

MONTEREY COUNTY PLANNING COMMISSION

Meeting: January 25, 2012	Time: 9:00	Agenda Item No.: 3
Project Description: Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the renovation of the Poppy Hills Golf Course to include: removal of the existing irrigation system and installation of a new irrigation system including new irrigation lines, new programming/timing devices and new controllers with current technology in conjunction with sand-capping the existing golf course, driving range and practice putting green to improve water conservation and drainage; and changes to the alignment of specific holes to reduce irrigation and improve play. The project will include approximately 120,000 cubic yards of grading (60,000 cubic yards cut and 60,000 cubic yards fill) and the import of approximately 55,000 cubic yards of sand for the sand-capping component; 2) a Coastal Administrative Permit to allow the demolition of the existing snack bar and construction of a new 336 square foot snack bar and 1,000 square foot dining patio; 3) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit to allow the removal of 533 trees (525 Monterey pine, 2 Coast live oak, 5 planted Coast redwood, 1 planted Monterey cypress); 5) Design Approval; and 6) a General Development Plan.		
Project Location: 3200 Lopez Rd., Pebble Beach	APN: 008-031-006-000 and 008-032-003-000	
Planning File Number: PLN100655	Owner: Poppy Holdings Inc. Agent: Maureen Wruck	
Planning Area: Del Monte Forest Land Use Plan	Flagged and staked: No	
Zoning Designation: "OR/B-8-D(CZ)" or Open Space Recreation, with Building Site and Design Control overlays in the Coastal Zone, "VSC/B-8-D(CZ)" or Visitor Serving Commercial with Building Site and Design Control overlays in the Coastal Zone and "RC(CZ)" or Resource Conservation in the Coastal Zone		
CEQA Action: Mitigated Negative Declaration		
Department: RMA - Planning Department		

RECOMMENDATION:

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

- 1) Adopt a Mitigated Negative Declaration; and
- 2) Approve PLN100655, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**); and
- 3) Adopt a Mitigation Monitoring and Reporting Plan.

PROJECT OVERVIEW:

The project site is the Poppy Hills Golf Course, which is located in Pebble Beach and is owned and operated by the Northern California Golf Association. The site consists of two parcels totaling 166.53 acres that lie on opposite sides of Lopez Road from each other and are connected by a golf cart path that runs under the road. The current irrigated golf course footprint consists of approximately 80 acres; forested areas consist of approximately 80 acres, and the remainder of the site is developed with the clubhouse, parking lot, maintenance area and accessory structures. The proposed project includes a complete renovation of the existing golf course and practice area, with the primary goals being the replacement of the outmoded irrigation system and improvements to drainage and water efficiency, an interior remodel of the clubhouse and the construction of a new, enclosed snack bar to replace the existing, open sided snack bar and dining patio adjacent to the clubhouse.

Pursuant to the Guidelines to the California Environmental Quality Act (CEQA), the project does not qualify for an exemption. Furthermore, Public Resources Code Section 21080.d and CEQA Guidelines Section 15064.a.1 require environmental review if there is evidence that the project may have a significant effect on the environment. Therefore, an Initial Study was prepared for the project and concluded that impacts from the project would be potentially significant for Air Quality, Biological Resources, Geology and Soils, Greenhouse Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Recreation and Transportation/Traffic. A Mitigated Negative Declaration was filed on December 9, 2011 (**Exhibit E**). For a more detailed discussion, see **Exhibit B**.

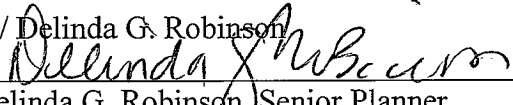
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Pebble Beach Community Services District (Fire Protection)
- Parks Department
- California Coastal Commission

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by Environmental Health Bureau, Public Works, Water Resources Agency and Pebble Beach Community Services District have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The project was heard by the Del Monte Forest Land Use Advisory Committee (LUAC) at a public hearing on July 21, 2011. The LUAC recommended approval of the project as submitted by a vote of 5 to 0.

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

/S/ Delinda G. Robinson

Delinda G. Robinson, Senior Planner
(831) 755-5198, robinsond@co.monterey.ca.us
December 20, 2011

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District (Fire Protection District); Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Laura Lawrence, Planning Services Manager; Delinda Robinson, Project Planner; Carol Allen, Senior Secretary; Poppy Holdings Inc., Owner; Maureen Wruck, Agent; The Open Monterey Project; LandWatch; League of Women Voters; Planning File PLN100655

Attachments: Exhibit A Project Data Sheet
 Exhibit B Project Discussion
 Exhibit C Draft Resolution, including:
 • Conditions of Approval and Mitigation Monitoring and Reporting Program
 • Site Plan, and Elevations

- General Development Plan
- | | |
|-----------|--|
| Exhibit D | Land Use Advisory Committee Minutes |
| Exhibit E | Mitigated Negative Declaration |
| Exhibit F | Comments on Mitigated Negative Declaration |
| Exhibit G | Correspondence |
| Exhibit H | Vicinity Map |

This report was reviewed by Laura Lawrence, Planning Services Manager *LL*

EXHIBIT A

Project Information for PLN100655

Project Information:

Project Name:	POPPY HOLDINGS INC	
Location:	3200 LOPEZ RD PEBBLE BEACH	
Permit Type:	Combined Development Permit	
Environmental Status:	Mitigated Negative Declaration	Final Action Deadline (884): 2/21/2012
Existing Structures (sf):	20403	Coverage Allowed: 10%
Proposed Structures (sf):	336	Coverage Proposed: .28%
Total Sq. Ft.:	20739	Height Allowed: 30
Tree Removal:	533 (527 native, 6 planted)	Height Proposed: 15
Water Source:	PUBLIC	FAR Allowed: N/A
Water Purveyor:	CAL AM	FAR Proposed: N/A
Sewage Disposal (method):	SEWER	Lot Size: 166.53
Sewer District:	PBSCD/CAWD	Grading (cubic yds.): 175000

Parcel Information:

Primary APN:	008-031-016-000	Seismic Hazard Zone:	I & III
Applicable Plan:	Del Monte Forest LUP	Erosion Hazard Zone:	Moderate
Advisory Committee:	Del Monte Forest Advisory Committee	Fire Hazard Zone:	Very High
Zoning:	OR/B-8-D (CZ), VSC/B-8-D(CZ), RC-D(CZ)	Flood Hazard Zone:	No
Land Use Designation:	O(Recreational and Forest) and VSC	Archaeological Sensitivity:	moderate
Coastal Zone:	Del Monte Forest	Viewshed:	Sensitive
Fire District:	Pebble Beach CSD	Special Setbacks on Parcel:	N

Reports on Project Parcel:

Soils Report #:	NONE
Biological Report #:	LIB110209
Geologic Report #:	LIB100350
Forest Management Rpt. #:	LIB110210
Archaeological Report #:	LIB110213, LIB110404
Traffic Report #:	LIB110212

EXHIBIT B DISCUSSION

Project Background

- The Poppy Hills Golf Course was first permitted by the Monterey County Zoning Administrator on September 8, 1983 (Use Permit No. ZA-5483). This approval allowed the construction of the golf course, clubhouse and accessory buildings.
- The California Coastal Commission approved the project in 1984 (Permit No. 3-84-120). This approval was included as part of a subdivision of 787 acres into 10 parcels, with development of the 18-hole Poppy Hills Golf Course on two of the parcels and including a clubhouse, parking and road improvements, 260,000 cubic yards of grading and the removal of approximately 100 acres of trees.
- The course was opened to the public in 1986. Approximately 85 acres of trees were removed during the initial construction of the course and accessory structures.
- A 6,132 square foot 2-story office addition to the clubhouse was approved by the Planning Commission on January 28, 2004 (Planning File No. PLN030525). This permit was later amended to change the size of the addition to 6,232 square feet (Planning File PLN040376).
- A 0.62 acre expansion of the golf driving range, which included grading and the removal of 79 trees, was approved on February 12, 1997 by Planning Commission Resolution No. 97012 (Planning File No. 965312PC).

The project site consists of two parcels totaling 166.53 acres, which lie on opposite sides of Lopez Road in Pebble Beach. The parcels are connected by a cart path which runs under Lopez Road. The project site is owned by Poppy Holdings Inc. and Poppy Hills Golf Course and the related facilities are operated by the Northern California Golf Association (NCGA) as a public golf course. The facility includes an 18-hole golf course, a practice area, a driving range, a parking lot, a maintenance area and maintenance building, and a clubhouse which houses the NCGA offices, a restaurant and pro-shop. Irrigation water for the golf course is recycled water provided by the Carmel Area Wastewater District.

Project Description

The project includes entitlements to allow the renovation of the existing golf course, an interior remodel to the clubhouse and the removal of the existing open snack bar and the construction of a new enclosed 336 square foot snack bar and 1,000 square foot dining patio in an existing paved and landscaped area. The proposed refinements will not change the Northern California Golf Association's use of the property, nor will they extend beyond the existing, developed footprint on the site. The entitlements are:

- Coastal Development Permit to allow refinements to the existing golf course including: 1) removal of the existing irrigation system and installation of a new state-of-the-art, high water efficiency irrigation system; 2) sand-capping the existing golf course, driving range and practice putting green with 8 inches of sand to improve water conservation and drainage; 3) re-contour portions of the course to eliminate vertical golf forms and blend topography into adjacent areas; 4) changes to the alignment of specific holes to reduce irrigation and improve play; 5) Remove approximately 14.6 acres of irrigated turf and replace with naturalized, non-irrigated plantings; and 6) an amendment to existing Use Permit No. ZA-5483 for changes to the existing course footprint to consist of: a) reconfiguration of the alignment of Golf Course Holes #8, #14, #15, #16; and b) lengthening of Holes #1, #2, #3, #4 & #17. The purpose of these improvements is to further naturalize the course alignments and to create a variety of play for a wider range of user groups and abilities. The project will include approximately 120,000 cubic yards of grading, which will be balanced on site (60,000 cubic yards cut and

60,000 cubic yards fill), and the import of approximately 55,000 cubic yards of sand for the sand-capping component.

- A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat areas (ESHA) is required in both Visitor Serving Commercial (VSC) and Open Space Recreational (OR) zoning districts. The project site is located adjacent to the Samuel F.B. Morse Reserve which contains Gowen cypress habitat; Gowen cypress is a federally listed endangered species. The project site is surrounded by and contains Monterey pine forest; Monterey pines are a California Native Plant Society List 1-B species and are considered to be ESHA. Seal Rock Creek bisects the property to the south of Lopez Road; the associated riparian habitat is considered to be ESHA.
- Coastal Development Permit to allow the removal of 533 trees (525 Monterey pine, 2 Coast live oak, 5 planted Coast redwood and 1 planted Monterey cypress) covering approximately 2 to 2.5 non-contiguous acres. The Del Monte Forest Coastal Implementation Plan (CIP) requires a Coastal Development Permit for the removal of trees and most other major vegetation with a few exceptions such as the removal non-native or planted trees in some cases, the removal of hazardous trees which pose an immediate hazard to life or property or represent a severe and serious infection hazard to the rest of the forest or the thinning of small (less than 12 inches in diameter) or dead trees in a densely forested area. In this case, the arborist report prepared for the project indicates that more than half of the trees proposed for removal are less than 12 inches in diameter, more than half are in poor condition and 61 are standing dead. Only one of the trees proposed for removal is in good condition.
- Coastal Administrative Permit to allow the demolition of the existing open snack bar and construction of a new 336 square foot enclosed snack bar and 1,000 square foot dining patio and interior renovations to the existing clubhouse kitchen and restrooms. Because the existing snack bar is not enclosed, food and supplies must be transported daily from the clubhouse restaurant kitchen and back. The existing snack bar is also without a sink for hand washing. Construction of the new snack bar will rectify both of these issues.
- General Development Plan. Both the VSC and OR zoning districts require approval of a General Development Plan prior to the approval of any physical improvements where the development includes more than one acre or more than one use. In this case, the development includes two different uses, a golf course and a clubhouse, and the development area is approximately 85 acres, so a General Development Plan has been prepared.
- Design Approval. The project is located within a Design Control District, which provides regulation of the location, size, materials and colors of structures and fences in order to protect the public viewshed and to ensure the visual integrity of developments. Materials and colors to be utilized in construction of the new snack bar, the only new structure associated with the project, will match the existing clubhouse.

The primary purpose of the project is to replace the original failing irrigation system with a new irrigation system incorporating new high water efficiency technology. One of the stated project goals is to increase the system efficiency for water conservation by an approximate 20% reduction in water use. The existing irrigation system, installed in 1984, is antiquated by today's standards and is beginning to fail. Replacement parts and components are no longer commercially available.

The sand-capping component of the project consists of the placement of 8 inches of sand over all irrigated turf areas on the golf course, practice area and driving range. Soils on the site drain poorly, causing soggy areas, poor aeration and surface runoff. Sand-capping will improve this situation, allowing for more efficient irrigation, better aeration and less surface runoff and reduction in fertilizer usage.

The existing golf course, which was constructed in the 1980s, included extensive grading to create vertical golf forms that were typical of the era. The proposed project includes grading adjustments to naturalize the course contours with the adjoining forest areas. This, along with landscaping treatments to naturalize course edges and roughs with non-irrigated native plantings, will result in a reduction of approximately 14.6 acres of irrigated turf areas. An additional 4 acres will be planted with trees and appropriate understory vegetation.

Project Issues

- **Tree Removal:** LUP policies regarding tree removal emphasize the importance preservation of scenic resources as a primary objective. Tree removal is also to conform to LUP policies regarding environmentally sensitive habitat areas, water and scenic visual resources. Where LUP objectives conflict, preference is given to the long term protection of the forest resource. This project does propose the removal of 533 trees (525 Monterey pine, 2 coast live oak, 5 planted coast redwoods, and 1 planted Monterey cypress) covering 2 to 2.5 non-contiguous acres. This represents approximately 3% of the forested area on the property. However, as described above and in the Initial Study, much of the forested area on the property is in poor condition due to disease and overcrowding. Rejuvenation is not occurring in many areas due to lack of sunlight reaching the forest floor. The project includes a proposal to convert approximately 4 acres of irrigated turf to new forested land, with plantings of various sized trees and understory vegetation planted at appropriate density to allow for healthy growth. Small trees will be transplanted from areas within the forest that are overly dense, which will allow for better development of the remaining trees and while maintaining the genetic stock of the forest. The project has been designed to maintain irregular forest edges to maximize protection of the remaining trees from wind damage. The project also proposes to create new areas of opportunity for rejuvenation within the forest where regrowth is not currently occurring, by removing dense underbrush to create openings where natural regrowth of trees can occur. Additionally, a long term Forest Management Plan addressing the long term maintenance of the forest resources will be prepared and implemented pursuant to Mitigation Measure No. 8. The forest resources are the most striking visual resource on the subject property; the clubhouse and golf course are and will continue to be nearly invisible from off-site, as long as the forest remains healthy. Implementation of this project and the Forest Management Plan will be consistent with the LUP polices related to tree removal.
- **Erosion/Dust Generation:** The project includes the grading and/or cultivation of all of the existing irrigated turf areas on the property (approximately 80 acres). Whenever this amount of grading is proposed, the potential for erosion, dust generation and pollution on and off-site areas due to uncontrolled runoff exists. Pursuant to the requirements of the State Water Resources Control Board General Construction Permit and Mitigation Measure No. 9, a Storm Water Pollution Prevention Plan (SWPPP) will be prepared and implemented throughout the project. A SWPPP includes best management practices to be used during construction to prevent impacts from spills, dust and water runoff. Implementation of the SWPPP will reduce these potential impacts to less than significant.
- **ESHA:** As discussed above and in the Initial Study, the project site is surrounded by ESHA and includes ESHA on the site. Other than the removal of Monterey pine trees discussed above, the project does not include any development outside the existing footprint of the golf course. Mitigation Measures No. 3 – 8, which include requirements for training of all project staff by a qualified biologist and arborist, consultation by the project manager with the project biologist and arborist to determine the limits of grading and determination of required exclusionary and protective measures, pre-construction surveys for nesting birds and other sensitive animals and plants, prohibition of any modifications adjacent to the Gowen cypress

habitat, implementation of a restoration plan which utilized locally sourced native seeds and plants, are all designed to eliminate impacts to the ESHA areas.

- **Traffic:** The sand-capping component of the project will involve the import of 55,000 cubic yards of sand from Marina which will generate 7,200 one way truck trips during the hauling period. According to the traffic report prepared for the project, two road segments on the haul route (Highway 68 by Community Hospital of the Monterey Peninsula and Highway 1 in Seaside) experience LOS F at times during peak hours in the morning (7:00. – 9:00 a.m.) and evening (4:00 -6:00 p.m.). One additional trip during an LOS period is considered a significant impact. To reduce the impact to a less than significant level, Mitigation Measure No. 10 limits hauling hours to non-peak hours and directs the applicant to begin stockpiling sand on the site as soon as feasible. This would allow the number of truck trips to be spread out over a 17-month period rather than just during the 9 month construction period, thereby reducing the average number of one-way truck trips per day by a little less than one half to 21 one-way truck trips per day. Implementation of this measure would reduce the impact to traffic to a less than significant level. It should also be noted that an average of 150 rounds of golf are played at Poppy Hills each day. During the months when the course is closed for construction and grass grow-in, the reduction in vehicles trips associated with the reduction in rounds of golf played will also help to offset the truck trips.

Environmental Review

An Initial Study was prepared for the project pursuant to CEQA and a Mitigated Negative Declaration (MND) was filed with the County Clerk on December 12, 2011, noticed for public review and circulated to the State Clearinghouse from December 13, 2011 through January 12, 2012. Although the Initial Study identified potentially significant impacts to Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Recreation and Transportation/Traffic, the MND determined that the project as designed and mitigated would reduce impacts to a less than significant level. A Mitigation Monitoring and Reporting Program (MMRP) that includes 10 mitigation measures has been prepared; it is designed to provide mitigation measures that are enforceable, measurable, ensure compliance during project implementation, and reduce potential impacts of the project to a less than significant level.

Errata

- Page 23, Table 1:
 - o Correct to read: “An URBEMIS 2007 emissions model run was performed for the project to accommodate a ~~9-month~~ 206 active day construction period.
- Page 41, third sentence:
 - o Correct to read: “As shown in Table 1 above (Section 3), the URBEMIS run that was done for this project estimated that the project would produce approximately 17,241 pounds of CO₂ per day based on a ~~9½-month~~ 206 active day construction period, or approximately ~~2,227~~ 1,611 metric tonnes¹ over the construction period. Estimated annual greenhouse gas emissions for the state of California (Source: California Environmental Protection Agency Air Resources Board 2008 Inventory of Greenhouse Gases) are 167.87 million metric tonnes of CO₂. Thus, the project would contribute approximately ~~.00133~~ 0.00096% to the annual state greenhouse gas inventory during the construction period.
- Page 29, Monitoring Action #4c, last sentence

- Correct reference to survival rate for other vegetation to 80 percent survival rate to correspond with language in text of Mitigation Measure.

Five comments received during the public review period are attached as **Exhibit F**. Based on comments received during the public review period, staff submits the following clarifications and recommended changes:

- Clarifications in response to comments from The League of Women Voters of the Monterey Peninsula and LandWatch Monterey County:
 - Although the project site is located in Pebble Beach, the project site is owned by Poppy Holdings Inc. and the golf course and all facilities are operated by the non-profit Northern California Golf Association.
 - The proposed Pebble Beach Company (PBC) project would be phased over several years. Development immediately adjacent to the project site included in the proposed PBC project would include the installation of roads and utility improvements for residential lot subdivisions in Areas F-2 (surrounded by Poppy Holdings Inc. northern parcel) and I-2 (immediately south of Poppy Holdings Inc. southern parcel) and in other areas more distant from the project site. The construction schedule on page 2-21 of the Pebble Beach Company DEIR indicates that these improvements would occur over a 6 month period from September 2012 through February 2013. Construction of the Poppy Holdings Inc. project is proposed from March of 2013 through September of 2013. Elements of the PBC project that are scheduled to occur during the same time period as the Poppy Holdings project are: 1) the relocation of the Pebble Beach Driving Range located approximately 1 mile southwest of the Poppy Holdings site; 2) parking and circulation reconstruction at the Lodge at Pebble Beach, also located approximately 1 mile southwest of the Poppy Holdings site; and 3) reconfiguration of the State Route 1/State Route 68/ 17 Mile Drive intersection.
 - The Air Quality Impact analysis prepared for the project includes an estimate of construction emissions using the URBEMIS 2007 (Version 9.2.4) model. This model analyzes the type of construction equipment used and the duration of the construction period to produce construction emission estimates, including estimates of PM₁₀ and PM_{2.5} emissions associated with exhaust from construction equipment. Implementation of Mitigation Measure No. 2 will reduce the potential impacts associated with emissions of diesel particulate matter to a less than significant level.
 - As noted in the Initial Study (pages 20 and 32), more than half of the 533 trees proposed for removal are in poor condition and 61 are standing dead. Only one tree proposed for removal is identified in the arborist report as being in good health. The trees proposed for removal are located along the edges of the course where unsound trees can present a hazard to persons using the course. The course modifications were designed with the intent to immediately improve the health of the forest on the edges of the course and to reduce the need for emergency removal of hazardous trees in the future. The trees removed will be chipped on site and used as mulch in the reforestation areas where they will eventually decompose, much as if they had been left to die naturally. The Initial Study assumed that the ability to sequester carbon by dead or dying trees is limited and that increasing forested acreage and improving the overall health of the forest would increase carbon sequestration. Implementation of the forest management plan required by Mitigation Measure No. 8 will improve the health of the forest.

The cumulative result of increasing forested acreage by approximately 1.5 acres will be a beneficial impact.

- The air quality analysis prepared for the Pebble Beach Company project used the CalEEMod emissions model (version 2011.1.1), which estimates carbon emissions as CO_{2e} in addition to CO₂, while the analysis prepared for the Poppy Holdings project used the URBEMIS 2007 (Version 9.2.4) model which only estimates carbon emissions as CO₂. Either model is valid. The measure proposed in the Pebble Beach Company EIR to mitigate for construction impacts to greenhouse gas emissions includes the use of best management practices in the construction specifications including the use of alternative-fueled construction equipment, use of local building materials and recycling of construction waste or demolition materials. Mitigation Measure (MM) No. 2 in the Poppy Holdings MND also requires the use of alternative-fueled construction equipment and sand for the sand-capping component of the project will come from a local source (Marina). MM No. 2 also limits sand hauling hours to non-peak hours, which will reduce the amount of time the hauling vehicles are operational.

- Clarification in response to comments from the applicant:

- The project site does include a strip of forested land on the eastern property boundary of the southern parcel that is designated in the Land Use Plan as Open Space Forest and is zoned Resource Conservation (Coastal Zone). As stated in the Initial Study, the project does not include any work within this area and will not affect this area.

○

- Changes In response to comments from the Monterey County Water Resources Agency, staff recommends the following changes:

Page 30

Add language as noted below (deletions shown in ~~strikeout~~ and additions shown underlined):

Mitigation Measure No. 6

To reduce impacts to Gowen cypress habitat, no changes to the project site may be made between the paved cart path and the Gowen cypress habitat on the adjacent Samuel F.B. Morse property. The drainage in that area shall be maintained as it currently exists; no drainage is to flow from the golf course onto Gowen cypress habitat. Prior to the issuance of a construction permit, the applicant shall provide a drainage plan for the areas that have potential to affect drainage onto the Samuel F.B. Morse property, prepared by a registered civil engineer or licensed architect. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency.

Monitoring Action No. 6a:

Prior to issuance of a construction permit, the applicant shall submit copies of a drainage plan and a final grading plan which include the required measures to the RMA-Planning Department and the Water Resources Agency for review and approval.

Prior to final inspection, the applicant shall provide ~~evidence as to how the measure has been complied with.~~ certification from a registered civil engineer or licensed contractor that drainage improvements have been constructed in accordance with the approved drainage plan.

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Correct reference to Monterey County GIS FEMA Flood Zone layer to read: **Hydrology and Water Quality 9(g & h) – No impact.**

~~According to the Monterey County GIS FEMA Flood Zone layer, which is based on the December 14, 2007 Digital Flood Insurance Rate Map prepared by the Federal Emergency Management Agency, The site is not located within a 100 year flood hazard area. in a Special Flood Hazard Area. It is located in Zone X (unshaded) as shown on FEMA Flood Insurance Rate Map Panels 06053C-0305G & 06053C-0308G, effective date April 2, 2009.~~ Additionally, the project proposes to renovate an existing golf course and clubhouse and to add a new snack bar; no housing is proposed as part of the project. There would be no impact.

Recommendation

Staff recommends that the Planning Commission adopt the Mitigated Negative Declaration, approve the project as submitted pursuant to the recommended conditions of approval, and adopt the Mitigation Monitoring and Reporting Plan.

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:

POPPY HOLDINGS INC. (PLN100655)

RESOLUTION NO. ----

Resolution by the Monterey County Hearing Body:

- 1) Adopting a Mitigated Negative Declaration;
and
- 2) Approving Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the renovation of the Poppy Hills Golf Course to include: removal of the existing irrigation system and installation of a new irrigation system including new irrigation lines, new programming/timing devices and new controllers with current technology in conjunction with sand-capping the existing golf course, driving range and practice putting green to improve water conservation and drainage; and changes to the alignment of specific holes to reduce irrigation and improve play. The project will include approximately 120,000 cubic yards of grading (60,000 cubic yards cut/60,000 cubic yards fill) and the import of approximately 55,000 cubic yards of sand for the sand-capping component; 2) a Coastal Administrative Permit to allow the demolition of the existing snack bar and construction of a new 336 square foot snack bar and 1,000 square foot dining patio; 3) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit to allow the removal of 533 trees (525 Monterey pine, 2 Coast live oak, 5 planted Coast redwood, 1 planted Monterey cypress); 5) Design Approval; and 6) a General Development Plan; and
- 3) Adopting a Mitigation Monitoring and Reporting Plan

[PLN100655, Poppy Holdings Inc., 3200 Lopez Rd., Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-031-006-000 and 008-032-003-000)]

The Poppy Holdings Inc. application (PLN100655) came on for public hearing before the Monterey County Planning Commission on January 25, 2012. 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 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan (LUP);
 - Monterey County Coastal Implementation Plan Part 5 (CIP);
 - 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 3200 Lopez Rd., Pebble Beach (Assessor’s Parcel Number 008-031-006-000 and 008-032-003-000), Del Monte Forest Land Use Plan. The project site includes three zoning designations:
 - 1) “OR/B-8-D(CZ)” or Open Space Recreation, with Building Site and Design Control overlays in the Coastal Zone, which allows golf courses and accessory facilities. The entire golf course is located within this zoning district;
 - 2) “VSC/B-8-D(CZ)” or Visitor Serving Commercial with Building Site and Design Control overlays in the Coastal Zone which allows restaurants and other visitor serving commercial uses. The clubhouse and parking lot on the northeastern corner of the southern parcel are located within this zoning district; and
 - 3) “RC(CZ)” or Resource Conservation in the Coastal Zone, which allows low intensity day use recreation uses such as trails. A small strip of forested land adjacent to the practice area along the eastern border of the southern parcel is located within this zoning district.The project consists of the renovation of the existing golf course within the OR/B-8-D(CZ) district and additions and remodel to an existing golf clubhouse within the VSC/B-8-D(CZ) district. No construction is proposed within the RC(CZ) district. Therefore, the project is an allowed land use for this site.
 - c) ESHA: Environmentally sensitive Gowen Cypress habitat is located on the adjacent S.F.B. Morse Reserve to the east of the northern parcel and the project site includes and is surrounded by environmentally sensitive Monterey pine forest. Pursuant to Section 20.38.030.E, this permit includes a Coastal Development Permit for development within 100 feet of mapped environmentally sensitive habitat. The project minimizes

impacts to environmentally sensitive habitats and is consistent with the applicable goals and policies of the Del Monte Forest Land Use Plan (see Finding #7).

- d) Tree Removal: The project includes the removal of 533 Monterey pine trees. Pursuant to CIP Section 20.147.050.A, this permit includes a Coastal Development Permit for tree removal. The project minimizes tree removal and is consistent with the applicable goals and policies of the Del Monte Forest Land Use Plan (See Finding #9).
- e) Design Control: The project includes the construction of a new snack bar. Pursuant to Section 20.44.030.A, this permit includes a Design Approval. Colors and materials will match the existing clubhouse.
- f) General Development Plan: Pursuant to Section 20.22.030, a General Development Plan is required prior to the construction of physical improvements on parcels larger than one acre. The project site is 166.53 acres and the project includes the construction of a new snack bar within the VSC zone. Therefore, a General Development is included as part of this permit.
- g) Archaeological Resources: The project site is located within an area of moderate archaeological sensitivity. Pursuant to LUP Policy 61, an archaeological survey was submitted for the project (Finding 2, Evidence b).
- h) Scenic and Visual Resources: The project is consistent with LUP policies relating to scenic and visual resources, which emphasize the protection of these resources and encourage improvements which complement the natural scenic assets, particularly along 17 Mile Drive. The section of Lopez Road that runs between the two Poppy Hills parcels is considered to be part of the 17 Mile Drive and the areas immediately adjacent to Lopez Road are shown on LUP Figure 2C as being within the view area from 17 Mile Drive and vista points. However, except for limited glimpses of the golf course through the trees, the project site is not visible from off-site. The proposed project will restore natural landforms within the golf course, naturalize approximately 14.6 acres of irrigated turf area and will result in an increase of approximately 1 ½ - 2 acres of forested coverage, all of which will serve to complement and protect the existing scenic assets of the site.
- i) The project planner conducted site inspections on April 7, 2011 and November 2, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
- 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 the project requires environmental review and because the project includes a Design Approval that will be heard by the Planning Commission.
- 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 PLN100655.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District (Fire Protection District), Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to Biological Resources, Forest Resources, Archaeological Resources, Soil/Slope Stability and Traffic. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
 - “Arborist Analysis, Poppy Hills Golf Course Refinement Project” (LIB110210) prepared by Maureen Hamb-WCISA Certified Arborist, Santa Cruz, CA, May 2011.
 - “Biological Resources Report” (LIB110209) prepared by Jeffrey B. Froke, Ph.D., Pebble Beach, CA, June 12, 2011 as amended by memorandum dated July 25, 2011.
 - “Poppy Hills Golf Course Refinement Air Quality Impact Analysis” and letter report dated September 29, 2011 (LIB110211) prepared by Golden State Planning and Environmental Consulting, Monterey, CA, May 19, 2011.
 - “Letter Report on Traffic Impacts for Poppy Hills Golf Course Renovation” (LIB110212) prepared by Hatch Mott MacDonald, Gilroy, CA, April 28, 2011.
 - “Archaeological Assessment Update for Poppy Hills Golf Course” (LIB110213) prepared by Archaeological Consulting, Salinas, CA, March 2, 2011.
 - “Preliminary Cultural Resources of Portions of Del Monte Forest Development Areas Owned by Pebble Beach Company (Including Development Areas B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V and Quarry) prepared by Breschini, G.S., A. Runnings and T. Haversat, Salinas, CA, May 28, 1988 as amended on January 3, 1989 and August 17, 1989.
 - “Preliminary Archaeological Reconnaissance of a Proposed Golf Course on the Monterey Peninsula, Monterey County, California” prepared by Hampson, R.P. and G.S Breschini, Salinas, CA, February 10, 1982.
 - “Geologic Investigation, Pebble Beach Lot Program, Monterey County, California” (LIB100350) prepared by Terratech, Inc., Monterey, CA, May 31, 1990 and revised November 26, 1991.

- "Draft Storm Water Pollution Prevention Plan for Poppy Hills Golf Course" (LIB110455) prepared by Whitson Engineers, Monterey, CA, July 20, 2011.
- c) The archaeological report prepared for the project found no evidence of archaeological resources on the project site. In the event that archaeological resources are unexpectedly discovered during the course of the project, the standard archaeological condition (Condition No. 7) requiring that work be stopped until the find can be evaluated recommendations made as to its disposition has been imposed on the project.
- d) The project site, which is developed with an existing golf course, clubhouse and accessory buildings, was previously found to be suitable for this use when the project was originally approved by the California Coastal Commission (Permit No. 3-84-120) and the Monterey County Zoning Administrator (Use Permit No. ZA-5483) and amended by the Monterey County Planning Commission (Combined Development Permit 965312PC). The golf course, clubhouse and accessory buildings have been operational since 1985.
- e) Staff conducted site inspections on April 7, 2011 and November 2, 2011 to verify that the site is suitable for this use.
- f) 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 PLN100655.

