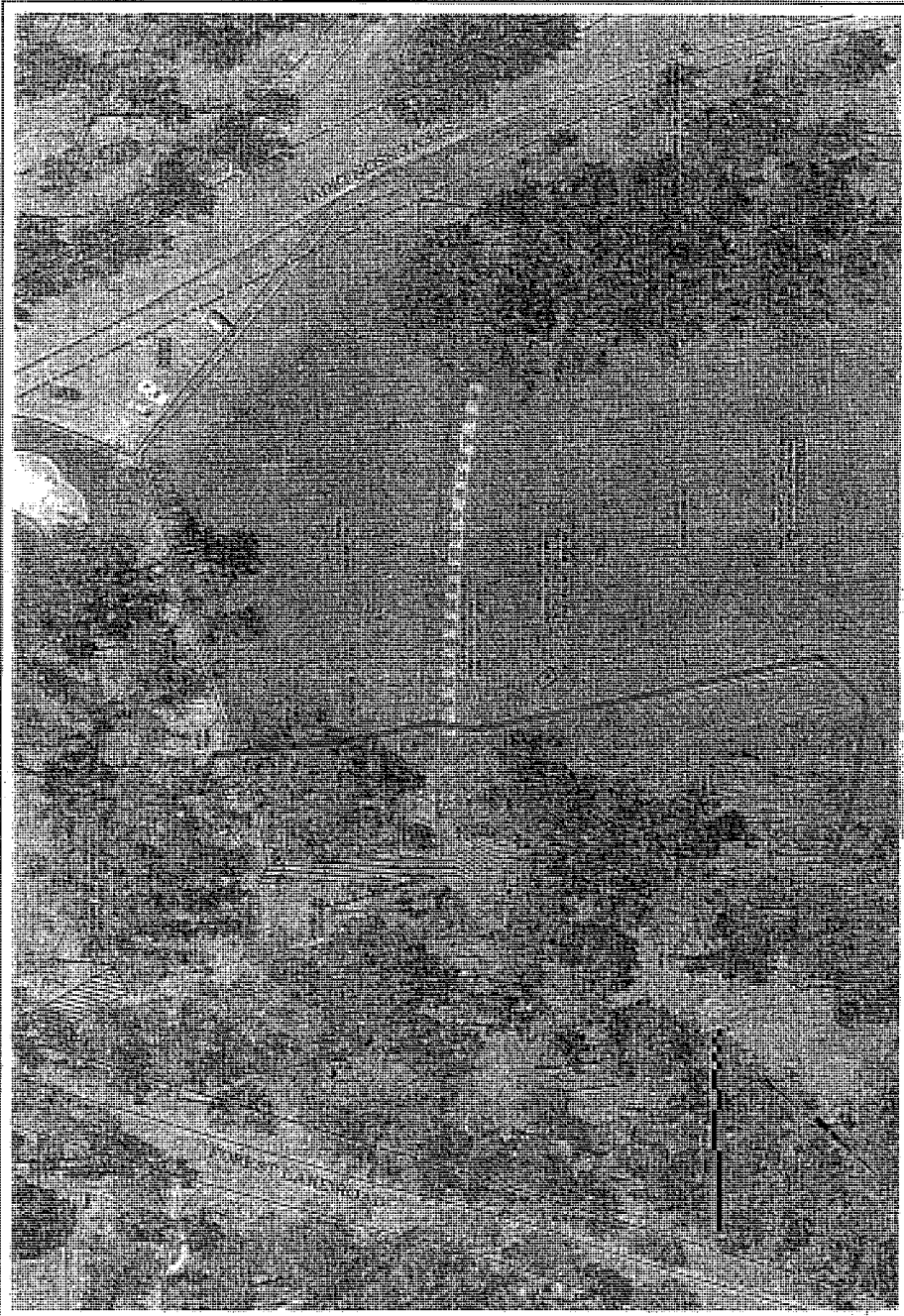
The subject site is approximately 23.11 acres in area and is located at 3250 Stevenson Drive between Stevenson Drive and Forest Lake Drive north of Portola Drive. The existing driving range encompasses approximately one quarter of the parcel; the remainder of the parcel is covered in Monterey pine forest. The forested areas along the sides of the driving range adjacent to Stevenson Drive and Forest Lake Drive have been degraded, but the forest area to the north of the driving range is still largely intact and provides quality natural habitat (Source IX. 8).



The existing driving range consists of approximately five acres of the fairly even and cleared ground in the south central quadrant of the site. The driving range is covered with turf. The proposed project will involve the removal of 33 Monterey pine trees and grading approximately 0.6 acres of area to create a level tee area and clear ball flight path (Source IX. 1, 8). The expansion area is between the existing driving range and Forest Lake Road.

The site is located within the Del Monte Forest Land Use Plan, which is within the Coastal Zone. The Del Monte Forest is a unique location where forested land meets the Pacific Ocean. This area provides habitat for a variety of vegetation and wildlife including several rare and endemic species dependent upon the unique ecosystem.

To the east of the subject parcel across Forest Lake Road is an existing single family residential subdivision. The area to the west, across Stevenson Drive is currently an equestrian center, with forest to the north. To the south are a single family residential development and a golf course. (Source IX. 1).





<p>02</p>	<p>PEOPLE BEACH/PEOPLE BEACH PEOPLE BEACH, CALIFORNIA GRADING AND EROSION CONTROL PLAN</p>	<p>GRADING PLAN AND EROSION CONTROL PLAN</p>	<p>DATE: 01/11/00 SCALE: 1"=20' DRAWN BY: JMM CHECKED BY: JMM DATE: 01/11/00</p>		
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### **III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS**

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

General Plan/Area Plan	■	Air Quality Mgmt. Plan	■
Specific Plan	□	Airport Land Use Plans	□
Water Quality Control Plan	■	Local Coastal Program-LUP	■

General Plan. The proposed project was reviewed for consistency with the 1982 Monterey County General Plan. Section IV.A discusses whether the project physically divides an established community; conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (refer to *Local Coastal Program-LUP* discussion below); or conflicts with any applicable habitat conservation plan or natural community conservation plan. The only policy area of the General Plan that is not addressed by the Local Coastal Program is Noise Hazards. The project will not generate significant noise levels. The project is consistent with these General Plan policies, as explained below in Section IV.A.11.

#### **CONSISTENT**

Water Quality Control Plan. Monterey County is included in the Central Coast Regional Water Quality Control Board – Region 3 (CCRWCB). The CCRWCB regulates the sources of water quality related problems. Because the proposed project would not increase on-site impervious surfaces, nor include land uses that would introduce new sources of pollution, it is not expected to contribute runoff which would exceed the capacity of storm water drainage systems or provide substantial additional sources of polluted runoff. The proposed project would not result in water quality impacts or be inconsistent with objectives of this plan. **CONSISTENT**

Air Quality Management Plan. Consistency with the Air Quality Management Plan is an indication of a project's cumulative adverse impact on regional air quality (ozone levels). It is not an indication of project-specific impacts, which are evaluated according to the Air District's adopted thresholds of significance. Inconsistency with the AQMP is considered a significant cumulative air quality impact.

Consistency of indirect emissions associated with non-residential projects, which are intended to meet the needs of the population forecasted in the AQMP, is determined by comparing the project population at the year of project completion with the population forecast for the appropriate five year increment that is listed in the AQMP. If the population increase resulting from the project would not cause the estimated cumulative population to exceed the relevant forecast, the project would be consistent with the AQMP.

The project consists of a driving range expansion in the Del Monte Forest. The project would not result in an increase in the population and would not generate significant automotive trips. The project could be expected to generate some additional traffic, but any amount of additional traffic is clearly within the population forecasts for this area. Therefore, the project would be consistent with the population and emissions forecasts in the AQMP. **CONSISTENT**

Local Coastal Program-LUP. Section IV.A discusses whether the project physically divides an established community; conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project; or conflicts with any applicable habitat conservation plan or natural community conservation plan. (Source: IX. 2, 3, 4). **CONSISTENT**

#### **IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION**

##### **A. FACTORS**

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Aesthetics                           | <input type="checkbox"/> Agriculture Resources              | <input checked="" type="checkbox"/> Air Quality            |
| <input checked="" type="checkbox"/> Biological Resources      | <input checked="" type="checkbox"/> Cultural Resources      | <input type="checkbox"/> Geology/Soils                     |
| <input type="checkbox"/> Hazards/Hazardous Materials          | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning                 |
| <input type="checkbox"/> Mineral Resources                    | <input checked="" type="checkbox"/> Noise                   | <input type="checkbox"/> Population/Housing                |
| <input checked="" type="checkbox"/> Public Services           | <input checked="" type="checkbox"/> Recreation              | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities/Service Systems |   |  |

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 Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

- Check here if this finding is not applicable

**FINDING:** For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

**EVIDENCE:**

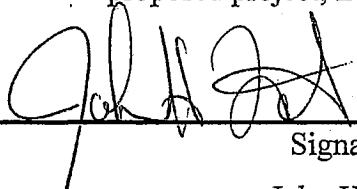
1. Aesthetics. The driving range is in a visually sensitive area but the nature of the project is consistent with the visual sensitivity of the area. The project will result in the removal of trees, but there will still be a substantial number of trees between the proposed project and Forest Lake Road. The visual character of the site consists of the driving range located at the center of the parcel surrounded by Monterey pine trees. The number of trees being removed is fairly small in relation to the trees which will remain. There will continue to be a substantial number of trees between the driving range and Forest Lake Road. The visual character of the site will not be adversely affected. The site is not visible from a public roadway, or designated public viewing area. Therefore, no scenic resources associated with the site will be adversely affected. There are no lights associated with the existing driving range and no new lights will be added, therefore there is no new sources of light or glare. Therefore, the actual expansion of the driving range will not pose an adverse visual impact from any sensitive view shed. (Source IX. 3)
2. Agricultural Resources. The site is not under a Williamson Act Contract (Source: IX. 1). The project site is located within a residential area and is currently zoned as Medium Density Residential (MDR). The proposed driving range expansion would not conflict with any agricultural uses, as the site is currently developed with a driving range and is surrounded by single family residences and forested areas (Source: IX. 3). There is no provision for any agricultural practice within the Del Monte Forest. There would be *no impact*.
6. Geology and Soils. The nature of the project does not involve the construction of any structure which could potentially be damaged by geologic activity or poor soil conditions. The site is relatively flat, and will be re-graded and covered with turf. This will not result in any impact to people or property from geologic or soil conditions. The limited amount of grading and the relatively flat terrain being graded will not result in the potential for substantial erosion, or the substantial loss of topsoil. There would be *no impact*
7. Hazardous Materials. The project does not involve the use or transport of any hazardous materials. The proposed project is not located within an airport land use plan or within two miles of an airport. The location of the project is not anticipated to be threatened by air traffic hazards (Source: IX. 1). The project would not interfere with any emergency response plan or evacuation plan, as the project area is subject to no such plans (Source: IX. 1). The proposed project will not expose people or structures to the risk of loss, injury or death involving wildland fires, because the project does not place structures or individuals in proximity to any hazards. Therefore, the project will have *no impact*.

10. Mineral Resources. No mineral resources have been identified or would be affected by the project (Source: IX. 1). The project would result in *no impact* to mineral resources.
12. Population/Housing The proposed project does not include removal or the addition of any housing units. The project does not create a demand for additional housing. The project would not alter the location, distribution, or density of human population in the area. Therefore, the project would have *no impact*.

**B. DETERMINATION**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
Signature  
John H. Ford

MARCH 4, 2009  
\_\_\_\_\_  
Date  
Senior Planner

## V. *EVALUATION OF ENVIRONMENTAL IMPACTS*

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.



- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

## VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Have a substantial adverse effect on a scenic vista? (Source: IX. 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: IX. 1, 3, 6, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: IX. 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: IX. 1, 3, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Sections II and IV.

## 2. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

2. AGRICULTURAL RESOURCES		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 2. AGRICULTURAL RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Sections II and IV.

## 3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Source: IX. 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: IX. 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: IX. 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: IX. 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: IX. 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: IX. 1, 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** The CEQA Air Quality Guidelines for the Monterey Bay Region prepared by the Monterey Bay Unified Air Pollution Control District (MBUAPCD) address the attainment and maintenance of state and federal ambient air quality standards within the North Central Coast Air Basin. The project site is generally level, but will require removal/re-compaction of soil on the site. Sensitive receptors include single-family residences located adjacently north of the project site.

**3 (a) (b) (c) (d) (e): Less than Significant Impact.** The proposed project would not conflict with or obstruct application of the MBUAPCD Air Quality Guidelines. The proposed development is accounted for in the district's cumulative emissions calculations and would not exceed projected regional estimates. Traffic associated with the project would not cause level of service to deteriorate at any regional intersection and therefore would not increase CO levels above significance thresholds. The project would not violate any air quality standards or contribute to existing or projected air quality violations. The project would not result in a cumulative considerable net increase of any criteria pollutant. Nearby sensitive receptors (residential) would not be impacted by operations of the proposed project operational emissions as anticipated concentrations would remain below applicable thresholds.

The potential sources of Air Quality Impacts are related to short-term construction impacts and the potential for increased traffic to and from the site. The proposed project would result in grading less than an acre of area to create level tee boxes and a somewhat level hitting area. To reduce PM<sub>10</sub> impacts (particulate matter or dust), thresholds have been established to limit daily amounts of graded material as well as construction management practices to reduce air quality impacts. One of the thresholds is to limit grading to less than 2 acres per day. The entire project is smaller than this threshold. The project would result in short-term air quality impacts that due to the limited area and limited amount of grading would be a *less than significant impact*.

**3(f): No Impact.** The project is not anticipated to create objectionable odors affecting a substantial number of people. Nothing in the project would create odors. There would be *no impact*.

