

MONTEREY COUNTY PLANNING COMMISSION

Meeting: August 29, 2012 Time: 1:30 PM		Agenda Item No.: 6
Project Description: Combined Development Permit consisting of 1) a Coastal Development Permit to allow the structural additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. The additions and alterations proposed to the clubhouse include a 712 square foot attached garage, enclosure of a 46 square foot porch/entry, new 712 square foot open patio expansion, remodel of existing office area into a library, remodel of the terrace dining room area by removing the existing sliding doors and replacing the doors with full height glass, and remodel the existing caretaker's quarter, wine room, and garages into a larger wine and liquor room, storage room, and garages. The additions and alterations proposed to the pro-shop include a 110 square foot expansion of the existing caddy lounge which is to be remodeled into offices/lounge area, a 500 square foot sub-level addition for the new caddy lounge with associated grading (90 cubic yards cut, 0 cubic yards fill), and remodel of the existing men's locker room, pro-shop and stock room; 2) Coastal Development Permit to allow development within 750 feet of a known archaeological site; 3) Coastal Waiver to allow the removal of two hazardous landmark Cypress trees; and 4) Design Approval.		
Project Location: 3150 Seventeen Mile Drive, Pebble Beach		APN: 008-271-006-000
Planning File Number: PLN110380		Owner: Cypress Point Club Agent: Eric Miller Architects
Planning Area: Del Monte Forest Land Use Plan		Flagged and staked: No
Zoning Designation: : OR-D (CZ) "Open Space Recreation with a Design Control Overlay within 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 (**Exhibit G**);
- 2) Approve PLN110380, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**); and
- 3) Adopt a Mitigation Monitoring and Reporting Plan (**Exhibit C**).

PROJECT OVERVIEW:

The project entails structural additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. The project also entails the removal of two hazardous Monterey Cypress trees. The clubhouse and pro-shop are historically significant and have also been identified as being located within an area with positive cultural resources. A Mitigated Negative Declaration was prepared and circulated which concludes that impacts to tree and historic resources will be less-than-significant, and impacts to cultural resources will be mitigated to a level less-than-significant. (See **Exhibit B** for project discussion)

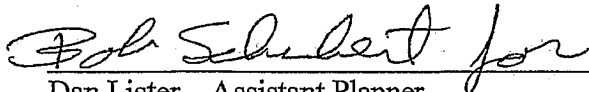
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

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

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by 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 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 required a discretionary permit that was to be heard by the Planning Commission. On April 5, 2012, the LUAC unanimously recommended approval.

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



Dan Lister – Assistant Planner

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August 2, 2012

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Service District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Wanda Hickman, Planning Services Manager; Dan Lister, Project Planner; Carol Allen, Senior Secretary; Cypress Point Club, Owner; Eric Miller Architect, Agent; The Open Monterey Project; LandWatch; Planning File PLN110380.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including: <ul style="list-style-type: none">• Conditions of Approval and Mitigation Monitoring and Reporting Plan• Site Plan, Floor Plan and Elevations
	Exhibit D	Vicinity Map
	Exhibit E	Del Monte Forest Advisory Committee Minutes (LUAC)
	Exhibit F	Historic Resources Review Board Resolution (HRRB)
	Exhibit G	Mitigated Negative Declaration



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

EXHIBIT A
PROJECT INFORMATION FOR PLN110380

Project Title: Cypress Point Club	Primary APN: 008-271-006
Location: 3150 17 Mile Dr. Pebble Beach	Coastal Zone: Yes
Applicable Plan: Del Monte Forest LUP	Zoning: OR-D (CZ)
Permit Type: Combined Dev. Permit	Plan Designation: Open Space - Recreational
Environmental Status: Mitigated Neg. Dec.	Final Action Deadline: 11/28/2012
Advisory Committee: Del Monte Forest LUAC	

Project Site Data

Lot Size: 35.3ac	Coverage Allowed: 10%
	Coverage Proposed:
Existing Structures (sf): 7,921sf	Height Allowed: 30'
Proposed Structures (sf): 8,331sf	Height Proposed: 30'
Total Square Feet: 8,331sf	FAR Allowed: -
	FAR Proposed: -

Resource Zones and Reports

Environmentally Sensitive Habitat: Cypress	Erosion Hazard Zone: Low
Botanical Report #: N/A	Soils/Geo. Report #: N/A
Forest Mgt. Report #: LIB120116	Geologic Hazard Zone: II
	Geologic Report #: N/A
Archaeological Sensitivity Zone: High	Traffic Report #: N/A
Archaeological Report #: LIB120118	
Fire Hazard Zone: High	

Other Information

Water Source: Water Service	Sewage Disposal (method): Sewer Service
Water District/Company: Cal-AM	Sewer District Name: Pebble Beach CSD
Fire District: Pebble Beach CSD	Grading (cubic yds): 90cy
Tree Removal (Count/Type): 2 Cypress	

EXHIBIT B

DISCUSSION

Project Description

The project entails structural additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. The additions and alterations proposed to the clubhouse include a 712 square foot attached garage, enclosure of a 46 square foot porch/entry, new 712 square foot open patio expansion, remodel of existing office area into a library, remodel the terrace dining room area by removing the existing sliding doors and replacing the doors with full height glass, and remodel the existing caretaker's quarter, wine room, and garages into a larger wine and liquor room, storage room, and garages. The additions and alterations proposed to the pro-shop include a 110 square foot expansion of the existing caddy lounge which is to be remodeled into offices/lounge area, a 500 square foot sub-level addition for the new caddy lounge with associated grading (90 cubic yards cut, 0 cubic yards fill), and remodel of the existing men's locker room, pro-shop and stock room. The project also entails the removal of two hazardous landmark Cypress trees.

The project site is located at 3150 Seventeen Mile Drive in Pebble Beach (Assessor's Parcel Number: 008-271-006-000). The project is zoned Open Space Recreational with a Design Control overlay within the Coastal Zone [OR-D (CZ)], also within the Del Monte Forest Land Use Plan.

Project Issues

Historical Assessment

Pursuant to the Historical Assessment prepared by Kent Seavey, the clubhouse is significant under Criterion 1 of the California Register of Historical Resources (CRHR) for its association with the exclusive recreational resort community of Pebble Beach, "the Rivera of California", established by Samuel F. B. Morse and his Del Monte Properties Company after 1916. It is also significant under Criterion 3, in the area of architecture as an excellent example of Spanish Colonial Revival commercial design. Its significance is at the state level owing to the importance of its primary architect, George Washington Smith (1876-1930).

The assessment finds the project consistent with the Secretary's Standards for Rehabilitation in that all proposed changes are reversible and that the minimal nature of the addition will not impact the significance of the clubhouse and pro-shop (Standard No. 6 and 10 of the Secretary's Standards for Rehabilitation).

Archaeological Resources

According to an Archaeological Survey conducted by Gary Breschini and Mary Doane of Archaeological Consulting, the existing clubhouse and pro-shop is located within a known archaeological site and have the potential to impact significant cultural resources if mitigation measures are not applied. Pursuant to the assessment, the project site is located one kilometer from at least twelve recorded archaeological sites including CA-MNT-1256, which covers the project area. Based upon background research and field assessment, the project area contains evidence of significant cultural resources in all of the proposed project impact areas.

To reduce impacts to a level less-than significant, mitigation monitoring is recommended include on-site monitoring and excavating techniques to ensure all resources found can be properly inventoried and reported.

Tree Removal

During the review of the application, a 25" landmark Monterey Cypress tree was allowed to be removed due to the tree's hazardous condition and location to the existing clubhouse garage (Planning File No. PLN110612). According to an arborist report prepared by Frank Ono, two other Cypress trees near the existing pro-shop have been determined to be extremely hazardous and should be removed prior to the construction of the new caddy lounge which is located near the two landmark trees. According to Figure 2A of the Del Monte Forest Land Use Plan, the project site is located within an identified indigenous Monterey Cypress habitat. Policy 26 within the same land use plan identifies the Cypress Point Club within the Monterey Cypress habitat and restricted uses.

The report prepared by Frank Ono found that the two landmark Cypress trees have "previously failed" and "were retained as standing snags to benefit surrounding wildlife...unfortunately, the (snags) have now degraded physically and located immediately adjacent to high human use congregation areas." The report recommends replanting near the general area of the removed trees on a 2:1 basis (5-gallon or larger). The report identifies the two trees being a substantial distance away from what could be considered an indigenous Monterey Cypress forest, so no customized removal and replacement process/best management practices is required. As a standard condition of approval, tree replacement measures recommended by the arborist have been applied. Standard tree protection measures have also been applied as a condition of approval by the Planning Department to ensure protection of existing trees near construction activities (if any) until construction has ceased. Based on the hazardous nature of the trees and the locations of the tree snags within the developed area of the Cypress Point Club just outside the dense Cypress habitat, the requirement for a Coastal Development Permit can be waived (20.147.050.A 3 Coastal Implementation Plan, Part 5).

Environmental Review

In accordance with CEQA, a Mitigated Negative Declaration (MND) was prepared and circulated for public review from July 13, 2012 through August 13, 2012. Issues that were analyzed include biological resources (trees) and cultural resources (historic and archaeological resources). There are no unresolved issues. (See Exhibit G, Mitigated Negative Declaration). No comments were received regarding the Mitigated Negative Declaration.

A Mitigation Measure is recommended by Gary Breschini and Mary Doane of Archaeological Consulting, requiring on-site monitoring, methodical excavating and inventory analysis and reporting. (See Exhibit C, Condition No. 12 (MMPR001) Conditions of Approval and Mitigation Monitoring and Report Program). Based on technical reports, tree and historical impacts are considered less-than-significant impacts. With the applied mitigation measure, significant impacts to archaeological resources will be reduced to less-than-significant impacts.

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:

CYPRESS POINT CLUB (PLN110380)

RESOLUTION NO. 

Resolution by the Monterey County Hearing Body:

- 1) Adopting a Mitigated Negative Declaration;
- 2) Approving a Combined Development Permit consisting of 1) a Coastal Development Permit to allow the structural additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. The additions and alterations proposed to the clubhouse include a 712 square foot attached garage, enclosure of a 46 square foot porch/entry, new 712 square foot open patio expansion, remodel of existing office area into a library, remodel of the terrace dining room area by removing the existing sliding doors and replacing the doors with full height glass, and remodel the existing caretaker's quarter, wine room, and garages into a larger wine and liquor room, storage room, and garages. The additions and alterations proposed to the pro-shop include a 110 square foot expansion of the existing caddy lounge which is to be remodeled into offices/lounge area, a 500 square foot sub-level addition for the new caddy lounge with associated grading (90 cubic yards cut, 0 cubic yards fill), and remodel of the existing men's locker room, pro-shop and stock room; 2) Coastal Development Permit to allow development within 750 feet of a known archaeological site; 3) Coastal Waiver to allow the removal of two hazardous landmark Cypress trees; and 4) Design Approval; and
- 3) Adopting a Mitigation Monitoring and Reporting Plan

PLN110380, Cypress Point Club, 3150 Seventeen Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-271-006-000)

The Combined Development Permit application (PLN110380) came on for public hearing before the Monterey County Planning Commission on August 29, 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 (2012);
 - Monterey County Coastal Implementation Plan Part 5;
 - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The property is located at 3150 Seventeen Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000), Del Monte Forest Land Use Plan. The parcel is zoned OR-D (CZ) "Open Space Recreation with a Design Control Overlay within the Coastal Zone", which allows golf course and associated structures and uses (20.38.050.B Monterey County Zoning Ordinance, Title 20). Therefore, the project is an allowed land use for this site.
 - c) The project planner conducted a site inspection on August 17, 2011 to verify that the project on the subject parcel conforms to the plans listed above.
 - d) Pursuant to Figure 8 of the Del Monte Forest Land Use Plan, the Cypress Point Club has two points of interest and public access areas on their property: Fanshell Overlook and Cypress Point Lookout. Crocker Grove and 17-Mile Drive are located near the Cypress Point Club property. The Cypress Point clubhouse and pro-shop are only accessible to members, so the project is not required to provide an Access Management Plan for public access (20.147.130.4.I, Del Monte Forest Land Use Plan). The existing points of interest and public access on and surround the property will not be altered or impacted by the project.
 - e) 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 project required a discretionary permit that was schedule to be heard by the Monterey County Planning Commission. On April 5, 2012, the LUAC unanimously recommended approval.
 - 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 PLN110380.
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 Tree Resources, Archaeological Resources, and Historical Resources. 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:
 - "Tree Resources Assessment" (LIB120116) prepared by Frank Ono, Pacific Grove, CA, December 8, 2011.
 - "Preliminary Archaeological Assessment and Mitigation Plan for Four Proposed Building Addition Areas at the Cypress Point Golf Clubhouse, Pebble Beach, Monterey County, California" (LIB120118) prepared by Archaeological Consulting, Salinas, CA, September 29, 2011 and June 13, 2012.
 - "Phase II Historical Assessment" (LIB120117) prepared by Kent Seavey, Pacific Grove, CA, February 3, 2012.
 - c) Staff conducted a site inspection on August 17, 2011 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN110380.