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 (RMA - Planning Department, Pebble Beach Community Services District (Fire Protection District), Parks, Public Works, Environmental Health Bureau, and 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.
- b) Necessary public facilities are available. The project site is currently served domestic water by the California American Water Company, recycled irrigation water by the Carmel Area Wastewater District and sewer service by the Pebble Beach Community Services District. The project will utilize the existing connections.
- c) The project includes an interior remodel to the existing clubhouse, the demolition of the existing snack bar and construction of a new snack bar. The new snack bar includes the addition of one hand-washing sink. Water for the new sink will come from a reduction in fixture units within the existing clubhouse.
- d) The project includes the renovation of the existing golf course, with a

stated project goal of reducing irrigation water by 20%. This will be accomplished by the installation of a new, water efficient irrigation system, an approximate 14.5 acre reduction in irrigated turf, and the capping of all irrigated turf with 8 inches of sand to improve irrigation efficiency, drainage and aeration. It is anticipated that the project will result in a lower demand for irrigation water from the Carmel Area Wastewater District.

- e) Once completed, the operation of the golf course and clubhouse will continue to be operated as a golf course and clubhouse.
- f) Preceding findings and supporting evidence for PLN100655.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted site inspections on April 7, 2011 and November 2, 2011 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 PLN100655.

5. **FINDING:** **CEQA (Mitigated Negative Declaration)** - 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 (PLN100655).
 - c) The Initial Study identified potentially significant effects to Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Recreation and Transportation/Traffic. The applicant has agreed to proposed mitigation measures that avoid the potential effects or mitigate the potential effects to a point where clearly no significant effects would occur.
 - d) 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. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan" as a condition of project approval.

- e) The Draft Mitigated Negative Declaration ("MND") for PLN100655, including the attached Initial Study, was prepared in accordance with CEQA and circulated for public review from December 13, 2011 through January 12, 2012 (SCH#: 2011121040).
- f) Issues that were analyzed in the Mitigated Negative Declaration include: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, noise, public services, recreation and transportation/traffic.
- g) Air Quality (Fugitive Dust): The project includes approximately 120,000 cubic yards of grading (60,000 cubic yards cut/60,000 cubic yards fill) and the import of approximately 55,000 cubic yards of sand for the sand-capping component. Potential impacts to air quality from PM₁₀ from fugitive dust associated with grading, clearing, excavation and grading operations, construction vehicle traffic on unpaved roads and wind blowing over exposed earth were identified. The project site is located within the North Central Coast Air Basin (NCCAB), which is currently in non-attainment for this pollutant. The imposition of Mitigation Measure No. 1, which requires a dust control plan to be implemented for the project will reduce this impact to less than significant.
- h) Air Quality (Diesel Particulate Emissions & Greenhouse Gas Emissions): The project will require the import of 55,000 cubic yards of sand that will be trucked in from Marina, and approximately 120,000 cubic yards of grading, which will be balanced on the site. The sand hauling trucks and the earth moving equipment will be fueled by diesel, the combustion of which emits diesel particulate matter, Oxides of Nitrogen (NO_x), carbon dioxide (CO₂) and toxic air contaminants. The air quality report prepared for the project found that approximately 1,611 metric tonnes of CO₂ (a greenhouse gas), will be generated by construction equipment during construction of the project. Mitigation Measure No. 2 includes measures that will serve to minimize the number of hours necessary for diesel engines to operate, require alternative fuels where feasible and require diesel particulate matter filters and proper tuning of the vehicles to reduce emissions. This measure will reduce the impacts to less than significant.
- i) Biological Resources (Training): The project site is located within and near to known environmentally sensitive habitats and resources. Absent site specific training, construction workers would not necessarily recognize or know how to avoid impacts to sensitive habitats and resources. Mitigation Measure No. 3 requires that all construction workers be trained by a qualified biologist regarding habitat, identification and required practices necessary to avoid impacts to the

resources.

- j) Biological Resources (Restoration): The project includes restoration of areas that have previously been irrigated turf and of a lined irrigation pond. In order to ensure that the restored/naturalized areas are compatible with the adjacent native areas, Mitigation Measure No. 4 requires that a planting/restoration plan be prepared and implemented. The plan will utilize locally sourced seeds and plants that are native to the immediate area and will include provisions for using native topsoil from the forested areas being converted to irrigated turf and the eradication of invasive non-native species.
- k) Biological Resources (Preconstruction Surveys for Special Status Species): Although the biological report prepared for the project did not identify any special status plant or animal species on the project site other than Monterey pine, the potential exists for such species, including migratory birds and raptors to exist on the site. Mitigation Measure No. 5 requires preconstruction surveys for special status plant and animal species by a qualified biologist and prohibits the removal of any such species other than the removal of the Monterey pines included in this permit.
- l) Biological Resources (Gowen cypress Habitat): The Samuel F.B. Morse Reserve, which contains Gowen cypress habitat, is located to the east of the northern parcel adjacent to Holes 11 and 12. This species is sensitive to drainage changes. Mitigation Measure No. 6 requires that drainage be maintained as it currently exists, with no drainage flowing from the golf course onto Gowen cypress habitat.
- m) Biological Resources (Biologist/Arborist Consultation): In addition to Monterey pine and Gowen cypress habitats, the project site includes riparian habitat associated with Seal Rock Creek. The potential for impacts to any of these sensitive resources exists during mass grading. Mitigation Measure No. 7 requires that consultation with a qualified biologist, arborist and the construction manager occur prior to commencing work in a new area to confirm and define the limits of grading and installation of erosion control measures and exclusionary fencing adjacent to environmentally sensitive habitat areas under the direction of the biologist and/or arborist.
- n) Biological Resources (Forest Management Plan): The project site includes approximately 80 acres of forested land that will be preserved. According to the arborist report prepared for the project, a high percentage of the trees are in poor condition due to disease and overcrowding. Waivers of Coastal Development Permit for tree removal have been issued regularly in the past for this property to allow the removal of hazardous trees adjacent to the golf course. In order to improve the health of the forest, Mitigation Measure No. 8 requires that a forest management plan for the entire forested area be developed and implemented to improve the health of the forest.
- o) Geology and Soils: The project involves ground disturbance in the form of grading and/or cultivation over the entire golf course. In the short term, these activities may result in wind and water driven soil erosion and loss of topsoil if soil is left exposed. This could also result in loss of water quality. Mitigation Measure No. 9 requires the preparation of a

Storm Water Pollution Prevention Plan (SWPPP) and implementation throughout construction, which will reduce this impact to less than significant.

- p) Hazards and Hazardous Materials: The project site abuts Robert Louis Stevenson School property on the west, with a football field located approximately 400 feet from the nearest point of the project site and the remainder of the site extending further west. Potential impacts from the use of hazardous materials are generally associated with spills or other unauthorized releases during construction or transport of hazardous materials. In this case, the primary hazardous materials of concern would be vehicle fuels and oil. The SWPPP required to be prepared and implemented by Mitigation Measure No. 9 will include a Materials Management Plan and Spill Response Plan, which will reduce the potential for impacts to less than significant.
- q) Hydrology and Water Quality: As stated above, the project includes grading and/or cultivation of the entire golf course and will require the use of large equipment to complete the project. Hazardous material spills, wind or water driven erosion, dust generation and uncontrolled runoff all have the potential to impact water quality. The SWPPP required pursuant to Mitigation Measure No. 9 will identify Best Management Practices to prevent these impacts.
- r) Transportation/Traffic: The project will include the importation of approximately 55,000 cubic yards of sand from Marina for the sand-capping component of the project. According to the traffic report prepared for the project, this will require a total of 7,200 one-way trips. Two road segments that are part of the truck route (Highway 68 in the vicinity of Community Hospital of Monterey Peninsula and Highway 1 in Seaside) experience LOS F during the morning (7:00 – 9:00 a.m.) and evening (4:00 – 6:00 p.m.) peak traffic hours. One additional trip during LOS F is considered to be a significant impact by the county. Mitigation Measure No. 10 limits the hours of sand-hauling to non-peak hours to avoid adding trips during time periods during which LOS F may be experienced and requires that the applicant begin stockpiling sand on the site as soon as feasible in order to reduce the average daily number of truck trips. This will reduce the impact on traffic to a less than significant level.
- s) Recreation: The project site is a recreational facility developed with a golf course, clubhouse and accessory structures. The project is the renovation of the golf course, interior remodel to the clubhouse and the addition of a small snack-bar. Potential construction related impacts due to the implementation of the project and Mitigation Measures designed to reduce those impacts to a less than significant level have been described in Finding 5, Evidence g through r.
- t) 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 (PLN100655) and are hereby incorporated herein by reference.

- u) Staff analysis contained in the Initial Study and the record as a whole indicate the project could 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.

The site supports Monterey pine forest habitat and riparian habitat. For purposes of the Fish and Game Code, the project will have a potentially significant adverse impact on the fish and wildlife resources upon which the wildlife depends. State Department of Fish and Game reviewed the MND to comment and recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).

- v) The County has considered the comments received during the public review period, and the County has modified Mitigation Measure No. 6 and has made corrections to the text to address the comments received. The following changes have been made:

- **Mitigation Measure No. 6**

To reduce impacts to Gowen cypress habitat, no changes to the project site may be made between the paved cart path and the Gowen cypress habitat on the adjacent Samuel F.B. Morse property. The drainage in that area shall be maintained as it currently exists; no drainage is to flow from the golf course onto Gowen cypress habitat. Prior to the issuance of a construction permit, the applicant shall provide a drainage plan for the areas that have potential to affect drainage onto the Samuel F.B. Morse property, prepared by a registered civil engineer or licensed architect. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency.

Monitoring Action No. 6a:

Prior to issuance of a construction permit, the applicant shall submit copies of a drainage plan and a final grading plan which include the required measures to the RMA-Planning Department and the Water Resources Agency for review and approval. Prior to final inspection, the applicant shall provide ~~evidence as to how the measure has been complied with.~~ certification from a registered civil engineer or licensed contractor that drainage improvements have been constructed in accordance with the approved drainage plan.

- Page 46 Correct reference to Monterey County GIS FEMA Flood Zone layer to read:

Hydrology and Water Quality 9(g & h) – No impact.

~~According to the Monterey County GIS FEMA Flood Zone layer, which is based on the December 14, 2007 Digital Flood Insurance Rate Map prepared by the Federal Emergency Management Agency, The site is not located within a 100 year~~

~~flood hazard area.~~ in a Special Flood Hazard Area. It is located in Zone X (unshaded) as shown on FEMA Flood Insurance Rate Map Panels 06053C-0305G & 06053C-0308G, effective date April 2, 2009. Additionally, the project proposes to renovate an existing golf course and clubhouse and to add a new snack bar; no housing is proposed as part of the project. There would be no impact.

- Page 23, Table 1:
 - o Correct to read: “An URBEMIS 2007 emissions model run was performed for the project to accommodate a 9 ~~month~~ 206 active day construction period.
- Page 41, third sentence:
 - o Correct to read: “As shown in Table 1 above (Section 3), the URBEMIS run that was done for this project estimated that the project would produce approximately 17,241 pounds of CO₂ per day based on a ~~9 1/2 month~~ 206 active day construction period, or approximately ~~2,227~~ 1,611 metric tonnes² over the construction period. Estimated annual greenhouse gas emissions for the state of California (Source: California Environmental Protection Agency Air Resources Board 2008 Inventory of Greenhouse Gases) are 167.87 million metric tonnes of CO₂. Thus, the project would contribute approximately ~~.00133~~ 0.00096% to the annual state greenhouse gas inventory during the construction period.
- Page 29, Monitoring Action #4c, last sentence
 - o Correct reference to survival rate for other vegetation to 80 percent survival rate to correspond with language in text of Mitigation Measure.
- w) The addition to Mitigation Measure No. 6 of the requirement for a drainage plan prepared by a registered civil engineer or architect, and certification by a licensed civil engineer or contractor that the improvements have been installed pursuant to the improved plans prior to final inspection, will be more effective than the measure as originally prepared in the Initial Study in avoiding potential effects by adding requirements that the drainage plan has been professionally prepared and that the improvements have been properly installed.
- x) Revised mitigation measure No. 6 is equivalent or more effective in mitigating or avoiding potential significant effects and itself will not cause any potentially significant effect on the environment. A public hearing was held on the project on January 25, 2012 in which the modification of the mitigation measure was addressed. The new mitigation measure is incorporated into project approval or made a condition of project approval.
- y) The Monterey County Planning Department, located at 168 W. Alisal, 2nd 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) Access is required as part of the project but 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) The subject property is described as an area where the Local Coastal Program requires public access. Trails are shown crossing the subject property in Figure 15, the Recreational Facilities map in the Del Monte Forest Land Use Plan.
 - d) Evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property. A trail easement as shown on the map filed at Volume 15 Cities and Towns, Page 52, Monterey County Records was reserved by the Pebble Beach Company for the benefit of all property owners within the Del Monte Forest to construct and maintain a bridle path and related equestrian uses at the time the subject property was transferred to the Northern California Golf Association. This trail easement is located on the property edges and will not be affected by the construction, other than temporary closures during construction for safety purposes. The Del Monte Forest Hiking and Equestrian Trails Map produced by the Pebble Beach Riding and Trails Association includes a trail that runs from Lopez Road northward approximately along the western boundary of Pebble Beach Company owned Parcel F-2 and the northern Poppy Holdings parcel, extending across the Poppy Holdings property to connect to Congress Road. Non-standard Condition No. 14 requires that alternate routes be provided for any trails crossing the property during periods of closure due construction activities.
 - e) Once the project is completed, access to all trails will be restored.
 - f) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100655.
 - g) The project planner conducted a site inspection on April 7, 2011 and November 2, 2011.

7. **FINDING:** **ESHA** – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

- EVIDENCE:**
- a) The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). 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) LUP Policy No. 8: The project is consistent with LUP Policy No. 8, which requires that environmentally sensitive habitat areas be protected from significant disruption of habitat values and that adjacent uses be compatible with long-term maintenance of the resource.
- c) The project site is located adjacent to environmentally sensitive Gowen cypress habitat located on the S.F.B. Morse Reserve to the northeast of the project site along Holes 11 and 12. Gowen cypress is a federally listed threatened species, which is limited to a few highly restricted populations endemic to Monterey County. In order to eliminate potential impacts to Gowen cypress habitat, Mitigation Measure No. 6 requires that no changes to the project site be made between the paved cart path and the Gowen cypress habitat on the adjacent property and that drainage is to be maintained as it currently exists, with no drainage flowing from the golf course onto Gowen cypress habitat.
- d) The project site is surrounded by and includes approximately 80 acres of Monterey pine forest within the site. Monterey pine is included on the California Native Plant Society's List 1-B and is considered to be environmentally sensitive. The arborist report prepared for the project describes the forested areas that surround and run through the site as "a Landscape Forest Stand which is a system comprised of individual trees and small groves where development has occurred in the native forest." The report further states that the Monterey pines on the property "are in varying stages of decline due to age, structural weaknesses, insect infestations and pitch canker disease." Many of the trees are located within close proximity to one another, which has led to tall, thin trees with suppressed lower branching and a continuous canopy which blocks sunlight and suppresses regeneration below. The project proposes to remove 533 trees (approximately 2 to 2.5 acres), more than half of which are in poor condition and 61 of which are standing dead. Approximately 4 acres of new trees and understory vegetation will be planted as part of the project, along with the replacement of approximately 14 acres of irrigated turf with naturalized, non-irrigated native plants. Mitigation Measure No. 4 requires a restoration plan to ensure that the areas being restored will be compatible with the adjacent forest and Mitigation No. 8 requires a long term forest management plan be prepared and implemented to improve the overall health of the forest.
- e) The upper portion of Seal Rock Creek crosses the southern parcel, with approximately 750 linear feet of the creek confined to underground piping. The project proposes to remove the pipe and restore the natural creek bed. Except for the restoration component, no work is proposed in the creek or associated riparian area.
- f) Pursuant to LUP Policy 12, a qualified biologist conducted field surveys of the project site determine locations of ESHA and to recommend mitigating measures to ensure protection of the sensitive species and habitats present on the project site. Mitigation Measures recommended by the project biologist have been incorporated as Conditions of Approval Nos. 28-33.
- g) The project planner conducted a site inspection on April 7, 2011 and November 2, 2011 to verify ESHA locations and potential project impacts to ESHA.

- h) 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 PLN100655.

8. **FINDING:** **GENERAL DEVELOPMENT PLAN** – Monterey County Code requires a General Development Plan (GDP) prior to the establishment of uses/development if there is no prior approved GDP, and if: 1) the lot is in excess of one acre; or, 2) the development proposed includes more than one use; or, 3) the development includes any form of subdivision.

- EVIDENCE:**
- a) The proposed project is located in a VSC (Visitor Serving Commercial) zoning district and an Open Space Recreation zoning district. The proposed project meets the size and number of uses criteria; therefore, a GDP is required to be approved by the Planning Commission prior to new development, changes in use, expansion of use, or physical improvement of the site.
 - b) The project as described in the application and accompanying materials was reviewed by the Planning Department, Pebble Beach Community Services District (Fire Protection District), Parks Department, Public Works Department, Environmental Health Bureau, Sheriff, and the Water Resources Agency. The respective departments 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; or the county in general (see Finding 3).
 - c) A General Development Plan has been developed that sets forth the uses of the site, hours of operation and parking plan. The GDP is attached hereto and incorporated herein by reference as a condition of approval.
 - d) Staff conducted site inspections on April 7, 2011 and November 2, 2011, to verify that the proposed GDP and project are consistent with allowed uses for a heavy industrial site and historical uses identified.
 - e) 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 PLN100655.

9. **FINDING:** **TREE REMOVAL** – The subject project minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan and the associated Coastal Implementation Plan.

- EVIDENCE:**
- a) The project includes application for the removal of 533 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) The project is consistent with LUP Policy 31, which requires that all tree removal within native forest areas shall conform to LUP policies regarding environmentally sensitive habitat areas (See Finding 7 above) and scenic visual resources. The project is consistent with LUP Policy 33, which directs that preservation of scenic resources be a primary objective when evaluating requests for tree removal. The area proposed for development is not visible from off the site. The project proposes to restore the natural grades within the golf course and to naturalize the areas surrounding the irrigated turf areas so that the course blends more

naturally into the surrounding environment. The project will result in a net gain of approximately 1.5 acres of forest coverage.

- c) Del Monte Forest Coastal Implementation Plans Section 20.147.050.A requires a Coastal Development Permit for the removal of trees and other major vegetation except for planted or non-native trees except where otherwise protected, thinning of small (less than 12 inches in diameter) or dead trees from densely forested areas. The project proposes the removal of 533 trees (525 Monterey pine, 2 Coast live oak, 5 planted Coast redwood, 1 planted Monterey cypress); of which according to the arborist report prepared for the project, more than half are less than 12 inches in diameter, 55 percent are in poor condition and 16 percent standing dead. Six are planted Coast redwoods and Monterey cypress.
- d) Forest Management Plan and supplemental reports were prepared by Maureen Hamb (See Finding 2, Evidence b).
- e) Measures for tree protection during construction have been incorporated as conditions of approval and include ongoing consultation with the project arborist throughout construction, tree protection zones, trunk protection and exclusion zones.
- f) The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible. The project objectives include increasing playability of the course and increasing the length of some of the holes and straightening others. The existing golf course is located within an existing forested area of approximately 80 acres and no modifications to the footprint of the course are possible without some tree removal. The project arborist walked the golf course with the project architect to evaluate the areas where modifications to the golf course were proposed. This early consultation resulted in project modifications to reduce tree removal. The initial tree inventory included an evaluation of 571 trees. Following completion of the initial inventory, 34 trees were deemed to be hazardous and were removed and an additional four trees blew over during storm events, leaving 533 to be removed.
- g) The removal will not involve a risk of adverse environmental impacts. As described above in Finding No. 7, many areas of the forest are unhealthy due to overcrowding, disease and structural defects. The project proposes to remove 1.5-2 acres of trees and to plant approximately 4 acres of trees and appropriate understory vegetation that are adequately spaced to allow for healthy growth & regeneration. The project has also been conditioned (Mitigation Measure No. 8) to require a long term Forest Management Plan for the entire project site, which will include elements designed to maintain healthy growth in the forest as well as to eradicate invasive non-native species such as Genista.
- h) Staff conducted site inspections on April 7, 2011 and November 2, 2011 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 PLN100655.

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 provides that an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate authority other than the Board of Supervisors.
 - b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance provides that approved projects located between the sea and the first public road paralleling the sea are appealable by/to the Coastal Commission. The proposed project is located within the Del Monte Forest, which lies to the west of Highway 1, the first public road paralleling the sea in this area.
 - c) Section 20.86.080A.3 of the Monterey County Zoning Ordinance provides that any approved project involving development that is permitted in the underlying zone as a conditional use is appealable by/to the Coastal Commission.

DECISION

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

1. Adopt the Mitigated Negative Declaration;
2. Approve Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the renovation of the Poppy Hills Golf Course to include: removal of the existing irrigation system and installation of a new irrigation system including new irrigation lines, new programming/timing devices and new controllers with current technology in conjunction with sand-capping the existing golf course, driving range and practice putting green to improve water conservation and drainage; and changes to the alignment of specific holes to reduce irrigation and improve play. The project will include approximately 120,000 cubic yards of grading (60,000 cubic yards cut/60,000 cubic yards fill) and the import of approximately 55,000 cubic yards of sand for the sand-capping component; 2) a Coastal Administrative Permit to allow the demolition of the existing snack bar and construction of a new 336 square foot snack bar and 1,000 square foot dining patio; 3) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit to allow the removal of 533 trees (525 Monterey pine, 2 Coast live oak, 5 planted Coast redwood, 1 planted Monterey cypress); 5) Design Approval; and 6) a General Development Plan in general conformance with the attached sketch and subject to the attached conditions and subject to the attached General Development Plan, all being attached hereto and incorporated herein by reference; and
3. Adopt the attached Mitigation Monitoring and Reporting Program.

PASSED AND ADOPTED this 25th day of January, 2012 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:

NOES:

ABSENT:
ABSTAIN:

Mike Novo, Secretary to 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]

(Coastal Projects)

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

Form Rev. 11-10-2011

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN100655

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN100655) allows 1) a Coastal Development Permit to allow the renovation of the Poppy Hills Golf Course to include: removal of the existing irrigation system and installation of a new irrigation system including new irrigation lines, new programming/timing devices and new controllers with current technology in conjunction with sand-capping the existing golf course, driving range and practice putting green to improve water conservation and drainage; and changes to the alignment of specific holes to reduce irrigation and improve play. The project will include approximately 120,000 cubic yards of grading (60,000 cubic yards cut/60,000 cubic yards fill) and the import of approximately 55,000 cubic yards of sand for the sand-capping component; 2) a Coastal Administrative Permit to allow the demolition of the existing snack bar and construction of a new 336 square foot snack bar and 1,000 square foot dining patio; 3) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit to allow the removal of 533 trees (525 Monterey pine, 2 Coast live oak, 5 planted Coast redwood and 1 planted Monterey cypress); 5) Design Approval; and 6) a General Development Plan. The property is located at 3400 Lopez Road, Pebble Beach (Assessor's Parcel Numbers 008-031-016-000 & 008-032-003-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.
(RMA - Planning Department)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice which states: : "A permit (Resolution _____) was approved by the Planning Commission for Assessor's Parcel Numbers 008-031-016-000 & 008-032-003-000 on January 25, 2012. The permit was granted subject to 35 conditions of approval including 10 mitigation measures which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

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

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of 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. The 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 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. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning Department for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA-Planning Department.

4. PD006 - MITIGATION MONITORING

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into agreement with the County to implement a Mitigation Monitoring Program.
- 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.

5. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 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)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of the RMA - Planning Department.

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 prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

6. PD016 - NOTICE OF REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"The following reports have been prepared for this property:
"Arborist Analysis, Poppy Hills Golf Course Refinement Project" (LIB110210) prepared by Maureen Hamb-WCISA Certified Arborist, Santa Cruz, CA, May 2011.
"Biological Resources Report" (LIB110209) prepared by Jeffrey B. Froke, Ph.D., Pebble Beach, CA, June 12, 2011 as amended by memorandum dated July 25, 2011.
"Poppy Hills Golf Course Refinement Air Quality Impact Analysis" and letter report dated September 29, 2011 (LIB110211) prepared by Golden State Planning and Environmental Consulting, Monterey, CA, May 19, 2011.
"Letter Report on Traffic Impacts for Poppy Hills Golf Course Renovation" (LIB110212) prepared by Hatch Mott MacDonald, Gilroy, CA, April 28, 2011.
All development shall be in accordance with these reports."
(RMA - Planning Department)

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

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning Department.

7. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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 Register 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 recovery. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "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.

8. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA - Planning Department and Building Services Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

9. PD010 - EROSION CONTROL PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and Director of RMA - Building Services. (RMA - Planning Department and RMA - Building Services Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to the RMA - Planning Department and the RMA - Building Services Department for review and approval.

The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and Director of RMA - Building Services.

10. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to the RMA - Planning Department for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to the RMA-Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

11. PD012(E) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-OTHER)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: NON-STANDARD: The site around the new snack bar shall be landscaped. Prior to issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by the RMA-Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Non-Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to the RMA-Building Services Department.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be installed and inspected.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

12. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on January 25, 2015 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

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

13. PD014(A) - LIGHTING-EXTERIOR LIGHTING PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

14. PDSP001 - ALTERNATE ACCESS TO TRAILS DURING CONSTRUCTION (NON-STANDARD)

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall provide alternate access to trails located on the site when the existing trails are closed due to construction and or safety considerations.

Compliance or Monitoring Action to be Performed: Prior to the issuance of the grading permit, the applicant shall provide a trail access management plan to the Director of RMA-Planning for review and approval.
Ongoing, the applicant shall allow access to alternate trails to traverse the site when existing, established trails are closed due to construction or safety considerations.

15. PD029 - HOURS OF OPERATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: (NON-STANDARD) Noise producing construction activities shall be limited to Monday through Saturday from 7:00 a.m. through 7:00 p.m. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall demonstrate compliance with the hours of operation to the Director of RMA-Planning Department. This requirement shall be included in the construction specifications and as a note on the plans.

16. EHSP02 - POSTING SIGNS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: All recycled water storage ponds and disposal areas shall be posted at frequent intervals around the periphery to indicate that they contain treated wastewater and should not be entered.
(Environmental Health)

Compliance or Monitoring Action to be Performed: 1) Prior to issuance of building permits, the owner/applicant shall submit a plan for posting signs that complies with the California Code of Regulations, Title 22, regarding the land application of recycled water to EHB for review and approval. Post the approved signs.

2) As part of ongoing operation, the facility shall maintain signs as approved by EHB.

17. EHSP01 - BACKFLOW PREVENTION (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: The water supply for makeup landscaping or irrigation water required above and beyond the available quantity of treated wastewater shall incorporate back-flow prevention as required by California Code of Regulations, Title 17, or as otherwise required by the Director of Environmental Health. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the owner/applicant shall submit documentation to the Environmental Health Bureau (EHB) for review and approval which confirms that the proposed project and existing backflow prevention conforms to the California Code of Regulations, Title 17. If the existing backflow prevention is insufficient, submit an updated plan to EHB for review and approval.

18. EHSP03 - SCORE CARDS (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Golf Course score cards shall include a printed notice to course patrons that reclaimed wastewater is being used. The language shall be subject to the review and approval of the Director of Environmental Health. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, submit copy of score card to the Environmental Health Bureau for review and approval.

19. EHSP04 - CALIFORNIA RETAIL FOOD CODE (Non-Standard)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: All improvements shall comply with the California Health and Safety Code, Division 104, Part 7, California Retail Food Code. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the owner/applicant shall submit three (3) sets of snack bar and clubhouse renovation plans and necessary review fees to Consumer Health Protection Services of the Environmental Health Bureau for review and approval.

20. WRSP2 - WATER AVAILABILITY CERTIFICATION (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permits, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us

21. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: The 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. (Public Works)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

22. FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of building permit, the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.
2. Prior to framing inspection, the applicant or owner shall schedule Fire Department rough sprinkler inspection.
3. Prior to final building inspection, the applicant or owner shall schedule Fire Department final sprinkler inspection.

23. FIRE030 - OTHER NON-STANDARD CONDITIONS & TEMPORARY FUEL CELL

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: FIRE030 - TEMPORARY FUEL CELL (NON-STANDARD CONDITION): 20A 80BC Fire Extinguisher required.

Compliance or Monitoring Action to be Performed: Prior to final building inspection, the applicant or owner shall schedule Fire Department clearance inspection.

24. FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. (Pebble Beach Community Services District).

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of building permit, the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.
2. Prior to rough sprinkler or framing inspection, the applicant or owner shall submit fire alarm plans and obtain approval.
3. Prior to final building inspection, the applicant or owner shall schedule fire alarm system acceptance test.

25. FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of building permit, the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule Fire Department clearance inspection.

26. MM001 - AIR QUALITY - DUST CONTROL MEASURES

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

MITIGATION MEASURE NO. 1: In order to prevent the generation of construction PM10 from fugitive dust associated with grading, clearing, excavation and grading operations, construction vehicle traffic on unpaved ground and wind blowing over exposed earth, the applicant/owner shall implement the following measure: Prior to the issuance of the tree removal, grading, or building permits, the applicant shall prepare a dust control plan (dust control elements/notes on grading plan sheets) for submittal to and approval of the Monterey County RMA-Planning Department Director for review and approval. The dust control plan shall be implemented for all construction sites. The dust control plan shall limit onsite construction emissions of PM10 to no more than 82 pounds per day. The following measures shall be included in the dust control plan:

1. Water all active construction areas at least twice daily and more often during windy periods when dust is moving away from its origin and/or likely to move away from the construction area. Construction/disturbed areas shall be kept damp at all times. If necessary, watering is to occur on all days of the week, regardless of onsite activities;
2. All hauling trucks shall be covered;
3. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
4. Sweep daily all paved access roads, parking areas and/or paved staging areas at construction sites;
5. Sweep streets adjoining site daily if visible soil material is deposited;
6. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more);
7. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles.
8. Limit traffic speeds on unpaved roads to 15 mph;
9. Replant vegetation in disturbed areas as quickly as possible; and
10. Suspend excavation and grading activity when hourly-average winds exceed 15 miles per hour and visible dust clouds cannot be contained within the site.

**Compliance or
Monitoring
Action to be Performed:**

Monitoring Action #1-a: Prior to the issuance of a grading or building permit, the applicant/owner shall submit a dust control plan including all of the required elements to the RMA-Planning Department for review and approval.

Monitoring Action #1-b: Prior to issuance of a grading or building permit the applicant shall submit evidence that the measures required by the approved dust control plan are included in the construction specifications and are included as notes on the construction plans.

Monitoring Action #1-c: Ongoing: The dust control plan shall be implemented throughout the life of the construction project.

27. MM002 - AIR QUALITY - CONTROL OF DIESEL PARTICULATE MATTER EMISSIONS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MITIGATION MEASURE NO. 2: In order to reduce the emissions of diesel particulate matter generated by trucks and construction equipment to a less than significant level, the applicant/owner shall implement the following measure subject to the review and approval by the Director of Monterey County RMA- Planning Department and the Monterey Bay Unified Air Pollution Control District:

1. Trucks hauling sand from Marina shall traverse Highway 68 ("Holman Highway") between 0900 and 1400 hours only from Monday through Saturday;
2. Use alternative fuels (such as biodiesel blends) if appropriate for the equipment;
3. Require diesel particulate matter filters on equipment if appropriate for the equipment;
4. Require diesel oxidation catalyst on equipment if appropriate for the equipment;
5. Install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors) if necessary or applicable;
6. Enforce state-required idle restrictions (e.g., post signs). Diesel equipment standing idle for more than five minutes shall be turned off. This includes trucks waiting to deliver or receive soil, aggregate or other bulk materials. Rotating drum concrete trucks may keep their engines running continuously as long as they are onsite and staged away from residential areas;
7. Properly tune and maintain equipment for low emissions;
8. Stage large diesel-powered equipment at least 100 feet from any active land uses (e.g. residences); and limit the hours of operation for construction equipment to daytime hours only;
9. All trucks and equipment shall be designed to meet all emissions standards for new equipment set by any regulatory agency having jurisdiction.

Compliance or Monitoring Action to be Performed: Monitoring Action #2-a: Prior to the issuance of a grading or building permit the applicant/owner shall submit to the RMA-Planning Department for review and approval:

- 1) Evidence that the required measures are included in the construction specifications.
- 2) A copy of construction/grading plans which include the required measures as notes on the plans.
- 3) Evidence that the Monterey Bay Unified Air Pollution Control District has reviewed and approved the measures.

Monitoring Action #2-b: Ongoing: The required measures shall be implemented throughout the life of the project.

28. MM003 - BIOLOGICAL RESOURCES - TRAINING OF PROJECT STAFF

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MITIGATION MEASURE NO. 3: In order to minimize potential biological impacts to animal resources and habitat, the project shall implement the following mitigation measure prior to and during grading and construction activities: Prior to start of construction, a qualified biologist shall train all project staff regarding habitat sensitivity, identification of special-status species, and required practices. The training shall include a brief review of the biology of these species, the general measures that are being implemented to conserve these species as they relate to the project, guidelines to avoid impacts to these species during the construction period, the penalties for non-compliance, and the boundaries of the project area. A fact sheet or other supporting materials containing this information shall be prepared and distributed to all of the workers onsite. Upon completion of training, employees shall sign a form stating that they attended the training and understand all the conservation and protection measures and the owner/applicant/contractor shall provide a copy to the RMA-Planning Department. The training shall be conducted for new personnel before they join construction activities. The crew foreman shall be responsible for ensuring that all crew members comply with the guidelines.