**4. BIOLOGICAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: IX. 1, 3, 6, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: IX. 1, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: IX. 1, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: IX. 1, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: IX. 1, 3, 6, 7, 7a 8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: IX. 1, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

The subject site has a "Resource Constraint" land use overlay which is intended to identify that there may be sensitive biological resources on the property. There are policies within the Del Monte Forest Land Use Plan placing a priority on preservation of the forest and the unique natural resources that are part of the forest. Tree removal is allowed subject to replacement trees being planted and maintained (Policies 31, 32). The land use plan identifies that there are environmentally sensitive habitats within the forest. Development must avoid impacts to these habitats according to the plan (Policy 8) (Source IX. 3). The following discussion and analysis is

based on a Biological Report prepared by Zander Associates on November 21, 2008 (Source: IX. 8) and a Tree Assessment/Forest Management Plan prepared by Frank Ono on September 8, 2008 (Source: IX. 7).

**Biological Resources 4(a) – Less than Significant.** The area around the driving range is characterized by relatively sparse (and often disturbed) Monterey pine forest with an open, primarily herbaceous under story. The under story along the edge of the driving range has been disturbed over time and consists primarily of open grass ground colonized by annual, non-native grasses and herbaceous species. Invasive species including kikuyu grass (*Pennisetum clandestinum*), wattle (*Acacia spp.*), Pampas grass (*Cortaderia sp.*) and French broom (*Genista monspessulana*) are common in this area. One of the more positive characteristics of this area is some natural regeneration of Monterey pine (Source IX. 8).

This site has been the subject of prior floristic monitoring dating back into the 1990s. Quantitative surveys were conducted in the mid 2000s and most recently in April 2008. The April 2008 survey focused upon special status plants. The following discussion summarizes the locations of the special status plants (please refer to the map on page 16):

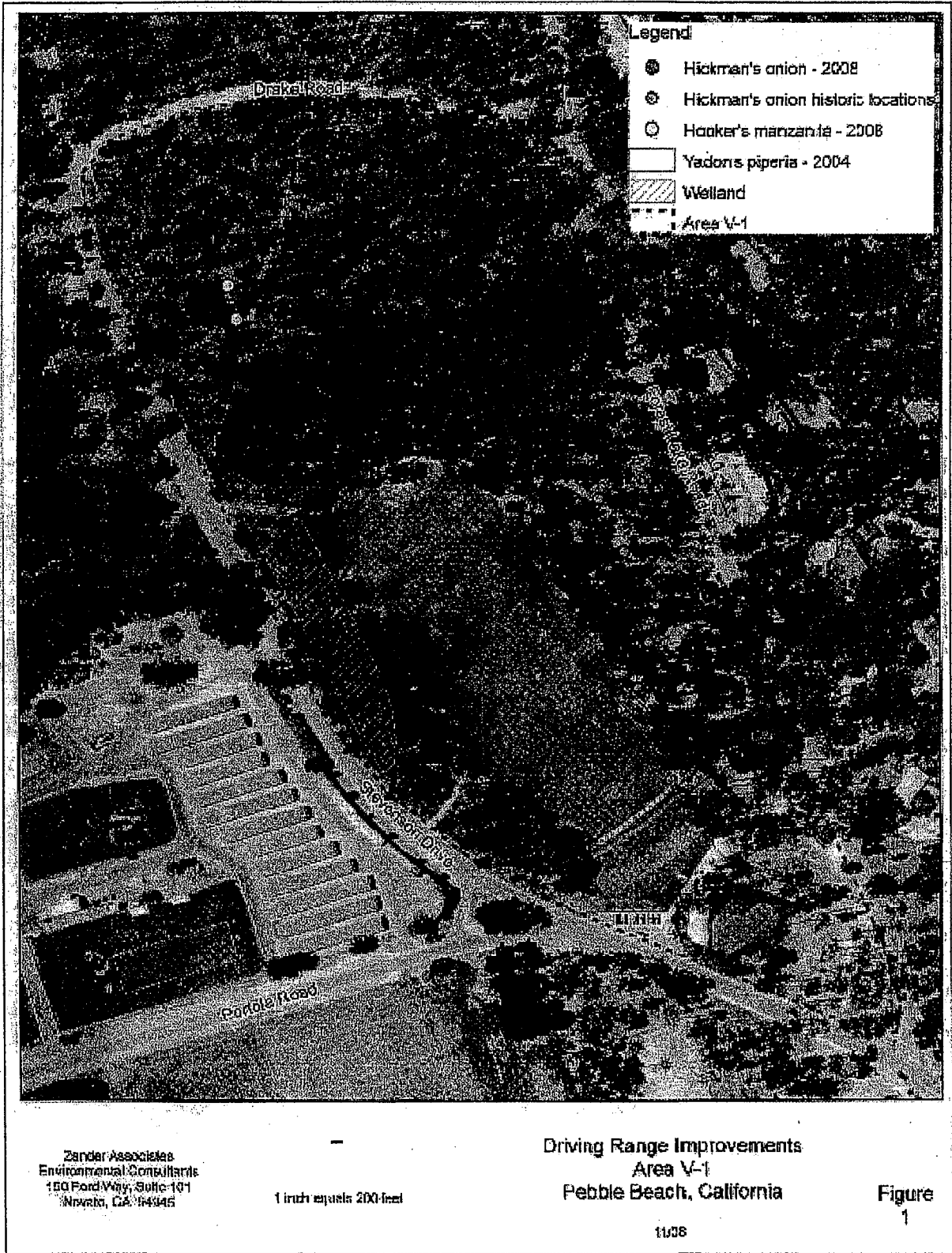
Hickman's onion (*Allium hickmannii*) is not listed as rare, threatened or endangered at either the state or federal level, but is considered a 1B species by the California Native Plant Society (CNPS). An individual Hickman's onion plant was found to the north of the driving range in an area that will not be disturbed by the proposed expansion. No Hickman's onion was found in the areas in which it was previously mapped in the 1990s or in the area of the proposed driving range expansion.

Hooker's Manzanita (*Archostaphylos hookeri*) is another CNPS 1B species known to occur in the area. Two Hooker's Manzanitas were found in the northwest quadrant of the site. This is also well away from the proposed driving range expansion.

Yadon's piperia (*Piperia yadonii*) was found abundantly in the northeastern quadrant of the parcel (again well away from the driving range). Yadon's piperia decreases in quantity as one moves south on the site. The abundance and distribution was similar to previous mapping and is not found in the driving range expansion area.

Monterey pine (*Pinus radiata*) is also a CNPS 1B species, but is not threatened or rare. The plan includes the removal of 33 Monterey pine trees. These trees will be replaced on a 3:1 basis as discussed below.

**Biological Resources 4(b, c) – No Impact.** The proposed project would not have a substantial adverse effect on any riparian habitat or sensitive natural communities, as none are located on the site (Source: IX. 8). There are no federally protected wetlands on the site (Source: IX. 1, 8). Therefore there will be *no impact*.



**Biological Resources 4(d) – Less than Significant.** There have been no native resident or migratory fish or wildlife species identified on the subject property (Source: IX. 8). The trees on site could provide habitat for birds and other wildlife, but the percentage of trees being removed and the requirement to replace the trees being removed results in this impact being *less than significant*.

**Biological Resources 4(e) – Less than Significant with Mitigation Incorporated.** The proposed project includes the removal of 33 Monterey pine trees. According to the Del Monte Forest Coastal Implementation Plan (CIP), removal of native trees or other major vegetation requires a Coastal Development Permit (Section 20.147.050.A.1). Exceptions to this requirement include non-native or planted trees except as defined as habitat or trees determined by a qualified forester to be diseased or dead and hazardous. The trees are proposed for removal to implement the proposed project and thus require approval of a Coastal Development Permit (Source: IX. 1, 3). Tree removal would be in accordance with the Tree Resources Evaluation/Construction Impact Analysis prepared by Frank Ono (Source IX 7, 7a, 8). This report requires tree replacement on-site at a 3:1 ratio (refer to Mitigation Measure #1). The proposed development has been designed to remove the minimum number of trees necessary to achieve the desired objectives (Source: IX. 1, 3, 7, 7a). Therefore, pursuant to issuance of a Coastal Development Permit and implementation of Mitigation Measure #1, impacts related to tree removal would be *less than significant with mitigation incorporated*.

**Mitigation Measure #1: Tree Replacement.** The thirty three Monterey Pine trees shall be replanted on a 3:1 basis as recommended in the Tree Resources Evaluation/Construction Impact Analysis. Replacement plantings shall be from locally-collected Monterey pine seed stock and shall be replanted on site.

**Monitoring Action #1:** Prior to removal of any trees the project proponent shall identify the size and location of the replacement trees. Prior to completion of the project, the applicant shall submit proof of replacement plantings (e.g. photos of replacement trees in place) to the Monterey County RMA – Planning Department.

The following mitigation measures are also required to reduce impacts to a *less than significant* level. In an addendum to the Tree Assessment/Forest Management Plan prepared by Frank Ono dated January 31, 2009, maintaining a minimum distance of 10 feet before any grading is permitted is sufficient to protect the significant roots of the trees along the area to be graded.

**Mitigation Measure #2: Tree and Root Protection.** Indirect impacts to on-site trees shall be avoided the maximum extent feasible through avoidance of the critical root zone. This shall be accomplished through the following means:

- a. Protective fencing shall be installed either outside the critical root zone of affected trees, or one foot inside the limit of grading activity as approved by the arborist/forester. The placement of the fencing shall be approved by the arborist/forester prior to issuance of a grading permit.
- b. No grading shall occur within 10 feet of the trunk of any tree.



- c. If roots over one inch in diameter are encountered during grading, the arborist/forester shall be contacted to cleanly cut and treat the roots.

**Monitoring Action #2:** Prior to the start of construction, a qualified arborist/forester shall be retained to identify trees which would be potentially impacted by construction. The arborist/forester shall ensure that protective fencing is installed, and shall monitor construction during earth disturbing activities within the critical root zone of the remaining Monterey pine trees to ensure compliance with the above listed measures and the provisions of the Tree Resources Evaluation/Construction Impact Analysis. The applicant shall submit a report to the Resource Management Agency – Planning Department, from a qualified arborist/forester, describing how the measures were implemented and describing impacts, if any to retained trees from construction activities. A subsequent Coastal Development Permit may be required if impacts resulting in tree mortality are incurred from construction activities.

**Mitigation Measure #3.** The areas, in which the replacement trees are planted, shall be preserved for tree replacement purposes until such a time as the trees have achieved sufficient size to be protected under the Del Monte Forest Land Use Plan.

**Monitoring Action #3.** Preservation of the replanted trees shall be included as a condition of project approval, and a notice shall be recorded on the property, indicating that this project has been approved subject to the identified conditions.

**Biological Resources 4(f) – No Impact.** There is no known adopted Habitat Conservation Plan or other approved local, regional, or state habitat conservation plan affecting the subject property (Source: IX. 1, 3). There would be *no impact*.

5. CULTURAL RESOURCES		Less Than Significant			
Would the project:		Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: IX. 1, 3, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: IX. 1, 3, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: IX. 1, 3, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**5. CULTURAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: IX. 1, 3, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:** The subject site is located in an area that the Del Monte Forest Land Use Plan identifies as being highly sensitive to the presence of Archaeological Resources. The Plan seeks to protect archaeological resources for their scientific and cultural value. Projects are only considered compatible with this objective when they incorporate site planning and design features necessary to avoid impacts to archaeological resources. The Land Use Plan requires that when ever development is proposed in an area with such sensitivity, that an archaeological survey be conducted. When a project site is within 750 feet of a known archaeological site, a separate Coastal Development Permit is required. The subject site is not within such a buffer zone.

**Cultural Resources 5(a), (b), (c), (d) – Less than Significant.** The proposed project would not affect any historical resource as there is not any evidence of such a resource on site. The site has been surveyed in 1993 and again in October of 2008 and no evidence of any archaeological resources has been identified. Neither of the Preliminary Archeological Surveys identified unique paleontological resources on the project site (Source: IX. 10, 11). In addition, there are no known human burial sites within the project area (Source: IX. 10, 11). Unforeseen impacts to previously unidentified paleontological or human resources are unlikely; however, the standard condition requiring all work to stop if human remains or archaeological resources are unexpectedly found will address any potential concern. The impact would be *less than significant*.

**6. GEOLOGY AND SOILS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: IX. 1 ) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
ii)	Strong seismic ground shaking? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii)	Seismic-related ground failure, including liquefaction? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv)	Landslides? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Result in substantial soil erosion or the loss of topsoil? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Sections II and IV.

7. HAZARDS AND HAZARDOUS MATERIALS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**7. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Sections II and IV.

**8. HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**8. HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
j) Inundation by seiche, tsunami, or mudflow? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** The protection of water quality is an extremely significant issue in the Del Monte Forest Land Use Plan. The subject site is largely within the Pescadero Watershed which places limits on the amount of impervious surfaces in an effort to limit the amount of runoff and erosion and to protect the Carmel Bay Area Area of Special Biological Significance. This location requires limitations on the area that can be cleared during the wet season, erosion control measures must be implemented, surface water must be conducted to storm drains and dumping into riparian areas is prohibited.

**Hydrology and Water Quality 8(a) – Less than Significant.** The Monterey County Environmental Health Division reviewed the proposed project and did not identify any potential violations to water quality standards or waste discharge requirements, nor require any Conditions of Approval (Source: IX. 9a). The project proponent has included a tire wash, and sediment trap at the construction entrance to the site to minimize the potential for vehicle transport of sediment off site and into water ways. Impacts would be *less than significant*.

**Hydrology and Water Quality 8(b) – No Impact.** The Monterey County Water Resources Agency reviewed the proposed project and recommended one (1) standard Condition of Approval, requiring a proof of water availability certification. Since September of 1994 the driving range has used reclaimed water for irrigation. The expansion will also use reclaimed water. The driving range addition will not consume any ground water or place additional demand on ground water which could deplete ground water supplies. The placement of turf on the site will not interfere with absorption of rainwater, therefore the expansion will not interfere with groundwater recharge. As a result, impacts related to groundwater supplies and groundwater recharge would be *No Impact*.

**Hydrology and Water Quality 8(c, d) – Less than Significant.** The proposed project will not alter the drainage patterns of the site such that water is directed contrary to natural flow. There is not a defined stream channel on the project site. No impervious surfaces are included in the proposed project, so there will not be an increase in the amount of run off. The proposed project would be required to implement County ordinances relating to erosion control measures outlined on the project plans. Impacts to on and off-site sedimentation would be *less than significant*.