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 already provided. The country club and pro-shop are currently receiving services from Cal-Am and Pebble Beach Community Services District. The additions and modifications proposed will not impact the current services.
 - c) Preceding findings and supporting evidence for PLN110380.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on August 17, 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 PLN110380.

5. **FINDING:** **CEQA (Mitigated Negative Declaration)** - On the basis of the whole record before the Monterey County Planning Commission, there is substantial evidence that the proposed project as designed, conditioned and mitigated, will not 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 (PLN110380).
 - c) The Initial Study identified a potentially significant effect to cultural resources, but the applicant has agreed to proposed mitigation measures that mitigate the effects to a point where clearly no significant effects would occur. The Initial Study is on file in the RMA-Planning Department and is hereby incorporated by reference (PLN110380).
 - d) A Condition Compliance and Mitigation Monitoring and/or Reporting Plan have been prepared in accordance with Monterey County regulations and are designed to ensure compliance during project implementation and are 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 Mitigated Negative Declaration ("MND") for PLN110380 was prepared in accordance with CEQA and circulated for public review from July 13, 2012 through August 13, 2012 (SCH#: 2012071055).
 - f) Issues that were analyzed in the Mitigated Negative Declaration include: biological resources and cultural resources.
 - g) Cultural Resources (Historical): Pursuant to the Historical Assessment prepared by Kent Seavey, the clubhouse is significant under Criterion 1 of the California Register of Historical Resources (CRHR) for its association with the exclusive recreational resort community of Pebble Beach, "the Rivera of California", established by Samuel F. B. Morse

and his Del Monte Properties Company after 1916. It is also significant under Criterion 3, in the area of architecture as an excellent example of Spanish Colonial Revival commercial design. Its significance is at the state level owing to the importance of its primary architect, George Washington Smith (1876-1930). The assessment finds the project consistent with the Secretary's Standards for Rehabilitation in that all proposed changes are reversible and that the minimal nature of the addition will not impact the significance of the clubhouse and pro-shop (Standard No. 6 and 10 of the Secretary's Standards for Rehabilitation). No mitigation measures are required.

- h) Cultural Resource (Archaeological): According to an Archaeological Survey conducted by Gary Breschini and Mary Doane of Archaeological Consulting, the existing clubhouse and pro-shop is located within a known archaeological site and have the potential to impact significant cultural resources if mitigation measures are not applied. Pursuant to the assessment, the project site is located one kilometer from at least twelve recorded archaeological sites including CA-MNT-1256, which covers the project area. Based upon background research and field assessment, the project area contains evidence of significant cultural resources in all of the proposed project impact area. To reduce impacts to a level less-than significant, mitigation monitoring recommended include on-site monitoring and excavating techniques to ensure all resources found can be properly inventoried and reported (See Mitigation Measure MMRP001 (Condition No. 12) for mitigation language and actions).
- i) Biology Resource (Trees): According to an arborist report prepared by Frank Ono, two Monterey Cypress trees near the existing pro-shop have been determined as extremely hazardous and should be removed prior to the construction of the new caddy lounge which is located near to the two landmark According to Figure 2A of the Del Monte Forest Land Use Plan, the project site is located within an identified indigenous Monterey Cypress habitat. Policy 26 within the same land use plan identifies the Cypress Point Club within the Monterey Cypress habitat and restricted uses. The report prepared by Frank Ono found that the two landmark Cypress trees have "previously failed" and "were retained as standing snags to benefit surrounding wildlife...unfortunately, the (snags) have now degraded physically and located immediately adjacent to high human use congregation areas." The report recommends replanting near the general area of the removed trees on a 2:1 basis (5-gallon or larger). The report identifies the two trees being a substantial distance away from what could be considered an indigenous Monterey Cypress forest, so no customized removal and replacement process/best management practices is required. As a standard condition of approval, tree replacement measures recommended by the arborist have been applied. Standard tree protection measures have also been applied as a condition of approval by the Planning Department to ensure protection of existing trees near construction activities (if any) until construction has ceased. Based on the hazardous nature of the trees and the locations of the tree snags within the developed area of the Cypress Point Club just outside the dense Cypress habitat, the requirement for a Coastal

Development Permit can be waived (20.147.050.A 3 Coastal Implementation Plan, Part 5).

- j) 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 (PLN110380) and are hereby incorporated herein by reference.
- k) 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. 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).
- l) No comments from the public were received.
- m) 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 Mitigated 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) Pursuant to Figure 8 of the Del Monte Forest Land Use Plan, the Cypress Point Club has two points of interest and public access areas on their property: Fanshell Overlook and Cypress Point Lookout. Crocker Grove and 17-Mile Drive are located near the Cypress Point Club property. The Cypress Point clubhouse and pro-shop are only accessible to members, so the project is not required to provide an Access Management Plan for public access (20.147.130.4.1 Del Monte Forest Land Use Plan). The existing points of interest and public access on and surround the property will not be altered or impacted by the project.

7. **FINDING:** **TREE REMOVAL – COASTAL** The subject project minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Plan and the associated Coastal Implementation Plan, Part 5.

EVIDENCE: a) The project includes application for the removal of two hazardous Cypress trees. In accordance with the applicable policies of the Del Monte Forest Land Use Plan and the Monterey County Coastal Implementation Plan, Part 5, a Coastal Waiver is required and the authority to grant said permit has been met.

- b) Pursuant to 20.147.050.A 3 Coastal Implementation Plan, Part 5, hazardous trees may be removed without a Coastal Development Permit. The two Monterey Cypress trees are dead and are considerable weak. The trees are located a highly used pathway near the existing pro-shop.
- c) Figure 2a within the Del Monte Forest Land Use Plan (DMF) identify the project site as being within an area of indigenous Monterey Cypress Habitat which is a protected environmentally sensitive habitat (Policy 20, DMF). Based on staff review and tree assessment prepared by Frank Ono on December 8, 2011 (LIB120116), the locations of the two hazardous Monterey Cypress trees are within the developed area of the Cypress Point Club property. The trees have been dead for a long time, left as snags. The snags are weak and present a hazard.
- d) Measures for tree protection during construction have been incorporated as conditions of approval and include tree protection and replacement tree standards.
- e) The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible, consistent with Section 20.147.050.C.4 and 20.147.040.D(b) of the Monterey County Coastal Implementation Plan, Part 5. The dead trees are located near the existing pro-shop. Though the construction of the proposed pro-shop will not impact the trees, the two dead Cypress snags are structurally very weak and may create a safety risk to visitors to the club.
- f) The removal will not involve a risk of adverse environmental impacts. The Cypress snags are located within the developed portion of the property just outside of the Cypress forest habitat. Based on location and condition of the snags, the dead trees add no value to the forest habitat.
- g) Staff conducted a site inspection on August 17, 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.
- 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 PLN110380.

8. **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 (Board of Supervisors).
 - b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because the project site is located between sea and the first public road.

DECISION

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

1. Adopt a Mitigated Negative Declaration;
2. Approve a Combined Development Permit consisting of 1) a Coastal Development Permit to allow the structural additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. The additions and alterations proposed to the clubhouse include a 712 square foot attached garage, enclosure of a 46 square foot porch/entry, new 712 square foot open patio expansion, remodel of existing office area into a library, remodel of the terrace dining room area by removing the existing sliding doors and replacing the doors with full height glass, and remodel the existing caretaker's quarter, wine room, and garages into a larger wine and liquor room, storage room, and garages. The additions and alterations proposed to the pro-shop include a 110 square foot expansion of the existing caddy lounge which is to be remodeled into offices/lounge area, a 500 square foot sub-level addition for the new caddy lounge with associated grading (90 cubic yards cut, 0 cubic yards fill), and remodel of the existing men's locker room, pro-shop and stock room; 2) Coastal Development Permit to allow development within 750 feet of a known archaeological site; 3) Coastal Waiver to allow the removal of two hazardous landmark Cypress trees; and 4) Design Approval, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference; and
3. Adopt the attached Mitigation Monitoring and Reporting Program.

PASSED AND ADOPTED this 29th day of August, 2012 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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

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

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

Monterey County Planning Department

DRAFT Conditions of Approval/Mitigation Monitoring Reporting Plan

PLN110380

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (PLN110380) consisting of 1) a Coastal Development Permit to allow the structural additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. The additions and alterations proposed to the clubhouse include a 712 square foot attached garage, enclosure of a 46 square foot porch/entry, new 712 square foot open patio expansion, remodel of existing office area into a library, remodel of the terrace dining room area by removing the existing sliding doors and replacing the doors with full height glass, and remodel the existing caretaker's quarter, wine room, and garages into a larger wine and liquor room, storage room, and garages. The additions and alterations proposed to the pro-shop include a 110 square foot expansion of the existing caddy lounge which is to be remodeled into offices/lounge area, a 500 square foot sub-level addition for the new caddy lounge with associated grading (90 cubic yards cut, 0 cubic yards fill), and remodel of the existing men's locker room, pro-shop and stock room; 2) Coastal Development Permit to allow development within 750 feet of a known archaeological site; 3) Coastal Waiver to allow the removal of two hazardous landmark Cypress trees; and 4) Design Approval. The property is located at 3150 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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 notice which states: "A permit (Resolution _____) was approved by the Planning Commission for Assessor's Parcel Number 008-271-006-000 on 8/29/2012. The permit was granted subject to 17 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use. (RMA - Planning Department)

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

3. 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. PD032(A) - PERMIT EXPIRATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on August 29, 2015 unless use of the property or actual construction has begun within this period. (RMA-Planning Department)

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

5. 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. 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.

7. 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.

8. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) (if any) 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.

9. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: As recommended within a tree assessment (LIB120116) prepared by Frank Ono on December 8, 2011, within 60 days of permit approval, the applicant shall replace each tree approved for removal as follows:

- Replacement ratio: 2:1; 5-gallon or larger: Replacement tree(s) shall be located within the same general location as the tree being removed.

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to the RMA-Planning Department for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

10. MMRP001 - CULTURAL RESOURCES (MITIGATION MEASURES)

Responsible Department: Planning Department

**Condition/Mitigation
Monitoring Measure:**

The mitigation data recovery delineated below will satisfy the requirements of CEQA to reduce project impacts to a less than significant level (as recommend within, "Preliminary Archaeological Assessment and Mitigation Plan for Four Proposed Building Addition Areas at the Cypress Point Golf Clubhouse, Pebble Beach, Monterey County, California" (LIB120118) prepared by Archaeological Consulting, Salinas, CA, September 29, 2011 and June 13, 2012):

- On-site monitoring: A qualified archaeological monitor shall be present during all construction activities where ground disturbance will occur.
- Garage, patio, trees, and porch locations: Excavated soil should be screened through 1/8 inch mesh for data recovery. All material remaining on the screen shall be recovered and returned to the lab for cleaning, sorting and analyzed for significance.
- Caddy lounge location: Excavation will start with controlled scraping using a backhoe to establish two trenches. Soil will be removed in 10cm increments and screened through 1/4 inch mesh. Trench exposure will establish two vertical sidewalls to examine midden deposit. Once treches are completed, hand excavation units will excavate in 10cm increments and screened through 1/8 inch mesh. Once hand excavation units are completed, additional backhoe excavation and screening will be undertaken to locate more features and complete the 50% recovery required. All materials remaining in screens will be returned to the lab for processing.
- Human remains: If, at any time, human remains are discovered, the monitor shall halt work within 50 meters of the find and contact the Monterey County Coroner. if remains are likely Native American, the coroner will notify the Native American Heritage Commission (NAHC), as required by law. The NAHC designated Most Likely Descendant (MLD) will provide recommednations for treatment of remains.
- Material processing and reporting: All recovered material will be washed, clean, dried, and sorted. All artifacts will be catalogued. Once completed, a Preliminary Archaeological Report will be prepared containing a brief description of methodology, field findings and management recommendations.
- Final report: A Final Technical Report will be prepared approximately one year from the feildwork completion date. and submitted to the Regional Information Center at Sonoma State University.
- Recovered material: All mcultural materials will be processed and curated at a suitable research facility. No artifacts will be turned over to Native American Groups or other special interests unless required under the provisions of the Public Resources Code.