Compliance or Monitoring Action to be Performed: Monitoring Action #3-a: Prior to the start of construction, the applicant shall provide copies of the written materials provided to employees as part of the required training to the RMA- Planning Department.

Monitoring Action #3-b: Prior to new construction employees beginning work, the project Biologist will conduct the required training for the new employees and all documentation as described in Monitoring Action #3-a above shall be provided to the RMA-Planning Department no later than the end of the month when the new employee began work.

29. MM004 - BIOLOGICAL RESOURCES - RESTORATION PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MITIGATION MEASURE NO. 4: In order to minimize potential biological impacts to animal resources and habitat, prior to the issuance of a grading permit (except a grading permit that allows only the stockpiling of sand) the applicant shall prepare a planting/restoration plan for the areas that will be naturalized to be submitted to the RMA-Planning Department for review and approval. The plan shall be developed in consultation with a qualified biologist and arborist and shall include the following at a minimum: 1) Utilize locally sourced plants or seeds that are native to the immediate area; 2) Utilize topsoil from the forested areas which are being converted to irrigated turf; 3) Include a plan for eradication of aggressive non-native species including but not limited to Genista (*Genista monspessulana*); 4) Monitoring for a period of a minimum of 5 years to ensure that the plantings are thriving. The restoration shall be considered successful when 95 percent of new trees and 80 percent of other planted native vegetation have survived and are evaluated by the project biologist and project arborist as being in good health and when no invasive non-native species are present. In the event of loss of plant materials due to mortality, the plants shall be replaced and the monitoring shall begin again. The approved planting/restoration plan shall be implemented prior to final inspection.

Compliance or Monitoring Action to be Performed: Monitoring Action #4-a:
Prior to the issuance of grading permit, applicant/owner shall submit the planting/restoration plan to the RMA-Planning Department for review and approval.

Monitoring Action #4-b:
Prior to final inspection, the applicant/owner shall submit evidence to the RMA-Planning Department that the planting/restoration plan has been implemented.

Monitoring Action #4-c:
The applicant/owner shall submit monitoring report prepared by a qualified biologist and arborist once per year for a minimum of 5 years, beginning one year after the report required in 4-b above is submitted. The monitoring report shall include an evaluation of the health status of the plantings and recommendations regarding measures to improve the success of the plantings if they are not thriving. The applicant/owner shall implement the recommendations. The requirement for monitoring reports shall end after 5 years or whenever the required success rate of 95 percent survival for trees and 85 survival percent for other vegetation, and 100% eradication of non-native species has been met, whichever occurs later.

30. MM005 - BIOLOGICAL RESOURCES - PRECONSTRUCTION SURVEYS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MITIGATION MEASURE NO. 5: In order to minimize potential biological impacts to animal resources and habitat, prior to the commencement of work in an area, the project biologist shall perform a preconstruction survey for special status plant and wildlife species, including nesting birds. With the exception of Monterey pine trees which have previously been approved for removal by the County, there shall be no removal of a special status species without prior approval of the RMA-Planning Department. Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers, and construction personnel.

Compliance or Monitoring Action to be Performed: Monitoring Action No 5a:
Prior to issuance of a grading permit, applicant/owner shall submit a copy of the contract with a biologist to perform the pre-construction surveys to the RMA-Planning Department.

Monitoring Action No. 5b:
No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit, to the RMA-Planning Department, a nest survey prepared by a County qualified biologist to determine if active raptor or migratory bird nests occur within the project site or immediate vicinity.

Monitoring Action No. 5c:
If active raptor or migratory bird nests are present, the project biologist shall establish an appropriate buffer plan around the nests and limits of construction shall be established in the field.

31. MM006 - BIOLOGICAL RESOURCES - GOWEN CYPRESS HABITAT

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MITIGATION MEASURE NO. 6: To reduce impacts to Gowen cypress habitat, no changes to the project site may be made between the paved cart path and the Gowen cypress habitat on the adjacent Samuel F.B. Morse property. The drainage in that area shall be maintained as it currently exists; no drainage is to flow from the golf course onto Gowen cypress habitat. Prior to the issuance of a construction permit, the applicant shall provide a drainage plan for the areas that have potential to affect drainage onto the Samuel F.B. Morse property, prepared by a registered civil engineer or licensed architect. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency.

Compliance or Monitoring Action to be Performed: Monitoring Action No. 6a:
Prior to issuance of a construction permit, the applicant shall submit copies of a drainage plan and a final grading plan which include the required measures to the RMA-Planning Department and the Water Resources Agency for review and approval.

Monitoring Action #6-b: Prior to final inspection, the applicant shall provide certification from a registered civil engineer or licensed contractor that drainage improvements have been constructed in accordance with the approved drainage plan.

32. MM007 - BIOLOGICAL RESOURCES - BIOLOGIST/ARBORIST CONSULTATION REQUIRED

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MITIGATION MEASURE NO. 7: In order to prevent impacts to the sensitive resources on or off-site, prior to beginning construction and ongoing throughout the work phase of the project whenever construction activities move to a new area, the project biologist, arborist and construction manager shall meet and confer to confirm the limits of grading where close to or contiguous with protected sites including any Monterey pine tree, any Gowen cypress tree, Seal Rock Creek, SFB Morse Reserve and any areas outside the existing developed golf course. Erosion control measures and exclusionary fencing shall be installed in consultation with the project biologist and/or arborist between the project and environmentally sensitive areas, particularly the SFB Morse Reserve Gowen cypress habitat area and the Seal Rock Creek.

Compliance or Monitoring Action to be Performed: Monitoring Action No. 7a:
Prior to issuance of a construction/grading permit, the applicant shall provide a copy of a contract with a qualified biologist and a qualified arborist to provide the services outlined in this and the previous measures to the RMA- Planning Department for review and approval.

Monitoring Action No. 7b:
Prior to beginning construction and ongoing throughout the work phase of the project whenever construction activities move to a new area, the biologist/arborist or construction manager shall provide evidence to the RMA-Planning Department that required protective measures have been installed.

33. MM008 - BIOLOGICAL RESOURCES - FOREST MANAGEMENT PLAN

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

MITIGATION MEASURE NO. 8: In order to conform with the regulations in the CIP, prior to the issuance of the grading permit for the golf course renovation and prior to the removal of any trees, the applicant shall prepare a long term forest management plan (FMP) for the entire forested area within the project site. The FMP shall include the all of the elements required by the CIP in effect at the time of preparation including but not limited to:

1. A plot plan showing the location of all forested areas on the property, the location of all trees proposed for removal and a description of the type, size, approximate number and health status of the trees in each area;
2. A narrative describing connectivity with surrounding forest resources, reasons for the proposed removal, alternatives proposed to minimize the amount and impacts of the proposed removal, tree replanting information, climate change effects of proposed tree removal on remaining trees (e.g., wind) and justification for removal of trees outside of the existing developed area;
3. Plan to be coordinated with the biological report in order to include recommendations as to whether the trees are part of a forest and whether the forest or portions of is are ESHA and identification of necessary requirements due to such association;
4. Fuel management plan;
5. A program to remove and control exotic invasive plants on an on-going basis;
6. Long-term monitoring and maintenance plan defining actions to be taken to protect and manage any forest resources and to support the long-term health of the forest;
7. Signatures of the property owner and forester/arborist preparing the plan on each copy of the FMP.

The FMP shall apply to the entire property and is intended to be a long-term maintenance plan for the forest. Once approved, the forest management plan shall be implemented on an ongoing basis. Prior to removing any trees on the property that have not been approved for removal by this permit, the applicant/owner shall contact the RMA-Planning Department to determine the type of permit (if any) required. No tree removal shall be approved that is not in conformance with the approved forest management plan.

**Compliance or
Monitoring
Action to be Performed:**

Monitoring Action 8a:

Prior to the issuance of the grading permit, owner/applicant shall submit the forest management plan to the RMA-Planning Department for review and approval.

Monitoring Action 8b:

The owner/applicant shall implement the forest management plan on an ongoing basis.

Monitoring Action 8c:

Any application for future tree removal submitted to the RMA-Planning Department shall include a copy (electronic or paper) of the approved FMP in addition to any other application requirements.

34. MM009 - GEOLOGY & SOILS - STORM WATER POLLUTION PREVENTION PLAN

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MITIGATION MEASURE NO. 9: In order to reduce impacts that could result in soil erosion, loss of topsoil or degradation of water quality to a less than significant level the applicant/owner shall do the following:

- 1) Prior to the issuance of a construction or grading permit, the applicant shall submit a copy of a Storm Water Pollution Prevention Plan (SWPPP) that has been prepared for the project in accordance with the State Water Resources Control Board (SWRCB) Order No. 2009-009-DWG, National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Construction General Permit) to the Director of RMA-Planning Department and RMA-Building Services for review and approval;
- 2) Prior to the issuance of a construction or grading permit the applicant shall submit evidence to the Director of RMA-Planning Department that a Notice of Intent has been filed with the SWRCB;
- 3) The SWPPP shall be implemented concurrently with the commencement of soil-disturbing activities;
- 4) The applicant/owner shall continue to implement the SWPPP throughout construction and shall submit to the Director of RMA-Planning copies of any and all reports submitted to the SWRCB, including but not limited to Annual Reports, Anticipated Non-Compliance Form, Reports of Non-Compliance Discharges;
- 5) Prior to a final inspection for the grading permit, the applicant/owner shall submit to the Director of RMA-Planning and the RMA-Building Services Department a copy of the Notice of Termination that has been submitted to the SWRCB.

Compliance or Monitoring Action to be Performed: Monitoring Action #9-a: Prior to the issuance of grading permit for construction of the project, the applicant/owner shall submit: 1) Copy of SWPPP to RMA-Planning Department and RMA-Building Services Department; 2) Evidence that NOI has been filed with the SWRCB.

Monitoring Action #9-b: On an ongoing basis, the applicant/owner shall submit copies of all reports submitted to the SWRCB.

Monitoring Action #9-c: Prior to final inspection the applicant/owner shall submit copy of the Notice of Termination.

Monitoring Action #9-d: The SWPPP shall be implemented on an ongoing basis throughout the life of the construction project.









35. MM010 - TRAFFIC - SAND HAULING SCHEDULING/LIMITATIONS

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: MITIGATION MEASURE NO. 10: In order to mitigate for potential impacts to traffic on Highway 1 and Highway 68 due to truck trips related to the import of sand to the project site, trucking of sand will be limited to the hours of 9:00 a.m. and 4:00 p.m., Monday through Saturday. The applicant shall apply for and obtain a permit from the RMA-Building Services Department to stockpile sand on the site as soon as possible after the Coastal Development Permit (PLN100655) has been approved.

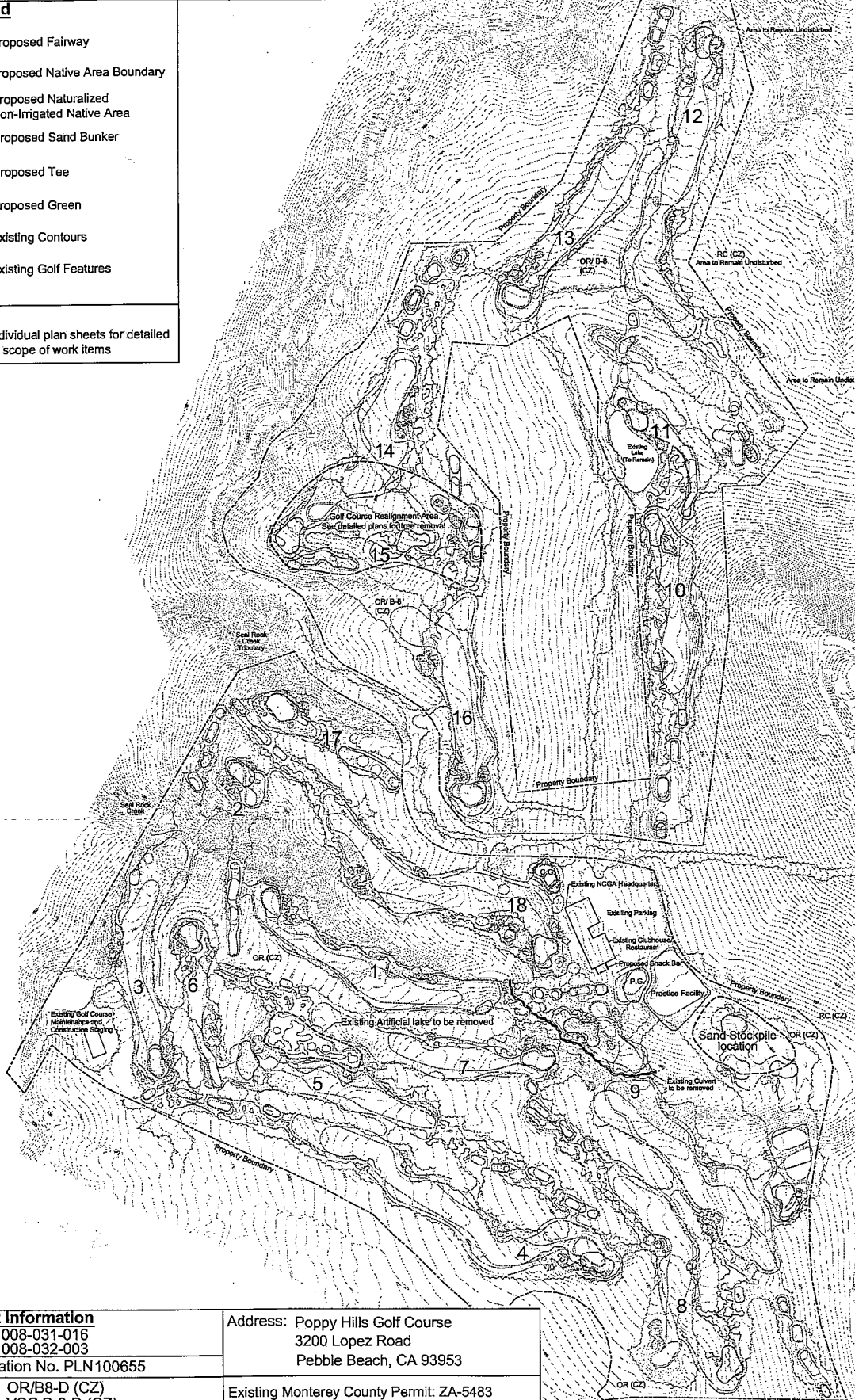
Compliance or Monitoring Action to be Performed: Monitoring Action No. 10a: Prior to the issuance of a construction permit, the applicant shall provide to the RMA-Planning Department a copy of the contract with the trucking contractor which includes the above hours of operation for review and approval.

Legend

-  Proposed Fairway
-  Proposed Native Area Boundary
-  Proposed Naturalized Non-Irrigated Native Area
-  Proposed Sand Bunker
-  Proposed Tee
-  Proposed Green
-  Existing Contours
-  Existing Golf Features

Note

Refer to individual plan sheets for detailed renovation scope of work items



Project Information

A.P.N.: 008-031-016
008-032-003

Application No. PLN100655

Zoning: OR/B8-D (CZ)
VSC B-8-D (CZ)

Lot Size: 166.53 Acre

Address: Poppy Hills Golf Course
3200 Lopez Road
Pebble Beach, CA 93953

Existing Monterey County Permit: ZA-5483
Existing Coastal Commission Permit: 3-84-120

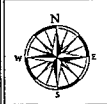
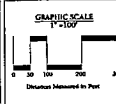


POPPY HILLS GOLF COURSE
PEBBLE BEACH, CALIFORNIA

GOLF COURSE SITE PLAN



ROBERT TRENT JONES
GOLF COURSE ARCHITECTS
2500 Avenida de las Colinas, Suite 200
San Diego, CA 92108
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Date: August 1, 2011
Project: Poppy Hills Golf Course
SHEET E1

PROJECT AT:
Lopez Road
Petaluma Beach, Ca.
CLUB HOUSE

FOR:
Poppy Hills
Golf Course

SYMMETRY
DRAWING BY:
DATE:
PROJECT #:
SHEET #:

CONSULTANT

DESIGNED BY:
CHECKED BY:
DATE:

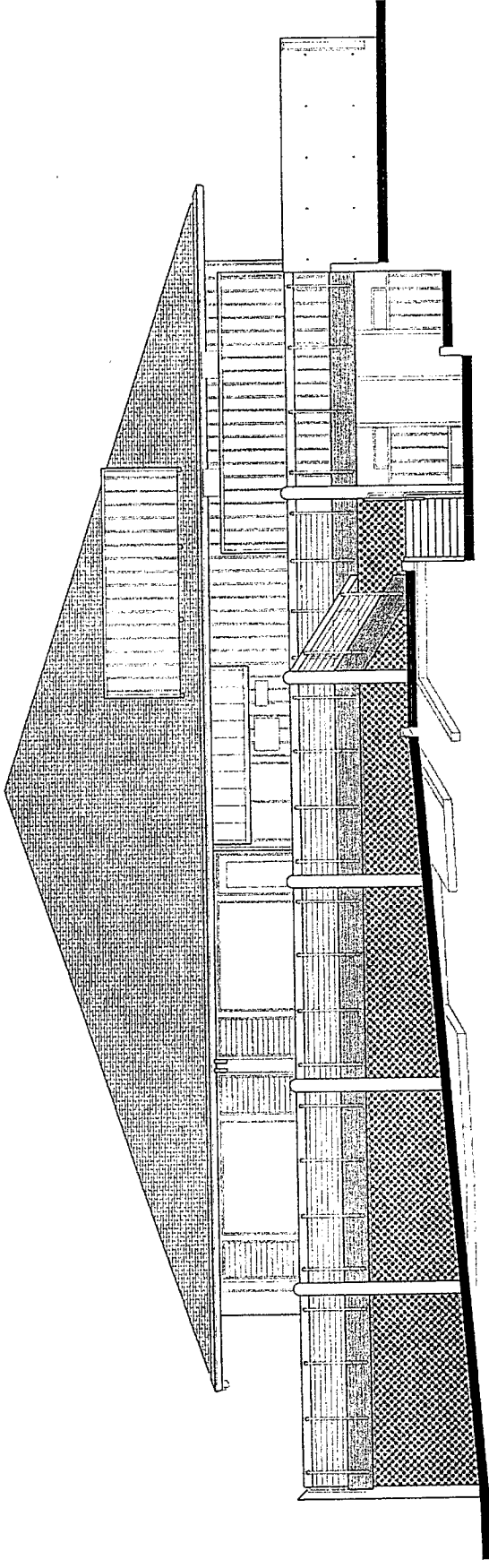
ORDER APPROVAL
ARCHITECT APPROVAL
ISSUE DESCRIPTION DATE
A 000000 3 15 11

SCALE: 1/8" = 1'-0"
PROJECT # 11-31

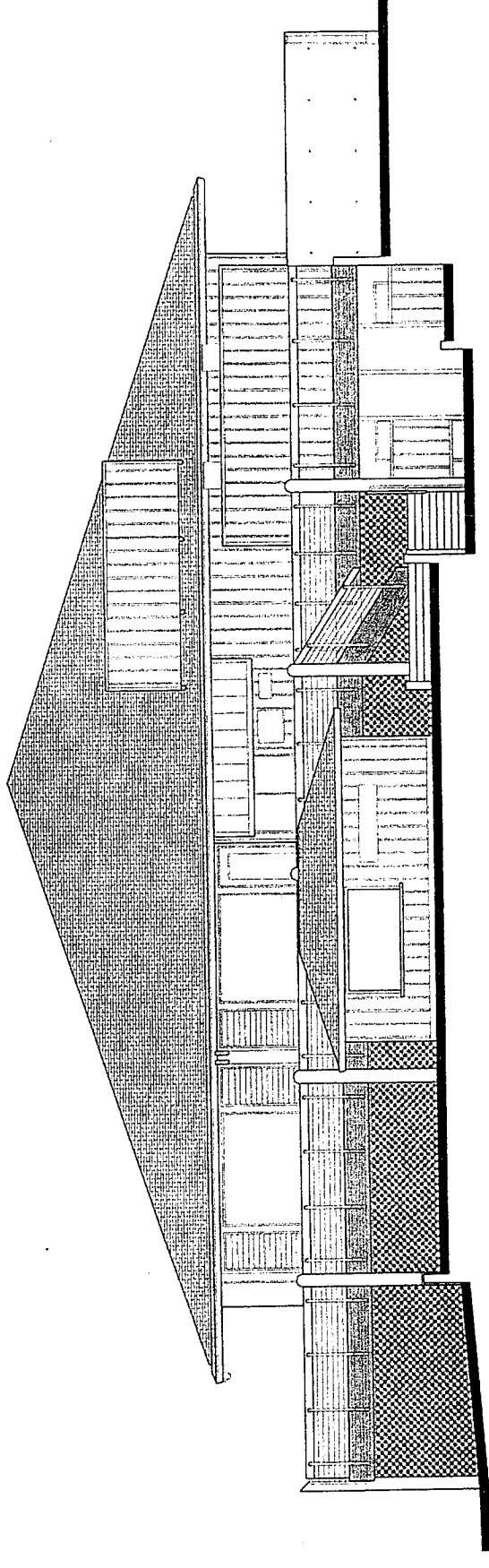
EXISTING &
PROPOSED
ELEVATION

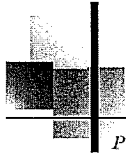
A2.0

EXISTING SOUTH/ LEFT SIDE ELEVATION



PROPOSED SOUTH/ LEFT SIDE ELEVATION





Poppy Hills Golf Course
General Development Plan
PLN100655

This General Development Plan summarizes the existing operations approved for the Poppy Hills Golf Course and is intended to meet the informational requirements on the “*Instructions and Filing Procedures for Land Use and Development Applications*” and Section 20.22 of the Coastal Zoning Ordinance. Proposed replacement of the irrigation system and course refinements will not change the Northern California Golf Association’s use of the property. Refinements and remodeling represent routine maintenance activities typically conducted periodically at golf courses during their operational lifetimes.

Pursuant to permits issued by the County of Monterey (ZA-5483, ZA07115, and PC965312) and the California Coastal Commission (3-84-120), the Northern California Golf Association will continue to use the site for the following existing uses without further review.

Uses

- Current Administrative Offices for the Northern California Golf Association and the Northern California Golf Association Foundation;
- Operation and maintenance of the Poppy Hills Golf Course, including clubhouse and ancillary maintenance buildings;
- Maintaining the Poppy Hills Golf course as the only public fee golf course in the Del Monte Forest; and,
- Continue as a host site for golf matches for many local high schools, CSUMB, Monterey Peninsula College and other similar groups.

Operation

There is no proposed change to operating hours associated with this permit. The facility is opened seven days a week. Tee times are dependent on the time of year. For example, summer tee times start at 6:00 AM with course play concluding by dusk. Dining at Porter's Grill starts at 6:00 AM and runs through dinner service (sunset menu). The pro shop is open from 6:00 AM through 8:00 PM. Offices hours for administrative staff are 8:00 Am to 5:00 PM. Service delivery times vary, but typically avoid peak commute times.

Employees

There is no proposed change to employment levels associated with this permit. The total labor force will remain at approximately 52 employees.

Parking

Onsite parking requirements are currently in place. There are approximately 185 parking stalls on the Poppy Hills site. Parking requirements were imposed through the permit approvals cited above. There is no proposed change in use and therefore no proposed change in off-street parking requirements.

Site Development Standards

Other than the propose snack bar renovation, there are no proposed changes to the site development or its standards. All setbacks will remain.

Signs

No additional signage is proposed.

Landscaping Plan

The site is currently landscaped. No additional landscaping is proposed.

Exterior Lighting

There is currently no proposal to modify existing exterior lighting.

Hazardous Materials

There are no proposed operational changes that would affect current permitting by the Monterey County Health Department or the Monterey County Agricultural Commissioner's office.

Long Range Development and Operation (20.22.030.D)

There are no operational changes proposed for the Poppy Hills Golf Course. The facility is fully developed and there are no anticipated physical expansion or operational changes foreseeable.

The new irrigation system is expected to satisfy Course needs for 20 – 25 years until maintenance issues require replacement. Water for irrigation demand will be the #1 issue affecting gold course operators. Therefore, the only operation changes potentially anticipated would be related to water demand issues.

EXHIBIT D

MINUTES

Del Monte Forest Land Use Advisory Committee
Thursday, July 21, 2011

1. Meeting called to order by Rod L. Dewar at 3 pm

2. Roll Call

Members Present: Rod L. Dewar, Lori Lietzke, Sandy Getreu, Sandi Verbanec, June Stock

Members Absent: Kim Caneer

3. Approval of Minutes:

A. July 7, 2011 minutes

with correction: Item 1 (Pebble Beach Company)
Moved by: Verbanec, Second by Stock

Motion: Dewar (LUAC Member's Name)

Second: Verbanec (LUAC Member's Name)

Ayes: Stock, Dewar, Verbanec

Noes: None

Absent: None

Abstain: Lietzke, Getreu

4. Public Comments: The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

None

7. Meeting Adjourned: 3:45 pm

Minutes taken by: Lietzke

Minutes received via email July 22, 2011

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **July 21, 2011**

Project Title: POPPY HOLDINGS INC

Item continued from 7/7/11 meeting

File Number: PLN100655

File Type: PC

Planner: ROBINSON

Location: 3200 LOPEZ RD PEBBLE BEACH

Project Description:

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the renovation of the Poppy Hills Golf Course to include: removal of the existing irrigation system and installation of a new irrigation system including new irrigation lines, new programming/timing devices and new controllers with current technology in conjunction with sand-capping the existing golf course, driving range and practice putting green to improve water conservation and drainage; and changes to the alignment of specific holes to reduce irrigation and improve play. The project will include approximately 61,000 cubic yards of grading which will be balanced on site and the import of approximately 55,000 cubic yards of sand for the sand-capping component; 2) a Coastal Administrative Permit to allow the demolition of the existing snack bar and construction of a new 336 square foot snack bar and 1,000 square foot dining patio; 3) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit to allow the removal of 537 trees (529 Monterey Pine, 3 Coast Live Oak, and 5 Coast Redwood); 5) Design Approval; and 6) a General Development Plan. The property is located at 3200 Lopez Road, Pebble Beach (Assessor's Parcel Numbers 008-031-016-000 & 008-032-003-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

Was a County Staff/Representative present at meeting? Liz Gonzalez (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Joel Panzer		x	
Mike Gorman (Architect)		x	
Jeffery Frolic - Presented Naturalization plan			
Maureen Hamb (Arborist)		x	
Lyn Nelson (CEO Northern Calif. Golf Association)			-Presented Project to Committee
Rick Verbanec		x	Water feature changes?

LUAC AREAS OF CONCERN

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)
Dewar: Are fairways locations familiar to (E)?		Yes
Verbanec: Duration of project?		start in Feb. / target to open Mar/Apr. of next year
Dewar: Closed for construction? Verbanec: Tree removals?		closed for 11 mos 537 removals, most dead or sick.

ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

Motion by Getreu (LUAC Member's Name)

Second by Verbanec (LUAC Member's Name)

Support Project as proposed

Recommend Changes (as noted above)

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Getreu, Verbanec, Lietzke, Dewar, Stock

NOES: None

ABSENT: Caneer

ABSTAIN: None

EXHIBIT E

County of Monterey
State of California

MITIGATED NEGATIVE DECLARATION

FILED

DEC 12 2011

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Title:	Poppy Holdings Inc.
File Number:	PLN100655
Owner:	Poppy Holdings Inc.
Project Location:	3200Lopez Road, Pebble Beach
Primary APN:	008-031-016-000 & 008-032-003-000
Project Planner:	Delinda Robinson
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the renovation of the Poppy Hills Golf Course to include: removal of the existing irrigation system and installation of a new irrigation system including new irrigation lines, new programming/timing devices and new controllers with current technology in conjunction with sand-capping the existing golf course, driving range and practice putting green to improve water conservation and drainage; and changes to the alignment of specific holes to reduce irrigation and improve play. The project will include approximately 61,000 cubic yards of grading which will be balanced on site and the import of approximately 55,000 cubic yards of sand for the sand-capping component; 2) a Coastal Administrative Permit to allow the demolition of the existing snack bar and construction of a new 336 square foot snack bar and 1,000 square foot dining patio; 3) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit to allow the removal of 533 trees; 5) Design Approval; and 6) a General Development Plan.

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.

Decision Making Body:	Monterey County Planning Commission
Responsible Agency:	County of Monterey
Review Period Begins:	December 13, 2011
Review Period Ends:	January 12, 2012

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, 2nd Floor, Salinas, CA 93901 (831) 755-5025

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT
168 WEST ALISAL, 2ND FLOOR, SALINAS, CA 93901
(831) 755-5025 FAX: (831) 757-9516



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 (Poppy Holdings Inc., File Number PLN100655) at 3200 Lopez Road, Pebble Beach (APN 008-031-016-000 and 008-032-003-000) (see description below). 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, 2nd Floor, Salinas, California. The Monterey County Planning Commission will consider this proposal at a meeting on January 25, 2012 in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2nd Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from December 13, 2011 to January 12, 2012. Comments can also be made during the public hearing.

Project Description: Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the renovation of the Poppy Hills Golf Course to include: removal of the existing irrigation system and installation of a new irrigation system including new irrigation lines, new programming/timing devices and new controllers with current technology in conjunction with sand-capping the existing golf course, driving range and practice putting green to improve water conservation and drainage; and changes to the alignment of specific holes to reduce irrigation and improve play. The project will include approximately 61,000 cubic yards of grading which will be balanced on site and the import of approximately 55,000 cubic yards of sand for the sand-capping component; 2) a Coastal Administrative Permit to allow the demolition of the existing snack bar and construction of a new 336 square foot snack bar and 1,000 square foot dining patio; 3) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit to allow the removal of 533 trees; 5) Design Approval; and 6) a General Development Plan. The property is located at 3200 Lopez Road, Pebble Beach (Assessor's Parcel Numbers 008-031-016-000 & 008-032-003-000), Del Monte Forest Land Use Plan, Coastal Zone.

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.

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

County of Monterey
Resource Management Agency – Planning Department
Attn: Mike Novo, Director of Planning
168 West Alisal, 2nd Floor
Salinas, CA 93901

Re: Poppy Holdings Inc.; File Number 100655

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

- _____ No Comments provided
- _____ Comments noted below
- _____ Comments provided in separate letter

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (15 copies)—include Notice of Completion
2. CalTrans – San Luis Obispo office
3. California Coastal Commission
4. California Department of Fish and Game
5. United States Fish and Wildlife Service
6. County Clerk's Office
7. Association of Monterey Bay Area Governments
8. Monterey Peninsula Unified School District
9. Robert Louis Stevenson School: Attn: Edward DiYanni
10. California American Water Company
11. Carmel Area Wastewater District
12. Monterey Bay Unified Air Pollution Control District
13. City of Pacific Grove
14. Pebble Beach Community Services District (Fire Protection District)
15. Monterey County Water Resources Agency
16. Monterey County Public Works Department
17. Monterey County Parks Department
18. Monterey County Division of Environmental Health
19. Monterey County Sheriff's Office
20. City of Carmel Library
21. City of Pacific Grove Library
22. Poppy Holdings Inc., Attn: Lyn Nelson, Owner
23. Maureen Wruck, Agent
24. Pebble Beach Company, ATTN: Mark Stilwell
25. Open Monterey Project
26. Monterey County Land Watch
27. Carpenters Union (nedv@nccrc.org)
28. Monterey/Santa Cruz Counties Building & Construction Trades Council (office@mscbctc.com)
29. Property Owners within 300 feet (Notice of Intent only)

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY

PLANNING DEPARTMENT

168 WEST ALISAL ST., 2nd FLOOR, SALINAS, CA 93901

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



INITIAL STUDY

I. BACKGROUND INFORMATION

Project Title: Poppy Holdings Inc.

File No.: PLN100655

Project Location: 3200 Lopez Road, Pebble Beach

Name of Property Owner: Poppy Holdings Inc.

Name of Applicant: Poppy Holdings Inc.