**Hydrology and Water Quality 8(e) – No Impact.** The proposed project would not increase impervious surfaces and would therefore not result in additional water in existing or planned storm water drainage facilities. Therefore, the project would have *no impact*.

**Hydrology and Water Quality 8(f) – Less than Significant.** The project would not substantially degrade water quality. Incremental traces of fertilizer may be found in storm water, but this is expected to be very minor. Impacts would be *less than significant*.

**Hydrology and Water Quality 8(g-i) – No Impact.** The project site is not located in a 100-year floodplain and is not within an inundation area from a dam or levee. There would be *no impact*.

**Hydrology and Water Quality 8(j) – No Impact.** Tsunamis, or seismic sea waves, are generated from undersea seismic movement. The proposed project does not propose any structure; therefore there is *no impact*.

9. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Physically divide an established community? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** The Del Monte Forest Land Use Plan seeks to retain the unique natural character of the area. The Plan addresses that the natural resources in the Del Monte Forest have differing sensitivity to development. Environmentally sensitive areas such as locations of rare and endangered species, wetlands, and riparian habitats need to be protected through avoidance. Other areas, where potential constraints can be mitigated through careful site planning and development controls, can be allowed to have appropriate levels of development (Source IX. 3, page 34) The Plan states: The Del Monte Forest coastal area is also known for its variety of passive and active coastal-related recreational opportunities available to visitors and residents. The Lodge at Pebble Beach, portions of 17 Mile Drive (and turnouts) and portions of several golf courses are currently considered coastal-related uses. It is therefore necessary that priority be given to these coastal-related developments as well as to similar developments which may be feasible at remaining undeveloped coastline locations (Source IX. 3, page 35)

Policy 86 of the Del Monte Forest Land Use Plan states: "Golf course development may be permissible in areas shown for residential development. If golf course development is proposed and approved in any of these areas, it shall result in a reduction in the number of dwelling units permitted by this plan for the area in proportion to the number of acres devoted to the golf course use.

**Land Use and Planning 9(a) – No Impact.** The proposed project consists of a minor expansion of an existing driving range. The driving range use is consistent with the plan which allows golf course development on residentially designated property. It would not physically divide an existing community (Source: IX. 1). There would be *no impact*.

**Land Use and Planning 9(b) – Less than Significant.** The proposed project is an expansion of a golf course development which is a coastal related use. This use is given priority within the Plan. The Plan allows development consistent with protecting the natural resources and the unique character of the area. The development requires removal of native Monterey Pine Trees. The project includes a Coastal Development Permit to remove 33 Monterey pine trees. These trees are protected within the Del Monte Forest Land Use Plan (LUP). The Coastal Implementation Plan allows for the removal of trees subject to approval of a Coastal Development Permit and replacement trees being provided. The applicant is providing replacement trees as part of the project (see VI. 4 above.) There will continue to be a significant stand of trees on the site, and as discussed in Section VI. 4 above, the environmentally sensitive portions of the site are not being disturbed as part of this project. The net result is a *Less than Significant Impact*.

**Land Use and Planning 9(c) – No Impact.** The proposed project would not conflict with any habitat conservation plan or natural community conservation plan, as none are applicable to the project site. There would be *no impact*.

10. MINERAL RESOURCES	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Sections II and IV.



**11. NOISE**

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: IX. 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: IX. 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX. 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX. 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX. 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX. 1, 2, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** The 1982 Monterey County General Plan is the guiding policy document for determining acceptable and unacceptable impacts related to noise. The General Plan identifies that overall Monterey County is rural in nature with a low ambient noise level. A low ambient noise level is a characteristic of the Del Monte Forest Area. The primary goal of the 1982 General Plan is to maintain an overall healthy and quiet environment by trying to achieve living and working conditions free from annoying and harmful sounds. This is accomplished by reviewing the types of noises which would be produced from certain types of development and not locating sensitive receptors nearby to noisy environments, and by limiting the hours of operation.

**Noise 11(a) – Less than Significant.** The potential source of noise from the operation of the driving range expansion will be from an increase in the number of golfers practicing. Golf courses and practice ranges do not generate significant noise. There will be additional noise from people holding conversations, the sound of golf clubs striking golf balls, and balls hitting the ground and possibly trees. It is doubtful that any of this noise would be heard off site. This is

considered to be less than significant. The driving range is not illuminated so there will not be any nighttime impacts when the ambient noise in the area is at its lowest. There will be noise from the construction activities associated with removing the trees and re-grading the expansion area. The small size of the area to be graded and the limited number of trees being removed will limit the extent of the noise impacts. In the construction management plan, prepared by the applicant, the typical work day will be from 8:00 am to 4:00 pm. Thus there will not be any adverse construction noise impacts during the quietest portions of the day. The active construction portion of the project will last for approximately 30 days. This amount of noise is a *Less than Significant Impact*.

**Noise 11(b) – No Impact.** There will not be any ground borne vibration or noise levels. Therefore, the project will have *no impact*.

**Noise 11(c, d) – Less than Significant.** The proposed project as noted above will result in additional noise on the site, but it is unlikely that the noise will be above the ambient noise at the perimeter of the property. The impact would be *less than significant*.

**Noise 11(e, f) – No Impact.** The subject site is not located within two miles of an airport and would not expose people to noise related to airports. There would be *no impact*.

12. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Sections II and IV.

**13. PUBLIC SERVICES**

Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** The subject site is located within the Del Monte Forest Land Use Plan. This plan does not specifically address public services, so there are not standards which must be complied with. An adverse environmental impact would be related to whether the project poses any additional impact upon the service providers. This project was reviewed by the Pebble Beach Community Services District which includes the Fire Protection District. The Fire District did not have any comments. (Source IX. 9d)

**Public Services 13(a, b) – Less than Significant.** The expansion of the driving range creates the potential for additional service calls by police and fire. The magnitude of this increase is very small, and thus the impact upon fire and law enforcement is a *Less than Significant Impact*.

**Public Services 13(c, d, e) – No Impact.** The project will not create any new demand for schools, parks or other public facilities, therefore there is *No Impact*.

**14. RECREATION**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion/Conclusion/Mitigation:** The Land Use Plan places an emphasis upon developing public access along the coast and 17 Mile Drive. The subject site is not located immediately on the coast line or on 17 Mile Drive. The plan policies require installation of improvements or construction of coastal access are not applicable to this site.

**Recreation 14(a) – No Impact.** The expansion of the driving range will not place any demand on other recreational facilities and thus there is *No Impact*.

**Recreation 14(b) – Less Than Significant.** The project is a recreational facility that has the potential to create an adverse physical effect on the environment related to its impact upon biological resources, but in this particular case any potentially significant environmental impact has been mitigated to a *Less than Significant* level by the project design and the mitigation measures to protect and replace Monterey pine trees as itemized above in Section IV. 4.

**15. TRANSPORTATION/TRAFFIC**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Source: IX. 1, 9, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Source: IX. 1, 9, 12)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**15. TRANSPORTATION/TRAFFIC**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** Access to the Del Monte Forest Area is provided at four locations. Highway 1 provides the principal access at its junction with Highway 68 at the Carmel Hill interchange. Lighthouse Avenue provides access from central Monterey via David Avenue. San Antonio Avenue near Carmel Beach City Park provides access from Ocean Avenue in Carmel. The fourth entrance is from Pacific Grove near Asilomar Beach.

The three principal coastal access routes for visitors are Highway 68, 17-Mile Drive, and a shoreline route from Monterey via Pacific Grove city streets. Highway 68 is a State highway connecting the Carmel Hill interchange of Highway 1 with the beaches of Pacific Grove and Asilomar. Seventeen-Mile Drive is a privately owned road which provides direct shoreline access along about half of the shoreline of the Del Monte Forest Area.

The existing highway network within the Del Monte Forest is privately owned and maintained by the Pebble Beach Company. Access is via four toll gate facilities. Residents pay a yearly fee for partial upkeep of the road system while visitors are charged an entrance fee for vehicular traffic, but there is no charge for pedestrians, bicyclists, or equestrians. Primary distributor roads are Sloat Road, Lopez Road, and Forest Lake Road, which together form a north-south alternative to the western portion of 17-Mile Drive. Also, Lopez Road and Sunridge Road provide internal distribution to the Highway 1 gate.

There are not any direct policy requirements from the Del Monte Forest Land Use Plan which apply to this proposed development.

**Transportation/Traffic 15(a, b) – Less than Significant.** The expansion of the driving range creates the potential for additional traffic on the road ways. The driving range itself primarily serves as an accessory facility to the Pebble Beach Golf Course and is not a destination by itself. Traffic generation to the driving range is minimal, especially since it is located well off of public roads, and is not generally accessible to the public. There will be short term traffic related impacts related to the removal of material from the site. The amount of fill to be taken from the site is not large so the number of trips will be limited (approximately 180) and the duration of the impact will be short.

The Monterey County Department of Public Works requested that a construction management plan be provided addressing among other things the number of trucks which will be generated by construction activity. The Construction Management Plan submitted by the applicant indicates that it will take 5 days to remove the Monterey pines trees from the site. The wood will be hauled from the site to the Pebble Beach Company’s woodyard at Sunridge and Lopez Roads approximately 3 miles away and within the Del Monte Forest area. The 1,126 cubic yards of fill will be removed from the site over a nine day period with an average of 10 trucks per day taking fill material to the Marina Landfill. The trucks will travel to the Highway 1 gate via 17 Mile Drive, and all truck traffic will occur outside of the peak morning and evening commute hours. The impact upon traffic is a *Less than Significant Impact*.

**Transportation/Traffic (c, d, e, f, g) – No Impact.** The project will not create any new traffic patterns, increase hazards, impact emergency access, result in inadequate parking, or conflict with any adopted transportation plan or policies. Therefore, there is *No Impact*.

16. UTILITIES AND SERVICE SYSTEMS	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**16. UTILITIES AND SERVICE SYSTEMS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: IX. 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:**

**Utilities and Service Systems 16(a, b, c) – No Impact.** The proposed project will not result in a demand for new wastewater, water, or storm water facilities. Therefore, the project would have *no impact*.

**Utilities and Service Systems 16(d) – Less than Significant.** The project will result in the use of additional water to irrigate the turf on the driving range. The Monterey County Water Resources Agency reviewed the proposed project and recommended one (1) standard Condition of Approval, requiring a proof of water availability certification. Pursuant to compliance with this condition, the proposed project would not be expected to place an adverse demand on water supplies beyond existing conditions. This is especially true since the driving range is irrigated with reclaimed water, and not ground water. There will be a slight increase in the amount of reclaimed water utilized, but it is a relatively small amount and the reclaimed water is available. Impacts related to water supplies would be *less than significant*.

**Utilities and Service Systems 16(e, f, g) – No Impact.** The project will not result in the generation of any additional wastewater, or trash, and will not violate any statutes related to solid waste. Therefore, the project would have *no impact*.

## VII. 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.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: IX. 1, 6, 7, 8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source: ??? ) ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: IX. 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion/Conclusion/Mitigation:

**(a) Less than Significant with Mitigation Incorporated.** Based upon the analysis throughout this Initial Study, the proposed project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. All potential impact areas are deemed less than significant with Conditions of Approval and Mitigation Measures set forth within this Initial Study. Impacts would be less than significant with mitigation incorporated.

**(b) Less than Significant.** The project would contribute incremental cumulative impacts to air quality degradation, as described in Section VI. 3 (Air Quality). However, this impact would be



less than significant. The project would not result in impacts related to transportation or traffic, nor would it contribute to cumulative groundwater depletion. As described in this Initial Study, the incremental air quality, noise, transportation/traffic, public services, and utilities impacts of the project, when considered in combination with the effects of past projects, current projects, and probable future projects in the planning area, would result in less than significant impacts upon incorporation of conditions of project approval.

**(c) No Impact.** The project itself does not create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. The project would not expose sensitive receptors to temporary air quality and noise nuisance impacts related to construction.

### ***VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES***

#### **Assessment of Fee:**

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a “de minimis” (minimal) effect on fish and wildlife resources under the jurisdiction of the Department of Fish and Game. Projects that were determined to have a “de minimis” effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of “de minimis” effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of “no effect” on fish and wildlife resources, development applicants must submit a form requesting such determination to the Department of Fish and Game. Forms may be obtained by contacting the Department by telephone at (916) 631-0606 or through the Department’s website at [www.dfg.ca.gov](http://www.dfg.ca.gov).

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

**Evidence:** Based on the record as a whole as embodied in the Planning Department files pertaining to PLN080493 and the attached Initial Study / Proposed Mitigated Negative Declaration.

## IX. REFERENCES

1. Project Application/Plans in file PLN080493.
2. Monterey County General Plan
3. Del Monte Forest Land Use Plan
4. Title 20 of the Monterey County Code (Zoning Ordinance)
5. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised June 2008
6. Site Visit conducted by the project planner on August 13, 2008, and January 26, 2009
7. Tree Assessment/Forest Management Plan prepared by Frank Ono, dated September 8, 2008.
- 7 a. Letter from Frank Ono dated January 31, 2009
8. Biological Resource Assessment prepared by Zander Associates, dated November 21, 2008.
9. Interdepartmental Review, Agency Comments and Conditions:
  - a. Environmental Health Division (January 26, 2009).
  - b. Water Resources Agency (January 26, 2009)
  - c. Public Works Department (January 26, 2009).
  - d. Pebble Beach Community Services District (January 21, 2009).
  - e. Parks Department (January 12, 2009)
10. Archaeological Consulting. *Preliminary Archaeological Reconnaissance* dated October 16, 2008. (LIB090016)
11. Archaeological Consulting. *Preliminary Archaeological Reconnaissance* dated August 23, 1993.
12. Pebble Beach Company – *Construction Operations Plan* dated February 19, 2009.