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

- a) Prior to Construction permit issuance, the owner/applicant must provide evidence that a County-approved archaeopological consultant has been contracted to monitor all ground disturbance activities.
- b) During construction activities, after all ground disturbance activities have been completed, the archaeological consultant shall provide a preliminary archaeoloigcal report identifying that mitigation measures were followed, a brief description of methodology, field findings and management recommendations.
- c) One year from the date the preliminary archaeological report was prepared, the archaeological consultant must shall provide a final technical report identifiying archaeological resource significance and identify if the mitigation emasures have been fulfilled and what measures were taken with recovered artifacts

11. PDSP001 - HISTORIC RESOURCE OVERLAY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Pursuant to Section 20.147.080.C.3(b) of the Coastal Implementation Plan, Part 2 (Cultural Resources), the applicant shall request a rezoning of the parcel to add an "HR" (Historic Resources) zoning district to the existing zoning of the parcel.

Compliance or Monitoring Action to be Performed: Prior to the issuance of a construction permit, the applicant/owner must submit a request to the RMA - Planning Department to rezone the property to add the "HR" zoning district to the existing zoning of property.

12. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works Department

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

13. WR049 - WATER AVAILABILITY CERTIFICATION

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 permit, 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.

14. FIRE008 - GATES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of grading and/or building permits, the applicant or owner shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

2. Prior to requesting a final building inspection, the applicant or owner shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

15. FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)

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 completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of grading and/or building permit, the applicant or owner shall print the text of this condition as "Fire Dept. Notes" on construction plans.
2. Prior to requesting a framing inspection, the applicant or owner shall obtain fire department approval of the rough sprinkler inspection.
3. Prior to requesting a final building inspection, the applicant or owner shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

16. 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 print the text of this condition on the construction plans.
2. Prior to requesting a framing inspection, the applicant or owner shall obtain fire department approval of the fire alarm system plans.
3. Prior to requesting a final building inspection, the applicant or owner shall complete the installation of the fire alarm system, obtain fire department approval of the fire alarm acceptance test and final fire inspection.

17. FIRE029 - ROOF CONSTRUCTION - (CYPRESS/PEBBLE BEACH)

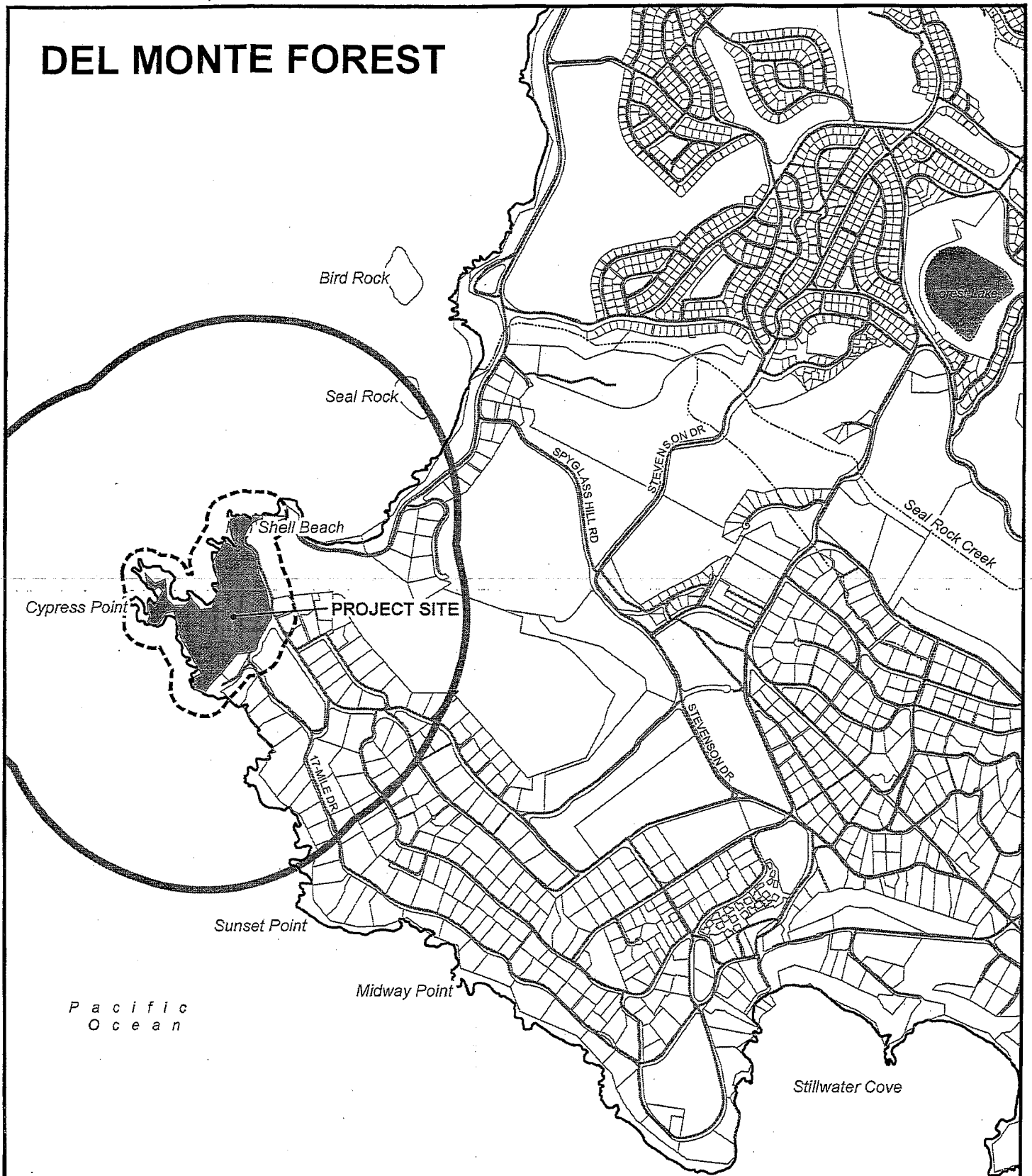
Responsible Department: Fire

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 print the text of this condition as "Fire Dept. Notes" on construction plans.

DEL MONTE FOREST

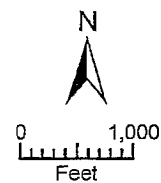


APPLICANT: CYPRESS POINT CLUB

APN:008-271-006-000

FILE # PLN110380

Water 2500' Limit 300' Limit City Limits



PLANNER: LISTER

Exhibit D

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: April 5, 2012

Project Title: CYPRESS POINT CLUB

File Number: PLN110380

File Type: PC

Planner: LISTER

Location: 3150 17 MILE DR PEBBLE BEACH

Project Description:

Design Approval to allow modifications to an existing clubhouse and pro-shop which include 110 square foot office addition, new 500 square foot lower-floor caddy lounge, 300 square foot garage extension, new 712 square foot uncovered patio and interior remodel to clubhouse and pro-shop which include a library with fireplace, office space and pro-shop, and 90 cubic yards cut of associated grading; and a Coastal Development Permit for development within 750 feet of a known archaeological resource site. The property is located at 3150 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000), Del Monte Forest Land Use Plan.

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

ARCHITECT: ERIC MILLER

Was a County Staff/Representative present at meeting? LIZ GONZALES (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
ERIC MILLER		X	PRESENTED PROJECT - STAKING IS PRIMARILY FOR PLANNER'S REVIEW
GONZALES			

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)

ADDITIONAL LUAC COMMENTS

SZABO - DIDN'T SEE ANY NETTING
 VERBANEC - DID ARB REVIEW PROJECT?
 LEIGHTON - YES - APPROVED
 CANEER - PROJECT PRESERVED

RECOMMENDATION :

Motion by CANEER (LUAC Member's Name)

Second by SZABO (LUAC Member's Name)

☒ Support Project as proposed

☐ Recommend Changes (as noted above)

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: DEWAR, CANEER, SZABO, STOCK, VERBANEC, LIETZKE

NOES: φ

ABSENT: GETREU

ABSTAIN: φ

*Before the Historic Resources Review Board in and for the
County of Monterey, State of California*

**Resolution No. PLN110380 (Cypress Point Club)
Resolution by the Monterey County Historic
Resources Review Board (HRRB) to recommend
approval of a Design Approval to allow
modifications to an existing clubhouse and pro-
shop which include 110 square foot office
addition, new 500 square foot lower-floor caddy
lounge, 300 square foot garage extension, new
712 square foot uncovered patio and interior
remodel to clubhouse and pro-shop which
include a library with fireplace, office space and
pro-shop, and 90 cubic yards cut of associated
grading; and a Coastal Development Permit for
development within 750 feet of a known
archaeological resource site. The property is
located at 3150 17 Mile Drive, Pebble Beach
(Assessor's Parcel Number 008-271-006-000), Del
Monte Forest Land Use Plan.**

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on May 10, 2012, pursuant to the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code and the Secretary of the Interior's Standards for the Treatment of Historic Properties (Rehabilitation).

WHEREAS, the parcel is located at 3150 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000), Del Monte Forest Land Use Plan. This building qualifies for listing in the California Register of Historical Resources for its association with the exclusive recreational resort community of Pebble Beach, "the Riviera of California", established by Samuel F. B. Morse and his Del Monte Properties Company after 1916.

WHEREAS, Cypress Point Club (applicant) filed with the County of Monterey, an application for a Design Approval to allow minor additions to the existing clubhouse and pro-shop, which include a 110 square foot office addition, new 500 square foot lower-floor caddy lounge, 300 square foot garage extension, new 712 square foot uncovered patio and interior remodel to clubhouse and pro-shop which include a library with fireplace, office space and pro-shop.

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt findings and evidence to recommend approval of the Design Approval, subject to the following findings:

Finding: The proposed work is consistent with Chapter 18.25 of the Monterey County Code and the Secretary of the Interior's Standards for the Treatment of Historic Properties (Rehabilitation) and will neither adversely affect the significant architectural features of the historic resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the resource and its site.

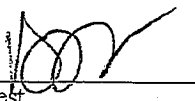
Finding: The use and exterior of the new improvements, addition, building or structure upon a historic resource site will neither adversely effect nor be incompatible with the use and exterior of existing historical resources, improvements, buildings and natural features of the site.

Evidence: 1. Design Approval Application and other materials in file PLN110380 (Cypress Point Club)
2. Chapter 21.54 of the Monterey County Code.
3. Secretary of the Interior's Standards for the Treatment of Historic Properties (Rehabilitation).
4. Historical Assessment prepared by Kent Seavey on February 3, 2012.
5. Oral testimony and HRRB discussion during the public hearing and the administrative record.
6. Del Monte Forest Advisory Committee decision to recommend approval of PLN110380 (Cypress Point Club) dated April 5, 2012.

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend approval of the Cypress Point Club Design Approval with no conditions of approval.

Passed and adopted on this 10th day of May, 2012, upon motion of Kellie Morgantini, seconded by Salvador Munoz, by the following vote:

AYES: John Scourkes, Kellie Morgantini, Sheila Lee Prader, Judy MacClelland, and Salvador Munoz
NOES: None
ABSENT: Barbara Rainer
ABSTAIN: Kent Seavey


Attest
Dan Lister, Assistant Planner
May 10, 2012

County of Monterey
State of California

MITIGATED NEGATIVE DECLARATION

FILED

JUL 12 2012

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Title:	Cypress Point Club
File Number:	PLN110380
Owner:	Cypress Point Club
Project Location:	3150 Seventeen Mile Drive, Pebble Beach
Primary APN:	008-271-006-000
Project Planner:	Dan Lister, Assistant Planner
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of 1) a Coastal Development Permit to allow the structural additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. The additions and alterations proposed to the clubhouse include a 712 square foot garage expansion, enclosure of a 46 square foot porch/entry, new 712 square foot open patio expansion, remodel of existing office area into a library, remodel the terrace dining room area by removing the existing sliding doors and replacing the doors with full height glass, and remodel existing caretaker's quarter, wine room, and garages into a larger wine and liquor room, storage room, and garages. The additions and alterations proposed to the pro-shop includes a 110 square foot expansion of the existing caddy lounge which is to be remodeled into offices/lounge area, a 500 square foot sub-level addition for the new caddy lounge, which will required 90 cubic yards of grading, and remodel of the existing men's locker room, pro-shop and stock room; 2) Coastal Development Permit to allow development within 750 feet of a known archaeological site; 3) Coastal Waiver to allow the removal of two hazardous landmark Cypress trees; and 4) a Design Approval. The property is located at 3150 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000), Del Monte Forest Land Use Plan.