Assessor's Parcel Number(s): 008-031-016-000 and 008-032-003-000

Acreage of Property: 166.53 Acres

General Plan Designation: Open Space Recreational and Visitor Service- Commercial,
Resource Constraint Area

Zoning District: OR/B-8-D(CZ), RC/D(CZ) and VSC/B-8-D(CZ)

Lead Agency: Monterey County

Prepared By: Delinda Robinson, Senior Planner

Date Prepared: December 8, 2011

Contact Person: Delinda Robinson

Phone Number: (831) 755-5198

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project:

PROJECT OVERVIEW

The project consists of refinements to the existing Poppy Hills Golf course which include: 1) removal of the existing irrigation system and installation of a new irrigation system including new irrigation lines, new programming/timing devices and new high water efficiency controllers with current technology; 2) sand-capping the existing golf course, driving range and practice putting green to improve water conservation and drainage; 3) re-contour portions of the course to eliminate vertical golf forms and blend topography into adjacent areas; 4) changes to the alignment of specific holes to reduce irrigation and improve play; 5) Remove approximately 14.6 acres of irrigated turf and replace with naturalized, non-irrigated plantings. Estimated tree removal for the entire project is 533 trees. Concurrent with the irrigation system replacement, re-contouring and sand capping of all 18 holes, the driving range and practice area, the applicant proposes an amendment to existing Use Permit No. ZA-5483 for changes to the existing course footprint to consist of: 1) reconfiguration of the alignment of Golf Course Holes #8, #14, #15, #16; and 2) lengthening of Holes #1, #2, #3, #4 & #17. The purpose of these improvements is to further naturalize the course alignments and to create a variety of play for a wider range of user groups and abilities. The project will include approximately 120,000 cubic yards of grading, which will be balanced on site, and the import of approximately 55,000 cubic yards of sand for the sand-capping component (see Table 1 for grading locations and quantities). The project also includes the demolition of the existing snack bar and construction of a new 336 square foot snack bar and 1,000 square foot dining patio and interior renovations to the existing clubhouse kitchen and restrooms. The proposed refinements will not change the Northern California Golf Association's use of the property.

The primary purpose of the project is to replace the original irrigation system. One of the stated project goals is to increase the system efficiency for water conservation by an approximate 20% reduction in water use. The existing irrigation system, installed in 1984, is antiquated by today's standards and is beginning to fail. Irrigation systems for golf courses are designed to last 20-30 years. The technology of the existing system is obsolete and replacement parts and components are no longer commercially available. A new irrigation system incorporating new high water efficiency technology is proposed.

The existing golf course, which was constructed in the 1980s, included extensive grading to create vertical golf forms that were typical of the era. The proposed project includes grading adjustments to naturalize the course contours with the adjoining forest areas. Approximately 120,000 cubic yards of grading will be balanced on the site. This, along with landscaping treatments to naturalize course edges and roughs with non-irrigated native plantings, will result in a reduction of approximately 14.6 acres of irrigated turf areas.

Soils on the project site are classified as Narlon loamy fine sand, 15-30% slopes (NcE). This soil type is characterized by very slow permeability. This causes slow drainage, which results in boggy areas and surface drainage during the winter months. The sand capping component consists of the placement of 8 inches of sand over all areas of irrigated turf and will involve the

import of approximately 55,000 cubic yards of sand. This will improve aeration, water efficiency and drainage, as well as allowing the grass plant itself to be more water efficient, with less watering required due to a deeper root structure. Sand-capping will allow the irrigation water and rainfall to soak into the ground where it falls, thereby minimizing surface drainage.

Existing Conditions



Proposed Golf Course Masterplan



**Table 1
Summary of Grading and Restoration**

	Grading cut	Grading fill	Sand Import	Existing Irrigated Turf to be Naturalized
Hole/area	Cubic Yards	Cubic Yards	Cubic Yards	Square Feet
1	7,115	3,550	3,160	14,625
2	40	370	920	2,400
3	6,575	775	3,896	1,900
4	2,510	2,510	4,660	31,700
5	1,800	17,720	3,037	89,400
6	1,150	1,150	1,388	12,700
7	1,935	1,310	3,160	8,250
8	3,475	3,475	2,750	27,100
9	8,035	1,775	4,450	157,400
10	5,050	3,680	2,817	32,500
11	200	1,640	1,416	24,600
12	3,985	1,630	3,750	21,400
13	1,880	435	2,722	13,700
14	4,950	4,950	3,361	65,700
15	1,395	1,805	1,166	44,100
16	1,325	1,725	3,638	8,200
17	1,700	50	845	5,400
18	5,255	2,137	4,770	76,575
Practice area	1,475	9,163	2,650	0
TOTALS	59,850	59,850	54,556	637,650*
				*Approximately 14.6 acres

Clubhouse renovations include the removal of the existing snack bar, construction of a new 14 foot by 24 foot snack bar building and the establishment of an adjoining 1,000 square foot dining patio in an existing landscaped area. The existing snack bar is an open structure with no sink; the new building will be a secure building that can be locked at night and will have a hand washing sink. Minor interior renovations to the indoor kitchen area and remodeling of the men's and women's restrooms in the existing clubhouse are also proposed. The interior renovations will not increase the square footage of the clubhouse nor will they result in any change in the use of the clubhouse.

Project Component Detail

All grading will be balanced on the site. In cases where the amount of excavation exceeds the amount of fill, the excess will be stockpiled on the driving range until needed for another area. As discussed above, the project includes the installation of a new, state-of-the-art, high water efficiency irrigation system throughout the course, the re-contouring of the course to create more natural landforms and also the realignment of specific holes to improve play. All existing turf will be removed and irrigated turf areas will be capped with 8 inches of sand to improve drainage, water efficiency and aeration. As described in the project plans, the proposed refinements consist of:

1. Irrigation system: Replace existing irrigation system within existing turf areas for reduction in water usage.
2. Grading: Reshape/recontour existing landforms for enhanced shot strategy and better vision of golf shots required.
3. Sand-capping: Place 8 inches of sand over all areas proposed to be in irrigated turf to improve drainage, reduce water and fertilizer use.
4. Trees: Remove existing trees/vegetation to adjust course footprint. Reforestation proposed. Prune existing trees/vegetation for tree health and to address safety conditions. New tree plantings for additional golf hole definition, safety and aesthetic variety.
5. Roughs/course edges: Redefine/expand non-turf vegetation areas for better golf hole definition, added vegetation textures, aesthetics and reduced maintenance.
6. Bunkers: Existing bunkers on all holes will be reshaped and redefined for better vision, higher strategic value, improved drainage and playability characteristics. Some existing bunkers will be eliminated and some new bunkers will be added for additional strategic value, golf hole definition and heightened aesthetic value.
7. Tees: Existing tee areas will be reshaped and redefined for more variety in length, new tee shot angles and better variance in clubs utilized. New tees will be introduced for greater access by players of all abilities, more variety in length, new tee shot angles and better variance in clubs utilized.
8. Greens: Recontour/rebuild greens for accentuated playability of putting surface, promote runoff, create correct soil profile for superior putting green turf. Introduce expanded green putting surface in some areas for more variety in hole locations and enhanced golf shot. Introduce new green locations for additional golf shot variety, increased drama & beauty and additional length.
9. Mowing: Redefine/introduce new fairway mowing patterns for enhanced playability and more variety in shot options near greens.
10. Paths: Redefine/relocated golf pathways for more efficient golf circulation patterns and to introduce natural surface.
11. Naturalization: Reintroduce naturalized stream corridor for reduction in existing irrigated turf and replace one irrigation pond with non-irrigated naturalized area.

Table 1 above summarizes the distribution of the grading and restoration by hole.

Construction staging would be in the golf maintenance area, which is located in the southwestern corner of the property adjacent to Viscaino Road. The clubhouse parking lot may also be used for staging purposes during the period when the course is closed. The driving range and practice area will be utilized as a stockpile site for soils and the imported sand. The areas used for staging and the stockpile will not be visible to the public from off the site.

Phasing

The golf course renovation portion of the project would be completed over an approximately 9 month period, beginning in March of 2013. Work would begin on the front nine holes (south of Lopez Road) while keeping the back nine holes (north of Lopez Road) open to the public. Work on the back nine holes would begin in May of 2013, at which time the entire course would be closed to the public. All golf course construction including mass grading, sand capping and installation of the irrigation system and planting, would be completed and the site completely

stabilized by mid-October of 2013. The course would remain closed for an additional 5-6 months to allow the grass to grow in. The course would then re-open in late spring of 2014.

In order to minimize the impact of truck trips associated with the import of 55,000 cubic yards of sand, the applicant proposes to begin stockpiling sand on the driving range in April or May of 2012 in order to spread the sand hauling time frame over 18 months and thus reduce the average daily number of truck trips. In order to accommodate the stockpiling, early closure of the driving range may be required; however it would remain open as long as the stockpiling operation did not pose a safety hazard. A possible additional or alternative location for the early stockpiling of sand is on an existing paved road within Pebble Beach Company owned Parcel F-2 which is located within the northern Poppy Hills parcel. This area has been used in the past for parking during large events and is not currently being used for anything. In order to further limit impacts to traffic on the Holman Highway, the hauling of sand to the site would be limited to non-peak hours (9:00 am – 4:00 pm). The construction of the new snack bar and interior remodeling would be completed during the period when the golf course is closed between May of 2013 and April of 2014.

Required Permits and Approvals

Monterey County RMA-Planning Department

The project site is located in the Del Monte Forest Land Use Plan area within the coastal zone and is subject to the regulations and policies of the Monterey County Local Coastal Program (LCP). For this area, the LCP includes the Monterey County Zoning Ordinance (Title 20), the Del Monte Forest Land Use Plan and the Monterey County Coastal Implementation Plan, Part 5. The LCP requires the following entitlements for the project:

1. *Coastal Development Permit* to allow the renovation of the Poppy Hills Golf Course to include: removal of the existing irrigation system and installation of a new irrigation system including new irrigation lines, new programming/timing devices and new controllers with current technology in conjunction with sand-capping the existing golf course, driving range and practice putting green to improve water conservation and drainage; and changes to the alignment of specific holes to reduce irrigation and improve play. The project will include approximately 120,000 cubic yards of grading (60,000 cubic yards cut/60,000 cubic yards fill) which will be balanced on site and the import of approximately 55,000 cubic yards of sand for the sand-capping component;
2. *Coastal Administrative Permit* to allow the demolition of the existing snack bar and construction of a new 336 square foot snack bar and 1,000 square foot dining patio;
3. *Coastal Development Permit* for development within 100 feet of environmentally sensitive habitat;
4. *Coastal Development Permit* to allow the removal of 533 trees; and
5. *Design Approval*.

Monterey County RMA-Building Services Department

Grading Permit for grading of more than 100 cubic yards.

Building Permits for interior renovations in clubhouse and construction of new snack bar.

B. Surrounding Land Uses and Environmental Setting:

The project site is the existing Poppy Hills Golf course located within the Del Monte Forest in Pebble Beach. The site consists of two parcels totaling 166.53 acres, one of which is located to the north of Lopez Road and the other to the south of Lopez Road, with the parcels being connected by a paved golf cart path that runs under Lopez Road. Existing site improvements consist of an 18-hole public golf course with a driving range, practice area and continuous paved cart path network, a clubhouse and its related uses, parking areas, administrative offices and a detached golf maintenance building. The current irrigated golf course footprint consists of approximately 85 acres. Slopes on the existing golf course range from approximately 5% to 15% slope. The major portion of the property that is not in turf or other golf operations and services is covered or surrounded by Monterey pine forest. The project arborist describes the forested areas as a "Landscape Forest Stand, which is a system comprised of individual trees and small groves where development has occurred in the native forest." The site also supports scattered Coast live oak trees and riparian woodland along Seal Rock Creek, the upper reaches of which run generally southeast to northwest through the southern parcel.

Aerial View of Subject Property

The subject parcels are zoned "OR/B-8-D(CZ)" or Open Space Recreation, with Building Site and Design Control overlays in the Coastal Zone, "VSC/B-8-D(CZ)" or Visitor Serving Commercial with Building Site and Design Control overlays in the Coastal Zone and "RC(CZ)" or Resource Conservation in the Coastal Zone. The areas containing the golf course are in the OR/B-8(CZ) zoning district, the clubhouse and related facilities are in the VSC/B-8-D(CZ) zoning district. No improvements or modifications are proposed in the areas shown on the zoning maps as being in the RC zoning district. The site is bordered to the northeast and southeast by properties zoned "RC(CZ)" or Resource Conservation, Coastal Zone and by properties zoned "MDR/B-8-D(CZ) or Medium Density Residential, Building Site and Design Control overlay, Coastal Zone around the rest, although much of the residentially zoned property is currently undeveloped. The undeveloped residentially zoned property bordering the southern parcel on the south and the 19.5 acre residentially zoned parcel located within the boundary of the northern parcel are included in the Pebble Beach Company Concept Plan (portion of Area I and Area F-2), which proposes residential subdivisions in those areas. The other undeveloped portion of Area I that is located to the west of the golf course includes areas zoned both residential and resource conservation, and is proposed by the Pebble Beach Company to be permanently preserved.

The project site is bordered by forested areas that buffer the project from other nearby uses. The S.F.B Morse Botanical Reserve, which contains environmentally sensitive Gowin cypress habitat, borders the property to the northeast, adjacent to the 12th Hole. Sensitive receptors in the vicinity of the project include Robert Louis Stevenson School (RLS), which is located to the immediate west of Hole 3, and residential uses, the nearest of which is approximately 300 feet from the project site. The RLS campus is comprised of several parcels which extend westward from the project site. The RLS parcel that abuts the project site is developed with a football field that is separated from the golf course by approximately 400 feet of heavily forested area.

C. Other public agencies whose approval is required:









Central Coast Regional Water Resources Control Board: Preparation of a Storm Water Pollution Prevention Plan is required and the filing of a Notice of Intent must be filed under the *General Permit for Discharges of Storm Water Associated With Construction Activities* for projects involving construction activities disturbing 1 acre of land or more.



Vicinity Map

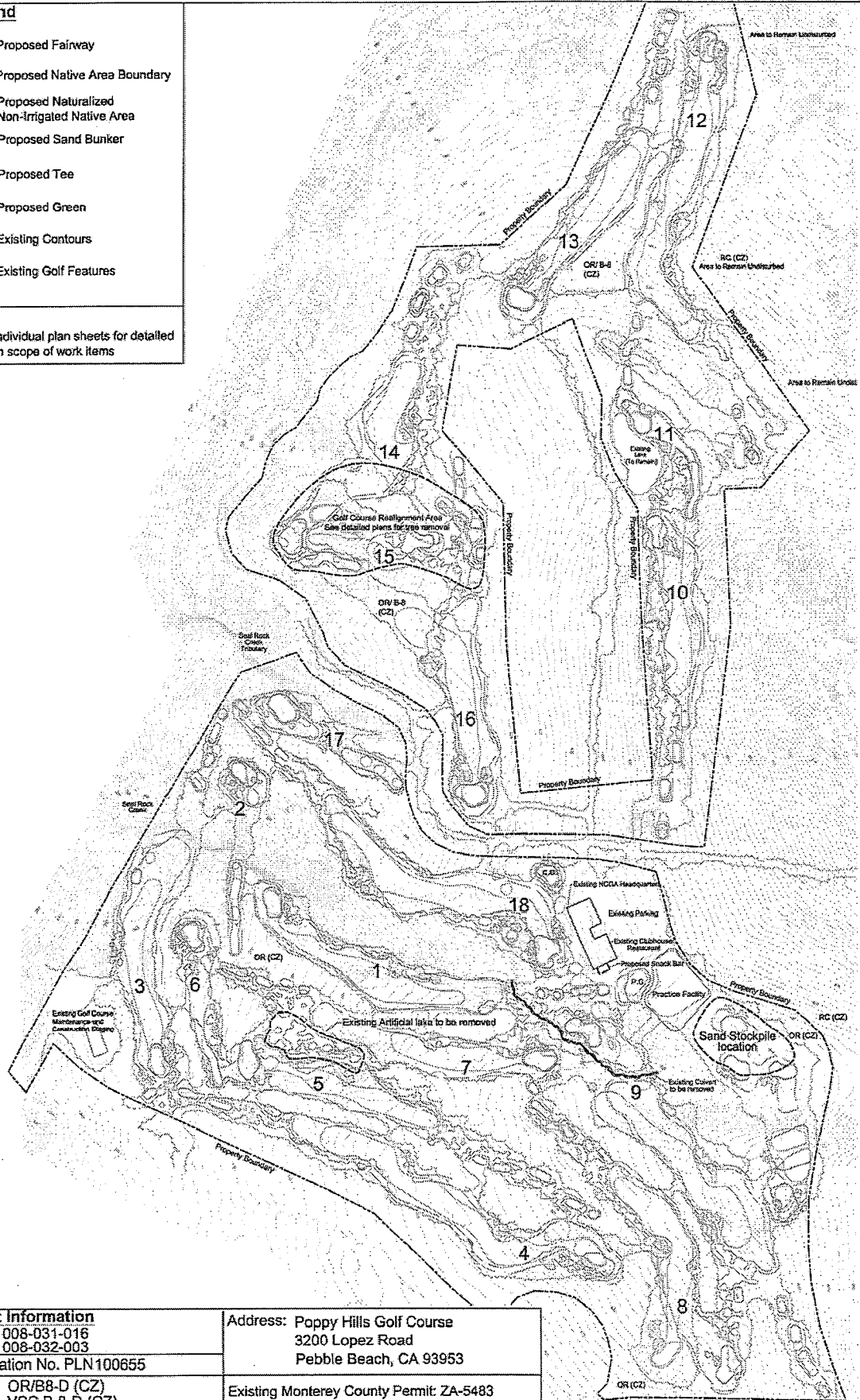


Legend

-  Proposed Fairway
-  Proposed Native Area Boundary
-  Proposed Naturalized Non-irrigated Native Area
-  Proposed Sand Bunker
-  Proposed Tee
-  Proposed Green
-  Existing Contours
-  Existing Golf Features

Note

Refer to individual plan sheets for detailed renovation scope of work items



Project Information

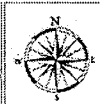
A.P.N.: 008-031-016
 008-032-003
 Application No. PLN 100655
 Zoning: OR/B8-D (CZ)
 VSC B-8-D (CZ)
 Lot Size: 166.53 Acre

Address: Poppy Hills Golf Course
 3200 Lopez Road
 Pebble Beach, CA 93953

Existing Monterey County Permit: ZA-5483
 Existing Coastal Commission Permit: 3-84-120



GOLF COURSE SITE PLAN



SHEET E1

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	<input checked="" type="checkbox"/>	Air Quality Mgmt. Plan	<input checked="" type="checkbox"/>
Specific Plan	<input type="checkbox"/>	Airport Land Use Plans	<input type="checkbox"/>
Water Quality Control Plan	<input checked="" type="checkbox"/>	Local Coastal Program-LUP	<input checked="" type="checkbox"/>

General Plan/Area Plan. The proposed project was reviewed for consistency with the 1982 Monterey County General Plan and the Del Monte Forest Land Use Plan. Section IV.9 (Land Use and Planning) discusses whether the project physically divides and 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. **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 that 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 (AQMP). Consistency with the AQMP 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 commercial 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 proposed project is the renovation of an existing golf course and clubhouse. The project will not require the expansion of utilities or other growth inducing improvements and will not result in a substantial population increase that would exceed the current AQMP forecast for Monterey County. Consistency of direct emissions associated with commercial projects is based on elements of the project. In this case, there will be no change in the operation of the facility once the project is completed and thus, no change to the emissions forecast in the AQMP emission inventory. The project is consistent with the AQMP. There would be no impact. **CONSISTENT**

Local Coastal Program-LUP. The project was reviewed for consistency with the Del Monte Forest Land Use Plan (LUP). The LUP designates the project site as Open Space Recreational and Visitor

Serving-Commercial, Resource Constraint Area, which allow golf courses and visitor serving commercial uses. Section VI.9 (Land Use and Planning) discusses whether the project physically divides an established community, conflicts with any applicable land use plan, policy or regulation of and agency with jurisdiction over the project or conflicts with any applicable habitat conservation plan or natural community conservation plan. The project is consistent with the Del Monte Forest Land Use Plan as explained below in Section IV.A.

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 checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture and Forest Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input checked="" 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 type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

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:

10. Land Use and Planning 10(a) – No impact.

The project is the renovation of an existing golf course facility. No new roads, bridges or structures which might serve to divide the community are proposed. There would be no impact. (Source: 1, 2, 3, 4, 8, 9)

Land Use and Planning 10(b) – No impact.

The project was reviewed for consistency with the Monterey County 1982 General Plan (GP), the Del Monte Forest Land Use Plan (LUP), the Monterey County Coastal Implementation Plan, Part 5 (CIP), and Title 20 (Zoning Ordinance). The project site is designated specifically in the Management Plan for Del Monte Forest Open Space Property for a golf course for the Northern California Golf Association, with maintenance standards to be followed in the development and operation of the property. The project is in conformance with those standards. The project is consistent with the goals of the LUP and is in conformance with the regulations and standards found in the CIP and Title 20. There would be no impact. (Source: 1, 2, 3, 4, 8)

Land Use and Planning 10(c) – No impact.

As discussed in Section 4(f) below, the project is not located within any habitat conservation plan or natural community conservation plan. There would be no impact. (Source: 1, 2, 3, 12, 13)

11. Mineral Resources. Based on review of maps in the Monterey County 1982 General Plan, the Del Monte Forest Land Use Plan, SMARA Designation Report No. 7 and the California Department of Conservation Division of Mines and Geology Mineral Land Classification maps for Monterey County, the subject property is not located in an area where mineral resources are known to exist nor have any mineral resources been identified on the site. Therefore, the project will not result in the loss of availability of a known mineral resource that is of value to the region and the residents of the state nor will it result in the loss of availability of a locally-important mineral resource recovery site as delineated in the Monterey County General Plan or the Del Monte Forest Land Use Plan. Therefore, the project will have no impact to mineral resources. (Source: 1, 2, 3, 9)
13. Population and Housing. The project does not affect population or housing. It does not destroy any housing or affect the population anticipated in the approved County 1982 General Plan. The project does not include construction of any new roads or infrastructure. The project to renovate an existing golf course will not displace any existing housing or necessitate the construction of replacement housing. Construction of the project would not result in a temporary or permanent influx of workers to the area; no additional workforce housing would be required to operate the project; and people would not need to relocate as a result of construction or operation of the project. The project will retain existing golf course maintenance staff and an estimated 30 local construction workers would be employed during the course of the project. Only an additional 2 supervisory level employees associated with the golf course construction company will require temporary housing during the 9-month construction period. (Source: 1, 2)

17. Utilities and Service Systems. The project will not generate any new wastewater nor will it exceed wastewater treatment requirements of the Central Coast Regional Water Quality Control Board – Region 3 (CCRWCB). No new water or wastewater treatment facilities or expansion of existing facilities is proposed or required. The project will not require or result in the construction of new storm water drainage facilities or the expansion of any existing facilities. The project site is served potable water by the California American Water Company and reclaimed water for irrigation from the Pebble Beach Community Services District. One of the stated goals of the project is to reduce irrigation water use by 20 percent, so it is anticipated that reclaimed water use will go down. The project does not include an expansion of the existing uses which would require additional water, either potable or reclaimed. Wastewater treatment for the subject property is provided by the Carmel Area Wastewater District (CAWD). The project will not result in any additional wastewater which would affect the capacity of CAWD’s facilities. The project site is provided garbage services by Carmel Marina Corporation, with the waste being taken to the Monterey Regional Waste Management District landfill in Marina. No additional garbage will be generated by the renovation project and adequate capacity exists to serve the existing uses. The project will comply with all government regulations related to solid waste. (Source: 1, 2, 9)

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

- 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.

Delinda G. Robinson
Signature

December 9, 2011
Date

Delinda G. Robinson

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).

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
Would the project:					
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 3, 4, 8, 9)	<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: 1, 3, 4, 8)	<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: 1, 3, 4, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is located off of Lopez Road in Pebble Beach. The site is not visible from any Officially Designated or Eligible State Scenic Highway. The section of Highway 1 in this area and the section of Highway 68 from Highway 1 to the Salinas River are both Designated State Scenic Highways but the project site is visible from neither. The golf course is generally screened from public viewing areas by forest and other existing vegetation. The clubhouse and Holes 16, 17 and 18 are adjacent to the scenic buffer zone for new development along 17 Mile Drive as shown on Figure 2C in the Del Monte Forest Land Use Plan. However there will be no tree removal adjacent to the road and the view from Lopez Road will not be impacted by the project. The other areas of the golf course that are adjacent to the scenic buffer zone are completely screened from view by forest. A small portion of the site on either side of Lopez Road is shown on Figure 2C in the Del Monte Forest Land Use Plan as being within the view area from 17 Mile Drive and Vista Points. The only new built element of the project, the snack bar, will not be visible from offsite at all. The changes proposed for the course will be noticeable to golfers, but not from the general public traversing this area of Pebble Beach or from the scenic vista points.

The project includes grading, the majority of which is intended to remove vertical golf forms that were typical of 1980's era golf course architecture. In conjunction with capping the course with sand, the proposed grading is also intended to restore the course contours with the adjoining forest. Existing irrigated turf areas adjacent to some forested areas will be removed and naturalized with non-irrigated native landscaping, which will also help to blend the course with the forest. The project also proposes to remove approximately 533 trees (approximately 2 – 2 ½ acres) within non-contiguous forested areas within the golf course to allow for realignments of various elements of the course. Approximately 4 acres of new forested areas will be added in

other areas. The result will be a net increase in overall forest acreage by approximately 1 ½ - 2 acres.

Conclusion:

Aesthetics 1(a) – No Impact

Site visits conducted by the project planner evaluated views and potential aesthetic impacts from the major public viewing areas identified in the Del Monte Forest Land Use Plan. As noted above, the golf course is screened from public view by existing vegetation and forest. The proposed golf course refinements will not alter the public view from any scenic vista. Therefore, there will be no impacts on a scenic vista.

Aesthetics 1(b) – No Impact

As described above, the project site is not visible from either of the two nearest state scenic highways, Highway 68 or Highway 1. Therefore, there will be no impact to scenic resources within a state scenic highway.

Aesthetics 1(c) – Less Than Significant

The existing visual character is that of a manicured golf course set among forested areas. Many of the existing landforms are obviously not natural, as they do not blend with the adjacent natural areas. As described above, the project will change the appearance of the golf course by removing constructed vertical golf forms to blend the play areas in with the adjacent natural land forms and forested areas. Approximately 15 acres of existing irrigated turf will be naturalized with non-irrigated native plants and trees. The project will result in the visual character of the site being less artificial, with irrigated turf areas transitioning to non-irrigated native plantings and then to forested areas. The loss of trees in some areas will be balanced by the reforestation of other areas. Overall, the impact to the visual character of the site will be beneficial and will be less than significant.

Aesthetics 1(d) – No Impact

The golf course refinements will not include the addition of any new exterior lighting. The golf course is open only during daylight hours and the new snack bar will not be open for business when the golf course is closed. The new snack bar will be constructed of materials that match the existing clubhouse and will not reflect any more sunlight than the existing adjacent building. The standard County lighting condition will ensure that any new lighting will not create any offsite glare. Therefore, the project will not create light that will adversely affect day or nighttime views in the area and will have no impact.

2. AGRICULTURAL AND FOREST 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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: 1, 2, 3, 8, 9, 19)	<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: 1, 3, 4, 5, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (Source: 1, 3, 4, 5, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Source: 1, 3, 8, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? (Source: 1, 2, 3, 4, 8, 10, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

For the past 25 years the project site has been used for a golf course and related uses. Prior to that, it was an undeveloped Monterey pine forest. The golf course is set within the forest, with discontinuous stands of trees remaining within the course, serving to separate the various areas of the course from each other. The arborist report prepared for the project (Source: IX.9) describes the forested areas of the site as a: "Landscape Forest Stand which is a system comprised of individual trees and small groves where development has occurred in the native forest. This type of stand is generally found in areas with large lots or golf courses with areas of continuous canopy except where development has occurred." Approximately 80 acres of the 166.53-acre site is covered by forest with an average density of approximately 200-250 trees per acre. The arborist report states that the Monterey pines in the forest "are in varying stages of

decline due to age, structural weaknesses, insect infestations and pitch canker disease.” In many areas, overcrowding has led to stands of similarly aged tall trees with the canopies concentrated in the treetops. In other areas, where the mature trees are spaced well, the sun can penetrate and young trees of varying ages are thriving. The project includes the removal of a total of 533 trees, more than half of which are in poor condition and 61 of which are standing dead. This equates to about 2 to 2.5 acres of trees, or approximately 3% of the forested area on the property. The project also includes the removal of over 14 acres of irrigated turf, which will be naturalized with non-irrigated native plants, including 4 acres of trees and understory-type vegetation. The reforestation areas will be planted with young trees of differing sizes and of local genetic stock. The young trees will either be transplanted from areas on the site where seedlings are abundant or purchased from the Pebble Beach Company. There will be a net gain of approximately 1.5 to 2 acres of forest land as a result of the project.

Conclusion:

Agricultural and Forest Resources 2(a) – No impact

The project site it is not now, nor has it ever been used for agriculture. According to the California Department of Conservation Farmland Mapping and Monitoring Program, the site has not been mapped as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and falls within the classification of Urban Built-Up Land or Other Lands. Additionally, the open spaces on the site are discontinuous and separated by stands of trees, making them unsuitable for agricultural use. Therefore, there will be no impact.

Agricultural and Forest Resources 2(b) – No impact

The zoning for the project site is “OR/B-8-D(CZ)” or Open Space, Recreational with Building Site and Design Control overlays, “RC/D(CZ)” or Resource Conservation with a Design Control overlay and “VSC/B-8-D(CZ)” or Visitor Serving Commercial, with Building Site and Design Control overlays, all in the Coastal Zone. Agricultural uses are not allowed in the “RC” or “VSC” zoning districts. The “OR” zoning district does allow crop and tree farming and grazing of horses, cattle, sheep and goats, subject to a Coastal Administrative Permit. However, the site is located within the Del Monte Forest Land Use Plan area, which restricts lands designated as Open Space Recreational to recreational uses such as golf courses, the Tennis and Beach clubs, the Equestrian Center and necessary support and maintenance facilities. Monterey County Assessor’s records indicate that the project site is not currently under a Williamson Act contract. Therefore, there will be no conflict with existing zoning for agricultural use or a Williamson Act contract.

Agricultural and Forest Resources 2(c) – No impact

As stated above, the project site includes three different zoning districts, “OR”, “RC” and “VSC”. The golf course is located within the “OR” zoned area in the Del Monte Forest Land Use Plan, which is restricted to recreational uses such as the golf course. The clubhouse is located within the “VSC” zoned areas, which allows uses such as the clubhouse. There is a small strip of land on the eastern property line adjacent to the practice area which is zoned “RC” and has a land use designation of Open Space Forest. Uses in this area are limited to resource dependent educational and scientific research facilities uses, and low intensity day use recreation uses such as trails, picnic areas and boardwalks uses. The renovations to the practice area will be limited to the existing developed area within the “OR” zoning district and no tree or

vegetation removal is proposed in the practice area adjacent to the "RC" zoned forest land. The project is therefore not in conflict with forest or timberland zoning. The project does not propose a zone change that would convert existing forest or timberland zoning. Therefore, there will be no impact.

Agricultural and Forest Resources 2(d) – Less than significant

The project site includes forest land as it is defined in Public Resources Code section 12220(g), but not timberland as it is defined in Public Resources Code 4525. The forested land within the project site can and does support 10 percent native tree cover (primarily Monterey pine) and is managed for aesthetics and recreational use. The land is not available for the commercial growing and harvesting of trees, as the "VSC" zoning district and the Open Space Recreational land use designation do not allow it. As discussed above, although approximately 2 ½ acres of trees will be removed, there will be approximately 4 acres of trees and understory vegetation replanted for a net gain of approximately 1 ½ acres of forest land. Therefore, the impact will be less than significant.

Agricultural and Forest Resources 2(e) – No impact

No change is proposed to the use of the site which might cause the conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. As discussed above, the project site does not include farmland and there is no farmland adjacent. The site is currently used for and will continue to be used for a golf course. The soils found on the site are classified as Narlon loamy fine sand, 15-30% slopes (NcE), which is not listed in the Monterey County Soils Survey (Source: IX.21) as a soil type suitable for agriculture. There will be no impact.

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: 1, 2, 3, 6, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: 1, 6, 7, 14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: 1, 6, 7, 14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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
d) Result in significant construction-related air quality impacts? (Source: 1, 6, 7, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 3, 6, 7, 9, 14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 6, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Of the 166.53 acre site, approximately 80 acres is covered by trees, approximately 3 acres is developed with the clubhouse, parking and maintenance facilities, and the remaining ±83 acres is developed with the golf course. The project includes approximately 120,000 cubic yards of grading that will be balanced on the site and the hauling of approximately 55,000 cubic yards of sand for the sand-capping component. The grading will be completed over a nine-month period with half of the course closed during the first phase and the entire course closed during the second grading phase and until the grass is completely grown in. No more than 2.2 acres of land will be excavated per day. The sand will be hauled over a 17-month period, with sand being stockpiled in the practice area until it is needed. Typical construction equipment such as dump trucks, scrapers, bulldozers and front-end loaders will be utilized in the construction phase of the project.

The project area is located within the North Central Coast Air Basin (NCCAB) and is subject to the jurisdictional regulations of the Monterey Bay Unified Air Pollution Control District (MBUAPCD) and, to a lesser extent, the California Air Resources Board. The North Central Coast Air Basin has been identified by the California Air Resources Board as being in Non-attainment for Ozone (O₃) and Inhalable Particulates (PM₁₀). The applicable air quality plan is the 2008 Air Quality Management Plan for the Monterey Bay Region (AQMP).