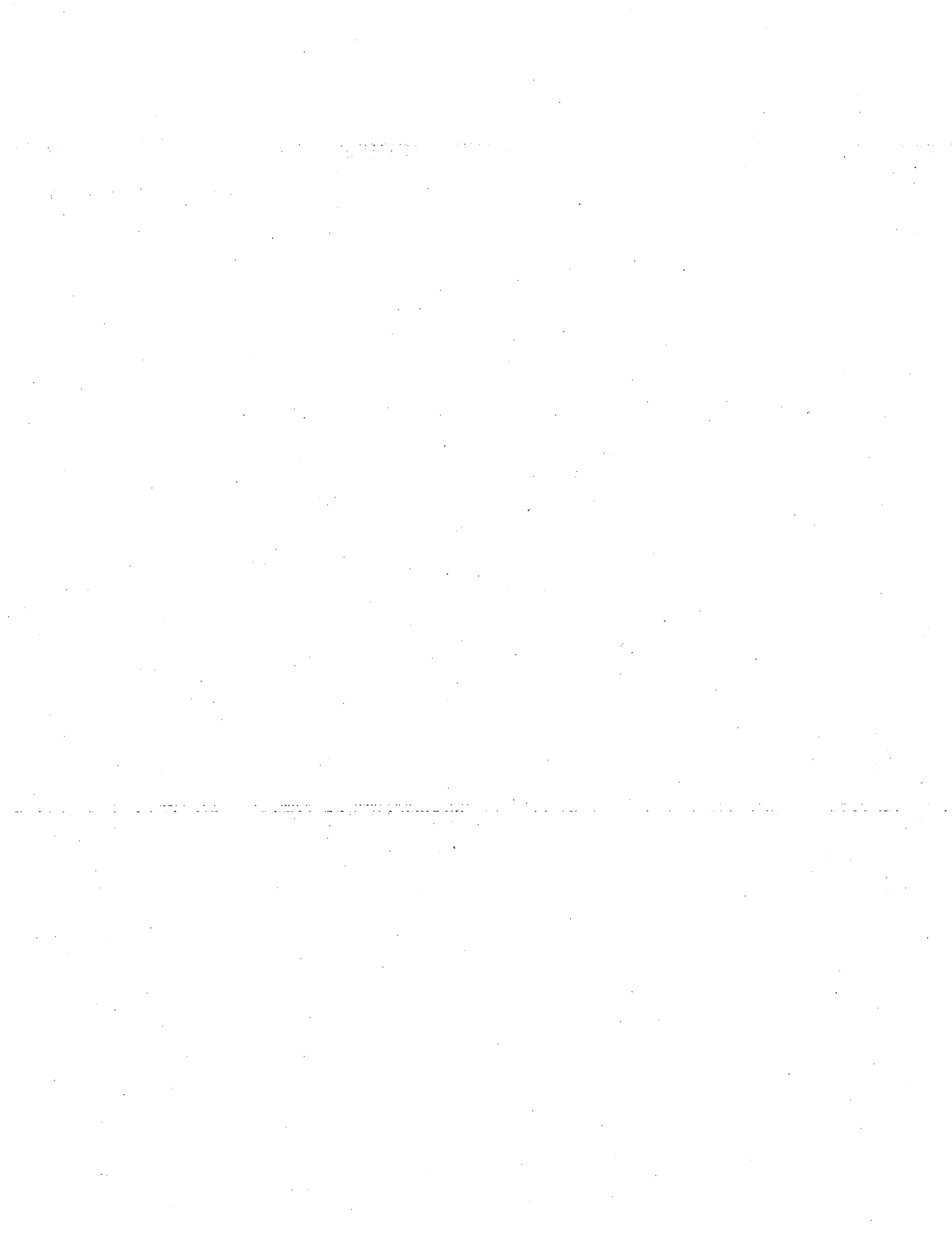


Exhibit G

LIB 09-0015  
PLN080493  
FORD, JOHN

Pebble Beach Company  
Driving Range Improvements  
Tree Assessment/  
Forest Management Plan

Prepared for:

Pebble Beach Company

Prepared by:

Frank Ono  
Forester

Society of American Foresters I.D. #48004  
Certified Arborist #536  
1213 Miles Avenue  
Pacific Grove, CA 93950

September 8, 2008

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**Summary**

The following tree assessment/forest management plan is prepared for proposed improvements to the Pebble Beach Driving Range. Site development for the improvement of the driving range has been proposed requiring removal of 33 Monterey pine trees to facilitate re-contouring of the existing grade and improved drainage. Trees proposed to be removed are considered to be protected pine trees that range from poor to fair condition both structurally and in health. Additionally the surrounding area to be improved is considered degraded with exotic ornamental and invasive weeds. This tree assessment/forest management identifies and addresses the affects that the project will have to the forested resources on site as well as a list of recommendations for the project to achieve stated objectives for reproduction and continuation of the Monterey Pine Forest on the property that includes eliminating exotic species from the project site and replanting areas with Monterey pine seedlings. Exotic plant eradication is directed primarily at two extremely exotic plant species, *Genista racemosa* (French broom) and *Acacia* species.

## **INTRODUCTION**

This tree assessment/forest management plan is prepared by Frank Ono, Forester and Certified Arborist, Society of American Foresters #48004 and International Society of Arboriculture certified arborist #536 for The Pebble Beach Company, who are the owners of the Pebble Beach Driving Range located at the intersection of Stevenson Drive and Forest Lake Road, Pebble Beach, CA. The County of Monterey and the Pebble Beach Company both identify Monterey pine trees as native tree species that require protection and special consideration for management. Due to proposed site improvements, the Del Monte Forest Land Use Plan and Monterey County Zoning Ordinance Title 20 requires an assessment be made of forested resources and a forest management plan prepared when tree removal is necessary of protected native trees so as to preserve and maintain the forest and its beneficial uses.

### **Assignment/scope of project**

Monterey pine (*Pinus radiata*) forests this site and proposed site improvements on this parcel will have various affects to the surrounding forest. Site improvements include drainage and cut and fill grading near protected trees. To ensure sustainability and protection of the tree resources on site, the property owner, the Pebble Beach Company, has requested an assessment of the trees in proximity to proposed development areas and a forest management/maintenance plan for trees that are proposed to be removed and replaced on this property. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure and preservation suitability for each tree within or adjacent (15 feet or less) to proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by WWD Engineering and Surveying.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to a Tree Location/Preservation Map.
- Determine the quantity of trees to be removed or relocated that meet protected and/or "Landmark" criteria as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance; as well as mitigation requirements for those to be removed or relocated that are considered protected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

### **Limitations**

This assignment is limited to the review of plans submitted to me dated September, 2008 (WWD engineering) by the Pebble Beach Company for assessment of construction from construction to trees within or adjacent to construction activities. This plan proposes the removal of selected trees for the development, and includes monitoring of preserved trees potentially at risk from activities on the site. All protected trees intended for removal are

Monterey pine (*Pinus radiata*). Although the immediate affected area is the focus of this plan, the scope of this plan extends throughout the parcel.

### **Purpose and Use of This Report**

This tree assessment/forest management plan is prepared for this parcel due to potential construction activities that proposes tree removal and is to be made part of a Building Permit Application for the improvements to the existing golf driving range. The report is also to be used a working document and guide for reproduction and continuation of the Monterey Pine Forest on the property. The management of this property includes eliminating exotic species from the project site and replanting areas with Monterey pine seedlings.

### **Goal**

The goal of this plan is to protect and maintain the Del Monte Forest forested resources through the adherence of development standards, which allow the protection, and maintenance of its forest resources. Furthermore it is the intended goal of this plan to offset any potential negative effects of proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

### **Site Description**

- 1) Assessor's Parcel Number: 008-312-002
- 2) Location: Stevenson and Forest Lake Road, Pebble Beach, CA
- 3) Parcel size: 23.11 Acres
- 4) Existing Land Use: The parcel is developed land in the sense that there are existing trails and a portion is an existing driving range -zoned MDR/B-8-D (CZ).
- 5) Slope: The parcel is on a mild sloped lot. Slopes averages 4-8% with a mild aspect facing to the south.
- 6) Soils: The soil on the lot is classified by the Monterey County Soils Report as Narlon series soils. This is a gently sloping and moderately sloping soil on dissected marine terraces. It has the profile described as representative of the series. The clay subsoil is at a depth of 15 to 20 inches. Slopes are mostly 3 to 6 percent. Runoff is slow to medium, and temporary shallow ponds form in swales in wet winters. The erosion hazard is moderate. The seedling mortality is low, and the wind throw hazard is severe. The soil has moderate productivity for Monterey pine (site index averages about 75). The equipment limitation is moderate or severe.
- 7) Vegetation: The vegetation found in this soil consists of annual and perennial grasses, sedges, wild iris, coast live oak, and Monterey pines. Non-native vegetation includes a few scattered thickets of acacia brush and French broom.



- 8) Forest Condition and Health: The property is forested predominately with Monterey pine over story with some coast live oak understory. Canopy cover is non-continuous with openings and breaks in the canopy. Field observations of the surrounding area reveal that a range of diameter size classes is present (6"- 30" in diameter). The forest is considered uneven aged as different height and diameter size class is observable; the pine that forests the site is mixed age with older larger trees beginning to fragment apart due to storm activity and old age. Although natural regeneration of more than 20 healthy Monterey pine seedlings was observed in the area, the site appears to be degrading with acacia and genesta growing in previously disturbed areas. Tree health varies substantially among individual mature trees. Mortality on the site is moderate. Approximately five stumps of various sizes were also observed. Biotic stressors, such as insects (engraver (*Ips sp.*) and bark beetle (*Dendroctonus sp.*)) and disease (pine pitch canker), were observed on site. Soil type on site is composed of a thin layer of sandy topsoil on clay and granite and very thin in places, resulting in a compacted and nutrient poor medium. Combined compaction from foot traffic and parking, competition for resources and the presence of tree failure from wind throw and seasonal wind pressure is suspected to be responsible for some of the absence of tree cover observed.

## Background

On August 26, 2008, I (Frank Ono, F.O. Consulting) I was contacted by Mr. Tom McMillin, representative for Pebble Beach Company, who requested a site visit and assessment of trees within the area at the Pebble Beach Driving Range where improvement is proposed. All meetings and field review were focused on the area immediately surrounding the proposed improvement, no alternate sites were discussed.

A site visit was conducted September 5, 2008 when during that time the site was accessed to study the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired of the landowner. A study of the individual trees was made to determine the treatments necessary to complete the project and meet the goals of the landowner. During this site visit, the proposed improvements were assessed observing the amount of tree removal necessary. The intent of the assessment is to document the amount of trees necessary for removal, formulate a plan with techniques that will preserve additional trees to the greatest extent feasible and to maintain and improve the view shed and general aesthetic quality of the area while complying with County Codes.

As a result of the site visit, affected trees situated within or immediately adjacent to the proposed development area were located, measured, inspected, flagged and recorded. The assessment of each tree concluded with an opinion of whether the tree should be removed or preserved, based on the extent and effect of construction effects to the short and long term health of the tree.

## OBSERVATIONS

All meetings and field review were focused on the area immediately surrounding the proposed development area in the south western corner of the property. The following list includes observations made while on site, and summarizes details discussed during this stage of the planning process.

- Canopy dieback and tree stem failures are evident on portions of this property. Several harsh winter storms have caused limb failures that have caused some pine branch drop.
- Several landmark size pine trees were observed within or near the area of the development. Five landmark size pines are found to be within the area to be disturbed and will need to be removed to facilitate proposed construction.
- The driving range expansion is configured to coincide and take advantage within open areas of the tree stand; however a grouping of pines adjacent to these areas that will be affected by grading and trenching within roots zone areas.
- Most of the pines trees proposed for removal (the exception of five landmark (greater than 24" diameter) pines to be removed and one small 7" diameter) are of moderate size (10"-21" diameter) and are within the stand or on the edges existing openings and therefore have trees adjacent to or behind them.
- Seven of these pine trees proposed for removal are of poor health or condition. Twenty three pines are in "fair" condition or health. Three are considered to be in good condition.
- This section of the forest is under high use for multiple events with a small section of the near the street intersection used for off street parking. Foot traffic, horse trails, parking and maintenance technique have resulted in mowing of much of the understory in this area.
- Evidence of mechanical impacts is present. There are several roadway paths that have been installed where decomposed granite is present as well as other areas that have been covered with bark chips.
- There is an absence of understory vegetation in this section of forest, however, some natural regeneration of 20 healthy Monterey pine seedlings was observed in one area near the proposed project.
- In other areas where brush and under growth have been removed, non-native Wattle acacia and French broom is observed to be growing and filling in. Additional ground disturbance will likely disperse seed and create additional seedbed for these species.
- Previous disturbance was observed that occurred on this property. Several wind thrown trees and limb failures are observed near the proposed work zone.

## DISCUSSION

### Construction Effects to Existing Trees

Site inspections and review of the plans as presented identified negative effects by construction to individual trees due to required alteration of natural grade. The effects to trees are based on the development plans provided and surveyed tree locations. These construction effects are as follows:

- Cuts, lowering of natural grade, require the removal of soil until the desired elevation is reached. A cut within the trees Critical Root Zone can remove non-woody and woody roots. Non-woody (absorbing) roots are responsible for transporting moisture and nutrients necessary for maintaining tree health. Larger significant cuts remove woody roots that provide structural support, compromising the tree's ability to stand upright.
- Fill, increasing natural grade, often requires an initial cut to mix in and stabilize the material. This material is applied in layers and compacted in the process. Compaction breaks down soil structure by removing air and adding moisture, often anaerobic conditions develop, promoting decay. Absorbing roots can suffocate from lack of oxygen and structural roots may be compromised as a result of the decay.

### Discussion of Tree Removal

33 trees were located negatively affected within or adjacent to areas of the project (seven of the trees are found to be in poor condition). These are trees are identified as necessary removals in order to facilitate the successful grading and excavation of soil where pine roots exist within or in close proximity to construction.