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

- That said project will not have the potential to significantly degrade the quality of the environment.
- That said project will have no significant impact on long-term environmental goals.
- That said project will have no significant cumulative effect upon the environment.
- 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:	July 13, 2012
Review Period Ends:	August 13, 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.

Date Printed: 7/9/2012

Exhibit 6

Page 1 of 54 Pages

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 (Cypress Point Club, PLN110380) at 3150 Seventeen Mile Drive, Pebble Beach (APN 008-271-006-000) (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 Mitigated Negative Declaration and Initial Study are also available for review in an electronic format by following the instructions at the following link: <http://www.co.monterey.ca.us/planning/docs/environmental/circulating.htm>.

The Planning Commission will consider this proposal at a meeting on August 29, 2012 at 9:30AM 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 July 13, 2012 to August 13, 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 structural additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. The additions and alterations proposed to the clubhouse include a 712 square foot garage expansion, enclosure of a 46 square foot porch/entry, new 712 square foot open patio expansion, remodel of existing office area into a library, remodel the terrace dining room area by removing the existing sliding doors and replacing the doors with full height glass, and remodel existing caretaker's quarter, wine room, and garages into a larger wine and liquor room, storage room, and garages. The additions and alterations proposed to the pro-shop includes a 110 square foot expansion of the existing caddy lounge which is to be remodeled into offices/lounge area, a 500 square foot sub-level addition for the new caddy lounge, which will required 90 cubic yards of grading, and remodel of the existing men's locker room, pro-shop and stock room; 2) Coastal Development Permit to allow development within 750 feet of a known archaeological site; 3) Coastal Waiver to allow the removal of two hazardous landmark Cypress trees; and 4) a Design Approval. The property is located at 3150 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000), Del Monte Forest Land Use Plan.

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: Cypress Point Club; File Number PLN110380

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

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

COMMENTS: _____

DISTRIBUTION

1. State Clearinghouse (15 CD copies + 1 hard copy of the Executive Summary) – include the Notice of Completion
2. County Clerk's Office
3. California Coastal Commission
4. Association of Monterey Bay Area Governments
5. Monterey Bay Unified Air Pollution Control District
6. Cal-American Water Company
7. Pebble Beach Community Services Fire Protection District, Attn: Bo Lee
8. Monterey County Water Resources Agency
9. Monterey County Public Works Department
10. Monterey County Parks Department
11. Monterey County Environmental Health Bureau
12. Monterey County Sheriff's Office, Attn: Donna Galletti
13. Cypress Point Club, Owner
14. Luyen Vu, C/O Eric Miller Architects Inc, Agent
15. The Open Monterey Project
16. LandWatch
17. Property Owners within 300 feet (Notice of Intent only)

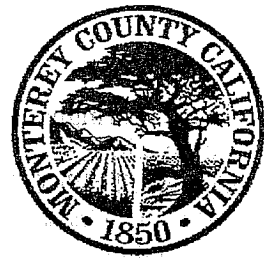
MONTEREY COUNTY

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: Cypress Point Club

File No.: PLN110380

Project Location: 3150 Seventeen Mile Drive, Pebble Beach

Name of Property Owner: Cypress Point Club

Name of Applicant: Eric Miller Architects, Inc.

Assessor's Parcel Number(s): 008-271-006-000

Acreage of Property: 35.5 acres

General Plan Designation: Open Space - Recreation

Zoning District: OR-D (CZ) "Open Space Recreation with a Design Control Overlay within the Coastal Zone"

Lead Agency: RMA- Planning Department

Prepared By: Dan Lister – Assistant Planner

Date Prepared: July 9, 2012

Contact Person: Dan Lister – Assistant Planner

Phone Number: (831) 759-6617; listerdm@co.monterey.ca.us

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Description of Project: The project entails structural additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. The additions and alterations proposed to the clubhouse include a 712 square foot garage expansion, enclosure of a 46 square foot porch/entry, new 712 square foot open patio expansion, remodel of existing office area into a library, remodel the terrace dining room area by removing the existing sliding doors and replacing the doors with full height glass, and remodel existing caretaker's quarter, wine room, and garages into a larger wine and liquor room, storage room, and garages. The additions and alterations proposed to the pro-shop includes a 110 square foot expansion of the existing caddy lounge which is to be remodeled into offices/lounge area, a 500 square foot sub-level addition for the new caddy lounge, which will required 90 cubic yards of grading, and remodel of the existing men's locker room, pro-shop and stock room. The project also entails the removal of two hazardous landmark Cypress trees.

The project site is located at 3150 Seventeen Mile Drive in Pebble Beach (Assessor's Parcel Number: 008-271-006-000). The project is zoned Open Space Recreational with a Design Control overlay within the Coastal Zone [OR-D (CZ)], also within the Del Monte Forest Land Use Plan.

According to the Historic Analysis prepared by Kent Seavey, the majority of the clubhouse and pro-Shop were constructed in 1931 by California architect, George Washington Smith who is known for bringing the Spanish Colonial Revival style of architecture to California. The analysis concludes that clubhouse and portion of the pro-shop are eligible for listing in the California Register of Historic Resources and possibly the National Register, at a state level of significance (See Section VI-5, Cultural Resources).

According to an Archaeological Survey conducted by Gary Breschini and Mary Doane of Archaeological Consulting, the existing clubhouse and pro-shop is located within a known archaeological site and have the potential to impact significant cultural resources if mitigation measures are not applied (See Section VI-5, Cultural Resources)

During the review of the project site, a 25" Cypress tree was allowed to be removed due to the tree's hazardous condition and location to the existing clubhouse garage (Planning File No. PLN110612). According to an arborist report prepared by Frank Ono, two other Cypress trees near the existing pro-shop have been determined as extremely hazardous and should be removed prior to the construction of the new caddy lounge which is located near to the two landmark Cypress trees. The project site is located near a known Cypress habitat (See Section VI-4, Biological Resources).

B. Surrounding Land Uses and Environmental Setting: The Cypress Point clubhouse and pro-shop is located near the intersection of 17 Mile Drive and Portola Drive in Pebble Beach. According to the Del Monte Forest Land Use Plan, Policy 47, 17 Mile Drive is considered a scenic corridor where public views are protected. The clubhouse and pro-shop are a small portion of the 35.5 acres property which is comprised mostly by a golf course. The eastern portions of the property is surrounded by a Monterey pine forest, while the west portion of the property contains a Cypress tree habitat and is adjacent to the ocean. The clubhouse and pro-

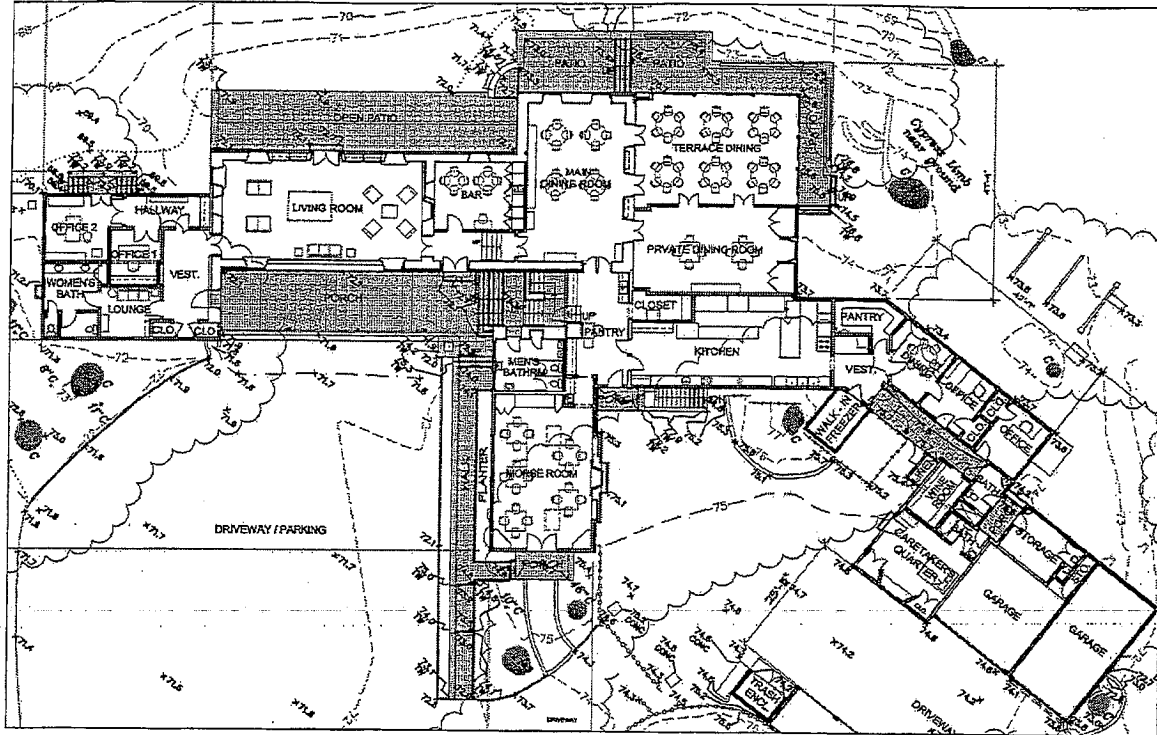
shop are approximately 177 feet from shoreline and abuts a small portion of the Cypress habitat. The Cypress Point Club is located in vicinity of Pebble Beach which is a part of Monterey County. Pebble Beach is located north of Carmel, south of Pacific Grove, and west of Monterey.

C. Other public agencies whose approval is required: The project was reviewed by the Pebble Beach Community Fire Department, Monterey County RMA - Public Works Department, Parks Department, Water Resources Agency, Environmental Health Bureau, and the Del Monte Forest Land Use Advisory Committee (LUAC). The project is appealable by the Coastal Commission, a state agency with jurisdiction over any project located within 300 feet of the coast.