An URBEMIS 2007 emissions model run was performed for the project to accommodate a 9 month construction period. Based on the URBEMIS model run, emissions resulting from construction of the project would be:

Table 2
Estimated Construction Emissions

Pollutant	ROG	NO_x	CO	SO₂	PM₁₀ Total	PM_{2.5} Total	CO₂
Lbs/day unmitigated	15.66	125.13	83.04	0.04	180.64	42.05	17,241.38
Lbs/day mitigated	15.66	125.13	83.04	0.04	69.83	15.68	17,241.38

The applicant proposes to begin hauling sand onto the site approximately 9 months prior to the start of construction, primarily to reduce the average daily number of truck trips associated with the sand hauling portion of the project. This would also reduce the estimated daily pounds of air emissions because of the longer time period for sand hauling. It would not significantly change the total amount of emissions because the total number of truck trips would not change.

Air Quality 3(a) – No impact

Consistency with the AQMP 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 commercial 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 proposed project is the renovation of an existing golf course and clubhouse. The project will not require the expansion of utilities or other growth inducing improvements and will not result in a substantial population increase that would exceed the current AQMP forecast for Monterey County. Consistency of direct emissions associated with commercial projects is based on elements of the project. In this case, there will be no change in the operation of the facility once the project is completed and thus, no change to the emissions forecast in the AQMP emission inventory. The project is consistent with the AQMP. There would be no impact.

Air Quality 3(b & c) – Less than significant with mitigation

Once operational, the project will not create any air emissions beyond those associated with maintenance and repair of the project. Because operations and maintenance activities would not change after construction, there would be no impact to air quality from the operation of the completed project.

It is anticipated that particulate matter (PM₁₀) would be the primary air pollutant resulting from project construction activities. As stated above, the NCCAB is currently in Non-attainment for this criteria pollutant. According to the MBUAPCD CEQA Guidelines, the project would result

in a significant air quality impact if direct emissions of more than 82 pounds/day (lbs/day) of PM₁₀ were to occur. The MBUAPCD has set 2.2 acres of grading per day as the amount of grading that is presumed to generate more than 82 pounds/day of PM₁₀. Construction projects below this threshold are assumed to be below the threshold of significance. The project will not disturb more than 2.2 acres per day. Emissions of PM₁₀ would also occur as a result of wind erosion over disturbed areas during dry windy conditions and from vehicle track out. The standard County condition of approval requiring that an erosion control plan be submitted and implemented prior to and throughout implementation of the project will reduce the amount of fugitive dust generated by the project. An URBEMIS emission model run was performed for the project, assuming a construction period of February 1, 2013 to November 15, 2013. Based on this model run, PM₁₀ emissions were reported to be 180.64 pounds per day, unmitigated. With mitigation, the emissions of PM₁₀ were reported to be 69.83 pounds per day. Mitigation Measure No. 1 below will control the generation of PM₁₀ from wind erosion and will reduce the impact to a less than significant level.

Construction projects, such as this one, using typical construction equipment such as dump trucks, scrapers, bulldozers, compactors and front-end loaders that temporarily emit precursors of ozone volatile organic compounds and nitrous oxide (VOCs and NO_x) are accommodated in the emission inventories of State and federally-required air plans and would not have a significant impact on the attainment and maintenance of ozone ambient air quality standards (AAQS).

Mitigation Measure No. 1:

In order to prevent the generation of construction PM₁₀ from fugitive dust associated with grading, clearing, excavation and grading operations, construction vehicle traffic on unpaved ground and wind blowing over exposed earth, the applicant/owner shall implement the following measure: Prior to the issuance of the tree removal, grading, or building permits, the applicant shall prepare a dust control plan (dust control elements/notes on grading plan sheets) for submittal to and approval of the Monterey County RMA-Planning Department Director for review and approval. The dust control plan shall be implemented for all construction sites. The dust control plan shall limit onsite construction emissions of PM₁₀ to no more than 82 pounds per day. The following measures shall be included in the dust control plan:

1. Water all active construction areas at least twice daily and more often during windy periods when dust is moving away from its origin and/or likely to move away from the construction area. Construction/disturbed areas shall be kept damp at all times. If necessary, watering is to occur on all days of the week, regardless of onsite activities;
2. All hauling trucks shall be covered;
3. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;
4. Sweep daily all paved access roads, parking areas and/or paved staging areas at construction sites;
5. Sweep streets adjoining site daily if visible soil material is deposited;

6. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more);
7. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles.
8. Limit traffic speeds on unpaved roads to 15 mph;
9. Replant vegetation in disturbed areas as quickly as possible; and
10. Suspend excavation and grading activity when hourly-average winds exceed 15 miles per hour and visible dust clouds cannot be contained within the site.

Construction activities would involve use of heavy-duty off-road equipment and large trucks that use diesel fuel, resulting in a contribution to emissions of diesel particulate matter in the region. Diesel engine emissions include NO_x, diesel particulate matter and toxic air contaminants (TAC). The Environmental Protection Agency regulates diesel engine design and fuel composition at the federal level. Implementation of Mitigation Measure No. 2 will reduce the impact from the use of diesel fuel to a less than significant level.

Mitigation Measure No. 2:

In order to reduce the emissions of diesel particulate matter generated by trucks and construction equipment to a less than significant level, the applicant/owner shall implement the following measure subject to the review and approval by the Director of Monterey County RMA – Planning Department and the Monterey Bay Unified Air Pollution Control District:

1. Trucks hauling sand from Marina shall traverse Highway 68 (“Holman Highway”) between 0900 and 1400 hours only from Monday through Saturday;
2. Use alternative fuels (such as biodiesel blends) if appropriate for the equipment;
3. Require diesel particulate matter filters on equipment if appropriate for the equipment;
4. Require diesel oxidation catalyst on equipment if appropriate for the equipment;
5. Install temporary electrical service whenever possible to avoid the need for independently powered equipment (e.g. compressors) if necessary or applicable;
6. Enforce state-required idle restrictions (e.g., post signs). Diesel equipment standing idle for more than five minutes shall be turned off. This includes trucks waiting to deliver or receive soil, aggregate or other bulk materials. Rotating drum concrete trucks may keep their engines running continuously as long as they are onsite and staged away from residential areas;
7. Properly tune and maintain equipment for low emissions;
8. State large diesel-powered equipment at least 100 feet from any active land uses (e.g. residences); and limit the hours of operation for construction equipment to daytime hours only;
9. All trucks and equipment shall be designed to meet all emissions standards for new equipment set by any regulatory agency having jurisdiction.

Air Quality 3(d) – Less than significant

Construction projects, such as this one, using typical construction equipment such as dump trucks, scrapers, bulldozers, compactors and front-end loaders that temporarily emit precursors

of ozone volatile organic compounds and nitrous oxide (VOCs and NO_x) are accommodated in the emission inventories of State and federally-required air plans and would not have a significant impact on the attainment and maintenance of ozone ambient air quality standards (AAQS).

Air Quality 3(e) – Less than significant with mitigation incorporated

Once the renovations are completed, the operation of the golf course will not change from the current use. The potential for impacts to sensitive receptors would be associated only with the construction phase. As noted above, the construction phases of the project could generate PM₁₀, PM_{2.5}, and precursors of ozone as well as diesel engine emissions.

The project site is surrounded by forested areas that buffer the project from the nearby sensitive receptors. Sensitive receptors in the vicinity of the project include Robert Louis Stevenson School (RLS), which is located to the immediate west of Hole 3, and residential uses, the nearest of which is approximately 300 feet from the project site. The RLS campus is comprised of several parcels which extend westward from the project site. The RLS parcel which abuts the project site is developed with a football field that is separated from the golf course by approximately 400 feet of heavily forested area. As discussed above, the primary air pollutant expected to result from the project is PM₁₀ resulting from the grading portion of the project. Diesel fuel emissions resulting from the operation of heavy equipment and trucks will also be generated by the project.

According to the California Air Resources Board publication titled Air Quality and Land Use Handbook: A Community Health Perspective, 2005, the recommended separation distance between sensitive receptors and a freeway or high traffic road is 500 feet and the recommended separation distance between a Distribution Center and sensitive receptors is 1,000 feet. Both of these uses would emit much higher concentrations of pollutants because they are much more intensive uses than the project. With the implementation of Mitigation Measures 1 and 2 above, the impact to sensitive receptors would be less than significant.

Air Quality 3(f) – No impact

The project is the renovation of an existing golf course facility and accessory uses on a 166.53 acre site. During construction, there is the potential for the generation of objectionable odors in the form of diesel exhaust from construction equipment. However, because of the size of the project site and trees buffering the site from adjacent neighbors, these emissions will rapidly dissipate and be diluted by the atmosphere downwind from the site. The impact from odors would be less than significant.

4. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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: 1, 3, 8, 9, 10, 11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: 1, 3, 8, 9, 10, 11)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: 1, 8, 9, 11)	<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: 1, 8, 9, 11)	<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: 1, 2, 3, 4, 8, 10, 11)	<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: 1, 3, 4, 10, 11, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The project site is located within the Del Monte Forest, is bordered by forested lands on all sides and includes forested lands within the site. A portion of the protected Gowen cypress habitat is located adjacent to the 12th hole. The project includes re-grading portions of the course to remove vertical golf forms (mounds, hills, gullies) and to restore the natural grades so that the course blends naturally into the adjacent areas. Approximately 14 acres of irrigated turf will be removed and the areas naturalized with non-irrigated native plants, also to create a more natural transition into the adjacent areas. Sand-capping of the course (the placement of an 8-inch layer of sand on all irrigated turf areas) will also occur. The purpose of sand-capping is to improve drainage in the irrigated areas and to reduce surface runoff. Sections of the existing paved golf

cart paths will be removed and rebuilt in new alignments. Drainage from the golf course into the Gowen cypress habitat area would be harmful to that habitat. The original Coastal Development Permit for the project was conditioned to require that all golf course drainage be directed toward the course and away from the Gowen cypress habitat. This project has been designed to maintain the existing drainage pattern away from the Gowen cypress habitat. The upper portion of Seal Rock Creek crosses the southern parcel, running generally southeast-northwest, with approximately 750 linear feet of the creek confined to underground piping. The project proposes to remove the pipe and to restore the natural creek bed. Except for the restoration component, no work is proposed in the creek or associated riparian area.

Conclusion:

Biological Resources 4(a) – Less than significant with mitigation incorporated.

Based on the Biological Resources Report prepared for the project, there are several sensitive plant and animal species identified as having the potential to exist on the site; however the only sensitive plant species identified by the project biologist during appropriately timed surveys of the project site were Hooker's manzanita, Monterey pine and Gowen cypress. Of those, only Monterey pines are within the area of disturbance. The northeast side of the property borders the Samuel F.B. Morse Reserve, which contains environmentally sensitive Gowen cypress habitat. Special status animal species identified by the biologist on the site are Olive-sided Flycatcher and Cooper's hawk. The California Red-legged Frog, a federally listed threatened species, is known to occupy Seal Rock Creek and associated riparian habitats below the Poppy Hills area. It is not known to inhabit the creek as far upstream as the project area and a search for appropriate habitat within the creek area on the site concluded that the frogs were not present.

The project includes the removal of between 2 – 2 ½ acres of forested areas and the re-planting of 4 acres of new forested areas. The removal of trees could have an impact on nesting birds if not mitigated. The project also includes the removal of approximately 750 feet of drain pipe within existing irrigated turf area at the head of Seal Rock Creek and the restoration of the area to native habitat. One existing lined irrigation pond on the site will be removed and the area restored to native plants. The biologist notes that due to regular drawdown of the water level in the pond, the pond is devoid of wildlife habitat.

The following Mitigation Measures are recommended to reduce impacts to sensitive species to less than significant:

Mitigation Measure No. 3:

In order to minimize potential biological impacts to animal resources and habitat, the project shall implement the following mitigation measure prior to and during grading and construction activities: Prior to start of construction, a qualified biologist shall train all project staff regarding habitat sensitivity, identification of special-status species, and required practices. The training shall include a brief review of the biology of these species, the general measures that are being implemented to conserve these species as they relate to the project, guidelines to avoid impacts to these species during the construction period, the penalties for non-compliance, and the boundaries of the project area. A fact sheet or other

supporting materials containing this information shall be prepared and distributed to all of the workers onsite. Upon completion of training, employees shall sign a form stating that they attended the training and understand all the conservation and protection measures and the owner/applicant/contractor shall provide a copy to the RMA-Planning Department. The training shall be conducted for new personnel before they join construction activities. The crew foreman shall be responsible for ensuring that all crew members comply with the guidelines.

Monitoring Action #3-a: Prior to the start of construction, the applicant shall provide copies of the written materials provided to employees as part of the required training to the RMA- Planning Department.

Monitoring Action #3-b: Prior to new construction employees beginning work, the project Biologist will conduct the required training for the new employees and all documentation as described in Monitoring Action #3-a above shall be provided to the RMA-Planning Department no later than the end of the month when the new employee began work.

Mitigation Measure No. 4:

In order to minimize potential biological impacts to animal resources and habitat, prior to the issuance of a grading permit (except a grading permit that allows only the stockpiling of sand) the applicant shall prepare a planting/restoration plan for the areas that will be naturalized to be submitted to the RMA-Planning Department for review and approval. The plan shall be developed in consultation with a qualified biologist and arborist and shall include the following at a minimum: 1) Utilize locally sourced plants or seeds that are native to the immediate area; 2) Utilize topsoil from the forested areas which are being converted to irrigated turf; 3) Include a plan for eradication of aggressive non-native species including but not limited to *Genista* (*Genista monspessulana*); 4) Monitoring for a period of a minimum of 5 years to ensure that the plantings are thriving. The restoration shall be considered successful when 95 percent of new trees and 80 percent of other planted native vegetation have survived and are evaluated by the project biologist and project arborist as being in good health and when no invasive non-native species are present. In the event of loss of plant materials due to mortality, the plants shall be replaced and the monitoring shall begin again. The approved planting/restoration plan shall be implemented prior to final inspection.

Monitoring Action #4-a:

Prior to the issuance of grading permit, applicant/owner shall submit the planting/restoration plan to the RMA-Planning Department for review and approval.

Monitoring Action #4-b:

Prior to final inspection, the applicant/owner shall submit evidence to the RMA-Planning Department that the planting/restoration plan has been implemented.

Monitoring Action #4-c:

The applicant/owner shall submit monitoring report prepared by a qualified biologist and arborist once per year for a minimum of 5 years, beginning one year after the report required in 4-b above is submitted. The monitoring report shall include an evaluation of the health status of the plantings and recommendations regarding measures to improve the success of the plantings if they are not thriving. The applicant/owner shall implement the recommendations. The requirement for monitoring reports shall end after 5 years or whenever the required success rate of 95 percent survival for trees and 85 survival

percent for other vegetation, and 100% eradication of non-native species has been met, whichever occurs later.

Mitigation Measure No. 5:

In order to minimize potential biological impacts to animal resources and habitat, prior to the commencement of work in an area, the project biologist shall perform a preconstruction survey for special status plant and wildlife species, including nesting birds. With the exception of Monterey pine trees which have previously been approved for removal by the County, there shall be no removal of a special status species without prior approval of the RMA-Planning Department. Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers, and construction personnel.

Monitoring Action No 5a:

Prior to issuance of a grading permit, applicant/owner shall submit a copy of the contract with a biologist to perform the pre-construction surveys to the RMA-Planning Department.

Monitoring Action No. 5b:

No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit, to the RMA-Planning Department, a nest survey prepared by a County qualified biologist to determine if active raptor or migratory bird nests occur within the project site or immediate vicinity.

Monitoring Action No. 5c:

If active raptor or migratory bird nests are present, the project biologist shall establish an appropriate buffer plan around the nests and limits of construction shall be established in the field.

Mitigation Measure No. 6:

To reduce impacts to Gowen cypress habitat, no changes to the project site may be made between the paved cart path and the Gowen cypress habitat on the adjacent Samuel F.B. Morse property. The drainage in that area shall be maintained as it currently exists; no drainage is to flow from the golf course onto Gowen cypress habitat.

Monitoring Action No. 6a:

Prior to issuance of a construction permit, the applicant shall submit copies of a drainage plan and a final grading plan which include the required measures to the RMA-Planning Department and the Water Resources Agency for review and approval. Prior to final inspection, the applicant shall provide evidence as to how the measure has been complied with.

Mitigation Measure No. 7:

In order to prevent impacts to the sensitive resources on or off-site, prior to beginning construction and ongoing throughout the work phase of the project whenever construction activities move to a new area, the project biologist, arborist and construction manager shall meet and confer to confirm the limits of grading where close to or contiguous with protected sites including any Monterey pine tree, any Gowen cypress tree, Seal Rock Creek, SFB Morse Reserve and any areas outside the existing developed golf course. Erosion control measures and exclusionary fencing shall be installed in consultation with the project biologist and/or arborist between the project and environmentally sensitive areas, particularly the SFB Morse Reserve Gowen cypress habitat area and the Seal Rock Creek.

Monitoring Action No. 7a:

Prior to issuance of a construction/grading permit, the applicant shall provide a copy of a contract with a qualified biologist and a qualified arborist to provide the services outlined in this and the previous measures to the RMA- Planning Department for review and approval.

Monitoring Action No. 7b:

Prior to beginning construction and ongoing throughout the work phase of the project whenever construction activities move to a new area, the biologist/arborist or construction manager shall provide evidence to the RMA-Planning Department that required protective measures have been installed.

Biological Resources 4(b) – Less than significant with mitigation incorporated.

Based on site visits by the project planner and the Biological Report prepared for the project it was determined that the project site includes the upper end of Seal Rock Creek and a small tributary of Seal Rock Creek and the associated riparian woodland. In the area of Hole 9, the uppermost section (approximately 750 linear feet) of Seal Rock Creek is currently in underground piping. The project proposes to remove the piping and to restore an area of approximately 157,400 square feet of natural creek bed corridor. The project area is located within a native Monterey pine forest which is a sensitive natural community. Between 2 and 2 ½ acres of Monterey pines will be removed as part of the realignment of various parts of the golf course and 4 acres of new trees will be planted. With implementation of mitigation measures 3-7 above, the impacts to riparian and other sensitive habitats will be reduced to less than significant.

Biological Resources 4(c) – Less than significant with mitigation incorporated.

Based on the information within the biological report prepared for the project, although there are wetlands and aquatic species associated with the Seal Rock Creek further downstream, the vegetation within the project site is terrestrial and the stream bottom, when not running, is mostly open and dry sand, pebbles, and small rocks. However, because water flows in the creek during a portion of the year, it is presumed to be technically a wetland. Two man-made water features will be removed as part of the project: 1) Irrigated turf and approximately 750 linear feet of underground piping at the upper end of the creek drainage will be removed and restored with native plants; and 2) one of the two lined irrigation pond will be removed and similarly restored with native plantings. Although the project proposes no work within or around the creek areas, and will not extend beyond the long-established golf course footprint, there is a potential for impacts from erosion and runoff associated with grading during construction. The project is required to obtain a Construction General Permit and prepare a SWPPP which will be implemented for the project as required by the State Water Resources Control Board. The

SWPPP will include best management practices to prevent the flow of pollutants, silt or other deleterious materials into watercourses on or off site. With implementation of the SWPPP and Mitigation Measures 2-7 above, the impacts to wetlands will be less than significant.

Biological Resources 4(d) – Less than significant with mitigation incorporated.

The majority of the work performed for this project will be done within the existing, developed golf course over the course of nine months, however because the project will involve some tree removal and the site location in the midst of a forest, there is a potential to impact nesting migratory birds. Migratory birds are protected under the Federal Migratory Bird Treaty Act and the California Fish and Game Code. This is considered a potentially significant impact. The implementation of Mitigation Measure No. 5 above will reduce the impact to less than significant.

Biological Resources 4(e) – Less than significant with mitigation incorporated.

No protected vegetation other than trees is proposed for removal. The Del Monte Forest Land Use Plan protects native trees including Monterey pine, Gowen cypress, Coast live oak and Monterey cypress within its indigenous range. The Coastal Implementation Plan (CIP) requires a Coastal Development Permit for removal of native trees greater than 12 inches in diameter. A Coastal Development Permit for this tree removal is included in the Combined Development Permit for the project. This project proposes to remove 533 trees (approximately 2 ½ acres) of which the arborist report prepared for the project indicates that more than half are less than 12 inches in diameter, 55 percent are in poor condition and 16 percent standing dead. Six are planted Coast redwoods and Monterey cypress. No Gowen cypress trees are proposed to be removed. The arborist report prepared for the project reports that only one tree proposed for removal is in good health and has good structure. The existing forested area is overcrowded in many areas and the trees are tall and spindly with a high, close canopy and a dense shrubby understory that does not allow enough light below to allow regeneration of smaller trees. The project proposes plant replacement trees in two areas where irrigated turf will be removed, for a total of four acres. The replacement plan would include mixed sized Coast live oak, Monterey pine and Gowen cypress, spaced far enough apart to allow for healthy, growth of the trees. The project also proposes to plant native Monterey pines within approximately 3 acres of existing forested areas where regeneration is not occurring naturally due to the suppressive density of understory material. Areas of varying size would be grubbed to remove thick understory to increase light and space and encourage natural regeneration. The result of the project will be a net increase of approximately 1 ½ - 2 acres of forested coverage. With implementation of the following mitigation measure, the impact would be less than significant.

Mitigation Measure No. 8:

In order to conform with the regulations in the CIP, prior to the issuance of the grading permit for the golf course renovation and prior to the removal of any trees, the applicant shall prepare a long term forest management plan (FMP) for the entire forested area within the project site. The FMP shall include the all of the elements required by the CIP in effect at the time of preparation including but not limited to:

1. A plot plan showing the location of all forested areas on the property, the location of all trees proposed for removal and a description of the type, size, approximate number and health status of the trees in each area;

2. A narrative describing connectivity with surrounding forest resources, reasons for the proposed removal, alternatives proposed to minimize the amount and impacts of the proposed removal, tree replanting information, climate change effects of proposed tree removal on remaining trees (e.g., wind) and justification for removal of trees outside of the existing developed area;
3. Plan to be coordinated with the biological report in order to include recommendations as to whether the trees are part of a forest and whether the forest or portions of it are ESHA and identification of necessary requirements due to such association;
4. Fuel management plan;
5. A program to remove and control exotic invasive plants on an on-going basis;
6. Long-term monitoring and maintenance plan defining actions to be taken to protect and manage any forest resources and to support the long-term health of the forest;
7. Signatures of the property owner and forester/arborist preparing the plan on each copy of the FMP.

The FMP shall apply to the entire property and is intended to be a long-term maintenance plan for the forest. Once approved, the forest management plan shall be implemented on an ongoing basis. Prior to removing any trees on the property that have not been approved for removal by this permit, the applicant/owner shall contact the RMA-Planning Department to determine the type of permit (if any) required. No tree removal shall be approved that is not in conformance with the approved forest management plan.

Monitoring Action 8a:

Prior to the issuance of the grading permit, owner/applicant shall submit the forest management plan to the RMA-Planning Department for review and approval.

Monitoring Action 8b:

The owner/applicant shall implement the forest management plan on an ongoing basis.

Monitoring Action 8c:

Any application for future tree removal submitted to the RMA-Planning Department shall include a copy of the approved FMP in addition to any other application requirements.

Biological Resources 4(f) – No impact.

According to the California Department of Fish and Game's Natural Community Conservation Planning Program website accessed on November 16, 2011, the project site is not located within an adopted or proposed Natural Community Conservation Plan.

According to the U.S. Fish and Wildlife Service Habitat Conservation Plan website accessed on November 15, 2011, the project site is not located within an adopted or proposed Habitat Conservation Plan.

In addition, based on the above research, the project site is not identified as being located within a local, regional or state habitat conservation plan. There would be no impact.

5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant 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: 1, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 1, 3, 4, 9, 16, 17, 18)	<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: 1, 2, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: 1, 3, 16, 17, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion:

Cultural Resources 5(a) – No impact

The project consists of the renovation of an existing golf course, interior renovations to the existing clubhouse and the construction of a new snack bar in an existing landscaped area. The entire facility was built approximately 25 years ago. No historical resources are identified as being on the site in the Monterey County Parks Department database of known historic resources within the county. The Monterey County GIS was searched and no historic resources were identified on the site. Therefore, there will be no impact on historical resources.

Cultural Resources 5(b) – Less than significant.

As part of the preliminary archeological reconnaissance performed for the project site in 1982, the project archaeologist researched available archaeological site records and performed a general surface reconnaissance of the site. No indication of cultural resources was identified on the site. However the report noted that several recorded archaeological sites are located within 1 kilometer of the project site. An updated report prepared for this project in 2011 by the same archaeologist confirmed that there have been no archaeological sites found in the immediate vicinity of the project site in the intervening years. Additionally, the Monterey County GIS does not show any recorded sites within or in the immediate vicinity of the project site. As recommended by the archaeologist, the standard condition of approval requiring that if archaeological resources are unexpectedly discovered during construction, work shall be halted within 50 meters of the find until it can be evaluated by a qualified professional archaeologist and appropriate treatment of the find is formulated and implemented. The impact would be less than significant.

Cultural Resources 5(c) – No impact

The project primarily consists of the renovation of an existing golf course which was extensively graded during construction approximately 25 years ago. The golf course land forms have been modified significantly from the natural land forms. There are no paleontological resources

identified on the site in the Monterey County GIS. There will be no impact to a unique paleontological resource or site or unique geologic feature.

Cultural Resources 5(d) – Less than significant

The project site does not contain a formal cemetery and a search of County records uncovered no indication that it has ever been the site of a cemetery. As stated above, based on literature searches and field reconnaissance, the archaeological reports prepared for the project site identified no archaeological resources on the site. Additionally, the site was extensively graded for the original construction of the golf course, so the land has already been disturbed. As there is always a possibility of an unexpected find, the standard County condition requiring that in the event any cultural remains are found, work shall stop until the find can be evaluated will be imposed on the project. The standard County condition will be imposed on the project requiring that in the event human remains are unexpectedly discovered, adherence to State Health and Safety Code Section 7050.5 which stipulates the process to be followed when human remains are discovered. Therefore, the impact would be less than significant.

6. GEOLOGY AND SOILS	Less Than Significant			
Would the project:	Potentially Significant Impact	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: 1, 9, 20) Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking? (Source: 1, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 9, 22)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides? (Source: 1, 9, 21, 22)	<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: 1, 9, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: 1, 9, 22)	<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
Would the project:				
d) Be located on expansive soil, as defined in Chapter 18A of the 2007 California Building Code, creating substantial risks to life or property? (Source: 1, 21)	<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: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

As discussed in the project description, the project consists primarily of the renovation of an existing golf course, which is located entirely outdoors. The interior renovations to the existing clubhouse as well as the construction of the new snack bar will be required by the RMA-Building Services Department to comply with the current California Building Code standards, which require that structures be designed to withstand the effects of earthquakes.

The northeast end of the project site is located approximately 1/8th mile from the potentially active Hatton Canyon Fault. The clubhouse and the site of the proposed snack bar are approximately 3/4 mile from the fault. Staff reviewed available soils information contained in the Monterey County Geographic Information System (GIS) and the United States Department of Agriculture Soil Conservation publication entitled "Soil Survey of Monterey County, California" dated April 1978 (Source IX.21). Soils on the site are classified as NcE (Narlon loamy fine sand, 15 to 30 percent.) The NcE soil type is characterized by poor drainage, low permeability, medium runoff and moderate erosion hazard, with an approximately 12 to 20-inch depth to clay subsoil.

Although no geologic report was prepared for this project, staff reviewed the Geologic Report prepared for the 1992 Pebble Beach Lot Program, which includes Areas F-1, F-2 and F-3 that are located within and adjacent to the northern parcel and Area I-2, which is located immediately south of the southern parcel. The geologic structure beneath these areas consists of either massive granitic bedrock or marine sandstone overlying massive granitic bedrock. The report found no evidence of faulting and found the potential for surface rupture to be low. No evidence of landslides or debris flows was noted in the report.

The proposed renovation of the golf course will include the removal of all existing irrigated turf, re-contouring of the site and sand-capping of all areas proposed to be in irrigated turf. Approximately 120,000 cubic yards of grading (60,000 cubic yards cut/60,000 cubic yards fill) and the import of 55,000 cubic yards of sand will be required to accomplish the project.

Conclusion:

Geology and Soils 6(a) (i & iv) – No impact.

- i. Based on the "Fault Rupture Hazard Zones in California, Special Publication 42, Interim Revision 2007" published by the State of California Conservation Department and the California State Department of Conservation on-line Alquist-Priolo Earthquake Fault Zone Maps, the project site is not located within an identified Alquist-Priolo Earthquake Hazard Zone. Therefore, there would be no impact.
- iv. The project site is characterized by gentle slopes. No evidence of recent or historical landslides was observed during a site visit by the project planner, nor was any evidence of landslide noted in the reports reviewed by staff. The Monterey County GIS and the Geologic Report for the 1992 Pebble Beach Lot Program both indicate that the project area has a low risk of landslide. There would be no impact.

Geology and Soils 6(a) (ii & iii) – Less than significant.

- ii. Seismic ground shaking is influenced by the proximity of the site to an earthquake fault, the intensity of the seismic event and the underlying soil composition. The east end of the project site is located approximately 1/8th mile from the potentially active Hatton Canyon Fault. The clubhouse and the site of the proposed snack bar are approximately 3/4 mile from the fault. While it is expected that the site will be exposed to strong seismic shaking at some point in the future, because the golf course is entirely out of doors, the impact to users of the golf course from seismic shaking will be minimal. The small snack bar structure will be required by the Monterey County RMA-Building Services Department to comply with the regulations and standards of the California Building Code, which requires structures to be designed to withstand such shaking. The impacts from seismic shaking will be less than significant.
- iii. According to the sources reviewed (IX.9 and IX.22), soils on the majority of the site, including all areas which are developed or proposed to be developed with structures, are not susceptible to liquefaction. The areas in the immediate vicinity of Seal Rock Creek and the tributary to Seal Rock Creek, which are both located on the southern parcel, are susceptible to liquefaction. However, these areas are not developed with structures and no structures are planned in these areas. Therefore, the impact from liquefaction would be less than significant.

Geology and Soils 6(b) – Less than significant with mitigation incorporated.

The project site is currently developed with a golf course, clubhouse and associated accessory structures. The proposed golf course renovation project will remove all of the existing irrigated turf on the golf course, re-contour the site, sand-cap all proposed new irrigated turf areas, planting of new turf, naturalization of some former turf areas and reforestation of approximately 4 acres. A new snack bar and patio will be built in an area adjacent to the clubhouse that is currently paved and landscaped. In the long term, the site will again be a golf course, with new areas of irrigated turf, non-irrigated naturalized areas bordering the turf and new tree plantings; no areas of the course will be left bare. Landscaping will be required in areas disturbed for the construction of the snack bar and patio. These improvements will not contribute to the conditions that result in on-site erosion or the loss of topsoil. Impacts associated with operation of the completed project would therefore be less than significant.

In the short term, construction activity associated with the project may result in wind and water driven soil erosion and loss of topsoil due to grading activities if soil is stockpiled or exposed. Because the project will involve grading of more than one acre, the applicant will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) in accordance with the State Water Resources Control Board Order No. 2009-009-DWG, National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Construction General Permit). The SWPPP will identify best management practices to be followed during construction which are intended to reduce or eliminate pollutants and their sources, including sources of sediment associated with construction. Implementation of the SWPPP concurrently with the commencement of soil-disturbing activities is required as a condition of the Construction General Permit. The applicant will be required to adhere to conditions under the Construction General Permit and to implement the SWPPP throughout construction. Implementation of the following mitigation will ensure that projects that might result in substantial soil erosion or the loss of topsoil are reduced to a less than significant level:

Mitigation Measure No. 9:

In order to reduce impacts that could result in soil erosion, loss of topsoil or degradation of water quality to a less than significant level the applicant/owner shall do the following:

- 1) Prior to the issuance of a construction or grading permit, the applicant shall submit a copy of a Storm Water Pollution Prevention Plan (SWPPP) that has been prepared for the project in accordance with the State Water Resources Control Board (SWRCB) Order No. 2009-009-DWG, National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002, Waste Discharge Requirements for Discharges of Storm Water Runoff Associated with Construction and Land Disturbance Activities (Construction General Permit) to the Director of RMA-Planning Department and RMA-Building Services for review and approval;
- 2) Prior to the issuance of a construction or grading permit the applicant shall submit evidence to the Director of RMA-Planning Department that a Notice of Intent has been filed with the SWRCB;
- 3) The SWPPP shall be implemented concurrently with the commencement of soil-disturbing activities;
- 4) The applicant/owner shall continue to implement the SWPPP throughout construction and shall submit to the Director of RMA-Planning copies of any and all reports submitted to the SWRCB, including but not limited to Annual Reports, Anticipated Non-Compliance Form, Reports of Non-Compliance Discharges;
- 5) Prior to a final inspection for the grading permit, the applicant/owner shall submit to the Director of RMA-Planning and the RMA-Building Services Department a copy of the Notice of Termination that has been submitted to the SWRCB.