### Proposed Tree removal Chart

ID	Species	Diameter	Condition	Position	Comments
1575	Pine	16	Poor	Codominant	Thinning canopy
1576	Pine	15	Fair	Codominant	
1577	Pine	19	Fair	Codominant	Lifting root plate
1578	Pine	18	Fair	Codominant	Compacted soils
1579	Pine	21	Fair	Codominant	
1580	Pine	14	Fair	Codominant	Beetles
1581	Pine	18	Poor	Codominant	
1582	Pine	21	Fair	Codominant	
1583	Pine	26	Fair	Dominant	Thinning canopy
1584	Pine	24	Poor	Codominant	Fungal activity
1585	Pine	14	Good	Codominant	Thinning canopy
1586	Pine	26	Fair	Dominant	Thinning canopy
1587	Pine	7	Good	Intermediate	

**Proposed Tree removal Chart (Continued)**

ID	Species	Diameter	Condition	Position	Comments
1588	Pine	24	Fair	Dominant	
1589	Pine	7	Fair	Codominant	Snagged Canopy
1590	Pine	14	Poor	Codominant	Thinning canopy
1591	Pine	14	Fair	Intermediate	
1592	Pine	19	Good	Intermediate	
1593	Pine	17	Good	Codominant	
1597	Pine	12	Fair	Codominant	
1598	Pine	10	Fair	Codominant	
1599	Pine	15	Fair	Suppressed	
1600	Pine	18	Fair	Codominant	
1605	Pine	10	Poor	Codominant	Thinning canopy
1606	Pine	21	Fair	Intermediate	
1607	Pine	13	Poor	Codominant	Snagged Canopy
1608	Pine	15	Fair	Codominant	
1609	Pine	15	Fair	Codominant	
1610	Pine	14	Fair	Codominant	
1616	Pine	27	Poor	Dominant	Decay in stem, missing bark
1617	Pine	16	Fair	Codominant	
1618	Pine	12	Fair	Codominant	
1619	Pine	12	Fair	Intermediate	

**Discussion - Exotic weed eradication**

An objective for reproduction and continuation of the Monterey Pine Forest on the property includes eliminating exotic species from the project site and replanting areas with Monterey pine seedlings and appropriate understory plant material. Therefore replanting should be targeting areas degraded with exotic ornamental and invasive weeds. Exotic plant eradication is directed primarily at two extremely exotic plant species, *Genista racemosa* (French broom) and *Acacia* species.

Genista

Eradicating *Genista* (upright shrubs 3 to 8—feet tall recognized by clover-like leaves on spindly stems, yellow pea like flowers in spring, and small bean-like seed pods) from any property is a long term commitment. Small ones can be easily pulled. Large ones can be cut at the base, but sometimes re-sprout. Seedlings, which may appear in the thousands, can be hoed out or covered with thick mulch such as bark chips. It is important to locate and remove new seedlings and young shrubs before they have produced seeds; each pioneer seedling removed is a preventive measure against a new infestation. *Genista* should be removed only before or during flowering stage not while containing seedpods, as the seeds are likely to scatter and

spread the infestation. Young seedlings may be pulled at any time. Since existing seeds in the soil may be viable for at least 50 years, *Genista* must be controlled on a yearly basis.

### Acacia

Acacias are often regarded as being quick growing but are short lived. They are particularly useful for providing quick growth to cover the stark, empty look of a new garden; however becomes a problem in that they will overcome an area and displace natural vegetation. Most should live from 12 to 15 years in suitable conditions but many will last much longer. In this case the acacia patch should be removed by hand and re-growth treated chemically with a non-persistent systemic herbicide (ex. a 1 or 2 percent solution of Roundup or other herbicide containing isopropylamine salt of glyphosate), as recommended by a licensed Pest Control Advisor, according to directions on the label.

### Annual weeds

Rip gut grass, rattlesnake grass, foxtail, annual sow thistle and most annual weeds are easily pulled by hand or hoed. However, such weeds left on the ground can re-root and continue growing. On a large scale such intensive hand weeding is often impractical. These weeds can often be controlled initially by removing old weed growth and applying a pre-emergent herbicide in the fall months just as the rainy season begins. Scattered weeds that appear can be spot-sprayed or hand pulled. If no weeds are allowed to set seed it may be possible to discontinue the pre-emergent applications after two or three years and simply do careful hand weeding and/or selective spraying, especially where the goal is to re-establish native vegetation from seed. However, a few annual weeds such as bur clover have seeds with long term viability that can persist in the soil for decades; these will need to be controlled on a yearly basis for an indefinite period.

Recommendations as to herbicides and dosages should be obtained from a licensed Pest Control Advisor. Annual weeds can usually be suppressed by applying thick mulches of bark chips, pine needles or leaves over the bare soil, or simply letting the natural leaf litter accumulate.

### **Discussion of Tree Planting and Irrigation**

Replacement of all protected trees (native trees 6 inches in diameter or greater) to be removed is required unless shown to be a hardship or detrimental to the long-term health of the remaining habitat. This plan is forward looking and replacement of removed pine trees with pines will aid in establishment of reproduction and continuation of the Monterey Pine Forest on site. There is sufficient room to plant replacement trees with the long term objective of replacement in previously disturbed areas being colonized with exotic species. A step to achieve stated objectives for reproduction and continuation of the Monterey Pine Forest on the property includes eliminating exotic species from the project site and replanting these areas with Monterey pine seedlings. Exotic plant eradication is directed primarily at two extremely exotic plant species, French broom (*Genista racemosa*) and Golden wattle (*Acacia sp*). The importance of exotic plant control is that exotics when left unattended will allow fuel load to

build, displaces native flora and fauna consequently displacing native wild life, and is generally aesthetically and visually displeasing.

With 33 live trees proposed for removal above, the total replacement requirement should be replanted at a 3:1 ratio. Replanting ratio is described as being any combination of the following, based on available stock: 1-15 gallon pine will satisfy a 3:1 replanting; 3-5 gallon pines will satisfy at 3:1 ratio planting; 6 cells will satisfy a 3:1 ratio planting. In this case a total of 33- 15 gallon pine trees, or 99 five gallon pines, or 198 cells or any combination to satisfy the planting ratio will be required. Additionally, to maintain pine presence on the site, existing pine seedlings on the property without pitch canker symptoms should be protected or transplanted to locations where they can be safely retained.

Optimal planting time is December through February. Potential planting sites are noted on the parcel schematic drawing. Pines may be clustered in groups with spacing as close as 5 feet. Use of mixed sized planting stock is recommended. Competing vegetation should be removed within at least two feet of planted trees. Supplemental watering during the first year or two after planting is advisable, particularly from July through October. Watering should be deep and infrequent with soil allowed to go dry at least briefly between watering.

#### **Discussion of Tree Pruning, Retention and Monitoring**

The pruning of retained trees may be expected for this site, especially along the driving range perimeter and near construction areas. Pruning would include the larger canopied trees that have deadwood or are exhibiting some structural defect or minor disease that must be compensated. Those trees that will require pruning and possible monitoring are the closest to the road ways, parking areas, and areas where people congregate. These trees should be monitored on occasion for health and vigor and for structural defects. Should decline the health and vigor of the tree or structural defects be found, those trees will be addressed during the landscape maintenance of the project at which time the trees will be treated as appropriately recommended by a certified arborist or qualified forester.

#### **PROJECT ASSESSMENT/CONCLUSION**

33 pine tree removals are necessary for this plan to succeed as proposed. No significant long-term negative affects to the forest ecosystem are anticipated from this project. Disturbance area is 13,500 square feet or 1/3 an acre which is less than 1.5% of the parcel. Tree population of the area is calculated (using point sampling) with an average of 300 trees per acre. Therefore it is estimated that there are 6,900 trees on this parcel. Due to the condition and existing amount of trees as well as the arrangement of trees on the parcel, tree removal is not considered significant (removal is less than 1% of existing tree stocking). The project as proposed is not likely to significantly reduce the availability of wildlife habitat as stand improvement occurs over the long-term and will improve the forest by replanting pines to better spread the existing canopy throughout the lot.

Evaluation of potential for adverse environmental affects due to proposed tree removals in the following subject areas:

Soil Erosion: Potential is low. Slopes are gentle and appropriate erosion control measures required for the construction site will apply and can address potential impacts.

Water Quality: Tree removal for residential construction at this site is unlikely to generate harmful substances that could be detrimental to the plant, animal or human environment.

Ecological Impacts: Negligible potential. No significant change in land use is proposed in this already developed recreational area. The scale of the disturbance is minimal (approximately 13,500 square feet of 23 acres total). The remaining living native trees on the property will be retained.

Noise Pollution: Not a significant factor due to limited duration of construction activities.

Air Movement: Removal of the 33 mature pines will have little or no effect on the movement of air in this vicinity.

Wildlife Habitat: Negligible impact as site is already a developed. Wildlife use in the area is already conditioned by surrounding residential use and high recreational use.

Whenever construction activities take place near trees, there is the potential for those trees to experience decline in the long-term as well. The greatest attempt has been made to identify and remove those trees likely to experience such a decline.

## **RECOMMENDATIONS**

Thirty three trees (five landmark pine and 28 smaller pines) were noted on the plans that will be affected and are proposed to be removed. Replanting is recommended at a 3:1 ratio (at any combination of the following rates) to add up to 99 trees; 1-15 gallon pine will satisfy a 3:1 replanting; 3-5 gallon pines will satisfy at 3:1 ratio planting; 6 cells will satisfy a 3:1 ratio planting

To assist achieve stated objectives for reproduction and continuation of the Monterey Pine Forest on the property, exotic species such as Acacia and French broom should be removed from areas surrounding the project site. An assigned area, indicated on an accompanying site map, should be rehabilitated; replanted with appropriate understory plant material to include local genetic stock Monterey pine trees.

### **Replant Success Criteria**

To ensure the survivability and proper growth of the replacement or relocation of trees success criteria will be defined to meet an 80% survival rate and implemented as follows.

A qualified professional monitor newly planted or relocated trees at six (6) month intervals for a period of five (5) years for the following:

- Tree health and growth rates of new or relocated planting must be assessed by a qualified forester or certified arborist.

- Trees suffering poor growth rates or declining health are to be identified and documented as to reason it was not successful.
- Invigoration treatments if feasible will be recommended and implemented.
- Dead trees or trees identified in an irreversible state of decline will be replaced after a written recommendation is made by a qualified forester or certified arborist identifying type and location of new replacement. Plant material that must be replaced shall be replaced at a 1:1 ratio.
- Tree relocation/removal contractor shall communicate methods and practices to the project forester or arborist regarding tree removal or re-location and a record kept chronicling any changes, deviations, or methods not included in this report.
- Near the end of the five year monitoring period, the status of the new or relocated plantings will be again assessed to make certain that success criteria has been met and all mitigation trees planted are performing well.
- At five years a report shall be prepared by a registered forester or arborist and submitted to the Planning Department for review and approval of the Director of Planning describing reforestation activities, success rates and adjustments for previous failures or unsuccessful transplanting

Implementation of these success criteria should be a condition of project approval.

#### **Pre-construction Meeting**

All construction managers, heavy equipment operators, and tree cutters will be trained in tree protection procedures prior to the start of construction. Training will be conducted by a certified professional such a qualified forester or arborist consisting of the following protection standards to be implemented.

#### **Exotic species eradication**

Replanting and restoration of the property includes eliminating exotic species from the project site. Though different methods apply for different species, the principles of eliminating undesirable exotics or weeds are the same. These are:

- Kill or remove existing plants before they produce or disperse seeds. It is important to let none go unnoticed; each plant missed can produce enough seeds to quickly undo previous eradication efforts.
- If existing weeds have gone to seed, remove the material as carefully as possible to prevent dispersal of seeds. Note: A "weed eater" is efficient at cutting weeds to reduce fire hazard, but it also disperses the seeds far and wide and can quickly enlarge weed infestations.
- Eliminate seedlings each year that sprout from existing seed sources in the soil until all viable seeds have been exhausted. The amount of time required may vary considerably between species.
- Once weeds have been eliminated, do a thorough check each year, or as often as necessary, to remove pioneers that re-invade before they have produced seeds.



- If large scale weed control is not practical, then weeds should be pulled by hand around individual young trees and plants, and mulch should be spread around the base of each plant.

### **Tree Protection**

Prior to the commencement of construction activities:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Fencing is not to be attached to the tree but free standing or self supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials is not allowed adjacent to trees on the property especially within fenced areas.
- Fenced areas and the trunk protection materials should remain in place during the entire construction period.

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots will be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project manager and project forester or arborist shall be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching adjacent to any tree scheduled for retainment should be done by hand where practical and any roots greater than 3-inches diameter should be bridged or pruned appropriately.
- Any roots that must be cut, be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades; or other approved root pruning equipment.
- Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw or approved pruning equipment.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or impact the target trees negatively, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the

implementation of appropriate construction design approaches to minimize impacts, such as hand digging, bridging or tunneling under roots, etc..

### **Tree Preservation**

The trees preserved around the project will have the greatest chance of success if the following practices are adhered to:

- A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials within 10 feet of the base of the trees within root zones for each tree not being removed. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip-line may compact soils and encourage the development of oak rot fungus (*Armillaria mellea*). As necessary, trees will be protected by boards, fencing or other materials to delineate protection zones.
- B) Prior to construction, as necessary, trees will be protected by boards, fencing or other materials to delineate protection zones. Fencing should be approved by the project forester/arborist and installed in place to surround retained trees that are located near construction activities. This will increase awareness to operators that fenced trees are to be protected.
- C) Excavation contractor shall be careful not to damage stems and/or exposed roots of trees with heavy equipment. The grading contractor shall be careful not to damage stems and/or roots of trees within the proposed protection zones. Roots shall be severed along the extent of the cut prior to excavation to avoid additional damage to roots.
- D) When trees inside the area of construction are cut; leave a high stump (24-36 inches) to aid in removal by mechanized equipment. Before excavating the stump and root system, first locate all roots close to the ground surface by visual inspection and probing with a shovel. These roots should be cut before trying to remove the stump. This will make stump removal easier and will insure minimal impact to other trees whose roots may be intertwined with the stump being removed.
- E) Pruning shall be conducted so as not to unnecessarily injure the tree. General Principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May. Topping or heading of plants is discouraged.
- F) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought resistant species are the most compatible with this goal.
- G) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.
- G) Cut tree material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood should be covered with black plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.