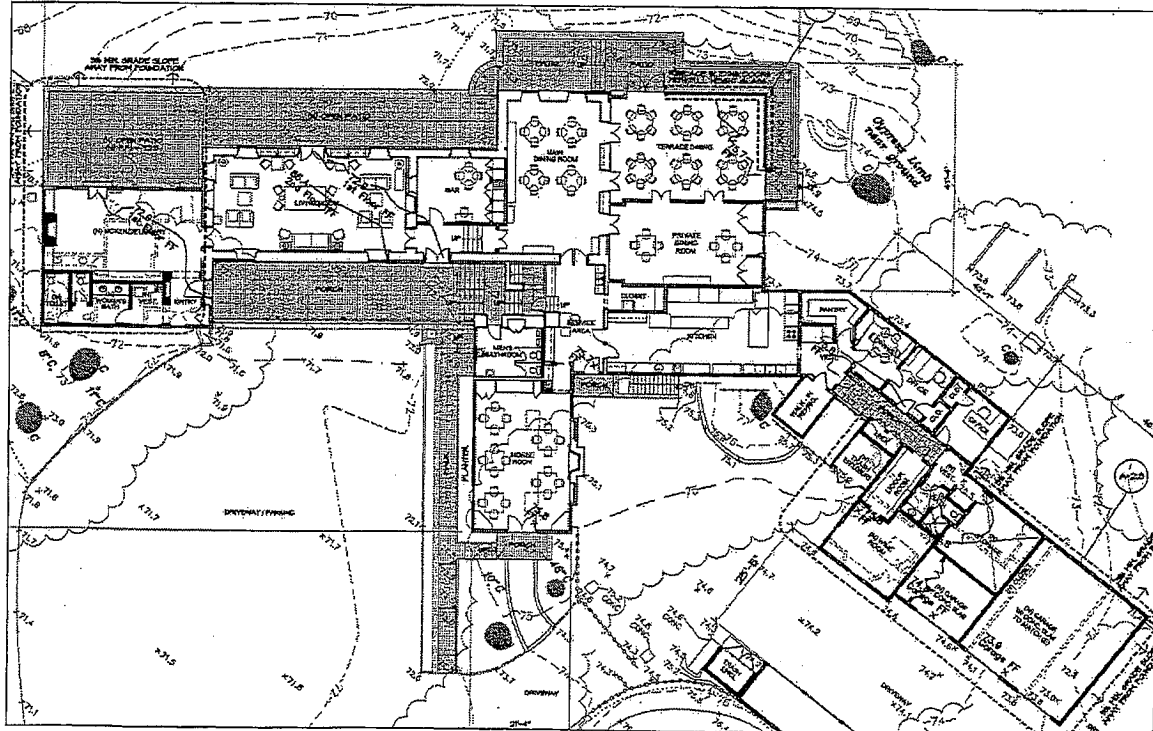
VICINITY MAPS



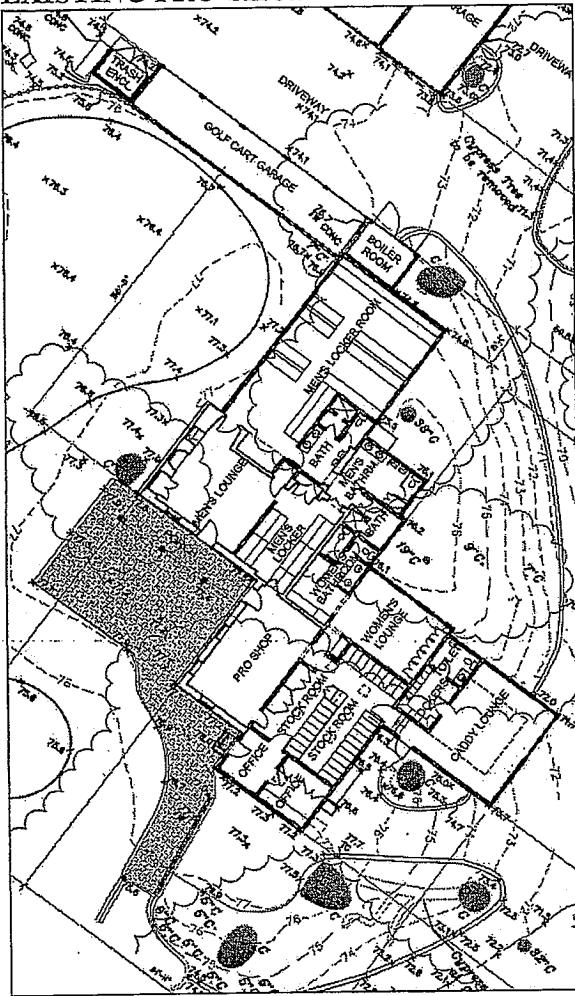
EXISTING CLUBHOUSE



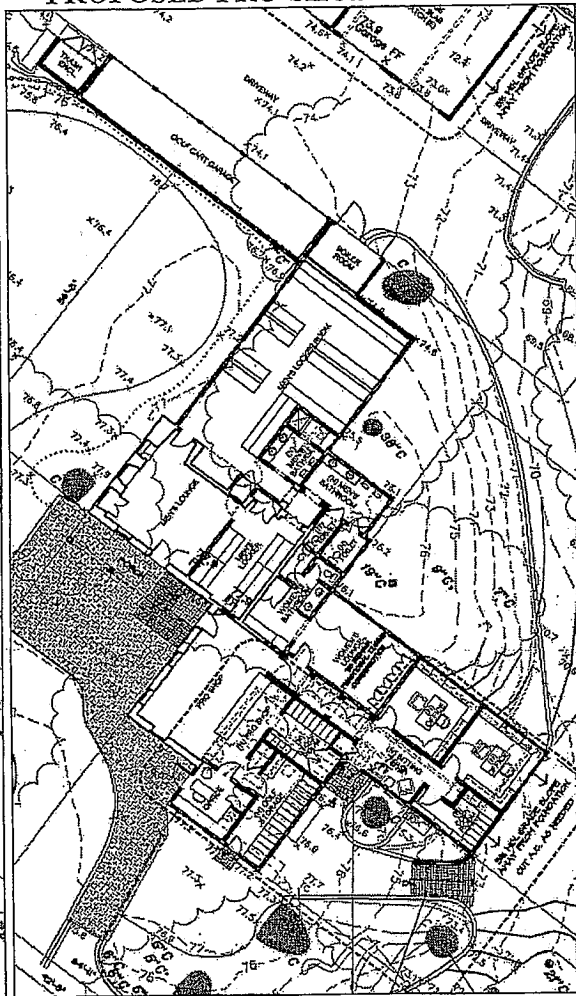
PROPOSED CLUBHOUSE



EXISTING PRO-SHOP



PROPOSED PRO-SHOP



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	<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 type="checkbox"/>	Local Coastal Program-LUP	<input checked="" type="checkbox"/>

General Plan/Air Quality Management Plan (AQMP)/Local Coastal Program: The proposed project was reviewed for consistency with the 1982 Monterey County General Plan, Del Monte Forest area Land Use Plan, Coastal Implementation Plan, Part 5, and the 2008 Air Quality Management Plan. The project is located within an area identified within the General Plan and

Del Monte Forest area Land Use Plan as "Open Space Recreational", which permits "golf courses..., as well as necessary support and maintenance facilities such as pro-shops (Section 20.147.020.N.3 (a); Del Monte Forest LUP). Refer to Sections IV and VI of this document for consistency with policies and regulations regarding archaeological, biological, and historical resources. (Source IX; 1, 2, 3, 4, 5, 6, 8)

The project was also reviewed pursuant to the 2008 CEQA Air Quality Guidelines and 2008 Air Quality Management Plan prepared by the Monterey Bay Unified Air Pollution Control District. Chapter 5 of the CEQA Air Quality Guidelines identifies construction and use related air quality impacts and thresholds a project must exceed to create a significant impact. The proposed additions and alterations are considered minor and will not exceed the construction activities and operational air quality thresholds. (Source IX; 1, 2, 6, 7)

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

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

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input 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:

- 1) Aesthetics: The proposed project will not adversely affect any scenic vistas; is not located near a scenic highway, nor is the project proposing features that will degrade existing visual characteristics of the site and its surroundings. The project proposes minor additions and alterations to an existing clubhouse and pro-shop. Materials and colors used will match the existing structures. Views from 17 Mile Drive, which is considered a scenic road, will not be altered. A standard condition of approval regarding exterior lighting has been applied to ensure the project's compliance with policy 26.1.20 of the 1982 Monterey County General Plan which requires exterior lighting to be unobtrusive, reduce long range visibility and fully control off-site glare. Therefore, the proposed project will not impact aesthetics. (Reference IX; 1, 2, 3, 4, 6, 8)
- 2) Agricultural and Forest Resources: The project site is not designated as Prime, Unique, of Statewide importance, or of Local importance Farmland; and the proposed project would not result in conversion of prime agricultural lands to non-agricultural uses. The site is not under a Williamson Act Contract. The project will have no impacts to agricultural and forest resources. The project parcels are not located near any grazing or farmland; and therefore, there is no impact to agricultural and forest resources. (Reference IX; 1, 2, 3, 6, 8)
- 3) Air Quality: The project will not result in cumulative, construction-related, or objectionable odor impacts to the North Central Coast Air Basin, nor will the project expose sensitive receptors to pollutants. Based on the minor work proposed by the project, the operations and minor construction activity will not exceed thresholds identified in Tables 5-1, 5-2 and 5-3 of the 2008 CEQA Air Quality Guidelines. The project was also review by Amy Clymo, Air Quality Planner at Monterey Bay Unified Air Pollution Control District, for consistency with the Air Quality Guidelines. Amy also determined the project to be minor and would not exceed Air Quality thresholds. Therefore, the project will not result in the impact to air quality. (Reference IX; 1, 2, 3, 4, 7, 8)
- 4) Biological Resources: (See Section VI-4 for detailed analysis)
- 5) Cultural Resources: (See Section VI-5, Project Description)
- 6) Geology/Soils: The project will not expose people or structures to potential substantial adverse effects, result in substantial soil erosion, or located on expansive soil. Pursuant to a Geologic Assessment prepared by John Kasunich of Haro, Kasunich & Associates on November of 1997 for a shoreline protection project (Reference XI-9d) previously completed for the Cypress Point Club, the area is relatively granite with marine terrace deposits as the property nears the ocean. The property has the Cypress Point Fault that runs through the 35.5 acres

property which over the last 50 years has only produced a maximum Richter magnitude of 2.5 which is considered a minimal to moderate earthquake. The existing clubhouse and pro-shop are located 150 feet from the ocean where it has been undamaged by earthquakes or coastal waves since its construction in 1930. The construction proposed is considered minor and will not make the existing structure more susceptible to seismic shaking or coastal wave intrusion. The project will be reviewed pursuant to the current Building Codes and will be reviewed by a geotechnical engineer prior to permit issuance. Therefore, the project will not impact geologic resources or create geologic impact. (Reference IX; 1, 2, 3, 6, 8, 9)

- 7) Greenhouse Gas Emission: Monterey County has not adopted either a climate action plan or thresholds of significance, but it can be inferred from other agencies, including the California Air Resources Board (CARB) whose thresholds have been established well in excess of the current environmental practices that the additions and alterations proposed to the existing clubhouse and pro-shop would not substantially conflict with greenhouse gas reduction planning. Impacts related to the project, if any, would be considered a minuscule contribution of greenhouse gases when viewed in connection with the global contributions on a cumulative basis. GHG sources targeted in such plans generally involve vehicle miles traveled reductions, waste diversions, and technologies such as electric vehicles, and renewable energy sources, not projects that entail minor additions and alterations to existing structures. Therefore, the project will not result in greenhouse gas emission impacts. (Reference IX; 1, 2, 6, 7, 8)
- 8) Hazardous/Hazardous Materials: The project does not involve the transportation, use or disposal of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties. There is no storage of large quantities of hazardous materials on-site. The project would not involve stationary operations, create hazardous emissions, or handle hazardous materials. The site location and scale have no impact on emergency response or emergency evacuation. The site is not located near an airport or airstrip. The project entails the minor addition and alteration to an existing clubhouse and pro-shop which is not associated or zoned to allow uses or handling of hazardous materials. Therefore, the project will not result in hazardous materials impacts. (Reference IX; 1, 2, 3, 4, 6, 8)
- 9) Hydrology/Water Quality: The proposed project will not violate any water quality standards or waste discharge requirements, nor alter the existing drainage pattern of the site or area. The proposed project is not located within a 100 year floodplain and would not impede or redirect flood flows. The additions and alterations to the existing clubhouse and pro-shop will not alter existing drainage, nor increase water and wastewater uses. Therefore, the project will not impact hydrology or water quality. (Reference IX; 1, 2, 3, 4, 6, 8)

- 10) Land Use/Planning: The project, as proposed, will not physically divide an established community, nor will it conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project adopted for the purpose of avoiding environmental effect. The project will not conflict with any applicable habitat conservation plan, or natural community plan. Therefore, the proposed project would have no significant impacts related to Land Uses/Planning. (Reference XI; 1, 2, 3, 4, 5, 6, 8, 9)
- 11) Mineral Resources: No mineral resources have been identified, or would be affected by the project. Therefore, the proposed project would have no impacts on minimal resources. (Reference IX; 1, 2, 3, 6, 8)
- 12) Noise: The minor construction in regards to the additions and alterations proposed within this area of Pebble Beach will not expose people to noise levels that exceed standards and would non-substantially increase ambient noise levels. The project site is not located in the vicinity of an airport or private airstrip. The project is located in a remote area with large distances between dwellings. There is no evidence that the persons residing or working near the project site would be significantly impacted by noise or vibrations related to this project. Temporary construction activities will comply with the County's noise requirements, as required in the County Code, Chapter 10.60. (Reference IX; 2 & 8) Therefore, the proposed project would have no significant impacts related to Noise.
- 13) Population/Housing: The proposed project would not substantially induce population growth in the area, either directly, or indirectly, as no new infrastructure would be extended to the site. The project entails the construction of minor alterations and additions to an existing clubhouse and pro-shop for the pleasure of existing members. Therefore, the proposed project would have no significant impacts related to Population/Housing. (Reference IX; 1, 2, 3, 6, 8)
- 14) Public Services: The project will have no 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 rations, response times or other performance objectives for any of the public services. The project is an addition and alteration to an existing and establish clubhouse and pro-shop that will not alter or impact existing public services within Pebble Beach. Therefore, the proposed project will not have a significant impact on Pubic Services. (Reference IX; 1, 2, 3, 6, 8)
- 15) Recreation: The project, as proposed, would not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities causing substantial physical deterioration. The proposed project is located in an area zoned as Open Space - Recreational, which pertains to the 35.5 acres know as the Cypress Point Club golf links. The recreations area is membership only, which membership will not be increased due to the project. The project does include an expansion to the existing clubhouse and pro-shop, but the alterations and additions

are considered minor. No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project, based on review of Figure 8 (Public Access and Recreational Facilities) of the Del Monte Forest Land Use Plan and staff site visit. Therefore, the project would not impact recreation resources. (Reference XI; 1, 2, 3, 6, 8)