Geology and Soils 6(c) – No impact.

As discussed above, the site is underlain by massive granitic bedrock or marine sandstone overlying massive granitic bedrock, neither of which is considered to be unstable or subject to

subsidence. As discussed above, the site has a low risk of landslide and therefore a low risk of lateral spreading. As discussed in Section 6.a.iii above, the only soils considered to be potentially subject to liquefaction are located within the immediate vicinity of the creek channels where no structures exist or are proposed. There would be no impact.

Geology and Soils 6(d) – No impact.

The soil type found on the site (NcC) is not considered to be expansive as defined in the California Building Code. Therefore there would be no impact.

Geology and Soils 6(e) – No impact.

Wastewater disposal for the site is provided by the Pebble Beach Community Services District sewer system. No septic tanks or alternative wastewater systems are proposed as part of the project. There would be no impact.

7. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1,)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

Greenhouse gases (GHG) are emitted by natural processes and human activities such as electricity production, motor vehicle use and agricultural uses. It has been found that elevation of GHGs has led to a trend of unnatural warming of the earth's climate, otherwise known as the "greenhouse effect". In order to reduce the statewide level of GHG emissions, the State Legislature adopted California Assembly Bill 32 (AB 32) California Global Warming Solutions Act of 2006. AB 32 established a comprehensive statewide program of regulatory and market mechanisms to achieve reductions in GHG emissions, thereby reducing the State's vulnerability to global climate change. Pursuant to Senate Bill 97 (SB 98), the Governor's Office of Planning and Research (OPR) issued interim guidance for addressing climate change through CEQA and recommends that each agency develop and approach to address GHG emissions based on the best available information. At this time, the County of Monterey and the Monterey Bay Unified Air Pollution Control District (agency responsible for regulating air quality in the region) have not finalized a threshold of significance for GHG emissions. On October 24, 2008, the California Air Resources Board (CARB) released interim CEQA significance thresholds for GHG impacts dictating that a project would be considered less than significant if it meets minimum performance standards during construction and if the project, with mitigation, would emit no more than approximately 7,000 million metric tons of carbon dioxide per year during operation.

In the absence of State guidance or locally adopted thresholds, a primarily qualitative approach will be used to evaluate possible impacts for the proposed project.

Conclusion:

Greenhouse Gas Emissions 7(a) – Less than significant with mitigation incorporated.

One of the stated goals of the project is to increase irrigation system efficiency and to reduce water demand for the golf course. This will be accomplished by the installation of a new, water-efficient, state-of-the-art irrigation system, an approximate 14 acre reduction in irrigated turf and sand capping of the irrigated turf areas. The project also involves the net addition of between 1 ½ and 2 acres of forested lands. Once the renovation project is completed, the use of the property as a golf course with a clubhouse and associated accessory uses will continue as it has in the past. It is anticipated that the reduction in water use will have a beneficial effect on greenhouse gas emissions in the long term because the processes required for the production of irrigation water, whether groundwater or recycled water, require the use of energy, machinery and equipment which themselves produce greenhouse gases. The tree removal and replacement component of the project is also anticipated to have a beneficial effect on greenhouse gas emissions in the long term. According to the arborist report prepared for the project, more than half of the trees proposed for removal are in poor health and have poor structure and of those, 61 are standing dead. The new trees planted as part of the replacement program will be spaced properly to allow for healthy development. Because the project will result in an increase in forested acreage, and because the reforestation areas will be populated by healthy, growing trees, it is anticipated that this element of the project will also have a beneficial effect on greenhouse gas emissions in the long term because of an increase in carbon sequestration. The impact from operation of the project would be less than significant.

The project would result in short-term emissions of greenhouse gases associated with the operation of heavy equipment and the transport of materials (primarily sand) to and from the

project site during construction. These emissions, primarily Carbon Dioxide (CO₂) and Nitrous Oxide (N₂O or NO_x), are the result of fuel combustion by construction equipment and motor vehicles. The other primary greenhouse gases (hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride) are typically associated with specific industrial sources and are not expected to be emitted by the project because it is not an industrial project. As shown in Table 1 above (Section 3), the Urbemis run that was done for this project estimated that the project would produce approximately 17,241 pounds of CO₂ per day based on a 9 ½ month construction period, or approximately 2,227 metric tonnes¹ over the construction period. Estimated annual greenhouse gas emissions for the state of California (Source: California Environmental Protection Agency Air Resources Board 2008 Inventory of Greenhouse Gases) are 167.87 million metric tones of CO₂. Thus, the project would contribute approximately .00133% to the annual state greenhouse gas inventory during the construction period. It is generally the case that an individual project of this size is of insufficient magnitude by itself to influence climate change or result in a substantial contribution to the global greenhouse gas inventory.

Additionally, implementation of Mitigation Measure No. 2 above (See Section 3) will reduce GHG emissions during construction to the extent possible in the following ways:

- The requirement that sand hauling trucks traverse Highway 68 during non-peak hours will minimize the amount of time spent idling on the road due to congested traffic.
- The requirement that all equipment be properly maintained and tuned for low emissions will ensure that the equipment is operating at peak efficiency.
- The requirement that state required idle restrictions be enforced will minimize unnecessary idling time.
- The requirement that temporary electrical service be installed whenever possible to avoid the need for independently powered equipment (e.g. compressors) will reduce the amount of GHGs produced by internal combustion engines on the site.

Therefore, with implementation of Mitigation Measure No. 2, the impact will be less than significant.

Greenhouse Gas Emissions 7(b) – No impact.

As described previously, the project's construction and operation emissions are below the applicable GHG significance thresholds established by CARB and the MBUAPCD has no established GHG thresholds. The Monterey County 1982 General Plan does not address GHG emissions or climate change. The project would not conflict with any local or state GHG plans or goals. Therefore, there would be no impact.

¹ 1 pound = 0.00045359237 metric tonnes

8. HAZARDS AND HAZARDOUS MATERIALS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 8, 9, 23)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: 1, 8, 9, 23)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: 1, 3, 8, 9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: 1, 2, 3, 5, 9)	<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: 1, 2, 3, 8, 9)	<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: 1, 2, 3, 8, 9)	<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: 1, 2, 3, 9, 23)	<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: 1, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

The existing golf course operation stores pesticides, fertilizers, waste oil and vehicle fuel and is registered with the Monterey County Environmental Health Bureau, Hazardous Materials Section (EH). Staff verified with EH that the site is in full compliance with all applicable regulations related to hazardous materials storage. One 500 gallon underground diesel tank and one 500 gallon underground unleaded gasoline tank are located at the existing golf course maintenance facility. It is anticipated that these tanks would be utilized for the fueling of

construction equipment during site grading operations. Fuels would be dispensed in accordance with best management practices.

No additional regulated hazardous materials will be used during construction.

Hazards and Hazardous Materials 8(a, b, c) – Less than significant with mitigation incorporated.

Use of hazardous materials during construction could pose potential health and safety hazards to construction workers, nearby residents, and the environment surrounding the project. As discussed in Section 3 above, Robert Louis Stevenson School abuts the golf course property on the west, with a football field located approximately 400 feet from the nearest point of the project site and the remainder of the campus extending further to the west. Potential impacts from the use of hazardous materials are generally associated with spills or other unauthorized releases during construction or transport of hazardous materials to and from the site. The primary hazardous materials of concern in this case would be vehicle fuels and oil. These materials would be stored at the existing maintenance facility in accordance with Health Department regulations. The SWPPP prepared for the project as required by Mitigation Measure No. 9 is required by the SWRCB to include a Materials Management Plan and Spill Response Plan which will reduce the potential impacts related to use and transport of hazardous materials to a less than significant level. Therefore, with implementation of Mitigation Measure No. 9, impacts will be less than significant.

Hazards and Hazardous Materials 8(d) – No Impact.

According to the California Department of Toxic Substances Control (DTSC) List (Cortese List); State Water Resources Control Board (SWRCB) Geotracker database, Superfund Sites list; and Internet searches of federal, state, and local hazardous materials databases, the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, there would be no impact.

Hazards and Hazardous Materials 8(e, f) – No impact.

A review of county records and review of the surrounding area show that the project site is not located within an airport land use plan, within 2 miles of a public or public use airport or within the vicinity of a private airstrip. The project is located more than 5 miles from the Monterey Peninsula Airport and, according to the Comprehensive Land Use Plan for the Monterey Peninsula Airport, the site is not located within the area of influence for the airport. Therefore, there would be no impact.

Hazards and Hazardous Materials 8(g) – No impact.

The project is located on Lopez Road, which is identified in the Del Monte Forest Land Use Plan as a primary distributor road as well as an internal distributor to the Highway 1 gate. The project consists of the renovation of an existing golf course facility, which will involve the movement of construction vehicles in and out of the site at the Lopez Road and Viscaino Road entrances during the construction period. Proposed staging and parking areas are located within the site at the existing clubhouse parking lot and maintenance area. All of the proposed renovations will be within the site; no work is proposed within the roadways and no roadway closures are proposed. The construction management plan, which is required by a standard condition of approval

imposed by the Public Works Department, will be require that vehicular access to Lopez Road remain open. Therefore, there will be no impact.

Hazards and Hazardous Materials 8(h) - Less than significant.

According to the Monterey County map of Fire Districts and Responsibility Areas, the project site is located within a State Responsibility fire protection and, according to the Monterey County GIS, the project site is also within a Very High Fire Hazard area. As discussed in the project description, the site is located in the midst of a forest, with forested areas also within the site. The project site is developed with the golf course, clubhouse, maintenance building and other related structures and the only new structure proposed is a snack bar. The structures are all buffered from the forested areas by irrigated landscaping or pavement. To reduce the risk of fire, the project has been conditioned by the Pebble Beach Community Services District (Fire District) to require automatic sprinkler systems and fire alarm systems inside the buildings, a 20A 80BC Fire Extinguisher by each temporary fuel cell, and Class A roof construction for all new structures or existing structures receiving new roofing over 25% or more of the existing roof surface within a one year period.

The golf course renovation portion of the project involves the use of heavy equipment for grading, shaping and dumping, on and around the existing, developed golf course. Staging for the project will occur within existing paved areas at the maintenance area and the paved clubhouse parking lot. The existing course is planted with irrigated turf, which is not considered to be highly flammable. The turf will first be killed by application of an herbicide and/or withdrawal of water, then tilled into the soil. After the turf is incorporated into the soil, the site will be graded, leaving bare soil exposed until grass is planted during the final phase of the project. Therefore, the risk of fire from construction of the project is less than significant.

9. 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: 1, 3, 23)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 <u>erosion or siltation</u> on- or off-site? (Source: 1, 3, 8, 9, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 <u>flooding</u> on- or off-site? (Source: 1, 3, 8, 9, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: 1, 3, 9, 23)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1, 23)	<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: 1, 8, 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: 1, 8, 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: 1, 2, 3, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 2, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

Hydrology and Water Quality 9(a) – Less than significant with mitigation incorporated.

As discussed in Section 6(b) above, the project includes grading of more than one acre and as such, is required to be permitted under the NPDES General Construction Permit and the preparation and implementation of a SWPPP is required. The SWPPP prepared for the project will identify Best Management Practices to prevent discharge of pollutants into stormwater including methods to prevent erosion, impacts from spills, dust generation and runoff from the site. Implementation of Mitigation Measure No. 9 above which requires that the applicant provide evidence to the RMA-Planning Department that the SWPPP has been prepared and requires strict adherence to the program throughout the construction period will reduce the impacts to less than significant.

Hydrology and Water Quality 9(b) – Less than significant impact.

The project includes the demolition of an existing snack bar, the construction of a new snack bar, interior renovations to the existing clubhouse and renovations to an existing golf course. Potable water is supplied to the project by the California American Water Company (Cal Am) and irrigation water for the golf course is recycled wastewater provided by the Carmel Area Wastewater District. The project site is located within the Monterey Peninsula Water Management District, which requires water permits for all water uses within the district. According to the Monterey Peninsula Water Management District Non-Residential Water Release Form and Water Permit Application, potable water use will increase by 0.0672 acre feet per year with the addition of a hand washing sink in the new snack bar. In this area, Cal Am water supply comes from the Carmel River aquifer and is subject to State Water Resources Control Board Order 95-10, which restricts new or increased water use. In this case, applicant has indicated that they will purchase water credit from the Pebble Beach Company for the project.

One of the stated purposes of the golf course renovation project is to increase water efficiency and to reduce water use by approximately 20 percent. This will be accomplished by the installation of a water efficient irrigation system, reducing the acreage of irrigated turf, and by sand capping all irrigated areas. Although the irrigation water is recycled, this reduction in use by the golf course will allow that recycled water to be utilized elsewhere, thereby reducing groundwater usage in the area as a whole. Therefore, the impact to groundwater would be beneficial and less than significant.

Hydrology and Water Quality 9(c, d) – Less than significant.

The project includes a number of changes that could affect drainage on the site but those changes will not result in substantial erosion or siltation on or off-site or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site. Recontouring of vertical golf forms so that the course blends more naturally into the surrounding area will result in less risk of erosion or siltation due to slower water travel on the gentler slopes. The removal of irrigated turf and its replacement with naturalized non-irrigated native plants will reduce the amount of irrigation water applied to the site and thus reduce surface drainage. The sand-capping component will improve drainage on the irrigated turf and will reduce the amount of water required for irrigation, thereby reducing surface drainage. The removal of the pipe that currently drains the uppermost end of Seal Rock Creek directly into the creek and the replacement of the overlying irrigated turf with non-irrigated naturalized plantings will allow that water to flow naturally underground and reduce the amount of surface drainage. Overall, the net impact of the project on drainage patterns will be beneficial and less than significant.

Hydrology and Water Quality 9(e) – Less than significant.

As discussed in Sections 9(c), (d) and (e) above, the operation of the finished project will result in less runoff from the site. Runoff during construction will be controlled by Best Management Practices which are required to be implemented throughout the project by the Construction General Permit. The impact from runoff would be less than significant.

Hydrology and Water Quality 9(f) – Less than significant.

Potential water pollutants that could be released from the site include construction-related pollutants, sediment, vehicle and equipment fluids, trash or landscaping by-products. Impacts

from these potential pollutants are adequately addressed in Sections 8(a), (b) and (c) of this initial study checklist. Therefore, the project would not otherwise substantially degrade water quality and the impact would be less than significant.

Hydrology and Water Quality 9(g & h) – No impact.

According to the Monterey County GIS FEMA Flood Zone layer, which is based on the December 14, 2007 Digital Flood Insurance Rate Map prepared by the Federal Emergency Management Agency, the site is not located within a 100 year flood hazard area. Additionally, the project proposes to renovate an existing golf course and clubhouse and to add a new snack bar; no housing is proposed as part of the project. There would be no impact.

Hydrology and Water Quality 9(i) – No impact.

The project is not located within a flood hazard area or an area subject to dam inundation as shown on the Monterey County GIS. In addition, there are no levees, dams or other water detention facilities upstream of the project capable of causing flooding on the project site. Therefore, the project would not be at a significant risk from flooding.

Hydrology and Water Quality 9(j) – No impact.

The project is not located on the shoreline of any enclosed surface water such as a lake, harbor or bay. The site is located between 400 – 500 feet above sea level and is not shown in the Monterey County Local Hazard Mitigation Plan as being in an area subject to tsunami inundation. According to the Monterey County GIS, the project site is in a low hazard zone for landslide or liquefaction. There would be no impact.

10. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community? (Source: 1, 2, 3, 4, 8, 9)	<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: 1, 2, 3, 4, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: 1, 2, 3, 12, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: See Project Description and Section IV.10.

11. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: See Section IV.11.

12. 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: 1, 2, 8, 9, 24, 25)	<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: 1, 2, 8, 9, 24, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 8, 9, 24, 25)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 8, 9, 24, 25)	<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: 1, 2, 3, 8, 9)	<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: 1, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion:

Noise 12(a) – Less than significant.

The 1982 General Plan stipulates that the normally acceptable noise range for golf courses is from 50 to 70 A-weighted decibels (dBA- L_{dn}). Title 10, Section 10.60.030 of the Monterey County Code states: “No person shall, within the unincorporated limits of the County of Monterey, operate any machine, mechanism, device, or contrivance which produces a noise level exceeding eighty-five (85) dBA measured fifty (50) feet there from.”

Impacts due to noise would be limited to the construction period; once the project is completed, the site will again be used as a golf course. The nearest residences to the project are located on Congress Road, approximately 160 feet to the east of Hole 14. Other nearby residences are all a minimum of 300 feet from the project site. In conformance with Policy 22.2.4, the project will be conditioned to limit noise producing construction activities to daylight hours, Monday - Saturday; therefore, the project would be in compliance with the Noise Element of the Monterey County General Plan. The major noise generating equipment to be used at the project site and typical noise levels for the equipment is shown in Table 2-6 below. The construction noise levels will be below the 85 dBA noise limit established within the Monterey County Code. Because construction of the project would be conducted in compliance with local noise regulations impacts would less than significant.

Table 2-6: Noise Levels of Typical Construction Equipment

Equipment	Range of Noise Level (dBA) at 50 feet
Trucks	55-75
Loader	79-80
Dozer	82-85
Excavator	76-84

Source: U.S. Department of Transportation (DOT), 2010

Noise 12(b) – Less than significant.

Residential uses and a school are located in the vicinity of the project, with the nearest residence at approximately 160 feet from the site and the nearest school facility (a ball field) approximately 400 feet from the site. The project site is approximately 4,800 feet long and over 2,500 feet at the widest point. No more than 2.2 acres of ground disturbance over the 166.53 acre site would occur on any one day over the course of the 9 month construction period, so the noise experienced by any one neighbor would be limited and temporary. No major vibration-inducing activities, such as pile driving or blasting, would be conducted during construction of the project. Some equipment may cause minor groundborne vibrations and groundborne noise; however, none of the equipment that will be used is classified as an impact device. It is unlikely that groundborne noise or vibration from the project area would be detected by the general public due to the nature of the work being done and large size of the site. Therefore, due to the temporary and intermittent nature of project construction and the project's distance from

residences and schools, impacts due to groundborne vibration or noise would be less than significant.

Noise 12(c) – No impact.

This project would not result in any substantial permanent increases in ambient noise levels in the area. Operation and maintenance activities associated with the project would be conducted similarly to those currently performed for the existing Poppy Hills Golf Course. Therefore, impacts would be short-term and temporary and no permanent impacts would occur.

Noise 12(d) – Less than significant.

Construction of the project would result in temporary increases in noise levels in the immediate vicinity as a result of the use of construction equipment. Equipment used to construct the project may include hauling trucks, pickup trucks, water trucks, bulldozers and excavators. Construction would occur primarily during daylight hours between 7:00 a.m. and 6:00 p.m. and the project will be conditioned to limit noise producing construction activities to daylight hours Monday – Saturday. Therefore, the project will not cause a substantial increase in ambient noise levels. Due to these factors, temporary impacts would be less than significant.

Noise 12(e) – No impact.

The nearest airport is the Monterey Peninsula Airport, which is located approximately 5 miles to the northeast of the project site. According to the Comprehensive Land Use Plan for the airport, the project site is not within the area of influence for the airport. Therefore, there would be no impact.

Noise 12(f) – No impact.

A review of county records and review of the surrounding area show that the project site is not located within the vicinity of a private airstrip. There would be no impact.

13. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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:)	<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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: See Project Description and Section IV.13.

14. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: See Project Description and Section IV.14.

15. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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: 1, 2, 3, 8, 9)	<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: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion:

Recreation 15(a) – No impact.

The project is the renovation of an existing golf course facility, which is itself, a recreational facility. The course has been in existence for more than 25 years and is one of several similar facilities within the Del Monte Forest Area. Because the project will not change the use of the existing facility it is not expected that the project will cause any change to the use of other existing recreational facilities in the immediate vicinity or general area. There will be no impact.

Recreation 15(b) – Less than significant with mitigations incorporated.

As stated above, the project is itself, a recreational facility. The reader is referred to the Project Description and all of the other Sections in this initial study for analysis of the impacts of the construction of the project. Mitigations which will reduce the impacts from implementation of the project to Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, and Transportation and Traffic to a less than significant level have been recommended where appropriate. As mitigated, the impacts will be less than significant.

16. TRANSPORTATION/TRAFFIC	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Source: 1, 2, 3, 4, 15, 26)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with the goals, objectives, and policies of the 2010 Regional Transportation Plan for Monterey County, including, but not limited to level of service standards and travel demand measures, or other standards established by the Transportation Agency for Monterey County (TAMC) for designated roads or highways? (Source: 1, 1, 26)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: 1, 9, 15)	<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: 1, 8, 9, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: 1, 9, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? (Source: 1, 2, 3, 9, 15, 26)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

The 166.53 acre project site consists of two parcels, one on the north side of Lopez Road and the other on the south side of Lopez Road in the Del Monte Forest. The existing road network within the Del Monte Forest is privately owned and maintained. Primary access to the site from public roads is through the toll gate at the Highway 1/Highway 68 intersection (Highway 1 gate) or the SFB Morse Toll Gate on Highway 68.

The project includes the hauling of 55,000 cubic yards to the site for the sand-capping portion of the project. The import material will be mined at the Assured Aggregates sand quarry located at the Monterey Regional Waste Management Center on Del Monte Road in Monterey County north of Marina. The truck route will be from the site on Lopez Road - Congress Road - Morse Drive, with trucks entering and exiting onto Highway 68 at the SFB Morse Gate - Highway 68 - Highway One - Del Monte Road in Marina. The traffic report prepared for the project states that the haul operation will require a total of 3,600 loads, or 7,200 one-way trips. The applicant proposes to begin stockpiling sand on the site as soon as the appropriate grading permit is issued, around March or April of 2012. This would allow the average daily number of truck trips to be spread out over a 17-month period rather than just during the 9 month construction period, thereby reducing the average of one-way truck trips per day to about 21 or about three trips per hour during a seven hour work day. Adding some material hauling to Saturdays would further reduce the average number of hauls on weekdays.

New trips generated by construction workers working on the renovation project will be offset by a reduced number of golfers utilizing the course during the course of the project.

Conclusion:

Transportation/Traffic 16(a) – Less than significant with mitigation incorporated.

Monterey County generally considers a Level of Service (LOS) D to be the minimum acceptable level of service for roadways within the county. The traffic report prepared for the project states that although the project will not represent a significant impact on the Pebble Beach Road network, it could represent a significant impact on Highway 68 (Holman Highway) in the vicinity of the Community Hospital of the Monterey Peninsula as well as Highway 1 in Seaside. Both of these two segments have experienced LOS F during the 7:00 – 9:00 a.m. and 4:00 – 6:00 p.m. peak hours. One additional trip during an LOS F period is considered to be a significant impact by the county. The traffic engineer found that by limiting truck trips to non-peak hours, the impacts to the local road network would be less than significant. With the implementation of the following mitigation measure, impacts to the circulation system would be less than significant.

Mitigation Measure No. 10:

In order to mitigate for potential impacts to traffic on Highway 1 and Highway 68 due to truck trips related to the import of sand to the project site, trucking of sand will be limited to the hours of 9:00 a.m. and 4:00 p.m., Monday through Saturday. The applicant shall apply for and obtain a permit from the RMA-Building Services Department to stockpile sand on the site as soon as possible after the Coastal Development Permit (PLN100655) has been approved.

Monitoring Action No. 10a: Prior to the issuance of a construction permit, the applicant shall provide to the RMA-Planning Department a copy of the contract with the trucking contractor which includes the above hours of operation for review and approval.

Transportation/Traffic 16(b) – Less than significant with mitigation incorporated.

Impacts to congestion would be limited to the generation of truck trips associated with the sand import. With the implementation of Mitigation Measure No. 10 above, the impacts to congestion would be less than significant.

Transportation/Traffic 16(c) – No impact.

The nearest airport is the Monterey Peninsula Airport, which is located approximately 5 miles from the project site. The project would not directly impact any airport facilities, and thus would not cause a change in air traffic patterns. Therefore, the proposed project would have no impact on air traffic patterns.

Transportation/Traffic 16(d & e) - No impact.

The project is the renovation of an existing golf course facility. The use of the property will not change as a result of the project. The project site and surrounding roadway network do not have any conditions that would restrict emergency vehicle access. The project plans have been reviewed by the Pebble Beach Community Services District to ensure that adequate emergency vehicle access is provided. No modifications to adjacent roadways or to the entrance to the facility are proposed. There would be no impact.

Transportation/Traffic 16(f) – Less than significant.

The project involves the renovation of an existing golf course and its related facilities. No permanent changes are proposed to existing access or roadways, internal or external. Review of the recorded map for the property as well as the trail map of Del Monte Forest Hiking and Equestrian Trails prepared by the Pebble Beach Riding and Trails Association show that pedestrian and equestrian trails exist around the property edges, one trail crosses the northern end of the southern property and another trail bisects the northern property, running generally north-south. These trails will not be affected by the golf course renovation, other than temporary closures during construction for safety purposes. These minimal and short term effects would be less than significant.

17. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

17. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:)	<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:)	<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:)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: See Project Description and Section IV.17.

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: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12,13, 14, 16, 17, 18, 19, 230)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12,113, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25)	<input type="checkbox"/>	<input checked="" 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: : 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12,113, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion/Conclusion:

VII (a) – Less than significant with mitigation incorporated.

The project will have a less than significant impact on Agricultural and Forest Resources, and Cultural Resources.

Potential impacts to Biological Resources were identified and Mitigation Measures have been recommended to reduce impacts to plant and animal resources and their habitat to a less than significant level.

VII(b) – Less than significant with mitigations incorporated.

The project will involve the renovation of an existing golf course and accessory structures and the construction of a new snack bar. Once built, the operation of the project will be the same but

more water efficient. The most probable future projects nearest to the project site include the residential development of the Pebble Beach Concept Plan Areas I and F-2. Because these lots are currently undeveloped forest land, there will be significant tree and other vegetation removal associated with these developments, temporary construction impacts to air quality, as well as temporary and long term impacts to traffic. Implementation of the Poppy Hills project would result in temporary minor incremental reductions in air quality in the short term, and as mitigated, traffic impacts that would be temporary and less than significant. By the time the neighboring projects are under construction, this project will be completed and will no longer be contributing to traffic impacts. The incremental air quality impacts of the project when considered in combination with the effects of past, current and probable future projects in the planning area will result in a less than significant impact. Because the proposed project includes the conversion of irrigated turf to non-irrigated native plantings and a net gain in the acreage of forested areas on the property, the impacts to biological resources will, as mitigated, be less than significant.

VII(c) – Less than significant with mitigations incorporated.

The project will result in no impacts to Population and Housing, Mineral Resources or Utilities/Service Systems.

Less than significant impacts were identified for Aesthetics, Cultural Resources, Land Use and Planning and Noise.

Mitigation Measures were identified to reduce potentially significant impacts to Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Hydrology and Water Quality. As mitigated, the project would have a less than significant direct or indirect adverse impact on human beings.

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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.

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 PLN100655 and the attached Initial Study / Proposed (Mitigated) Negative Declaration.

IX. REFERENCES

1. Project Application/Plans.
2. Monterey County 1982 General Plan..
3. Del Monte Forest Area Land Use Plan.
4. Monterey County Coastal Implementation Plan, Part 5.
5. Title 20/21 of the Monterey County Code (Zoning Ordinance).
6. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008.
7. “2008 Air Quality Management Plan for the Monterey Bay Region”, Sixth Revision to the 1991 Air Quality Management Plan for the Monterey Bay Region, prepared by the Monterey Bay Unified Air Pollution control District, August 2008.
8. Site Visit conducted by the project planner on April 7, 2011.
9. Monterey County Geographic Information System
10. “Arborist Analysis, Poppy Hills Golf Course Refinement Project” (LIB110210) prepared by Maureen Hamb-WCISA Certified Arborist, Santa Cruz, CA, May 2011.
11. “Biological Resources Report” (LIB110209) prepared by Jeffrey B. Froke, Ph.D., Pebble Beach, CA, June 12, 2011 as amended by memorandum dated July 25, 2011.
12. California Department of Fish and Game Natural Community Conservation Planning Website Page: <http://www.dfg.ca.gov/habcon/nccp/status/index.html>
13. United States Fish and Wildlife Service Habitat Conservation Plan Page: http://ecos.fws.gov/conserv_plans/servlet/gov.doi.hcp.servlets.PlanReportSelect?region=1&type=CCA

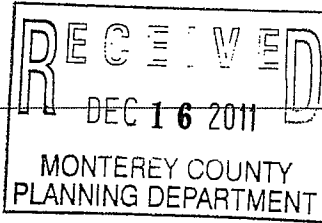
14. "Poppy Hills Golf Course Refinement Air Quality Impact Analysis" and letter report dated September 29, 2011 (LIB110211) prepared by Golden State Planning and Environmental Consulting, Monterey, CA, May 19, 2011.
15. "Letter Report on Traffic Impacts for Poppy Hills Golf Course Renovation" (LIB110212) prepared by Hatch Mott MacDonald, Gilroy, CA, April 28, 2011.
16. "Archaeological Assessment Update for Poppy Hills Golf Course" (LIB110213) prepared by Archaeological Consulting, Salinas, CA, March 2, 2011.
17. "Preliminary Cultural Resources of Portions of Del Monte Forest Development Areas Owned by Pebble Beach Company (Including Development Areas B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V and Quarry) prepared by Breschini, G.S., A. Runnings and T. Haversat, Salinas, CA, May 28, 1988 as amended on January 3, 1989 and August 17, 1989.
18. "Preliminary Archaeological Reconnaissance of a Proposed Golf Course on the Monterey Peninsula, Monterey County, California" prepared by Hampson, R.P. and G.S Breschini, Salinas, CA, February 10, 1982.
19. California Department of Conservation, Division of Land Resource Protection Website, Map of Important Farmland in California, 2008, last modified January 3, 2011, [offftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2008/fnmp2008_08_11.pdf](http://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/statewide/2008/fnmp2008_08_11.pdf).
20. "Fault Rupture Hazard Zones in California, Special Publication 42, Interim Revision 2007", published by the State of California Conservation Department, 2007.
21. "Soil Survey of Monterey County, California", published by the United States Department of Agriculture Soil Conservation Service in cooperation with the U.S. Forest Service and University of California Agricultural Experiment Station, Issued 1978.
22. "Geologic Investigation, Pebble Beach Lot Program, Monterey County, California" (LIB100350) prepared by Terratech, Inc., Monterey, CA, May 31, 1990 and revised November 26, 1991
23. "Draft Storm Water Pollution Prevention Plan for Poppy Hills Golf Course" (LIB110455) prepared by Whitson Engineers, Monterey, CA, July 20, 2011.
24. U. S. Department of Transportation Federal Highway Administration Website; "Construction Noise Handbook", as of December 2, 2011 at: http://www.fhwa.dot.gov/environment/noise/construction_noise/handbook/handbook09.cfm.
25. Monterey County Code of Regulations.
26. 2010 Regional Transportation Plan, prepared by the Transportation Agency for Monterey County.



MBUAPCD

Monterey Bay Unified Air Pollution Control District
Serving Monterey, San Benito, and Santa Cruz Counties

EXHIBIT F



24580 Silver Cloud Court
Monterey, CA 93940
PHONE: (831) 647-9411 • FAX: (831) 647-8501

December 14, 2011

Mike Novo
Monterey County Resource Management Agency - Planning Department
168 W. Alisal Street 2nd Floor
Salinas, CA 93901

Submitted Electronically to:
CEQAcomments@co.monterey.ca.us

Original sent First Class Mail

SUBJECT: Initial Study/Mitigated Negative Declaration - Poppy Holdings Inc. (PLN100655)

Dear Mr. Novo:

Thank you for providing the Monterey Bay Unified Air Pollution Control District (Air District) the opportunity to comment on the above-referenced document. We have reviewed the Air Quality and Greenhouse Gas sections. These sections appear to adequately describe the emissions and mitigation measures. The mitigation measures meet District expectations.

Please contact me at (831) 647-9418 ext. 226 or bnunes@mbuapcd.org if you have questions regarding these comments.

Best regards,

Robert Nunes
Air Quality Planner

Cc: David Craft, MBUAPCD Air Quality Planner/Engineer



Post Office Box 1876, Salinas, CA 93902
Email: LandWatch@mclw.org
Website: www.landwatch.org
Telephone: 831-759-2824
FAX: 831-759-2825

January 10, 2012

Delinda Robinson
Senior Planner
Monterey County Planning Department
168 West Alisal St., 2nd Floor
Salinas, CA 93901

SUBJECT: MND FOR POPPY HOLDINGS INC.