- H) Established pine trees require occasional deep watering accompanied by a light fertilization to remain healthy. To control the size of the tree, and to increase bushiness, the new growth, called candles, may be pruned in the spring as they appear. Remove dead or dying branches.
- I) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.
- J) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

### **Agreement by Landowner**

The following standard conditions are made a part of all Monterey County Forest Management Plans:

#### **A. Management Objectives**

1. Minimize erosion in order to prevent soil loss and siltation.
2. Preserve natural habitat including native forest, understory vegetation and associated wildlife.
3. Prevent forest fire.
4. Preserve scenic forest canopy as located within the Critical View shed (any public viewing area).
5. Preserve landmark trees to the greatest extent possible as defined below.

#### **B. Management Measures**

1. **Tree Removal:** No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.
2. **Application Requirements:** Trees proposed for removal will be conspicuously marked by flagging or by paint. Proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long term maintenance of the forest, as verified in this plan or in subsequent amendments to this plan.
3. **Landmark Trees:** All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark trees are trees that are visually, historically, or botanically

significant specimens or are greater than 24 inches or more in diameter at breast height (DBH), or more than 1,000 years old.

4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect eating birds) large dead trees will normally be left in place. Smaller dead trees will normally be removed in order to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.

5. Thinning: Trees less than six inches diameter breast height may be thinned to promote the growth of neighboring trees, without first developing a Forest Management Plan.

6. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees which are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major tree roots where exposed in foundation or utility trenches and other measures appropriate and necessary to protect the well being of the retained trees.

7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

- A) Maintain a spark arrester screen atop each chimney.
- B) Maintain spark arresters on gasoline-powered equipment.
- C) Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 50 feet around the house.
- D) Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.

8. Use of fire (for clearing, etc.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, pursuant to local fire ordinances and directives.

9. Clearing Methods: Brush and other undergrowth, if removed, will be cleared through methods, which will not materially disturb the ground surface. Hand grubbing, crushing and mowing will normally be the methods of choice

10. Irrigation: In order to avoid further depletion of groundwater resource, prevent root diseases and otherwise maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid over watering around trees.

11. Exotic Plants: Care will be taken to eradicate and to avoid introduction of the following pest species:

- A) Pampas grass
- B) Genista (Scotch broom, French broom)
- C) Eucalyptus (large types)

### **Amendments**

The Monterey County Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this Plan, when the proposed removal falls within the description of a Forest Management Plan or Amendment to an existing Forest Management Plan.

#### **Amended Forest Management Plan**

A) An amended forest Management Plan shall be required when:

- 1. The Monterey County Director of Planning has previously approved a Forest Management Plan for the parcel.
- 2. The proposed tree removal as reviewed as part of a development has not been shown in the previously approved Forest management plan

B) At a minimum, the Amended Forest Management Plan shall consist of:

- 1. A plot showing the location, type and size of each tree proposed for removal, as well as the location and type of trees to be replanted,
- 2. A narrative describing reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information and justification for removal of trees outside of the developed area if proposed.

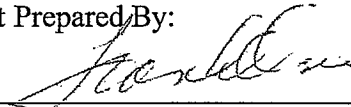
**Compliance**

It is further understood that failure to comply with this Plan will be considered as failure to comply with the conditions of the Use Permit.

**Transfer of Responsibility**

This plan is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of a change of ownership, this plan shall be as binding on the new owner as it is on the present owner. As a permanent management program, this Plan will be conveyed to the future owner upon sale of the property.

Report Prepared By:

  
\_\_\_\_\_

Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536

September 10, 2008

Date

Recommendations Agreed to by landowner:

\_\_\_\_\_  
Landowner

\_\_\_\_\_  
Date

Forest Management Plan approved by:

\_\_\_\_\_  
Director of Planning

\_\_\_\_\_  
Date

## TREE CHART

The trees listed in the following table have been identified and are identified on the accompanying site map. The trees are rated Good, Fair, or Poor according to their health, vigor and structural condition. Trees with a good rating are trees that are in the best condition and health for the surrounding climate. Trees that are rated as fair are usually trees of lesser condition that may have some structural problem or health factor limiting them from fully developing as a healthy tree. Trees that are rated poor are of less quality condition and have either structural flaws that cannot be overcome over time, or that are in poor health.

Tree vigor correlates with canopy position within the stand and is measured by leaf and crown area. Tree rated Dominant and co-dominant are trees that generally have larger crowns capable of supporting more leaves, and have a generally healthy and appealing growth form. Dominant trees are trees with wide crowns above the level of the forest canopy that receive sunlight from above as well as the sides. Co-dominant trees are large crowned trees at the general level of the forest canopy that receive sunlight from above and partly from the sides. Crowns are somewhat smaller than dominant but healthy and vigorous. Trees rated intermediate and particularly suppressed trees have smaller crowns and are therefore less vigorous. Intermediate trees have much of the canopy below the general level of the forest or are pinched at the sides. They will receive sunlight from above but very little to none from the sides. Suppressed trees are trees that are overtopped by large trees and receive no direct sun from above or from the sides.

**Pebble Beach Driving Range Tree Chart**

ID	Species	Diameter	Condition	Position	Comments
1575	Pine	16	Poor	Codominant	Thinning canopy
1576	Pine	15	Fair	Codominant	
1577	Pine	19	Fair	Codominant	Lifting root plate
1578	Pine	18	Fair	Codominant	Compacted soils
1579	Pine	21	Fair	Codominant	
1580	Pine	14	Fair	Codominant	Beetles
1581	Pine	18	Poor	Codominant	
1582	Pine	21	Fair	Codominant	
1583	Pine	26	Fair	Dominant	Thinning canopy
1584	Pine	24	Poor	Codominant	Fungal activity
1585	Pine	14	Good	Codominant	Thinning canopy
1586	Pine	26	Fair	Dominant	Thinning canopy
1587	Pine	7	Good	Intermediate	
1588	Pine	24	Fair	Dominant	
1589	Pine	7	Fair	Codominant	Snagged Canopy
1590	Pine	14	Poor	Codominant	Thinning canopy
1591	Pine	14	Fair	Intermediate	

**Pebble Beach Driving Range Tree Chart (Continued)**

1592	Pine	19	Good	Intermediate	
1593	Pine	17	Good	Codominant	
1594	Pine	17	Fair	Codominant	
1595	Pine	28	Fair	Codominant	
1596	Pine	28	Fair	Codominant	
1597	Pine	12	Fair	Codominant	
1598	Pine	10	Fair	Codominant	
1599	Pine	15	Fair	Suppressed	
1600	Pine	18	Fair	Codominant	
1601	Pine	10	Fair	Codominant	
1602	Pine	16	Fair	Codominant	
1603	Pine	9	Fair	Codominant	
1604	Pine	10	Fair	Codominant	
1605	Pine	10	Poor	Codominant	Thinning canopy
1606	Pine	21	Fair	Intermediate	
1607	Pine	13	Poor	Codominant	Snagged Canopy
1608	Pine	15	Fair	Codominant	
1609	Pine	15	Fair	Codominant	
1610	Pine	14	Fair	Codominant	
1611	Pine	11	Poor	Codominant	crown dieback, stunted
1612	Pine	30	Fair	Codominant	
1613	Pine	20	Fair	Suppressed	
1614	Pine	22	Fair	Codominant	
1615	Pine	36	Fair	Dominant	
1616	Pine	27	Poor	Dominant	Decay in stem, missing bark
1617	Pine	16	Fair	Codominant	
1618	Pine	12	Fair	Codominant	
1619	Pine	12	Fair	Intermediate	



PHOTOGRAPHS



Line of trees to be removed for grading and new drainage.



Trees to be removed to right of redline

Canopy of tree # 1584



Typical canopy of older mature pines



Typical canopy of trees proposed for removal



## DEFINITION OF TERMS

**Basal flare**- The rapid increase in diameter that occurs at the confluence of trunk and root crown, associated with both stem and root tissue

**Bleeding** -Flow of sap from wounds and/or other injuries, may be accompanied by foul odor

**Bole** -The central stem of the tree

**Branch angle** -The angle of attachment between two stems, measured at or near the point of attachment; in contrast, branch angle is sometimes measured as the angle between stem and the end of branch

**Branch attachment** -The structural linkage of branch to stem

**Branch bark ridge**- Swelling of bark tissue on the upper side of the branch junction; normal pattern of development (contrast with embedded and included bark)

**Branch collar** -Wood which forms around a branch attachment, frequently more pronounced below the branch

**Buttress** -Support of branch, stem or root; usually associated with exaggerated growth

**Buttress root** -A large woody root located at the base of the trunk (the root crown) which is important to the overall stability of the tree due to its contributions to basal flare

**Buttress wood** -Wood under tension, in a structurally critical portion of a trunk or branch; also known as "holding wood"

**Canker** -A localized area of dead tissue on a stem or branch, caused by fungal or bacterial organisms, characterized by callus development on the periphery; may be perennial or annual

**Cavity** -An open wound, characterized by the presence of extensive decay and resulting in a hollow

**Central leader** -The main stem of the tree; bole

**Co-dominant** -Equal in size and relative importance, usually associated with either the trunks/stems or scaffold limbs/branches in the crown; in the context of crown class, trees whose crowns form the bulk of the upper layer of the canopy but which are crowded by adjacent trees

**Crotch** -The point (or angle) at which two branches (or branch and the leader) meet

**Crown** -Parts of the tree above the trunk, including leaves, branches and scaffolds

**Crown class** -Relative size of individual tree in relation to others in the stand; usually designated as dominant, co-dominant, intermediate, suppressed

**Crown clean pruning** - Removal of dead, dying, diseased, rubbing, structurally unsound branches, etc

**Crown raise pruning** -Pruning technique where lower limbs are removed, thereby lifting the overall crown above the ground

**Crown reduction pruning** - Removal of large branches and/or cutting back to large laterals to reduce the height or width of the crown; frequently referred to as "drop crotch" pruning or "natural pruning" (utility arboriculture); corresponds to National Arborist Association Class IV pruning

**Crown restructure pruning** -Restoration of natural and/or structurally sound form to a tree which has been previously topped or damaged (synonym—crown restoration)

**DBH**- Diameter of the trunk, measured at breast height (54 inches above the ground)

**Decay**- Process of degradation of woody tissues by fungi and bacteria through decomposition of cellulose and lignin

**Decurrent** -Referring to crowns which are made up of a system of co-dominant scaffold branches; lacking a central leader (contrast with excurrent)

**Defect** Any structural weakness or deformity

**Dieback** Death of shoots and branches, generally from tip to base

**Dominant**- In crown class, trees whose crowns extend above the general stand canopy and are not restricted by adjacent trees

**Dripline**- The width of the crown, as measured by the lateral extent of the foliage

**Dwarf mistletoe** -Parasitic flowering plants which infect branches; infections may result in structural defects and/or loss of wood strength

**Embedded bark** -Pattern of development at branch junctions where bark is turned inward rather than pushed out (synonym-included bark; contrast with branch bark ridge)

**End weight** -The concentration of foliage at the distal ends of branches

**Evaluation interval/cycle**- Time period between hazard evaluations

**Fork** - Bifurcation of branches, usually equal in size and occurring at a narrow angle

**Gall** -In branches and stems, an abnormal, localized growth, generally seen as a large knob of undifferentiated woody tissues, caused by bacteria; in leaves, an abnormal growth and/or distortion of the blade caused by insects or mites

**Girdling root** -Root which circles and constricts the stem or roots causing death of phloem and/or cambial tissue

**Growth crack**- Longitudinal split in the bark due to normal expansion of cambium and xylem (contrast with cracks); not considered a defect

**Hazard**-The combination of a failure of tree (or tree part) with the presence of an adjacent target

**Hazard abatement**- Reduction in the likelihood that failure of a tree or a part will result in injury to people or damage to property

**Heading** -Pruning technique where the cut is made to a bud, weak lateral branch or stub

**Heart rot** -Decay in the center of the tree (heartwood)

**Hip canker** Localized depression in the trunk, caused by rust fungi; primarily seen in pines

**Included bark**- Pattern of development at branch junctions where bark is turned inward rather than pushed out (synonym-embedded bark); contrast with branch bark ridge

**Intermediate** In crown class, trees whose crowns extend into the level of dominant and co-dominants but are quite crowded on all sides

**Latent bud** -A bud that is more than one year old, which has grown enough to be located just below the surface of the bark

**Lean** -Departure of trunk from the vertical or near vertical position

**Live crown ratio-** The relative proportion of green crown to overall tree height

**Natural target cut-** Pruning technique where only branch tissue is removed, with removal occurring just beyond the branch collar

**Root crown** -Area at the base of a tree where the roots and stem merge (synonym root collar)

**Root crown inspection-** Extensive examination of the junction of root and stem, and the area immediately below, aimed at determining stability, presence of disease, decay, etc.

**Scaffold limb** -Primary structural branch of the crown

**Seam-** Callus ridge formed by included bark at branch junctions; also formed when two edges of callus/wound wood meet at the center of a wound

**Self-corrected lean** -Lean which has naturally corrected by the development of reaction wood

**Split** -Longitudinal breakage in stem, affecting bark, cambium and xylem (synonym -crack)

**Structural defect-** Internal or external points of weakness which reduce the stability of the tree

**Sudden limb drop** -Sudden failure of branch in warm, still weather

**Suppressed-** In crown class, trees which have been overtopped and whose crown development is restricted from above

**Target** -People or property potentially affected by tree failure

**Thinning-** Pruning technique where branches are removed to their point of origin or to a large lateral (at least one-half the diameter of the removed branch) or forestry term, removal of individual trees to improve the density of a stand

**Topping-** Pruning technique to reduce height; heading of large branches whereby a tree is cut back to a few large branches. After 2 to 3 months, re-growth on a topped tree is vigorous, bushy and upright. Topping seriously affects the tree's structure and appearance. The weakly attached re-growth can break off during severe wind or rain storms. Topping may also shorten the life of a tree by making it susceptible to attack by insect and disease.