- 16) Transportation/Traffic: Though the project can be accessed by 17 Mile Drive, a known scenic road, the minor alterations and additions proposed will not increase traffic, nor increase potential impacts to existing roads. The additions and modifications proposed are for the pleasure of existing members, and are not intended for new memberships or public uses. The Cypress Point Club, as proposed is consistent with the circulation policies within the Del Monte Forest Land Use Plan. Therefore, the project will not impact transportation/traffic. (Reference IX; 1, 2, 3, 6, 8)
- 17) Utilities: The proposed project will not require any modifications to existing utilities provided to the existing clubhouse and pro-shop. The property is currently served by Cal-Am for water services and Pebble Beach Community Services District for wastewater service. The proposed project will not intensify said uses. Therefore, the project will not significantly impact utilities. (Reference IX; 1, 2, 3, 6, 8)

B. DETERMINATION

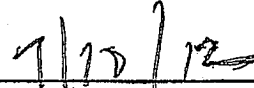
On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE

DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature



Date

Dan Lister – Assistant Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

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

to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

- c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista? (Source: 1, 2, 3, 4, 6, 8)	<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, 2, 3, 4, 6, 8, 9, 10)	<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, 2, 3, 4, 6, 8, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: 1, 2, 3, 4, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

(See Section IV, Evidence for discussion)

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, 6, 8)	<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, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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
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, 2, 3, 6, 8)	<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, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
(See Section IV, Evidence for discussion)

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, 7, 8)	<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, 2, 3, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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
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, 2, 3, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1, 2, 3, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source: 1, 2, 3, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people? (Source: 1, 2, 3, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
(See Section IV, Evidence for discussion)

4. BIOLOGICAL RESOURCES

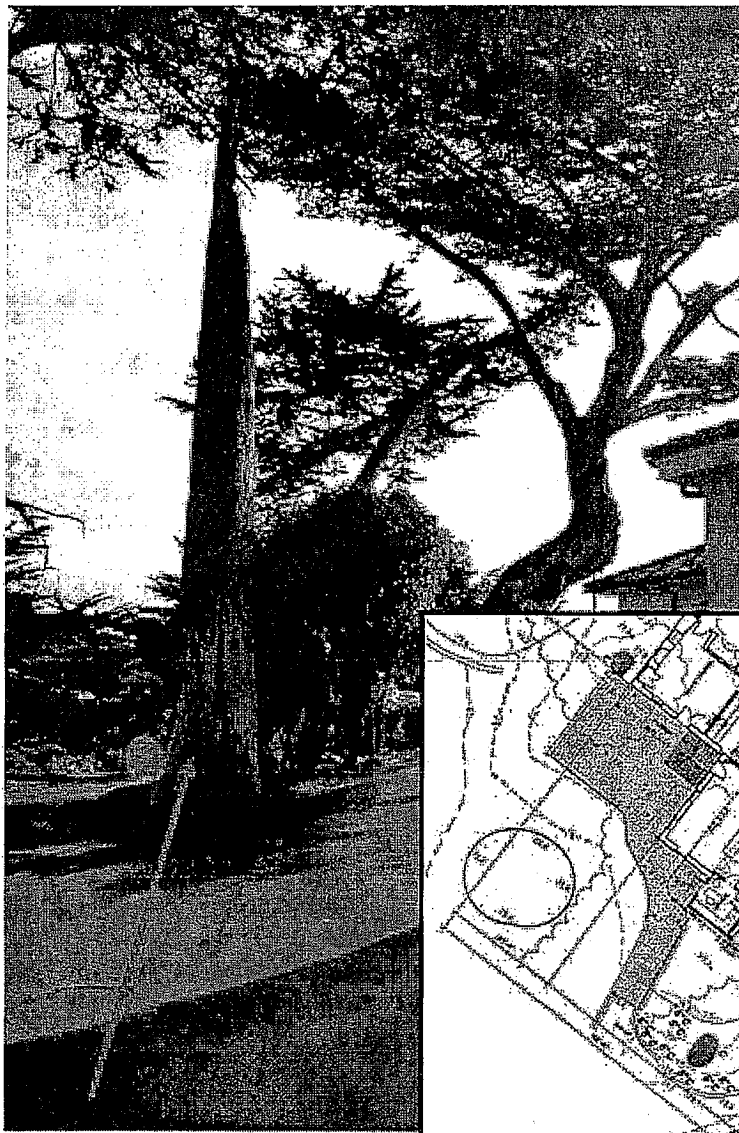
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: 1, 2, 3, 4, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 2, 3, 4, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4. BIOLOGICAL RESOURCES	Less Than Significant			
	Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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, 2, 3, 4, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: 1, 2, 3, 4, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 6, 8, 9, 10)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 2, 3, 4, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

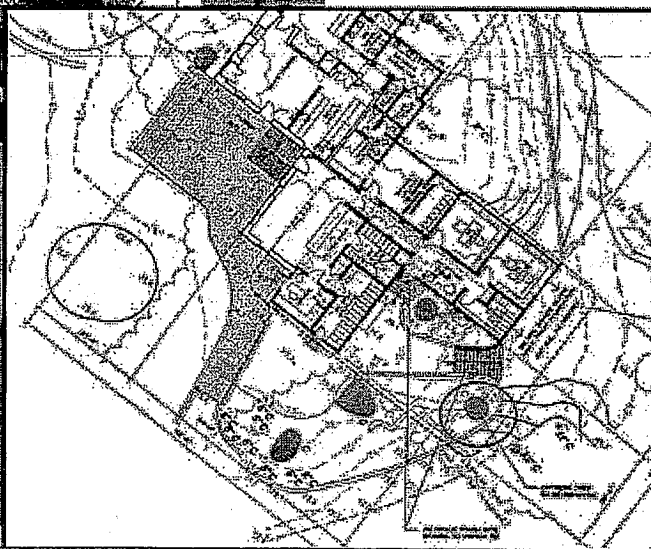
Discussion/Conclusion/Mitigation:

The project proposes the removal of two Cypress trees, one 54 inch (#258) and one 39 inch (#257) (See pictures below). According to Figure 2A of the Del Monte Forest Land Use Plan, the project site is located within an identified Monterey Cypress habitat. Policy 26 within the same plan identifies the Cypress Point Club within the Monterey Cypress habitat and restricted uses.

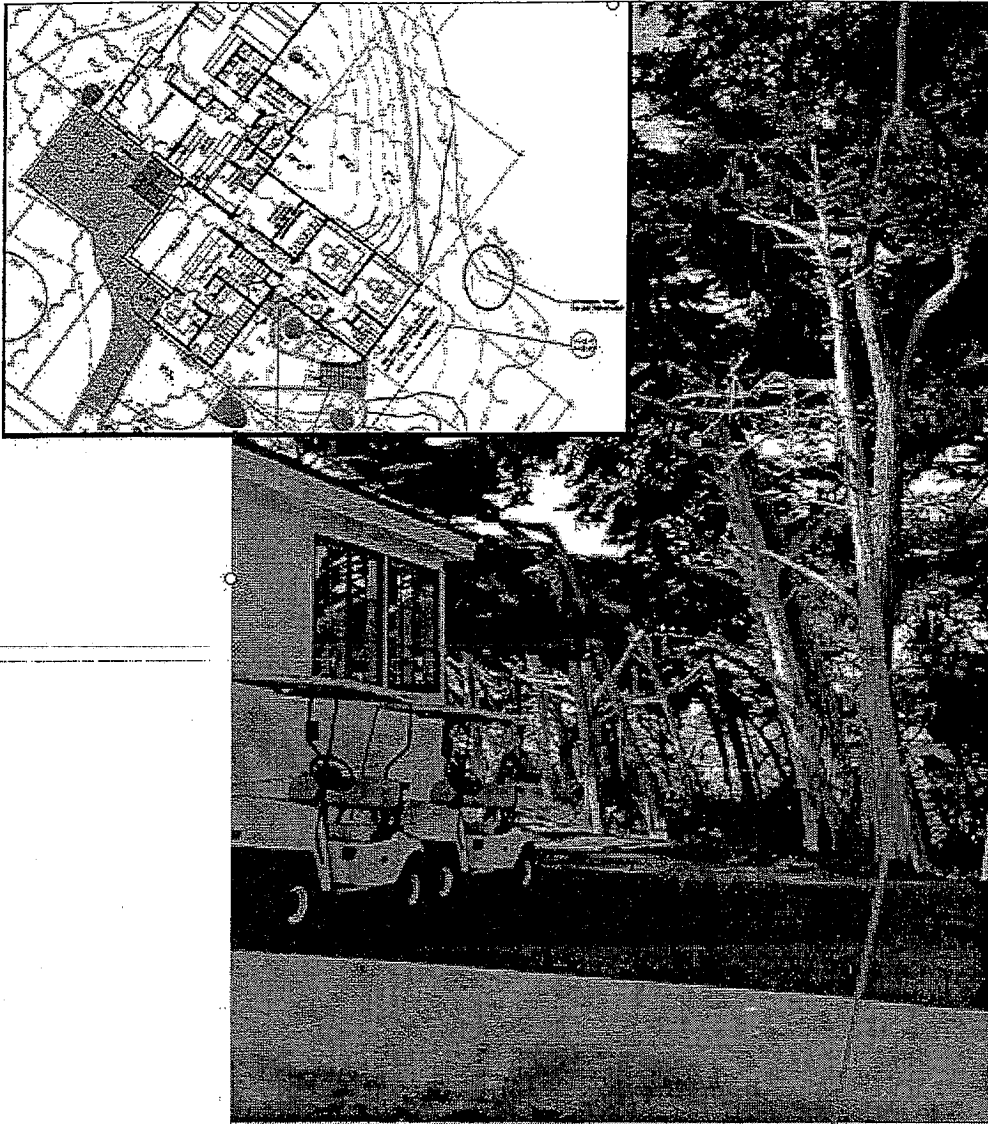
An arborist report was prepared by Frank Ono regarding the removal of the two Cypress trees. The reports identifies that the two trees have "previously failed" and "were retained as standing snags to benefit surrounding wildlife such as small animals, birds, amphibians, and reptiles. Unfortunately, the (snags) have now degraded physically and located immediately adjacent to high human use congregation areas" (Source: IX-9b, page 2). The report recommends replanting near the general area of the removed trees on a 2:1 basis (5-gallon or larger). As a standard condition of approval, recommended tree protection and tree replacement measures will be applied to ensure protection of existing trees during constructions, as well as evidence of tree replanting as recommended by the arborist report. Therefore, the project, as conditioned, is considered a **less-than-significant impact with no required mitigation measures**.



Tree stem #258



(Picture from Arborist Report by Frank Ono; site plan from project file PLN110380)



Tree #257 is leaning over the cart path toward the building.

(Picture from Arborist Report by Frank Ono; site plan from project file PLN110380)

Other than the proposed tree removal, the proposed additions and alterations will not extend outside the existing developed areas of the clubhouse and pro-shop. All construction activities also will not occur outside the existing developed areas of the clubhouse and pro-shop. The project is considered minimal in that associated grading will not exceed 100 cubic yards and that the project is only proposing a total of 410 square feet outside the footprint of the existing clubhouse and pro-shop. Based upon County records and site visit conducted, the project will **not impact** any protected species, habitats, or any known wildlife and tree conservation areas.

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, 2, 3, 4, 6, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: 1, 2, 3, 4, 6, 8, 9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Source: 1, 2, 3, 4, 6, 8, 9)	<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, 2, 3, 4, 6, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

Historical Assessment

The Cypress Point Club clubhouse was built in 1930 which was designed by George Washington Smith and built by Fred Ruhl. Pursuant to the Historical Assessment prepared by Kent Seavey, the clubhouse is significant under Criterion 1 of the California Register of Historical Resources (CRHR) for its association with the exclusive recreational resort community of pebble Beach, "the Rivera of California", established by Samuel F. B. Morse and his Del Monte Properties Company after 1916. It is also significant under Criterion 3, in the area of architecture as an excellent example of Spanish Colonial Revival commercial design. Its significance is at the state level owing to the importance of its primary architect, George Washington Smith (1876-1930).