Dear Ms. Robinson:

LandWatch Monterey County has reviewed the document for the Poppy Hills Golf course "refinements" which includes changes to the existing irrigation system and other improvements and removal of 533 trees. We have the following comments:

1. The document should address why the proposed project is being processed separately from the Pebble Beach Company project. Since this project will require removal of 533 trees and generate significant greenhouse gas emissions, the Poppy Hills Golf course changes are best addressed as part of the overall Pebble Beach Company project which would have similar impacts. At a minimum, the cumulative impacts of both projects must be addressed, and the revised environmental documents for both projects should be recirculated.
2. The MND references California Air Resources Board guidelines that recommend separation distance between sensitive receptors and a freeway or high traffic road of 500 feet. P. 26. It also indicates that sensitive receptors in the vicinity of the project include Robert Louis Stevenson School and residential uses located about 300 feet from the project site. The document concludes that with implementation of two mitigation measures to address PM₁₀ and diesel particulate emissions, impacts will be less than significant. The findings are conclusionary without any supporting evidence. Diesel exhaust modeling should be undertaken to support the document's finding regarding impacts from toxic air contaminants from diesel exhaust on nearby sensitive receptors.

3. The project would remove 533 trees on 2 to 2.5 acres and replace them with 4 acres with a net gain of about 1.5 acres. The cumulative impact of removal of over 7,000 trees resulting from this project combined with the Pebble Beach Company project should be assessed.
4. The project would generate 4.3 tons/day of CO₂ during the 9 month construction period or 2,227 tons over the life of the project. PP. 23 and 41. In addition, removal of 533 trees would eliminate a source of CO₂ sequestration until the new trees reach maturity.

The document uses the California Air Resources Board threshold of significance of 7,000 million metric tons of CO₂ per year to assess the project's impact. This approach is inconsistent with the approach used in the DEIR for the Pebble Beach Company project. Further, the Poppy Hills project MND identifies only CO₂ emissions while the Pebble Beach Company DEIR identifies CO₂ equivalent emissions (MT CO₂ e).

Using the ARB's criterion, the project is found to have less than a significant impact on climate change. However, the document fails to address the cumulative impact of the two projects proposed for the Del Monte Forest. A consistent methodology should be used to assess the project's impact on climate change for both projects.

Thank you for the opportunity to review the document.

Sincerely,

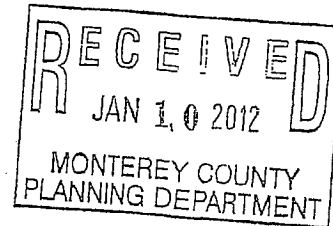


Amy L. White
Executive Director

THE LEAGUE
OF WOMEN VOTERS
OF THE MONTEREY PENINSULA

January 7, 2012

Monterey County Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901



CEOAComments@co.monterey.ca.us

SUBJECT: MND FOR POPPY HOLDINGS INC. AND DEIR FOR THE PEBBLE BEACH COMPANY PROPERTIES IN THE DEL MONTE FOREST LCP

Dear Staff:

The League of Women Voters of the Monterey Peninsula has reviewed the environmental documents for the Pebble Beach Company (PBC) project which includes over 125 amendments to the Del Monte Forest LCP and the Poppy Hills Golf course project. While the Pebble Beach Company is the applicant for both projects, they are being processed separately with two different environmental documents.

By chopping up the project into pieces, the totality of environmental impacts of the two projects is not evaluated. For example, the PBC project would remove up to 6,700 Monterey Pine trees. The Poppy Hills Golf course project would remove 533 trees. Both projects include significant emissions during the construction phase with potential health impacts from diesel exhaust emissions. In terms of climate change, the PBC project would emit up to 5,469 MT CO₂e while the Poppy Hills project would emit 2,227 tons of CO₂ over the life of the project. While the second project's impact may not be significant, when considered with the first, the total may be significant and require a larger amount of mitigation.

In addition to piecemealing the proposed projects in the Del Monte Forest, the two environmental documents use different methodologies for addressing impacts on climate change. Finally, neither environmental document includes the impacts of both projects in any of the cumulative impact analyses.

We request that the projects be considered together and that one environmental impact report be prepared for all of the activities currently proposed by the Pebble Beach Company. The revised document should be re-circulated for public review and comment.

Thank you for the opportunity to review the documents.

Sincerely,

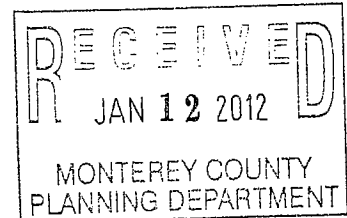
A handwritten signature in cursive script that reads "Beverly Bear".

Beverly Bear, President



January 9, 2012

Delinda Robinson, Senior Planner
Monterey County Resource Management Agency - Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901



RE: CEQA Initial Study Comments (Poppy Holding, Inc. PLN100655)

Dear Ms. Robinson:

This letter presents comments on the Draft California Environmental Quality Act (CEQA) Initial Study and Mitigated Negative Declaration for the renovation of the Northern California Golf Association's (NCGA) Poppy Hills Golf Course. Our comments follow the organization of the Draft CEQA document and are as follows as prepared by Maureen Wruck & Associates. As the owner of the project we concur with their advice and support the following comments. As always we appreciate your time and guidance.

General Comments

1. Project Overview (Page 2). The Initial Study correctly notes that the NCGA facility operates under the original 1983 Use Permit. The 1983 permit approved impacts to 100 acres of forest on the 166-acre Poppy Hills project site (see Exhibit A). With construction, this permit has been vested. We would like to note that due to good stewardship of the property and sensitive design, the NCGA has only affected 85 acres of the 100 acres of forest previously approved for development and was able to construct Poppy Hills and avoid impacts to 15 acres of forest.
2. Project Renovation applicable to NCGA Site. The "Project Overview" section on Page 2 and Table 1 on Page 4 provides an accurate description of the proposed golf course renovation needed to update the facility. In implementing the renovation, we believe it would be better to characterize the proposed development and impacts to address the project effects (grading, tree removal, etc.) for the entire Poppy Hills site, rather than by specific hole. The Initial Study confirms that the Gowan Cypress adjoining the site will not be affected and addresses restoration proposed for the Seal Creek headwaters. Given the uniformity of the site, the environmental assessment in the Initial Study should be focused on overall site impacts for the Poppy Hills course renovations vs. a hole-by-hole assessment. This request is generally similar to the description on Page 6. Given that this is an existing open-space recreational project, analyzing impacts to the overall NCGA site would enable the applicant to fine tune recreational adjustments to the course during grading and renovation. The possible outcome would be the potential for further



reductions in identified impacts during project implementation, as was successfully accomplished under the 1983 permit.

3. Sand Hauling. The Initial Study should consistently distinguish mitigation measures associated with sand hauling and those that apply to actual golf course grading. Many of the mitigation measures are not applicable to haul sand to the site. Many of the others specifically relate to actual grading for course renovation.

Specific Comments

1. Required Permits and Approvals (Page 2). As noted above, given that the project consists of renovation of an existing developed golf course, analysis of impacts in the Initial Study should be addressed in terms of impacts to the 166-acre Poppy Hills site rather than a hole-by-hole assessment (Page 2, Table 1, and Page 6). This would facilitate potential refinements during construction that could be considered in substantial conformance and serve to further reduce impacts during project implementation.
2. Property Zoning (NOC Page 3, IS Pages 1 & 7). The applicant's representative has provided documentation on several occasions confirming that the property is not within the "RC (CZ)" zoning district. We are again attaching a copy of the Del Monte Forest Land Use Plan map and Subdivision map confirming that the "RC (CZ)" district referenced is a mapping error and that zoning has to be consistent with the LUP.
3. Biological Resources 4d (Page 27). The NCGA course presently exists. Renovations proposed do not propose barriers that would "substantially" interfere with movement of native resident or migratory fish or wildlife species. This Initial Study should reflect this as "no impact," unless there is specific evidence/discussion in the record to support the "less than significant impact" finding.
4. Biological Resources Mitigation Measure No. 4 (Pages 29 & 30).
 - a. The initial text of the mitigation measure should clarify that this mitigation measure applies to those areas of the project to be naturalized or reforested.
 - b. Concerns related to this mitigation measure include the commercial availability of "*locally sourced plants or seeds that are native to the area.*" While we appreciate the rationale to maintain local genetics, if plant stock is not readily available, implementation/compliance with this mitigation may not be (financially) feasible. Perhaps Item #1 of the text on page 29 could read: "*If commercially available, utilize locally sourced plants...*"
 - c. Item #3 in the text relates to eradication of aggressive non-native species and the text on the top of Page 30 requires 100% eradication. The biological report does not identify *Genesta* or other aggressive invasive non-native species on the property as being an issue at the site or that the project implementation could lead to introduction



to aggressive non-natives to the site. We question the legal nexus for this mitigation. If this is a LUP policy or CIP requirement, it has not been consistently applied to all projects in the Del Monte Forest Coastal Zone. Again, if this is intended to preclude aggressive non-natives from becoming introduced into renovation areas proposed to be naturalized/reforested, that would be acceptable and the MM discussion should clearly state that.

- d. The last sentence of the introductory paragraph requires that any plant loss due to mortality requires replacement and monitoring to begin all over again. The mitigation could potentially result in a never-ending monitoring requirement for individual plants and become costly for the NCGA, a non-profit entity. One way to avoid this would be to overplant to compensate for plant loss but that would result in perpetuating the overcrowded conditions currently found in the forest understory (i.e. see Initial Study, Page 32, discussion 4(e), middle of paragraph) . The other approach is to clearly state that the required mitigation applies to the proposed forest restoration acreage; reporting can address the "big picture" restoration and the health of these sites, including natural recruitment, and not focus on individual planting stock success ratios and five-year timelines.
5. Mitigation Measure No. 5a (Page 30). As stated earlier, timing should relate to issuance of a grading permit for actual course renovation and not be applied to the sand hauling phase.
6. Mitigation Measure No. 6a (Page 30). Again, timing should relate to issuance of a grading permit for actual course renovation and not be applied to the sand hauling phase.
7. Mitigation Measure No. 8a (Page 33). As noted earlier, the mitigation measure should apply to actual grading, not grading permit issuance for sand hauling.
8. Mitigation Measure 8c (Page 33). Monterey County Planning requires electronic document submittal and ties the property APN to library references for reports filed for the property. Given that the document is on file and stored this way, it does not make sense to require that the same (approved) report be submitted each and every time management actions are required to annually/seasonally implement MM 8a. We would request that MM 8c be deleted as it is redundant and unnecessary.
9. Mitigation Measure #9, #1 & #2 (Page 38). These MMs should apply to actual site disturbance and not the grading permit for the sand hauling phase.
10. Hydrology and Water Quality (Page 44, 9b). The Initial Study should note this as "no impact." This is supported by the statement on the Initial Study, Page 46 (see 2nd paragraph, last sentence).

The project utilizes treated wastewater for golf course irrigation. The project renovation, reduction in irrigated turf areas and replacement of the aging irrigation system with a



state-of-the-art irrigation system will serve to reduce treated water consumption by an estimated 20%. Also, given that the proposed project site is an open-space recreational use, water will be able to percolate. Finally, the only increase in use of potable water that could "deplete groundwater supplies" is a proposed hand sink in the snack bar. Annual water use for this single sink would not be "substantial" and certainly not deplete the local groundwater supplies.

11. Recreation (Page 51, Item 15b). The project consists of the renovation of an existing golf course, not the construction of a new course. Proposed renovation activities do not constitute expansion of Poppy Hills; renovation does not add new holes or new facilities, but merely remodels what is existing on the project site. This item should be noted as "no impact."

We appreciate the opportunity to comment on this CEQA document.

Sincerely,

Lyn Nelson
CEO / Executive Director
lnelson@ncga.org
(831) 622-8226 office
(831) 238-0626 cell

JP/Enclosures:

Exhibit A – Portion of 1983 Coastal Commission Permit No. 3-84-120;
Exhibit B – LUP Map with Zoning and Subdivision Map Confirming Boundary

Exhibit A

DL/gjk 6/26/84

CALIFORNIA COASTAL COMMISSION
CENTRAL COAST DISTRICT
701 OCEAN STREET, ROOM 310
SANTA CRUZ, CA 95060
(408) 426-7390 ATSS: 8-529-2304

FILED: 6/15/84
49th/180th DAY: 8/3/84; 12/14/84
STAFF REPORT: 6/26/84
HEARING DATE: 7/10/84
STAFF: J. Sheeie (SC) cm

ADOPTED

REGULAR CALENDAR

PROJECT DESCRIPTION

APPLICANT: Pebble Beach Company and Northern California Golf Assoc. (NCGA)

PERMIT NO: 3-84-120

PROJECT LOCATION: An area bordered by Highway 68, Forest Lake Road, Congress Road, Spruance Road and Costanilla Way, Del Monte Forest, Monterey County, APN 8-031-11, 8-032-02, 8-041-08, 7-551-01

PROJECT DESCRIPTION: Land division of 767 acres into 10 parcels - Development of 18-hole Poppy Hills Golf Course on two parcels 1 and 9 totaling 166 acres including clubhouse, parking/road improvements, 260,000 cubic yards of grading, and tree removal.

LOT AREA: 166.7-acre golf course ZONING: Transitional, Residential

BLDG. COVERAGE: 14,171 sq. ft. PLAN DESIGNATION: Approved & Adopted

LUP: Open Space, Recreational and Forest,

PAVEMENT COVERAGE: 84,000 sq. ft. Visitor Service Commercial, Residential

PROJECT DENSITY: N/A

LANDSCAPE COVERAGE: 35,000 sq. ft. HEIGHT ABV. FIN. GRADE: 39 feet

LOCAL APPROVALS RECEIVED: Tentative Map approval, Use Permit.

CEQA: Negative Declaration - 10/7/83.

SUBSTANTIVE FILE DOCUMENTS: Natural Environmental Constraint & Planning Policy Analysis & Supplement Information for NCGA Hill Course; All Plans in 3-84-120; Del Monte Forest Land Use Plan.

PIT: 1AB, 2ABC

FINDINGS AND DECLARATIONS

PROJECT
DESCRIPTION

The Commission finds and declares as follows:

1. The proposed development consists of the subdivision of 766.9 acres into ten parcels and the construction of the Northern California Golf Association (NCGA) Poppy Hills Golf Course. The only development planned will be located on parcels 1 and 9. The granting of this permit shall in no way be construed as approving or condoning land use densities or intensities for those remaining parcels under ownership of Pebble Beach Company, the co-applicant.

The project site is located within Del Monte Forest in an area bordered by Highway 68, Los Altos Drive, Costanilla Way and Spruance Road on the east, Ronda Road and Viscaino Road on the south, Forest Lake Road and Cypress Road on the west and the Del Monte Park subdivision on the north. Parcels 1 and 9 comprise approximately 166 acres on which the NCGA proposes to construct an 18-hole golf course. It will be accompanied by a clubhouse which will contain a pro shop, a restaurant, and a lounge. The clubhouse will cover approximately 12,000 square feet and the restaurant and lounge will have a seating capacity of approximately 75. The clubhouse will also house the offices of the NCGA.

Beneath the clubhouse will be approximately 7,000 square feet of storage for golf carts. The outside of the clubhouse will be natural wood which will blend with its surroundings. Access to the course and clubhouse will be from Lopez Road. A maintenance building will also be constructed in the southwest corner of the property and will be accessible from Viscaino Road. It will cover approximately 4,500 square feet. It will serve as storage for golf course maintenance equipment and provide a work area for maintenance employees. The building will be a metal Butler building and will be similar in design to the maintenance building on the Cypress Point and Spyglass golf courses. Two rest stations will be constructed on the course. One rest station will be located between the 13th green and the 14th tee, the other will be located at the confluence of the third and fifth greens and the fourth and sixth tees. Approximately 100 acres of trees will be selectively cleared of Monterey pine trees which now cover the property.

The vegetation in the area of the proposed golf course consists primarily of Monterey pine forest. South of Lopez Road the understory is grassland with scattered manzanita and other brush species. North of Lopez Road the understory brush is more dense. The northwest corner of the proposed course is within 600 feet of the SFB Morse Reserve; Bishop pine and Gowen cypress are found in this area and the understory is very dense. Seal Rock Creek bisects the parcel south of Lopez Road. Natural slopes of over 30 percent occur only along the banks of Seal Rock Creek and the banks of other minor drainage and tributaries to Seal Rock Creek. The topography of the remainder of the golf course site area is relatively flat to gently sloping. Slopes over most of the course range from approximately 7 to 15 percent.

Exhibit B

VOL 15 C & T PG 52

MAP 1 SN 18310

Owner's Certificate

I, the undersigned, being the owner of the above described land, do hereby certify that the same is the same as shown on the map...

THOMAS A. QUINN, County Recorder

Notary Certificate

I, the undersigned, a Notary Public in and for the State of California, do hereby certify that the above described land is the same as shown on the map...

Notary Signature

County Surveyor's Certificate

I, the undersigned, County Surveyor of Monterey County, California, do hereby certify that the above described land is the same as shown on the map...

County Surveyor Signature

Engineer's Certificate

I, the undersigned, a Licensed Professional Engineer, do hereby certify that the above described land is the same as shown on the map...

Engineer Signature

County Planning Commission's Certificate

The undersigned, County Planning Commission, do hereby certify that the above described land is the same as shown on the map...

Commission Signature

County Clerk of Board of Supervisor's Certificate

I, the undersigned, County Clerk of Board of Supervisors, do hereby certify that the above described land is the same as shown on the map...

County Clerk Signature

County Recorder's Certificate

I, the undersigned, County Recorder, do hereby certify that the above described land is the same as shown on the map...

County Recorder Signature

Note:

THIS IS A SUMMARY OF THE RECORDS OF THE COUNTY OF MONTEREY, CALIFORNIA, AND IS NOT A SUBSTITUTE FOR THE ORIGINAL RECORDS.

TRACT NO. 1003 POPPY HILLS GOLF COURSE SUBDIVISION BEING PART OF THE SECTION OF BLOCK 24 UNINCORPORATED TOWN OF PEOPLES BEACH COUNTY OF MONTEREY, CALIFORNIA

Pebble Beach Company and Northern California Golf Association by BESTOR ENGINEERS, INC.

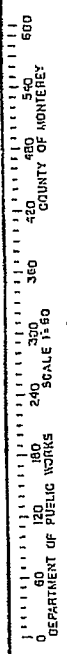
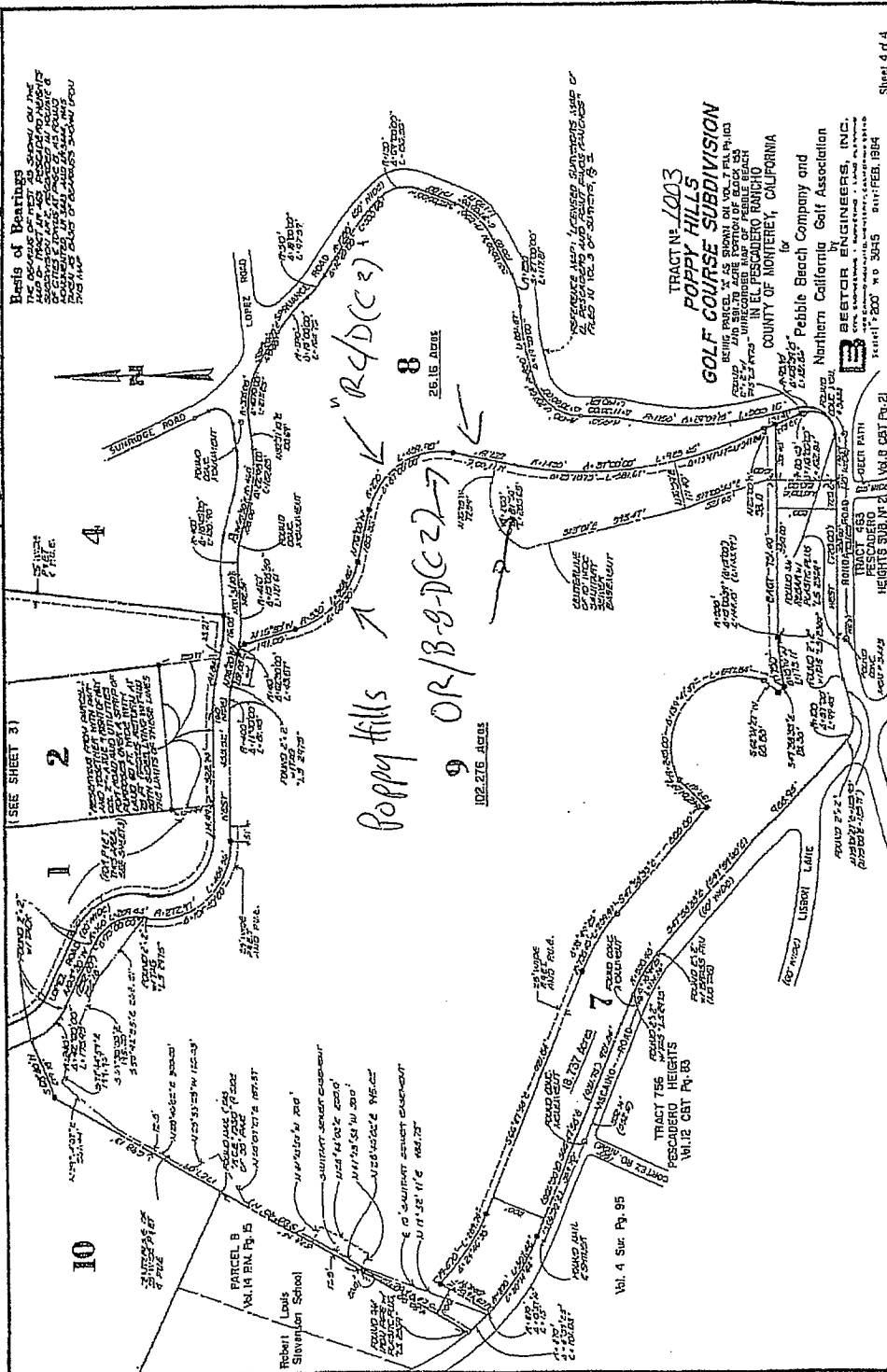


Exhibit B

VOL 155 C & T PG 52

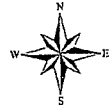
MAP 1 SN 18913



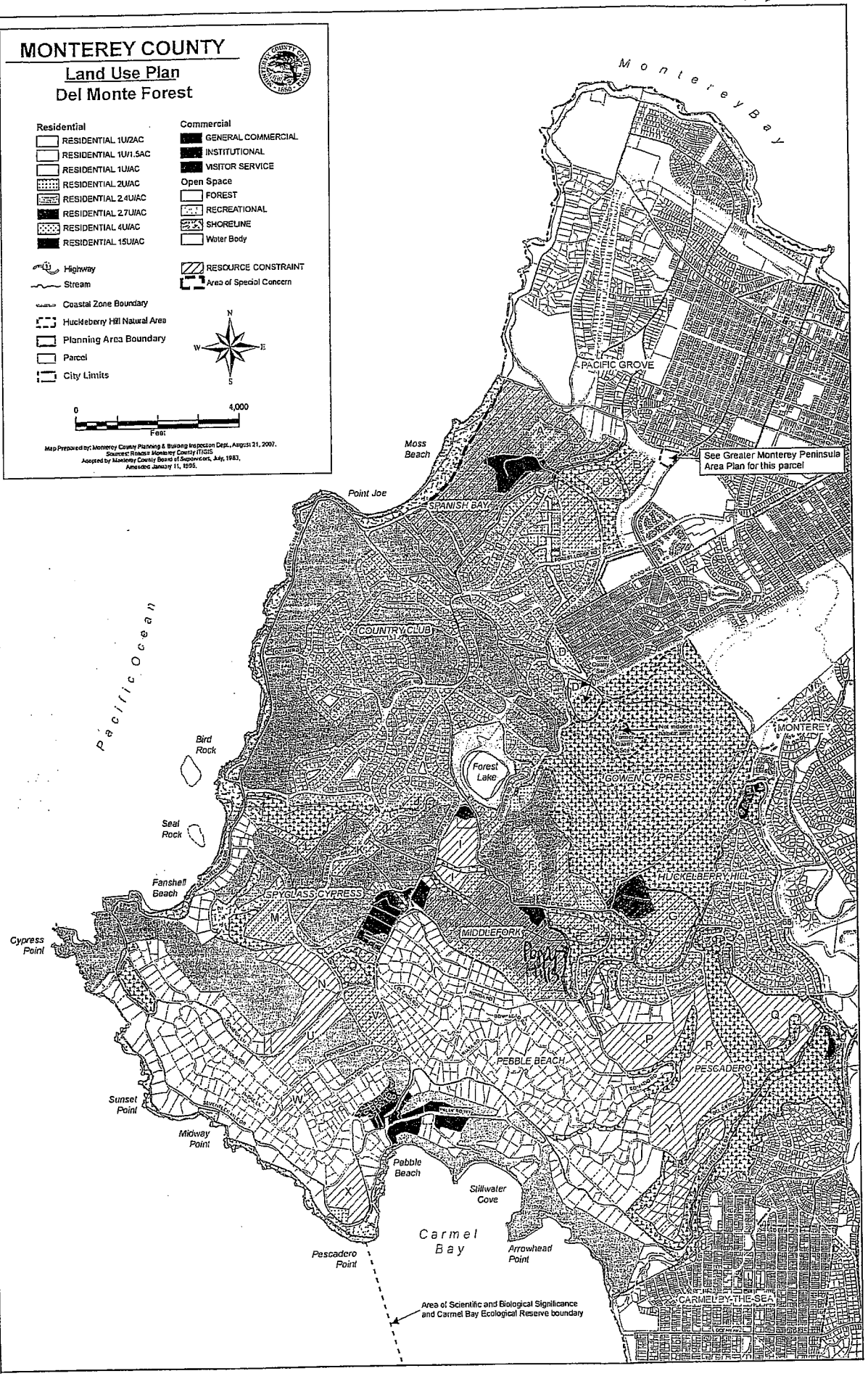
MONTEREY COUNTY
Land Use Plan
Del Monte Forest



- | | |
|-------------------------------|-------------------------|
| Residential | Commercial |
| RESIDENTIAL 1U/2AC | GENERAL COMMERCIAL |
| RESIDENTIAL 1U/1.5AC | INSTITUTIONAL |
| RESIDENTIAL 1U/1AC | VISITOR SERVICE |
| RESIDENTIAL 2U/1AC | Open Space |
| RESIDENTIAL 2.4U/1AC | FOREST |
| RESIDENTIAL 2.7U/1AC | RECREATIONAL |
| RESIDENTIAL 4U/1AC | SHORELINE |
| RESIDENTIAL 15U/1AC | Water Body |
| Highway | RESOURCE CONSTRAINT |
| Stream | Area of Special Concern |
| Coastal Zone Boundary | |
| Huckleberry Hill Natural Area | |
| Planning Area Boundary | |
| Parcel | |
| City Limits | |



Map Prepared by: Monterey County Planning & Building Inspection Dept., August 21, 2007.
 Sources: Monarch: Monterey County ITGIS
 Adopted by Monterey County Board of Supervisors, July, 1983,
 Amended January 14, 1995.

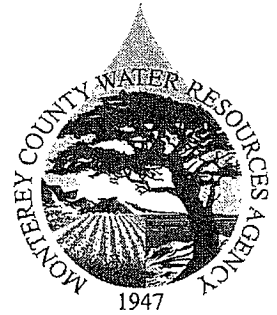
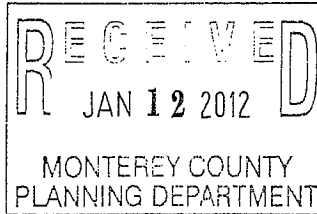


MONTEREY COUNTY

WATER RESOURCES AGENCY

PO BOX 930
SALINAS , CA 93902
(831)755-4860
FAX (831) 424-7935

DAVID E. CHARDAVOYNE
INTERIM GENERAL MANAGER



STREET ADDRESS
893 BLANCO CIRCLE
SALINAS, CA 93901-4455

January 12, 2012

Delinda Robinson, Senior Planner
Monterey County Resource Management Agency, Planning Department
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

**RE: Initial Study (IS)/Mitigated Negative Declaration (MND)
for Poppy Holdings Inc. (PLN 100655)**

Dear Ms. Robinson:

After reviewing the IS/MND for the Poppy Holdings Inc. Combined Development Permit (PLN 100655), the Monterey County Water Resources Agency (Agency) has the following comments:

Mitigation Measure No. 6, page 30:

The Agency recommends revising Mitigation Measure No. 6 to read as follows:

Prior to the issuance of a construction permit, the applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, that incorporates the recommendations for NCGA Golf Course (Parcel No. 9) outlined in the Del Monte Forest Land Use Plan Open Space Advisory Committee Management Plan, effective date 05/28/1983. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency.

Monitoring Action No. 6a:

Prior to final inspection, the applicant shall provide certification from a registered civil engineer or licensed contractor that drainage improvements have been constructed in accordance with the approved drainage plan.

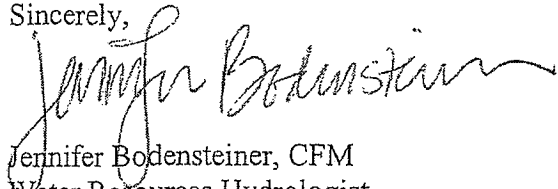
Hydrology and Water Quality 9 (g & h) – No Impact, page 47:

All flood zone information should be based upon the effective FEMA Flood Insurance Rate Map rather than the Monterey County GIS FEMA Flood Zone layer. The Agency recommends revising this section to include the following information: The project is not located in a Special

Flood Hazard Area. It is located in Zone X unshaded, as shown on FEMA Flood Insurance Rate Map Panels 06053C-0305G & 06053C-0308G, effective date April 2, 2009.

Thank you for the opportunity to review the IS/MND. If you have any questions, please feel free to contact me at (831) 755-4860.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Bodensteiner". The signature is fluid and cursive, with a long horizontal stroke at the end.

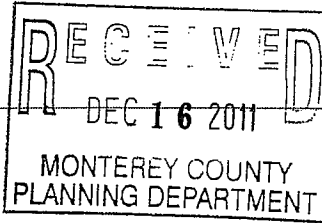
Jennifer Bodensteiner, CFM
Water Resources Hydrologist
Floodplain Management and Development Review Section



MBUAPCD

Monterey Bay Unified Air Pollution Control District
Serving Monterey, San Benito, and Santa Cruz Counties

EXHIBIT F



24580 Silver Cloud Court
Monterey, CA 93940
PHONE: (831) 647-9411 • FAX: (831) 647-8501

December 14, 2011

Mike Novo
Monterey County Resource Management Agency - Planning Department
168 W. Alisal Street 2nd Floor
Salinas, CA 93901

Submitted Electronically to:
CEQAcomments@co.monterey.ca.us

Original sent First Class Mail

SUBJECT: Initial Study/Mitigated Negative Declaration - Poppy Holdings Inc. (PLN100655)

Dear Mr. Novo:

Thank you for providing the Monterey Bay Unified Air Pollution Control District (Air District) the opportunity to comment on the above-referenced document. We have reviewed the Air Quality and Greenhouse Gas sections. These sections appear to adequately describe the emissions and mitigation measures. The mitigation measures meet District expectations.

Please contact me at (831) 647-9418 ext. 226 or bnunes@mbuapcd.org if you have questions regarding these comments.

Best regards,

Robert Nunes
Air Quality Planner

Cc: David Craft, MBUAPCD Air Quality Planner/Engineer



Post Office Box 1876, Salinas, CA 93902
Email: LandWatch@mclw.org
Website: www.landwatch.org
Telephone: 831-759-2824
FAX: 831-759-2825

January 10, 2012

Delinda Robinson
Senior Planner
Monterey County Planning Department
168 West Alisal St., 2nd Floor
Salinas, CA 93901

SUBJECT: MND FOR POPPY HOLDINGS INC.

Dear Ms. Robinson:

LandWatch Monterey County has reviewed the document for the Poppy Hills Golf course "refinements" which includes changes to the existing irrigation system and other improvements and removal of 533 trees. We have the following comments:

1. The document should address why the proposed project is being processed separately from the Pebble Beach Company project. Since this project will require removal of 533 trees and generate significant greenhouse gas emissions, the Poppy Hills Golf course changes are best addressed as part of the overall Pebble Beach Company project which would have similar impacts. At a minimum, the cumulative impacts of both projects must be addressed, and the revised environmental documents for both projects should be recirculated.
2. The MND references California Air Resources Board guidelines that recommend separation distance between sensitive receptors and a freeway or high traffic road of 500 feet. P. 26. It also indicates that sensitive receptors in the vicinity of the project include Robert Louis Stevenson School and residential uses located about 300 feet from the project site. The document concludes that with implementation of two mitigation measures to address PM₁₀ and diesel particulate emissions, impacts will be less than significant. The findings are conclusionary without any supporting evidence. Diesel exhaust modeling should be undertaken to support the document's finding regarding impacts from toxic air contaminants from diesel exhaust on nearby sensitive receptors.