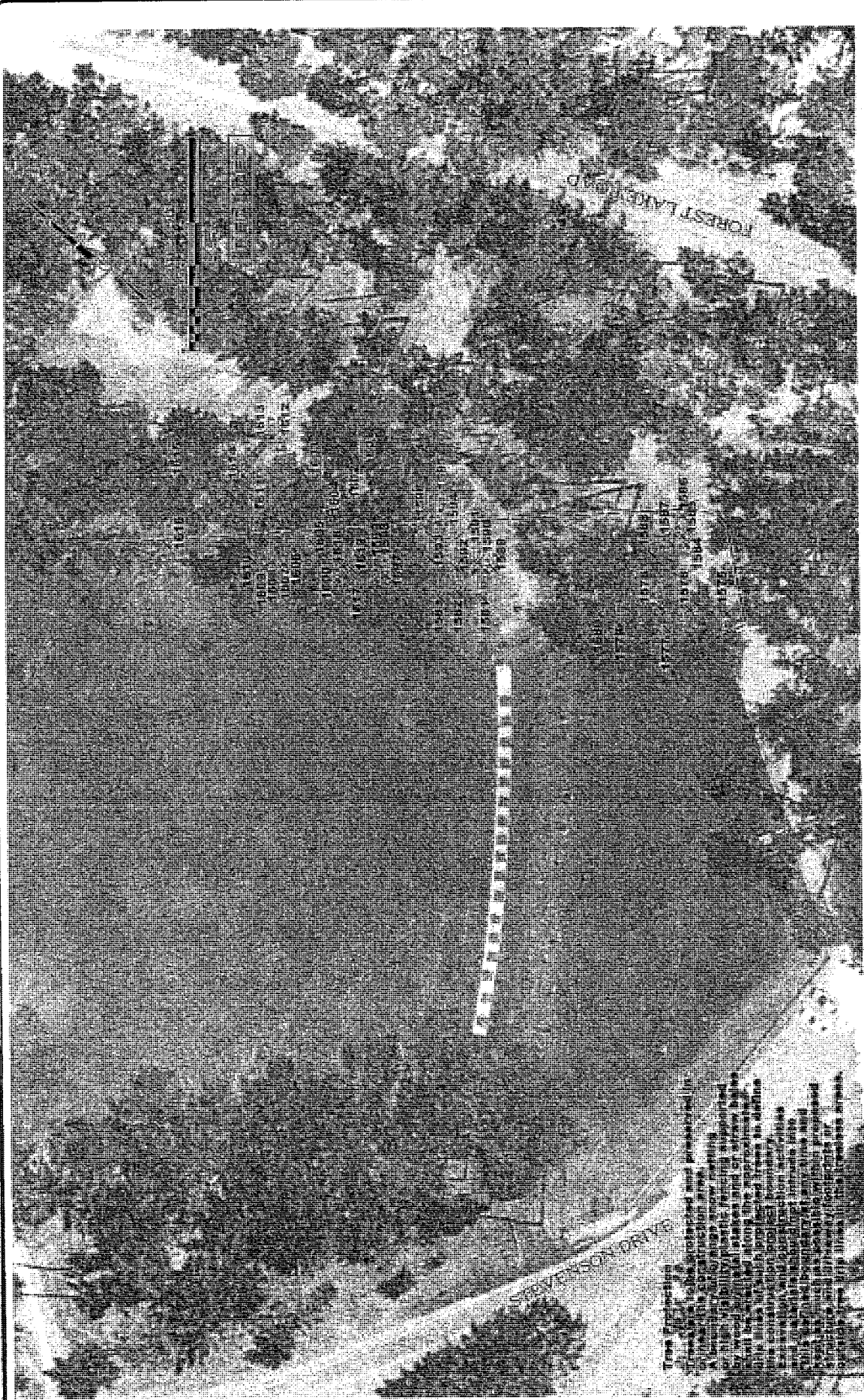
**Vertical spacing of branches** -Relative distance between branches along the stem

**Vigor** -Overall health; capacity to grow and resist physiological stress

**Wood loss** -Reduction in overall amount of secondary xylem in a stem

**Wound** Any injury which induces a compartmentalization response

**Woundwood-** Lignified, partially differentiated tissue which develops from the callus associated with wounds



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**PEBBLE BEACH DRIVING RANGE**

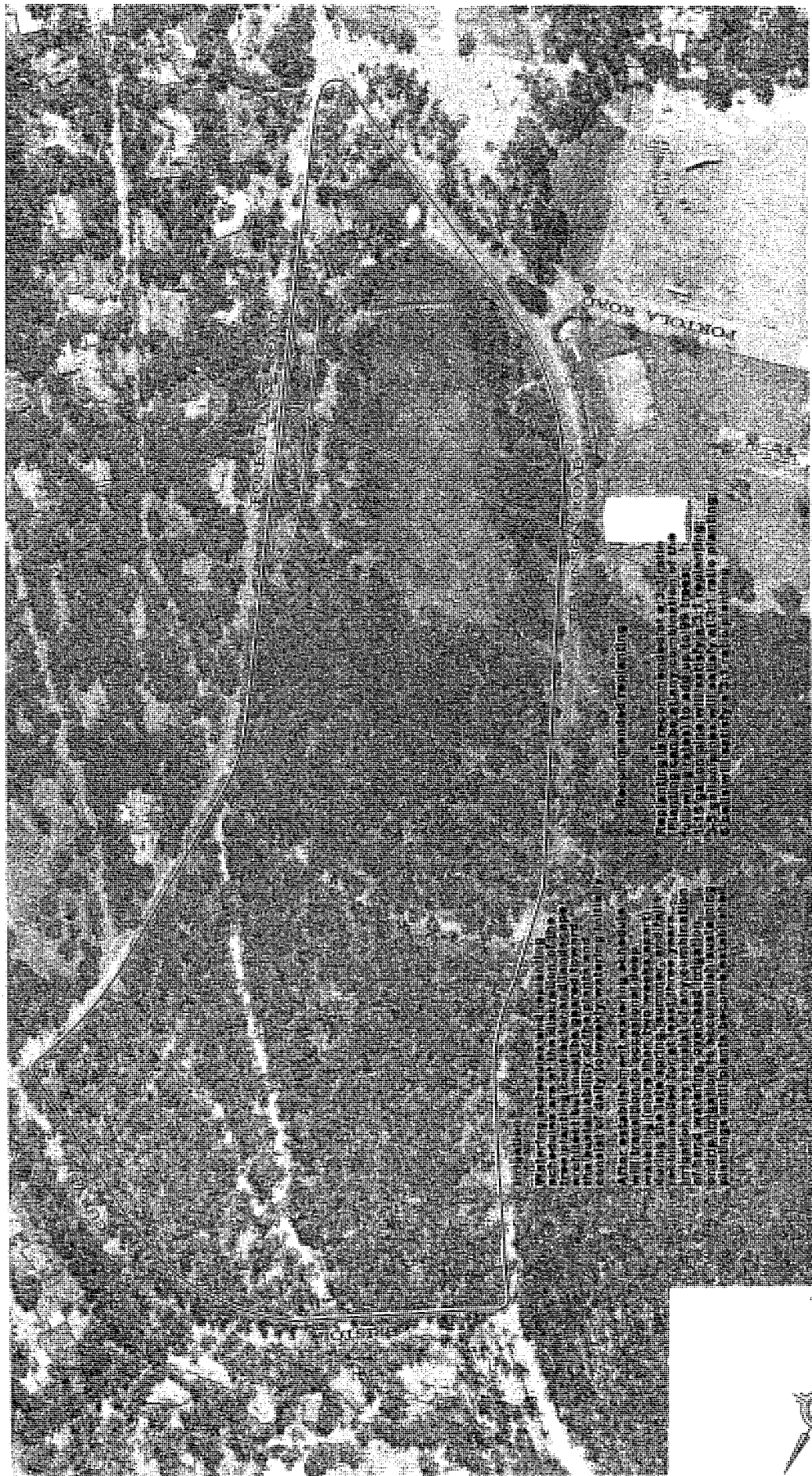
TREE REMOVAL

**PEBBLE BEACH COMPANY**  
 P.O. BOX 1787 PEBBLE BEACH, CALIFORNIA 95953  
 (415) 624-4400



September 11, 2008  
 Frank Ono, S.A.F. Forester #48004  
 and ISA Certified Arbonist #536





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 SHEET 1 OF 1  
 DATE: SECT. 2008

**PEBBLE BEACH DRIVING RANGE**  
 IMPROVEMENT PLAN  
 FMP PROPOSED REPLANTING AREA\*

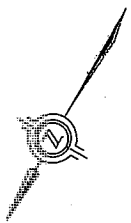
**PEBBLE BEACH COMPANY**  
 P.O. BOX 1047 PEBBLE BEACH, CALIFORNIA 93955  
 PHONE: 408-323-3333 FAX: 408-323-3333  
 INTERNATIONAL CENTER DRIVE, CARSON, CA 90746



Frank Ong September 11, 2008  
 Society of American Foresters S.A.F #48004  
 & I.S.A Certified Arborist # 336

**REDUCED**

Scale: 1"=100'



\* ACTUAL PLANTING SITE TO BE FIELD VERIFIED BY ARBORIST.

Planting site to be field verified by arborist. The following information is provided for your reference. The planting site is located on the north side of Pebble Beach, California. The site is currently a mix of grass and low vegetation. The site is approximately 100 feet wide and 200 feet long. The site is currently a mix of grass and low vegetation. The site is approximately 100 feet wide and 200 feet long. The site is currently a mix of grass and low vegetation. The site is approximately 100 feet wide and 200 feet long.

Recent analysis of the site indicates that the site is currently a mix of grass and low vegetation. The site is approximately 100 feet wide and 200 feet long. The site is currently a mix of grass and low vegetation. The site is approximately 100 feet wide and 200 feet long. The site is currently a mix of grass and low vegetation. The site is approximately 100 feet wide and 200 feet long.

Exhibit H

**Frank Ono**

**International Society of Arboriculture**

**Certified Arborist # 536**

**Society of American Foresters Professional Member 48004**

**1213 Miles Avenue**

**Pacific Grove CA, 93950**

**Telephone (831) 373-7086**

**Facsimile (831) 373-3783**

January 31, 2009

Cheryl Burrell  
Pebble Beach Company  
P.O. Box 1767  
Pebble Beach, CA 93953

RE: Pebble Beach Golf Course Driving Range Expansion (PLN 080493)  
Root pruning and grading near existing pines

Ms. Burrell;

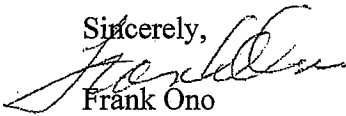
You recently requested that I provide information regarding the pruning and grading near pines that are to be retained on the Pebble Beach Golf Course driving range improvements. In particular the concern is over existing Monterey pines that are proposed to be saved. Each case of tree root growth is specific to the terrain and soil type the trees grow in and so is their root management. Pine habitat is for the most part (as in this case) a sandy loam where pine trees grow in large groupings and use root grafting as support as they grow larger. Roots graft together in support of each other often creating large root plates that are several feet (approximately 6-8 feet) from the trunk. The pines are also growing with slightly moderate leans away from each other, two toward the driving range. Support roots are generally found growing on the opposite of the lean indicating that the support roots for the trees are growing within the interior area of the three stem opposite their lean. There are of course other roots that emanate from the trees base also acting as support and for feeding but as they branch out they quickly taper and branch out, few large roots are found beyond ten feet from the trunk. Much of a trees water absorbing roots are under, and close, to a tree's base within the root plate. This is supported by both personal observation and documented in the publication "Tree Roots-Major Considerations for the Developer" authored by Bruce Hagen, State Urban forester. In the case of the three pines to be saved, the procedure is to have a minimum distance radius of ten feet from the face of the trees before grade cuts begin. This cut is to be on only on one side of the tree grouping. Typically tree roots severed on one side is allowable at a distance roughly four times the tree diameter. Roots can be safely severed with minor or no ill effects in health or stability, as documented in the publication "Construction Best Management Practices" by the American Society of Consulting Arborists. The 10 foot radius is an adequate distance to minimize root impacts to the trees if the cut only remains on the down slope section and to one side of the tree.

Best management practices for grading near roots are:

- Roots in the grade change areas should be located by hand prior to grading.
- Roots found in areas to be disturbed that must be removed should be severed before being removed from the ground.
- Avoid tearing or damaging the roots back towards the tree trunk.
- Keep remaining roots moist during the excavation, pruning, and backfill process
- Cover with damp burlap or other material if roots must be exposed for any duration of time.
- Backfill the excavation or cover the cut root ends promptly.
- Water the soil around roots to avoid leaving air pockets which can desiccate root tissue.

The trees near graded areas should be monitored for changes which may require action; changes include, but are not limited to: decline; increased accumulation of deadwood; movement in the ground. Tree movement can be minimized by canopy thinning through dead wood removal (pine needles are essential for available food production and root production so pruning should be limited to only dead wood removal). Replanting of trees that are to be replaced for this project should be deferred until the project is near completion or next coming fall.