The assessment in regards to the proposed additions and alterations are consistent with the Secretary's Standards for Rehabilitation in that all proposed changes are reversible and that the all new work will not create significant change to the historic building. In consistency with Standards #6 and #10 of the Standards of Rehabilitation, all materials removed will be stored or reused for future alterations or restoration. The assessment concludes that the project is in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties under the standard of Rehabilitation, and that **no mitigation** is needed for the project. Therefore, the project impact to historical resources has been identified as a **Less-Than Significant Impact**.

Archaeological Assessment

The project site, according to County GIS Database, is within a high sensitivity area for cultural resource and has been identifies as being within 750 feet from a known archaeological site. Pursuant to a preliminary archaeological assessment prepared by Mary Doane and Gary Breschini of Archaeological Consulting, the project site is positive for cultural resources. Pursuant to the assessment, the project site is located one kilometer from at least twelve recorded archaeological sites including CA-MNT-1256, which covers the project area. Based upon background research and field assessment, the project area contains evidence of significant

cultural resources in all of the proposed project impact area. The following addresses appropriate avoidance or mitigation and monitoring recommendations based on impact areas:

Patio Expansion:

The foundation trench should be hand excavated by a qualified archaeological team. Excavated soil should be screened through 1/8" mesh for data recovery. All materials remaining in the screen should be recovered and returned to the lab for cleaning, sorting, and analysis of artifacts and other significant materials.

Garage Expansion and Tree Removal:

A qualified archaeological monitor should be present during tree stump removal and exposure of the soil below the asphalt. If midden soil is exposed, the foundation trench should be hand excavated by a qualified archaeological team. Excavated soil should be screened through 1/8" mesh for data recovery. All materials remaining in the screen should be recovered and returned to the lab for cleaning, sorting and analysis of artifacts and other significant materials.

The patio expansion, garage expansion and tree removal will be conditioned to have a qualified archaeological consultant on-site during any ground-disturbance activities. If archaeological resources or human remains are discovered during ground disturbance activities, work shall be halted within 50 meters (160 feet) of the find until properly evaluated. If the find is determined to be significant, appropriate measures shall be formulated and implemented.

Basement Caddy Lounge/Office Expansion:

The basement and office expansion will have a major impact to the archaeological site (CA-MNT-1256). Many cubic meters of midden will be excavated for this portion of the project and impacts to the site are unavoidable unless the project eliminates the proposed basement caddy lounge and office expansion. The mitigation measure below will satisfy the requirements of CEQA to reduce project impacts to a less-than significant level:

Mitigation Measure #1

Prior to construction of the caddy lounge/office expansion, the hired archaeological consultant firm shall excavate caddy expansion area using backhoe to establish two trenches spanning the width of the project area. Soil will be removed in 10cm increments and screened. All materials in screen, except bulk rock, will be returned to the lab for processing. Once backhoe is complete establishing two vertical sidewalls across the project area, Additional backhoe excavation and hand excavation will be undertaken to locate more features. All soils will be screened through 1/8" mesh where all materials in the screens will be returned to the lab for processing. If human remains are identified during work, the Monterey County Coroner will be notified immediately. If it is determined that the remains are likely to be Native American, the Coroner will notify the Native American Heritage Commission (NAHC), as required by law. The NAHC designated Most Likely Descendant (MLD) will provide recommendation for treatment of the remains.

Mitigation Monitoring Action #1

Following field work, the consultant will proceed with material processing and reporting as follows:

- In the lab, all materials will be washed, cleaned, dried and sorted. Artifacts will be catalogued. Analysis will be undertaken in order to identify the temporal ranges of the site utilization.
- A Preliminary Archaeological Report will be prepared which will briefly describe methodology, field findings and recommend management.
- A Final Technical Report, which will include the results of all analyses, will be completed within approximately one year of completion of fieldwork and submitted to the Regional Information Center at Sonoma State University.
- All cultural materials recovered during the project will be processed and curated in the public domain at a suitable research facility. Artifacts will not be turned over to Native American Groups or other special interests unless specifically required under the provisions of the Public Resources Code.

6. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:					
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:) 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, 2, 3, 6, 8, 9)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1, 2, 3, 6, 8, 9)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source: 1, 2, 3, 6, 8, 9)		<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, 2, 3, 6, 8, 9)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: 1, 2, 3, 6, 8, 9)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, 2, 3, 6, 8, 9)		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 2, 3, 6, 8, 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
(See Section IV, Evidence for discussion)

7. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Source: 1, 2, 3, 6, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Source: 1, 2, 3, 6, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
(See Section IV, Evidence for discussion)

8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: 1, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: 1, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

8. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 6, 8)	<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, 6, 8)	<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, 6, 8)	<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, 6, 8)	<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, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
(See Section IV, Evidence for discussion)

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, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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
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, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in <u>flooding</u> on- or off-site? (Source: 1, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of <u>polluted runoff</u> ? (Source: 1, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 2, 3, 6, 8)	<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, 2, 3, 6, 8)	<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, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 1, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

(See Section IV, Evidence for discussion)

10. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community? (Source: 1, 2, 3, 4, 6, 8)	<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, 6, 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, 4, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

(See Section IV, Evidence for discussion)

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: 1, 2, 3, 6, 8)	<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: 1, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

(See Section IV, Evidence for discussion)

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, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: 1, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: 1, 2, 3, 6, 8)	<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, 3, 6, 8)	<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 expose people residing or working in the project area to excessive noise levels? (Source: 1, 2, 3, 6, 8)	<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, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

(See Section IV, Evidence for discussion)

13. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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: 1, 2, 3, 6, 8)	<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: 1, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

13. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: 1, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
(See Section IV, Evidence for discussion)

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: 1, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source: 1, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source: 1, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source: 1, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source: 1, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
(See Section IV, Evidence for discussion)

15. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: 1, 2, 3, 6, 8)	<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, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
(See Section IV, Evidence for discussion)

16. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, 2, 3, 6, 8)	<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, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in inadequate emergency access? (Source: 1, 2, 3, 6, 8)	<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, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:
(See Section IV, Evidence for discussion)

17. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: 1, 2, 3, 6, 8)	<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: 1, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1, 2, 3, 6, 8)	<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: 1, 2, 3, 6, 8)	<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: 1, 2, 3, 6, 8)	<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: 1, 2, 3, 6, 8)	<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
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1, 2, 3, 6, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

(See Section IV, Evidence for discussion)

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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source: (Source: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10) ("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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion/Conclusion/Mitigation:

As identified within Sections II, IV, and VI of this initial study, the proposed additions and alteration to the existing Cypress Point Club clubhouse and pro-shop present less-than significant to no impacts to protected resources. As in Section VI-5, the project site is within the vicinity of an archaeological site (CA-MNT-1256). The condition and mitigation monitoring applied to the protection of the cultural resources on-site will reduce impacts to a level less-than

significant. Therefore, the project, as proposed, does not present a significant environmental impact which cannot be mitigated. A Mitigated Negative Declaration is the proper documentation for the proposed project.

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 not be required to pay the fee.

Evidence: Based on the record as a whole as embodied in the Planning Department files pertaining to PLN110380 and the attached Initial Study / Proposed Mitigated Negative Declaration.

IX. REFERENCES

1. Project Application, plans and information within Planning File No. PLN110380;
2. 1982 Monterey County General Plan;
3. Del Monte Area Land Use Plan, amended May 22, 2012;
4. Monterey County Coastal Implementation Plan, Part 5;
5. Title 20 of the Monterey County Code (Zoning Ordinance);
6. County GIS Database;
7. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised February 2008;
8. Site Visit conducted by the project planner on August 17, 2011;
9. Technical Reports:
 - a) Historical Assessment prepared by Kent Seavey on February 3, 2012;
 - b) Arborist Report prepared by Frank Ono on December 8, 2011;
 - c) "Preliminary Archaeological Assessment" prepared by Mary Doane and Gary Breschini of Archaeological Consulting on September 29, 2011, and amended on June 13, 2012;
 - d) "Geologic and Geotechnical Report for Shoreline Protection Project" prepared by John Kasunich of Haro, Kasunich & Associates on November of 1997 for PLN990546.
10. Tree Removal Application and arborist report within Planning File No. PLN110612;

Attachments

1. Site Plan, Floor Plans, Elevations
2. Cover of Archaeological Report

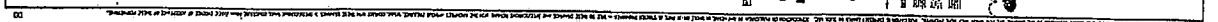
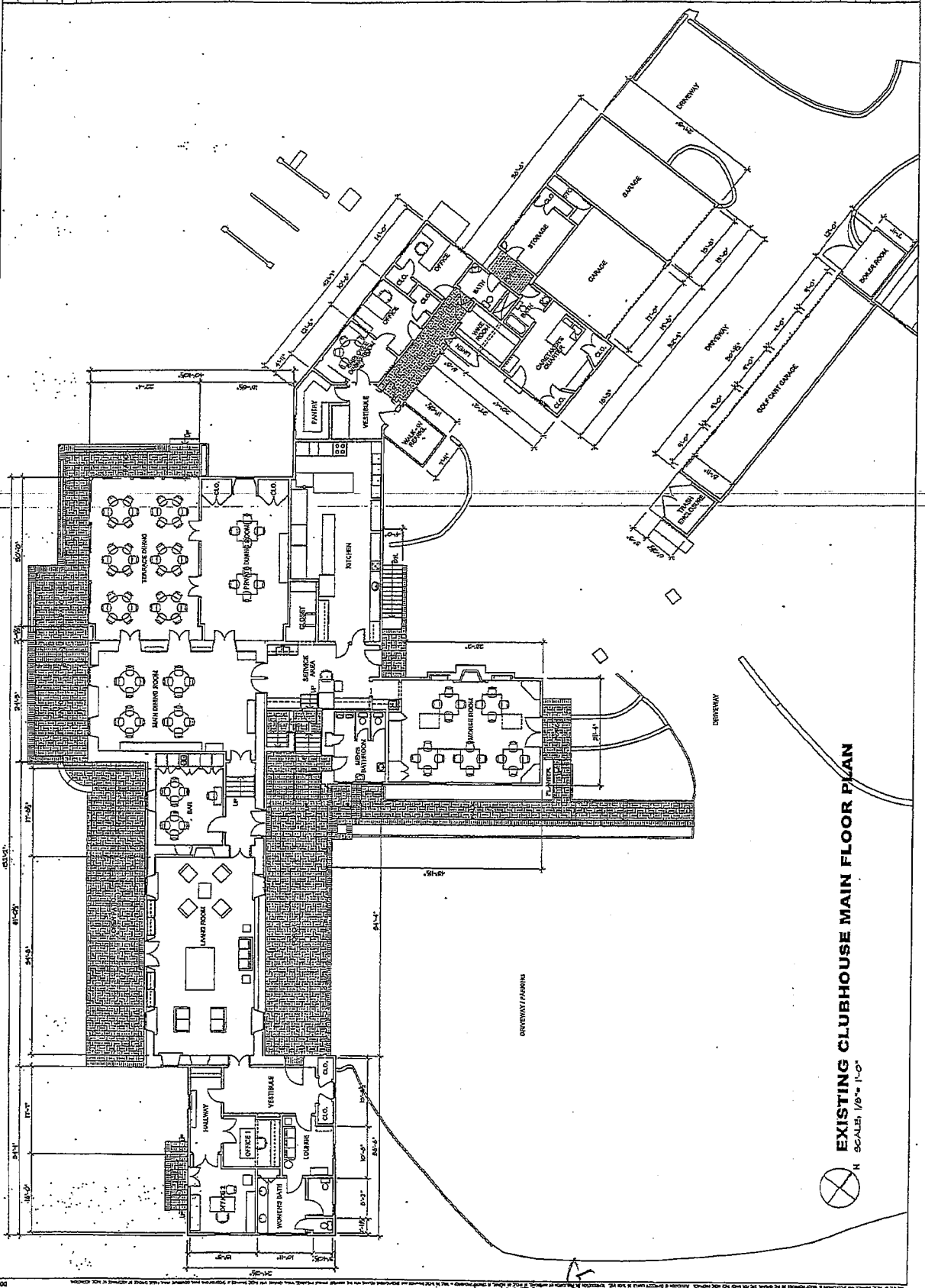
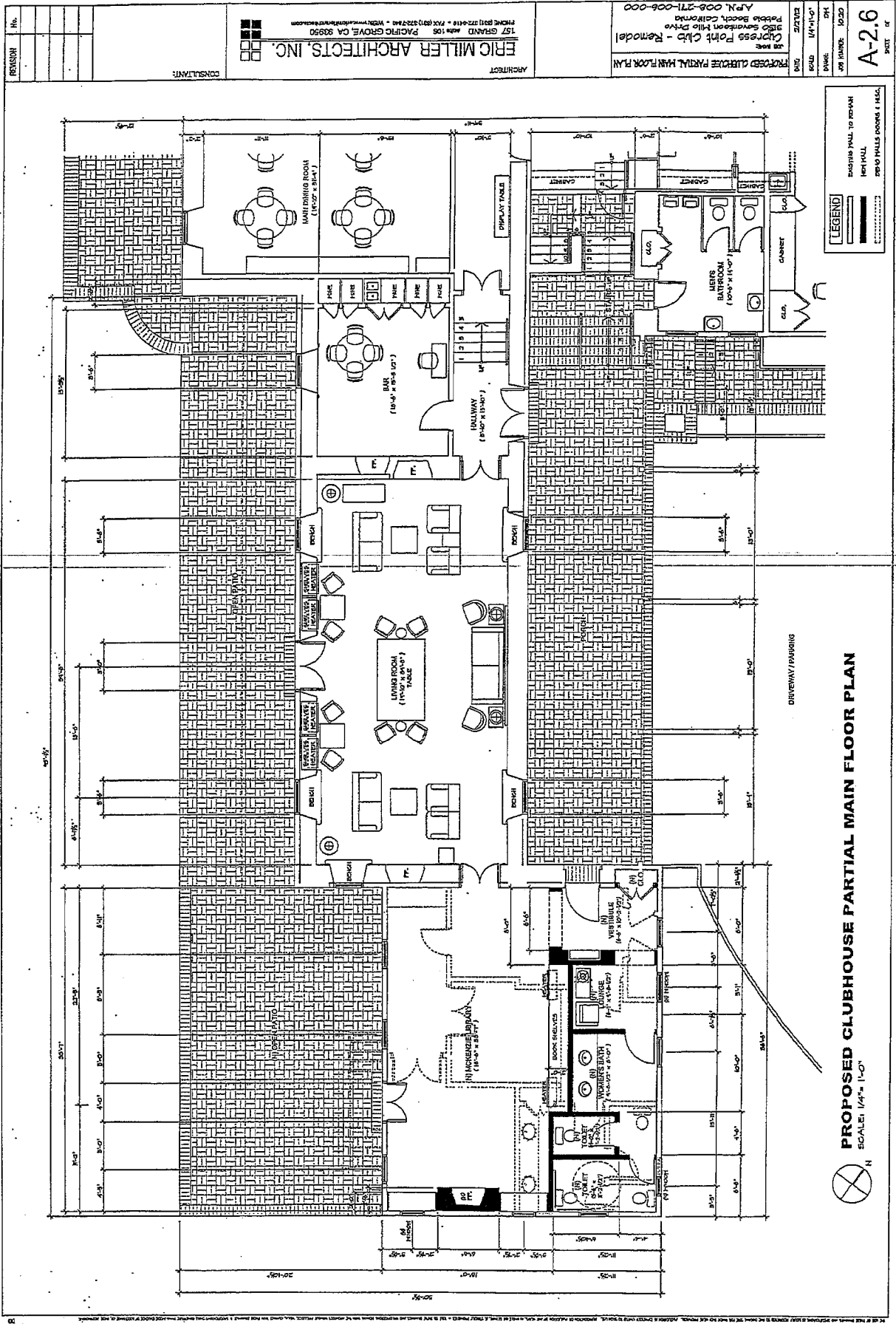