3. The project would remove 533 trees on 2 to 2.5 acres and replace them with 4 acres with a net gain of about 1.5 acres. The cumulative impact of removal of over 7,000 trees resulting from this project combined with the Pebble Beach Company project should be assessed.
4. The project would generate 4.3 tons/day of CO₂ during the 9 month construction period or 2,227 tons over the life of the project. PP. 23 and 41. In addition, removal of 533 trees would eliminate a source of CO₂ sequestration until the new trees reach maturity.

The document uses the California Air Resources Board threshold of significance of 7,000 million metric tons of CO₂ per year to assess the project's impact. This approach is inconsistent with the approach used in the DEIR for the Pebble Beach Company project. Further, the Poppy Hills project MND identifies only CO₂ emissions while the Pebble Beach Company DEIR identifies CO₂ equivalent emissions (MT CO₂ e).

Using the ARB's criterion, the project is found to have less than a significant impact on climate change. However, the document fails to address the cumulative impact of the two projects proposed for the Del Monte Forest. A consistent methodology should be used to assess the project's impact on climate change for both projects.

Thank you for the opportunity to review the document.

Sincerely,

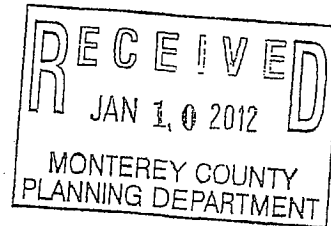


Amy L. White
Executive Director

THE LEAGUE
OF WOMEN VOTERS
OF THE MONTEREY PENINSULA

January 7, 2012

Monterey County Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901



CEOAComments@co.monterey.ca.us

SUBJECT: MND FOR POPPY HOLDINGS INC. AND DEIR FOR THE PEBBLE BEACH COMPANY PROPERTIES IN THE DEL MONTE FOREST LCP

Dear Staff:

The League of Women Voters of the Monterey Peninsula has reviewed the environmental documents for the Pebble Beach Company (PBC) project which includes over 125 amendments to the Del Monte Forest LCP and the Poppy Hills Golf course project. While the Pebble Beach Company is the applicant for both projects, they are being processed separately with two different environmental documents.

By chopping up the project into pieces, the totality of environmental impacts of the two projects is not evaluated. For example, the PBC project would remove up to 6,700 Monterey Pine trees. The Poppy Hills Golf course project would remove 533 trees. Both projects include significant emissions during the construction phase with potential health impacts from diesel exhaust emissions. In terms of climate change, the PBC project would emit up to 5,469 MT CO₂e while the Poppy Hills project would emit 2,227 tons of CO₂ over the life of the project. While the second project's impact may not be significant, when considered with the first, the total may be significant and require a larger amount of mitigation.

In addition to piecemealing the proposed projects in the Del Monte Forest, the two environmental documents use different methodologies for addressing impacts on climate change. Finally, neither environmental document includes the impacts of both projects in any of the cumulative impact analyses.

We request that the projects be considered together and that one environmental impact report be prepared for all of the activities currently proposed by the Pebble Beach Company. The revised document should be re-circulated for public review and comment.

Thank you for the opportunity to review the documents.

Sincerely,

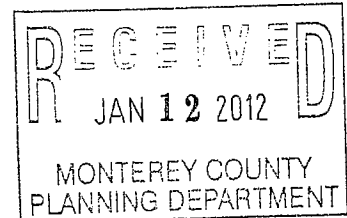
A handwritten signature in cursive script that reads "Beverly Bear".

Beverly Bear, President



January 9, 2012

Delinda Robinson, Senior Planner
Monterey County Resource Management Agency - Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901



RE: CEQA Initial Study Comments (Poppy Holding, Inc. PLN100655)

Dear Ms. Robinson:

This letter presents comments on the Draft California Environmental Quality Act (CEQA) Initial Study and Mitigated Negative Declaration for the renovation of the Northern California Golf Association's (NCGA) Poppy Hills Golf Course. Our comments follow the organization of the Draft CEQA document and are as follows as prepared by Maureen Wruck & Associates. As the owner of the project we concur with their advice and support the following comments. As always we appreciate your time and guidance.

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2. Project Renovation applicable to NCGA Site. The "Project Overview" section on Page 2 and Table 1 on Page 4 provides an accurate description of the proposed golf course renovation needed to update the facility. In implementing the renovation, we believe it would be better to characterize the proposed development and impacts to address the project effects (grading, tree removal, etc.) for the entire Poppy Hills site, rather than by specific hole. The Initial Study confirms that the Gowan Cypress adjoining the site will not be affected and addresses restoration proposed for the Seal Creek headwaters. Given the uniformity of the site, the environmental assessment in the Initial Study should be focused on overall site impacts for the Poppy Hills course renovations vs. a hole-by-hole assessment. This request is generally similar to the description on Page 6. Given that this is an existing open-space recreational project, analyzing impacts to the overall NCGA site would enable the applicant to fine tune recreational adjustments to the course during grading and renovation. The possible outcome would be the potential for further



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 - c. Item #3 in the text relates to eradication of aggressive non-native species and the text on the top of Page 30 requires 100% eradication. The biological report does not identify *Genesta* or other aggressive invasive non-native species on the property as being an issue at the site or that the project implementation could lead to introduction



to aggressive non-natives to the site. We question the legal nexus for this mitigation. If this is a LUP policy or CIP requirement, it has not been consistently applied to all projects in the Del Monte Forest Coastal Zone. Again, if this is intended to preclude aggressive non-natives from becoming introduced into renovation areas proposed to be naturalized/reforested, that would be acceptable and the MM discussion should clearly state that.

- d. The last sentence of the introductory paragraph requires that any plant loss due to mortality requires replacement and monitoring to begin all over again. The mitigation could potentially result in a never-ending monitoring requirement for individual plants and become costly for the NCGA, a non-profit entity. One way to avoid this would be to overplant to compensate for plant loss but that would result in perpetuating the overcrowded conditions currently found in the forest understory (i.e. see Initial Study, Page 32, discussion 4(e), middle of paragraph) . The other approach is to clearly state that the required mitigation applies to the proposed forest restoration acreage; reporting can address the "big picture" restoration and the health of these sites, including natural recruitment, and not focus on individual planting stock success ratios and five-year timelines.
5. Mitigation Measure No. 5a (Page 30). As stated earlier, timing should relate to issuance of a grading permit for actual course renovation and not be applied to the sand hauling phase.
6. Mitigation Measure No. 6a (Page 30). Again, timing should relate to issuance of a grading permit for actual course renovation and not be applied to the sand hauling phase.
7. Mitigation Measure No. 8a (Page 33). As noted earlier, the mitigation measure should apply to actual grading, not grading permit issuance for sand hauling.
8. Mitigation Measure 8c (Page 33). Monterey County Planning requires electronic document submittal and ties the property APN to library references for reports filed for the property. Given that the document is on file and stored this way, it does not make sense to require that the same (approved) report be submitted each and every time management actions are required to annually/seasonally implement MM 8a. We would request that MM 8c be deleted as it is redundant and unnecessary.
9. Mitigation Measure #9, #1 & #2 (Page 38). These MMs should apply to actual site disturbance and not the grading permit for the sand hauling phase.
10. Hydrology and Water Quality (Page 44, 9b). The Initial Study should note this as "no impact." This is supported by the statement on the Initial Study, Page 46 (see 2nd paragraph, last sentence).

The project utilizes treated wastewater for golf course irrigation. The project renovation, reduction in irrigated turf areas and replacement of the aging irrigation system with a



state-of-the-art irrigation system will serve to reduce treated water consumption by an estimated 20%. Also, given that the proposed project site is an open-space recreational use, water will be able to percolate. Finally, the only increase in use of potable water that could "deplete groundwater supplies" is a proposed hand sink in the snack bar. Annual water use for this single sink would not be "substantial" and certainly not deplete the local groundwater supplies.

11. Recreation (Page 51, Item 15b). The project consists of the renovation of an existing golf course, not the construction of a new course. Proposed renovation activities do not constitute expansion of Poppy Hills; renovation does not add new holes or new facilities, but merely remodels what is existing on the project site. This item should be noted as "no impact."

We appreciate the opportunity to comment on this CEQA document.

Sincerely,

Lyn Nelson
CEO / Executive Director
lnelson@ncga.org
(831) 622-8226 office
(831) 238-0626 cell

JP/Enclosures:

Exhibit A – Portion of 1983 Coastal Commission Permit No. 3-84-120;
Exhibit B – LUP Map with Zoning and Subdivision Map Confirming Boundary

Exhibit A

DL/gjk 6/26/84

CALIFORNIA COASTAL COMMISSION
CENTRAL COAST DISTRICT
701 OCEAN STREET, ROOM 310
SANTA CRUZ, CA 95060
(408) 426-7390 ATSS: 8-529-2304

FILED: 6/15/84
49th/180th DAY: 8/3/84; 12/14/84
STAFF REPORT: 6/26/84
HEARING DATE: 7/10/84
STAFF: J. Sheeie (SC) cm

ADOPTED

REGULAR CALENDAR

PROJECT DESCRIPTION

APPLICANT: Pebble Beach Company and Northern California Golf Assoc. (NCGA)

PERMIT NO: 3-84-120

PROJECT LOCATION: An area bordered by Highway 68, Forest Lake Road, Congress Road, Spruance Road and Costanilla Way, Del Monte Forest, Monterey County, APN 8-031-11, 8-032-02, 8-041-08, 7-551-01

PROJECT DESCRIPTION: Land division of 767 acres into 10 parcels - Development of 18-hole Poppy Hills Golf Course on two parcels 1 and 9 totaling 166 acres including clubhouse, parking/road improvements, 260,000 cubic yards of grading, and tree removal.

LOT AREA: 166.7-acre golf course ZONING: Transitional, Residential

BLDG. COVERAGE: 14,171 sq. ft. PLAN DESIGNATION: Approved & Adopted

LUP: Open Space, Recreational and Forest,

PAVEMENT COVERAGE: 84,000 sq. ft. Visitor Service Commercial, Residential

PROJECT DENSITY: N/A

LANDSCAPE COVERAGE: 35,000 sq. ft. HEIGHT ABV. FIN. GRADE: 39 feet

LOCAL APPROVALS RECEIVED: Tentative Map approval, Use Permit.

CEQA - Negative Declaration - 10/7/83.

SUBSTANTIVE FILE DOCUMENTS: Natural Environmental Constraint & Planning Policy Analysis & Supplement Information for NCGA Hill Course; All Plans in 3-84-120; Del Monte Forest Land Use Plan.

PIT: 1AB, 2ABC

FINDINGS AND DECLARATIONS

PROJECT
DESCRIPTION

The Commission finds and declares as follows:

1. The proposed development consists of the subdivision of 766.9 acres into ten parcels and the construction of the Northern California Golf Association (NCGA) Poppy Hills Golf Course. The only development planned will be located on parcels 1 and 9. The granting of this permit shall in no way be construed as approving or condoning land use densities or intensities for those remaining parcels under ownership of Pebble Beach Company, the co-applicant.

The project site is located within Del Monte Forest in an area bordered by Highway 68, Los Altos Drive, Costanilla Way and Spruance Road on the east, Ronda Road and Viscaino Road on the south, Forest Lake Road and Cypress Road on the west and the Del Monte Park subdivision on the north. Parcels 1 and 9 comprise approximately 166 acres on which the NCGA proposes to construct an 18-hole golf course. It will be accompanied by a clubhouse which will contain a pro shop, a restaurant, and a lounge. The clubhouse will cover approximately 12,000 square feet and the restaurant and lounge will have a seating capacity of approximately 75. The clubhouse will also house the offices of the NCGA.

Beneath the clubhouse will be approximately 7,000 square feet of storage for golf carts. The outside of the clubhouse will be natural wood which will blend with its surroundings. Access to the course and clubhouse will be from Lopez Road. A maintenance building will also be constructed in the southwest corner of the property and will be accessible from Viscaino Road. It will cover approximately 4,500 square feet. It will serve as storage for golf course maintenance equipment and provide a work area for maintenance employees. The building will be a metal Butler building and will be similar in design to the maintenance building on the Cypress Point and Spyglass golf courses. Two rest stations will be constructed on the course. One rest station will be located between the 13th green and the 14th tee, the other will be located at the confluence of the third and fifth greens and the fourth and sixth tees. Approximately 100 acres of trees will be selectively cleared of Monterey pine trees which now cover the property.

The vegetation in the area of the proposed golf course consists primarily of Monterey pine forest. South of Lopez Road the understory is grassland with scattered manzanita and other brush species. North of Lopez Road the understory brush is more dense. The northwest corner of the proposed course is within 600 feet of the SFB Morse Reserve; Bishop pine and Gowen cypress are found in this area and the understory is very dense. Seal Rock Creek bisects the parcel south of Lopez Road. Natural slopes of over 30 percent occur only along the banks of Seal Rock Creek and the banks of other minor drainage and tributaries to Seal Rock Creek. The topography of the remainder of the golf course site area is relatively flat to gently sloping. Slopes over most of the course range from approximately 7 to 15 percent.

Exhibit B

VOL 15 C & T PG. 52

MAP 1 SN 18310

Owner's Certificate

I, the undersigned, being the owner of the above described property, do hereby certify that the same is the same as shown on the map...

THOMAS A. QUINN
Notary Public
County of Monterey, California

Notary Certificate

I, the undersigned, being a Notary Public for the County of Monterey, California, do hereby certify that the foregoing is a true and correct copy of the original...

Notary Public
County of Monterey, California

County Surveyor's Certificate

I, the undersigned, being the County Surveyor of the County of Monterey, California, do hereby certify that the above described property is the same as shown on the map...

County Surveyor
County of Monterey, California

Engineer's Certificate

I, the undersigned, being a Licensed Professional Engineer, do hereby certify that the above described property is the same as shown on the map...

Engineer
County of Monterey, California

County Planning Commission's Certificate

The undersigned, being the County Planning Commission of the County of Monterey, California, do hereby certify that the above described property is the same as shown on the map...

County Planning Commission
County of Monterey, California

County Clerk of Board of Supervisor's Certificate

I, the undersigned, being the County Clerk of the Board of Supervisors of the County of Monterey, California, do hereby certify that the above described property is the same as shown on the map...

County Clerk of Board of Supervisors
County of Monterey, California

County Recorder's Certificate

I, the undersigned, being the County Recorder of the County of Monterey, California, do hereby certify that the above described property is the same as shown on the map...

County Recorder
County of Monterey, California

Note:

THIS IS A SUMMARY OF A RESOLUTION WHICH RESOLVES THE MATTER OF THE COUNTY OF MONTEREY, CALIFORNIA, COUNTY CLERK OF BOARD OF SUPERVISORS...

TRACT NO. 1003
POPPY HILLS
GOLF COURSE SUBDIVISION
PEBBLE BEACH COMPANY AND
NORTHERN CALIFORNIA GOLF ASSOCIATION
BESTOR ENGINEERS, INC.

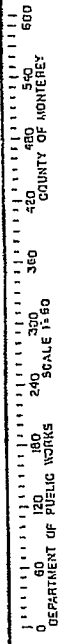
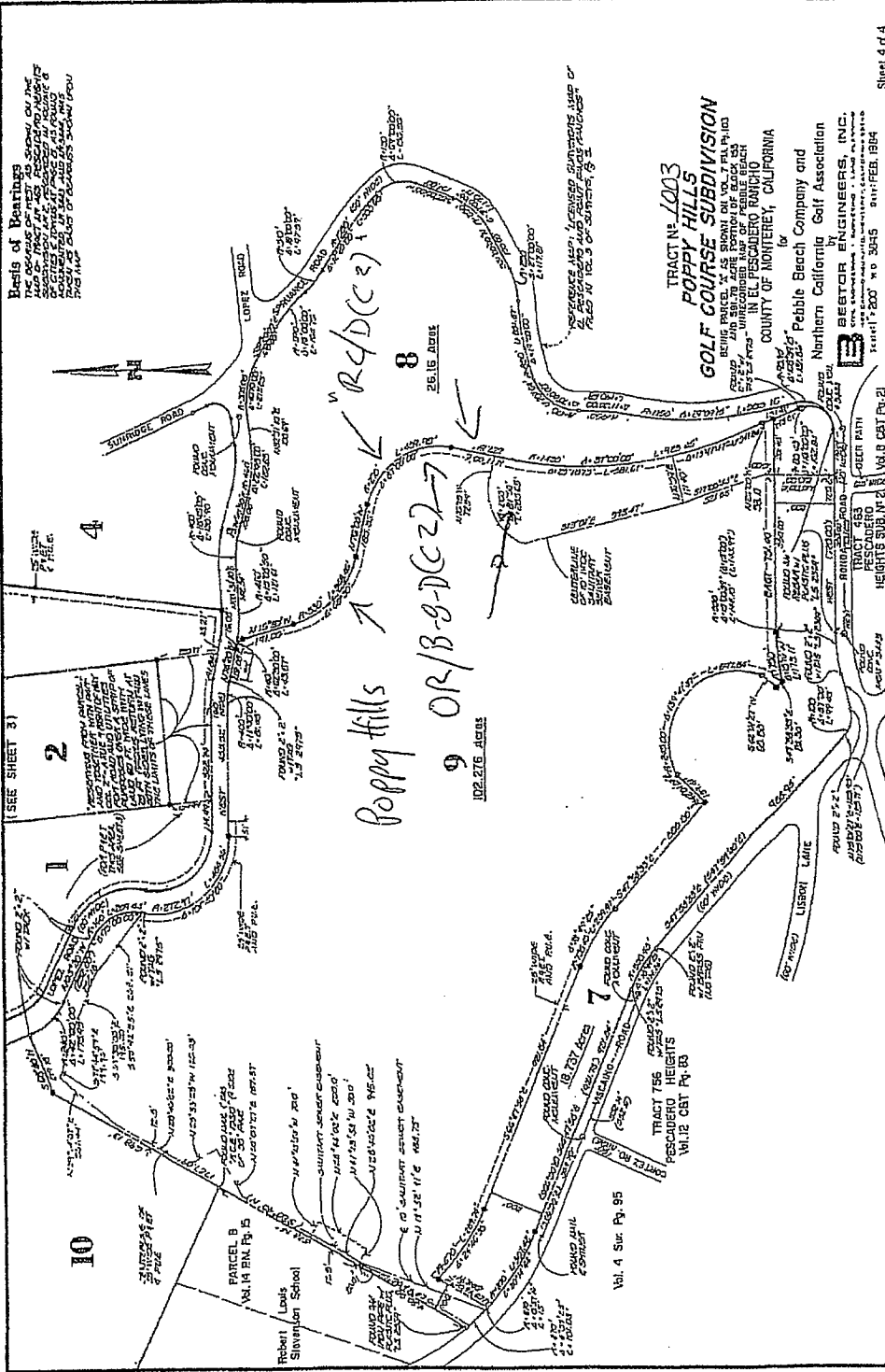


Exhibit B

VOL 155 C & T PG. 52

MAP 1 SN 18913



Basis of Bearings
 The bearings of this map were obtained from the original survey of the Poppy Hills Golf Course Subdivision, which was filed in the County Clerk's Office of Monterey County, California, on the 15th day of February, 1944, and is hereby incorporated by reference into this map.

TRACT NO. 1003
POPPY HILLS
GOLF COURSE SUBDIVISION
 BEING A SURVEY OF THE POPPY HILLS GOLF COURSE, AS SHOWN ON THE ORIGINAL SURVEY MAP OF THE POPPY HILLS GOLF COURSE, FILED IN THE COUNTY CLERK'S OFFICE OF MONTEREY COUNTY, CALIFORNIA, ON FEBRUARY 15, 1944.
 PREPARED BY
PEBBLE BEACH COMPANY AND
NORTHERN CALIFORNIA GOLF ASSOCIATION
 ENGINEERS
BEETOR ENGINEERS, INC.
 1000 MARINA DRIVE, MONTEREY, CALIFORNIA
 FEBRUARY 1944

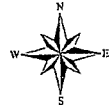
Sheet 4 of 4

0 10 20 30 40 50 60 70 80 90 100
 SCALE: 1" = 20'
 DEPARTMENT OF PUBLIC WORKS - MONTEREY

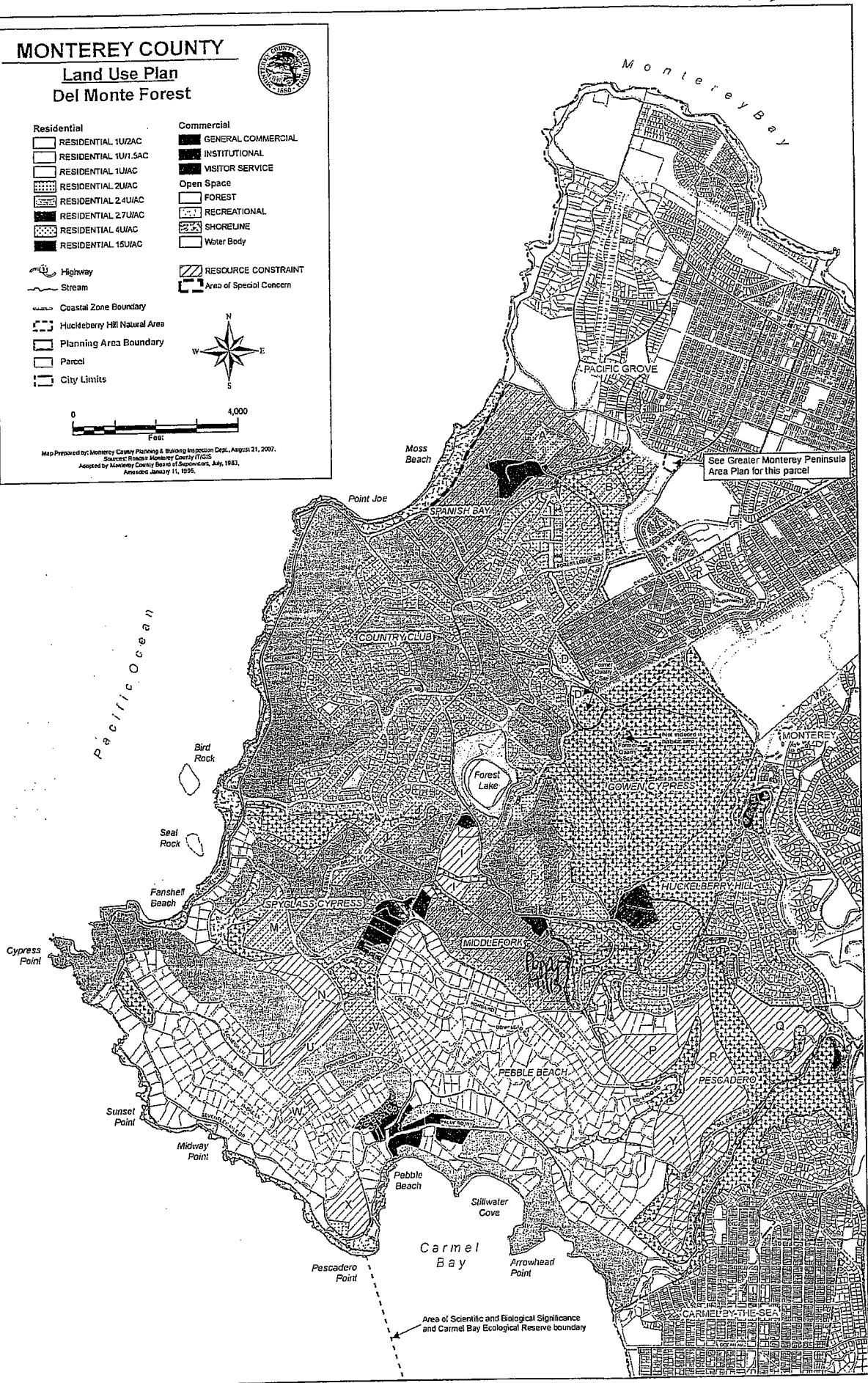
MONTEREY COUNTY
Land Use Plan
Del Monte Forest



- | | |
|-------------------------------|-------------------------|
| Residential | Commercial |
| RESIDENTIAL 1U/2AC | GENERAL COMMERCIAL |
| RESIDENTIAL 1U/1.5AC | INSTITUTIONAL |
| RESIDENTIAL 1U/1AC | VISITOR SERVICE |
| RESIDENTIAL 2U/1AC | Open Space |
| RESIDENTIAL 2.4U/1AC | FOREST |
| RESIDENTIAL 2.7U/1AC | RECREATIONAL |
| RESIDENTIAL 4U/1AC | SHORELINE |
| RESIDENTIAL 15U/1AC | Water Body |
| Highway | RESOURCE CONSTRAINT |
| Stream | Area of Special Concern |
| Coastal Zone Boundary | |
| Huckleberry Hill Natural Area | |
| Planning Area Boundary | |
| Parcel | |
| City Limits | |



Map Prepared by: Monterey County Planning & Building Inspection Dept., August 21, 2007.
 Sources: Monterey County GIS; Adopted by Monterey County Board of Supervisors, July, 1983, Amended January 14, 1995.



See Greater Monterey Peninsula Area Plan for this parcel

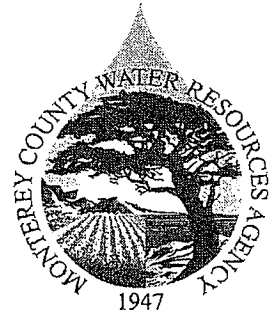
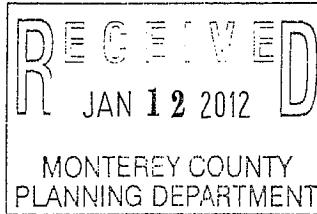
Area of Scientific and Biological Significance and Carmel Bay Ecological Reserve boundary

MONTEREY COUNTY

WATER RESOURCES AGENCY

PO BOX 930
SALINAS , CA 93902
(831)755-4860
FAX (831) 424-7935

DAVID E. CHARDAVOYNE
INTERIM GENERAL MANAGER



STREET ADDRESS
893 BLANCO CIRCLE
SALINAS, CA 93901-4455

January 12, 2012

Delinda Robinson, Senior Planner
Monterey County Resource Management Agency, Planning Department
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

**RE: Initial Study (IS)/Mitigated Negative Declaration (MND)
for Poppy Holdings Inc. (PLN 100655)**

Dear Ms. Robinson:

After reviewing the IS/MND for the Poppy Holdings Inc. Combined Development Permit (PLN 100655), the Monterey County Water Resources Agency (Agency) has the following comments:

Mitigation Measure No. 6, page 30:

The Agency recommends revising Mitigation Measure No. 6 to read as follows:

Prior to the issuance of a construction permit, the applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, that incorporates the recommendations for NCGA Golf Course (Parcel No. 9) outlined in the Del Monte Forest Land Use Plan Open Space Advisory Committee Management Plan, effective date 05/28/1983. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency.

Monitoring Action No. 6a:

Prior to final inspection, the applicant shall provide certification from a registered civil engineer or licensed contractor that drainage improvements have been constructed in accordance with the approved drainage plan.

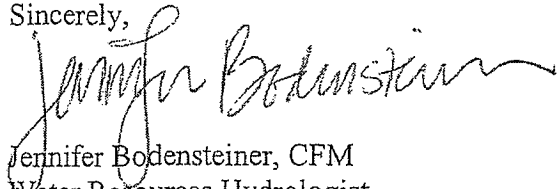
Hydrology and Water Quality 9 (g & h) – No Impact, page 47:

All flood zone information should be based upon the effective FEMA Flood Insurance Rate Map rather than the Monterey County GIS FEMA Flood Zone layer. The Agency recommends revising this section to include the following information: The project is not located in a Special

Flood Hazard Area. It is located in Zone X unshaded, as shown on FEMA Flood Insurance Rate Map Panels 06053C-0305G & 06053C-0308G, effective date April 2, 2009.

Thank you for the opportunity to review the IS/MND. If you have any questions, please feel free to contact me at (831) 755-4860.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Bodensteiner". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jennifer Bodensteiner, CFM
Water Resources Hydrologist
Floodplain Management and Development Review Section

Robinson, Delinda x5198

EXHIBIT G

From: Dennis Connell [carmelglass@sbcglobal.net]

Sent: Sunday, January 15, 2012 9:36 PM

To: Robinson, Delinda x5198

Subject: Poopy Hills

Hello,

Just a few notes

This project has been around for a year plus, first I heard of it.

I am a owner resident in Pebble Beach for over 16 years

Do you remember the conveyer belt they used for Spanish Bay?

At 10 yards per truck that's 5,500 one way trips through the forest and back.

Read the stuff on the trucks, not going to happen just your standard bottom dumps that we see all the time.

Stock piling, you just have to move it again.

500 plus trees, I wish them luck, going to look like the picture of Highway 1 and hill gate that was in the paper. They had a belt under the old road.

Great idea the place must need it, will put a lot of money into the area. I hope they will use local contractors and subs.

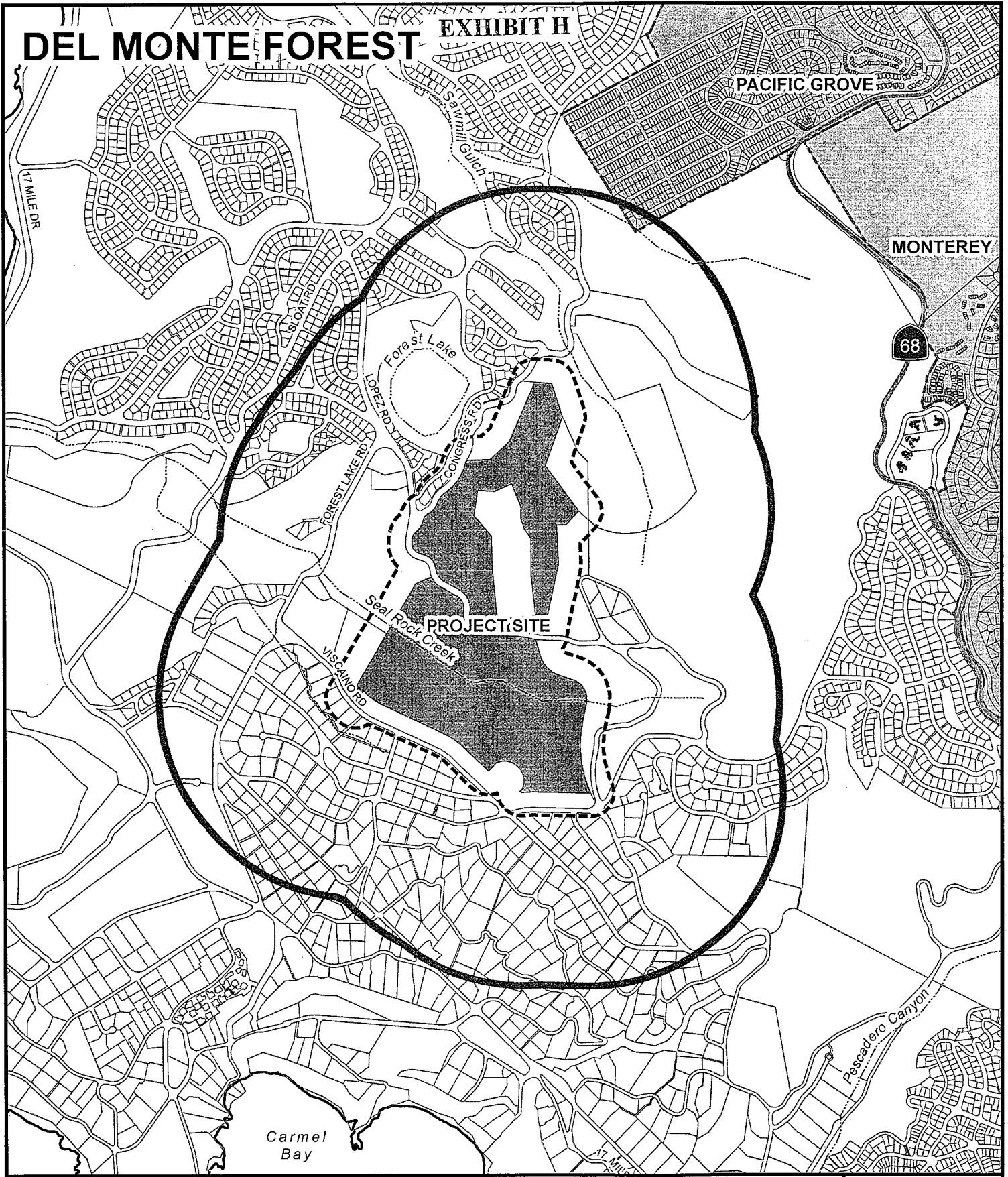
Dennis Connell

3023 Sherman Rd

Pebble Beach

c- 595-7040

DEL MONTE FOREST EXHIBIT H

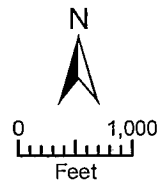


APPLICANT: POPPY HOLDINGS INC

APN: 008-031-016-000 & 008-032-003-000

FILE # PLN100655

Water 2500' Limit 300' Limit City Limits



PLANNER: ROBINSON