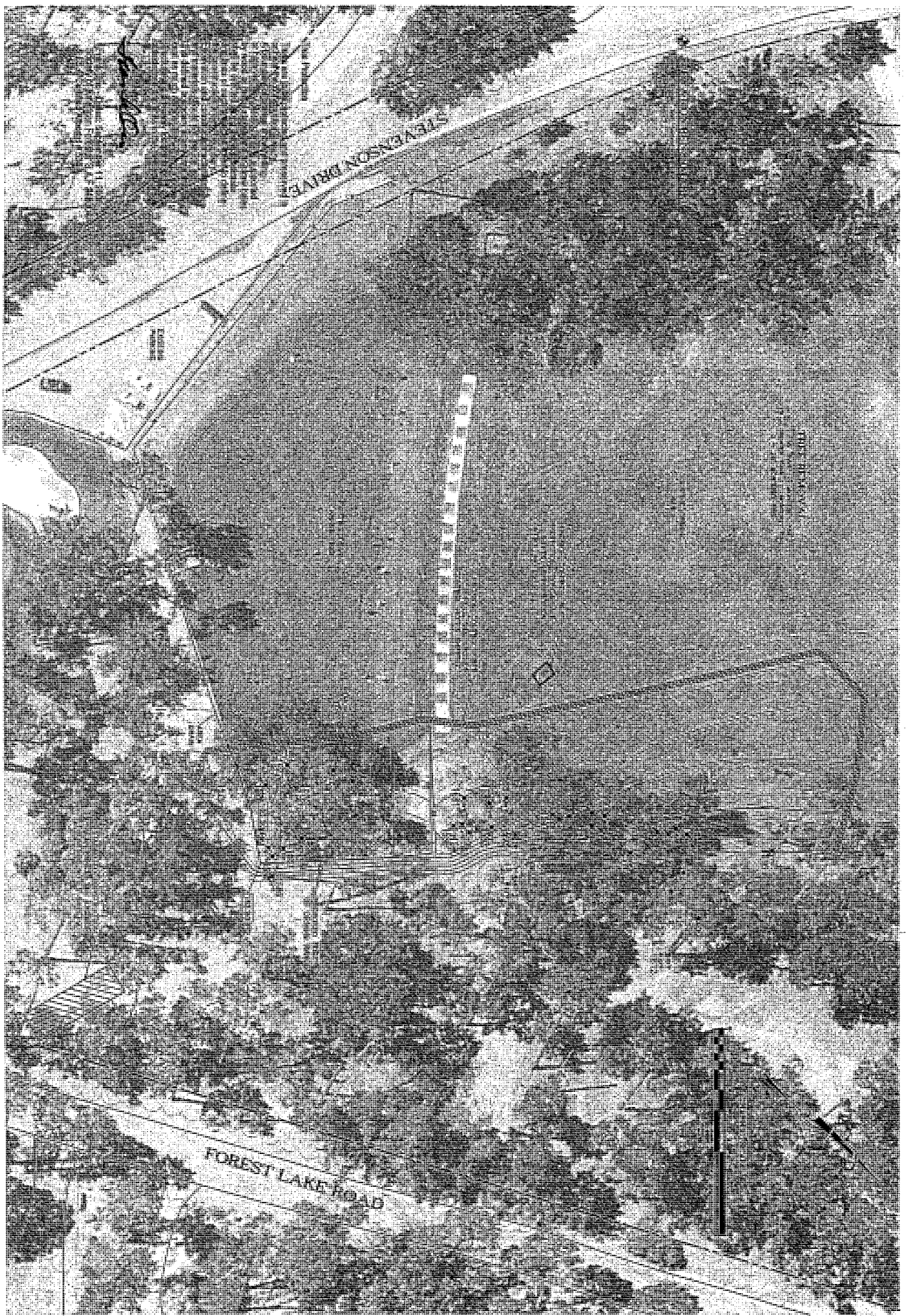
Sincerely,



Frank Ono

Certified Arborist #536

This report is based on a visual inspection of tree condition and for obvious defects. It is not intended to constitute a complete health and hazard evaluation. Further investigation would be required to more definitively evaluate the health and hazards posed by the subject trees, some of which may not be disclosed by visual inspections. Investigations include but are not limited to core samples, root crown excavation, and visual inspection of the entire trees by climbing. Please be advised that healthy trees and/or limbs may fail under certain conditions, and that the above recommendations are based on industry standards of tree care. This report is made with the understanding that no representations or warranties, either expressed or implied are made that any trees referred to in the report or located on or adjacent to the subject property are sound or safe.



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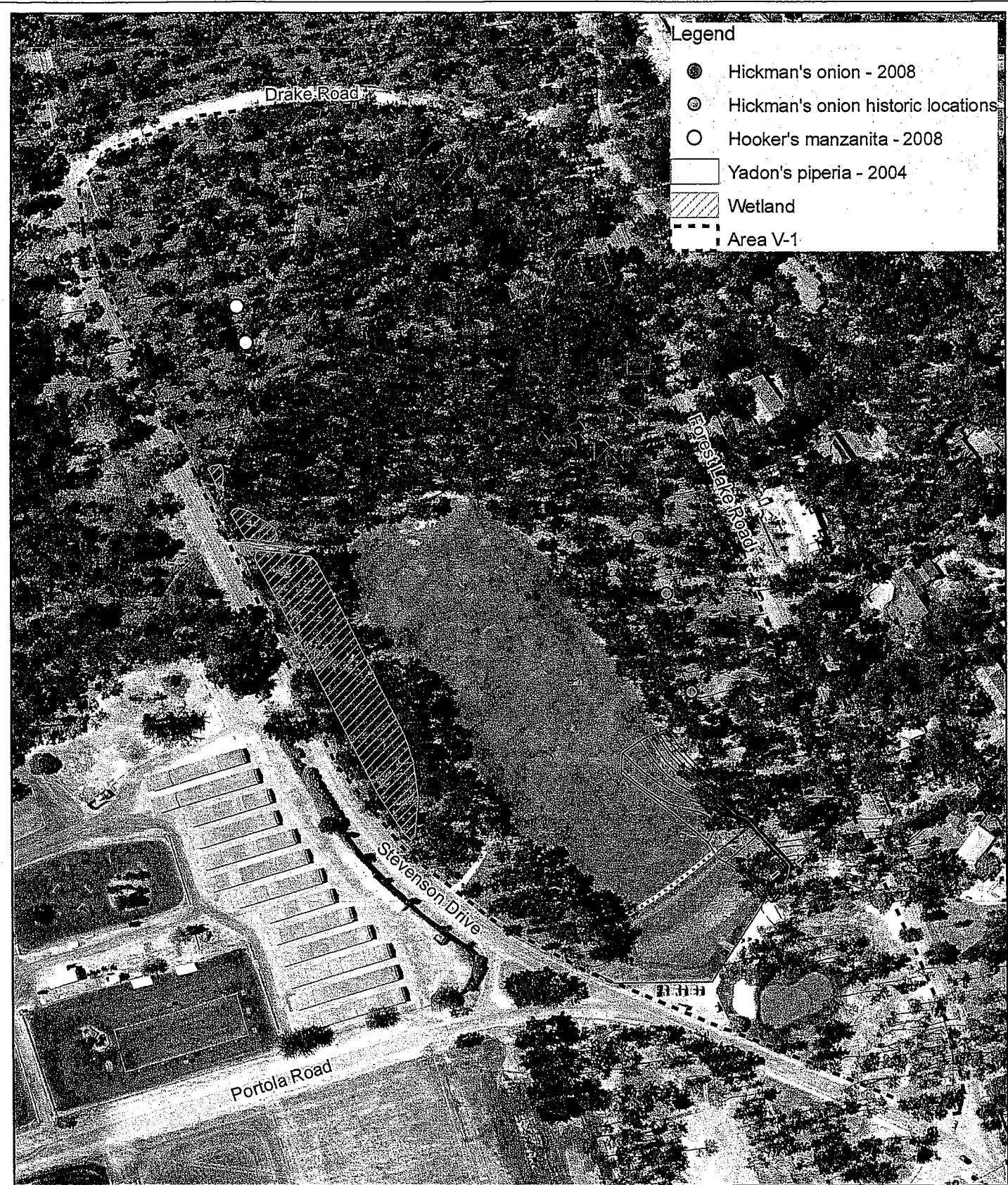
PEBBLE BEACH DRIVING RANGE  
 PEBBLE BEACH, CALIFORNIA  
 GRADING AND EROSION CONTROL PLAN

GRADING PLAN AND  
 EROSION CONTROL PLAN



**WVD**  
 WESTLAKE CONSULTING ENGINEERS  
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 WWW.WVDENGINEERS.COM

DESIGNED BY: JLL  
 CHECKED BY: JLL  
 DATE: SEP 2009  
 SCALE: 1"=20'  
 JOB NUMBER: 09-001  
 LAST REVISION: 09/01  
 APPROVED BY: JLL



Zander Associates  
 Environmental Consultants  
 150 Ford Way, Suite 101  
 Novato, CA 94945

Driving Range Improvements  
 Area V-1  
 Pebble Beach, California

Figure  
 1

11/08

# ZANDER ASSOCIATES

*Environmental Consultants*

November 21, 2008

Cheryl Burrell  
Pebble Beach Company  
PO Box 1767  
Pebble Beach, CA 93953

**Biological Resource Assessment  
Driving Range Improvements  
Pebble Beach, CA**

Dear Cheryl:

At your request, Zander Associates reviewed proposed improvement plans for the Pebble Beach Driving Range prepared by WWD Engineering dated September 2008. We also reviewed the Tree Assessment/Forest Management Plan prepared for the project by Frank Ono dated September 8, 2008. The purpose of our review was to assess potential effects on biological resources that might result from the proposed project. Following is our assessment.

The Pebble Beach Driving Range comprises approximately five acres of cleared, turfed ground within an approximately 23-acre parcel (Area V-1) bounded by Forest Lake Road on the east, Stevenson Drive on the west and an unpaved extension of Drake Road on the north (Figure 1). The area around the driving range is characterized by relatively sparse (and often disturbed) Monterey pine (*Pinus radiata*) forest with an open, primarily herbaceous understory. The site generally drains toward a pronounced low wetland area dominated by a dense calamagrostis (*C. nutkatensis*) understory along its westerly boundary with Stevenson Drive (Figure 1).

Zander Associates biologists have conducted resource assessments and directed surveys of Area V-1 over a period of many years. We assisted with the baseline biological resource characterization and floristic inventory of the area for the originally proposed Pebble Beach Lot Program in the 1990s, completed quantitative surveys for Yadon's piperia (*Piperia yadonii*) in the mid 2000s, and most recently conducted a spring floristic survey of the area on April 29, 2008. Our April 2008 survey was focused on target species of special-status plants, especially on those that have been identified through previous surveys on the site. We were particularly interested in a thorough search for Hickman's onion (*Allium hickmannii*), a plant that had been located and mapped in three small groups just west of Forest Lake Road in the early 1990s (Allen 1991, see Figure 1 for historic locations). Hickman's onion is not listed as rare, threatened or endangered at either the state or federal level but is considered a 1B species by the California Native Plant Society.<sup>1</sup> We also looked for Hooker's manzanita (*Arctostaphylos hookeri*), another CNPS 1B species known from the area, and Yadon's piperia (*Piperia yadonii*),

<sup>1</sup> 1B species are plants CNPS considers rare, threatened or endangered in California and elsewhere

a federally-listed endangered species that was thoroughly surveyed for and mapped in 2004 & 2005, as noted above.

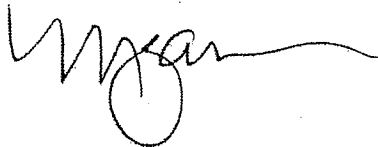
We found one individual Hickman's onion plant along Drake Road at Area V-1 and two Hooker's manzanita individuals in the northwest quadrant of the site (Figure 1). We did not find any Hickman's onion in the areas where it had been mapped in the early 1990s. We observed relatively abundant Yadon's piperia in the northeastern quadrant of the parcel (i.e. above the driving range) but the piperia occurrences dwindled as we moved south along the east side of the range. The abundance and distribution pattern we observed for this plant was very similar to the previous mapping.

Proposed improvements for the driving range include an expansion of the number of tee positions to accommodate more practice golfers, relatively minor vegetation clearing, recontouring and new turfing to establish a clear pathway for the flight of golf balls from the new tees. The proposed project will affect approximately 0.6-acre along the south-easterly boundary of the existing range (Figure 1). According to the Forest Management Plan, new disturbance and grading in this area will result in the removal of 33 Monterey pine trees and associated understory vegetation. The understory along the edge of the driving range has been disturbed over time and consists primarily of open ground colonized by annual, non-native grasses and herbaceous species (see attached photographs). Invasive species including kikuyu grass (*Pennisetum clandestinum*), wattle (*Acacia* spp.), pampas grass (*Cortaderia* sp.) and French broom (*Genista monspessulana*) are also common in the area along with some natural regeneration of Monterey pine (see attached photographs).

No special-status species (apart from Monterey pine, which is listed as a 1B species by CNPS), wetlands or other environmentally sensitive biological resources have been observed or are expected to occur within the area of disturbance of the proposed project. Tree replacement and other measures (e.g. exotic species eradication) recommended by the Forest Management Plan should more than compensate for any losses associated with the proposed improvements.

We trust that this assessment will be adequate for your submittal to Monterey County. We will remain available to assist you as needed. Please let us know if you have any questions or comments.

Sincerely,



Michael Zander  
Principal

Attachments: Figure 1  
Site Photographs

Site Photographs



Typical open understory near north end of improvement area



Invasive pampas grass colonizing area along boundary of driving range



Site Photographs



Kikuyu grass, acacia and Monterey pine seedlings colonizing edges of driving range



Large stand of acacia within limits of project area

## Exhibit J

### PEBBLE BEACH COMPANY

Pebble Beach Golf Links – Driving Range Expansion - PLN080493

#### Construction Operations Plan 2/19/2009

**Tree Removal (33):** work to be done by the Pebble Beach Company (“PBC”) Forestry Department. Five days required to complete, off-haul to PBC’s woodyard at Sunridge & Lopez Roads (+3 miles, no impact to County roadways, limited number of residential driveways). Typical work day starts at 8:00am and complete by 4:00pm. This activity is tentatively scheduled to commence 4/22/09 and be complete 4/28/09.

**Site Preparation/Grading Activities:** Tentatively scheduled to start 4/22/09 and be complete by 5/20/09. The site will provide adequate room for parking of construction crews and staging of construction equipment. Construction access is off Forest Lake Road. Removal of 1126cy spoils to Marina Landfill. This work will take place 4/22/09 to 4/30/09 with an average of ten truck trips per day traveling from the construction site to the Highway One gate on 17 Mile Drive (limited number of residential driveways), +17 miles to the landfill site with trucks running outside peak hours (starting at 9:00am and ending at 4:00pm. This activity is tentatively scheduled to commence 4/22/09 and be complete by 5/20/09.

**Finish Work/Turf Restoration/Mitigation Planting.** Starting 5/20/09 and complete by 5/22/09, replacement trees from PBC Native Nursery, hand-watering as necessary for plant establishment per Forest Management Plan.