Exhibit 34 of 54 Pages



EXISTING CLUBHOUSE MAIN FLOOR PLAN
 N SCALE: 1/8" = 1'-0"



ERIC MILLER ARCHITECTS, INC.
 157 GRAND AVE. 106 PACIFIC GROVE, CA 93950
 PHONE (805) 772-4111 FAX (805) 752-7241 WWW.ERICMILLERARCHITECTS.COM

ARCHITECT

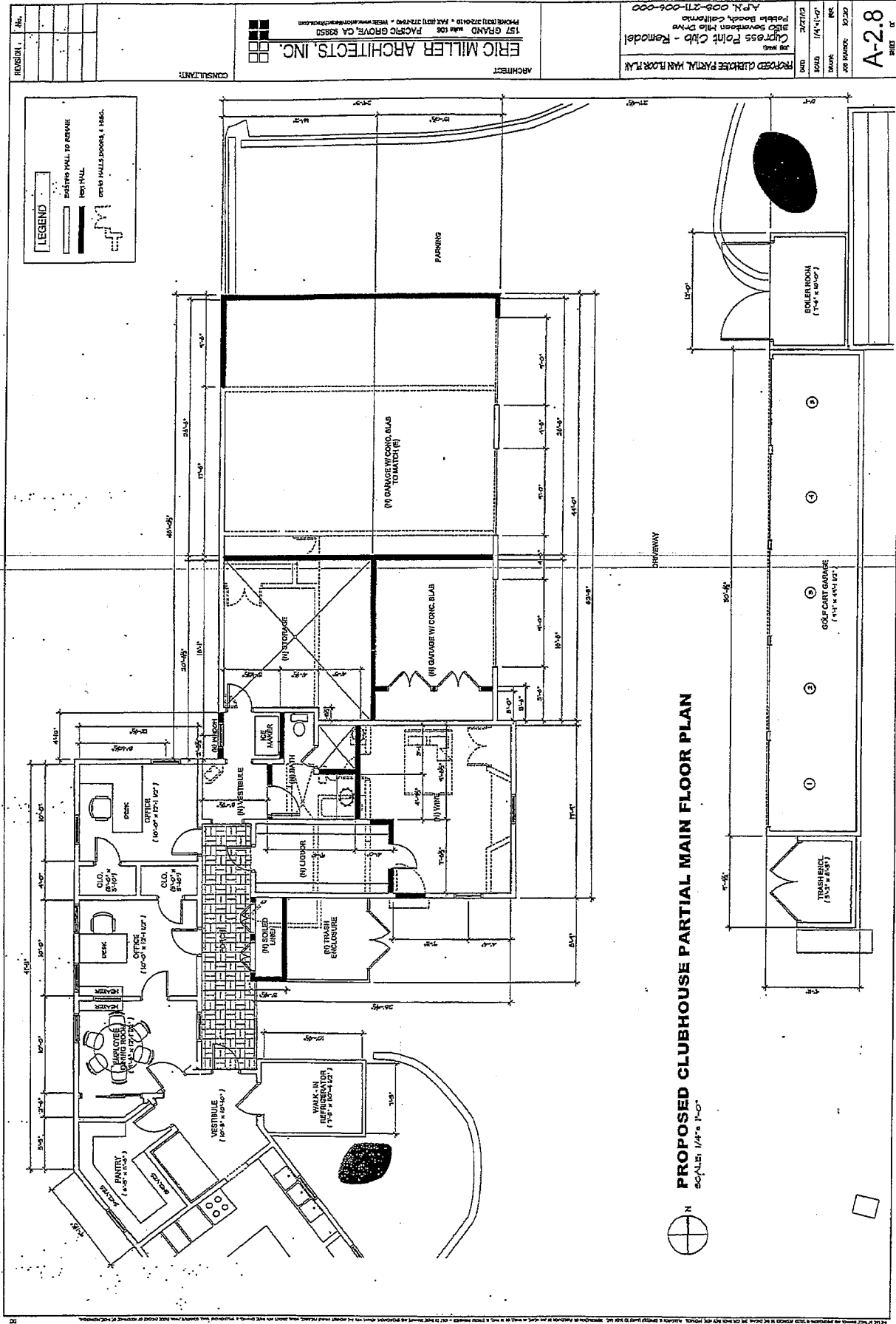
CONSULTANT

PROPOSED CLUBHOUSE PARTIAL MAIN FLOOR PLAN
 9500 S. Highway 101, Suite 101
 Pacific Grove, California
 A.P.N. 008-371-008-000

A-2.6

DATE: 10/1/11
 DRAWN: JMM
 CHECKED: JMM
 SCALE: 1/4" = 1'-0"



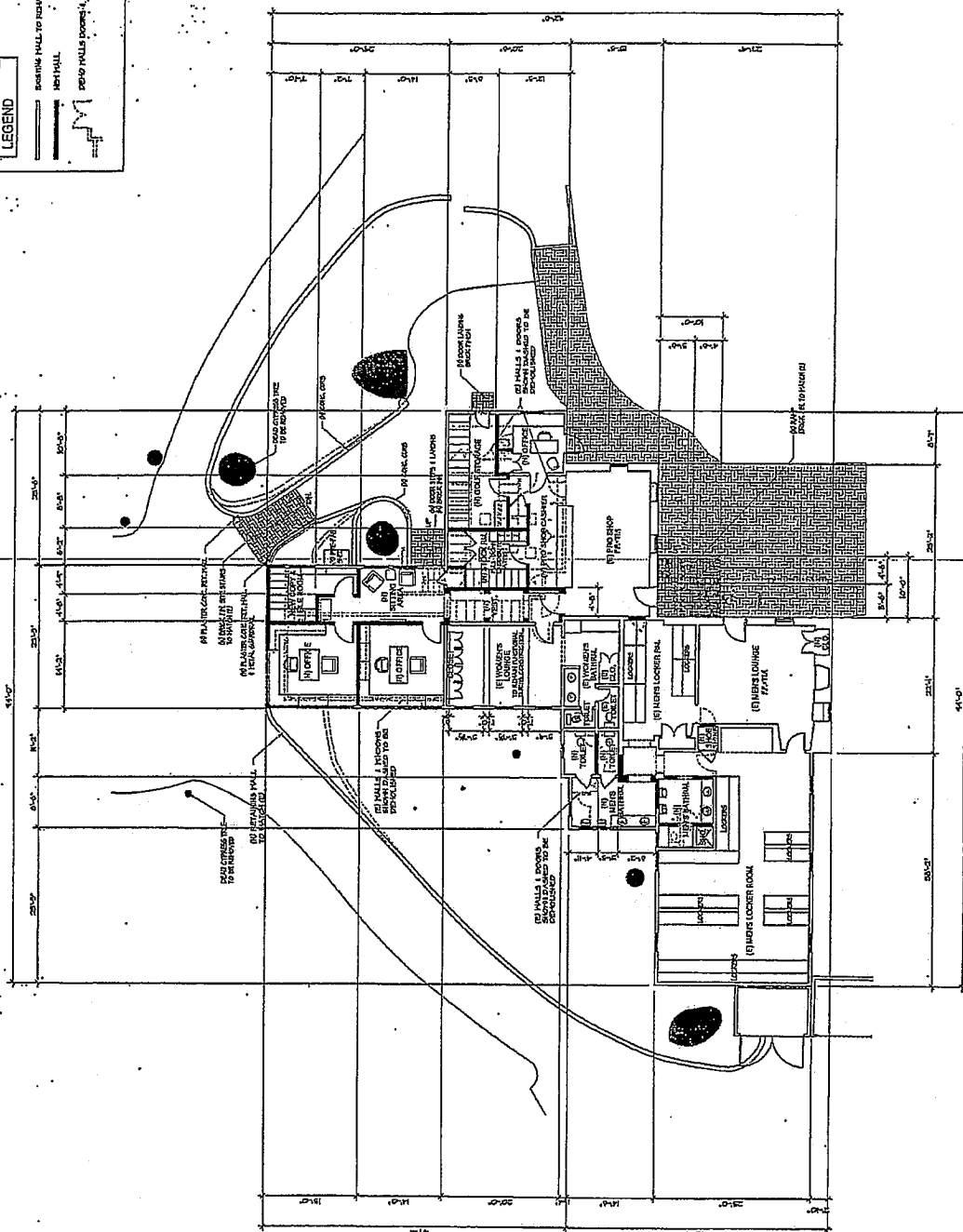
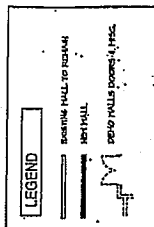


2015

PROPOSED PRO SHOP MAIN FLOOR PLAN	DATE	07/11/07	BY	00000000	00000000
300 N. 10th St. Chippewa Falls, WI 54601	PROJECT	3550 Severnham Mile Drive Chippewa Falls, WI 54601	CLIENT	3550 Severnham Mile Drive Chippewa Falls, WI 54601	3550 Severnham Mile Drive Chippewa Falls, WI 54601

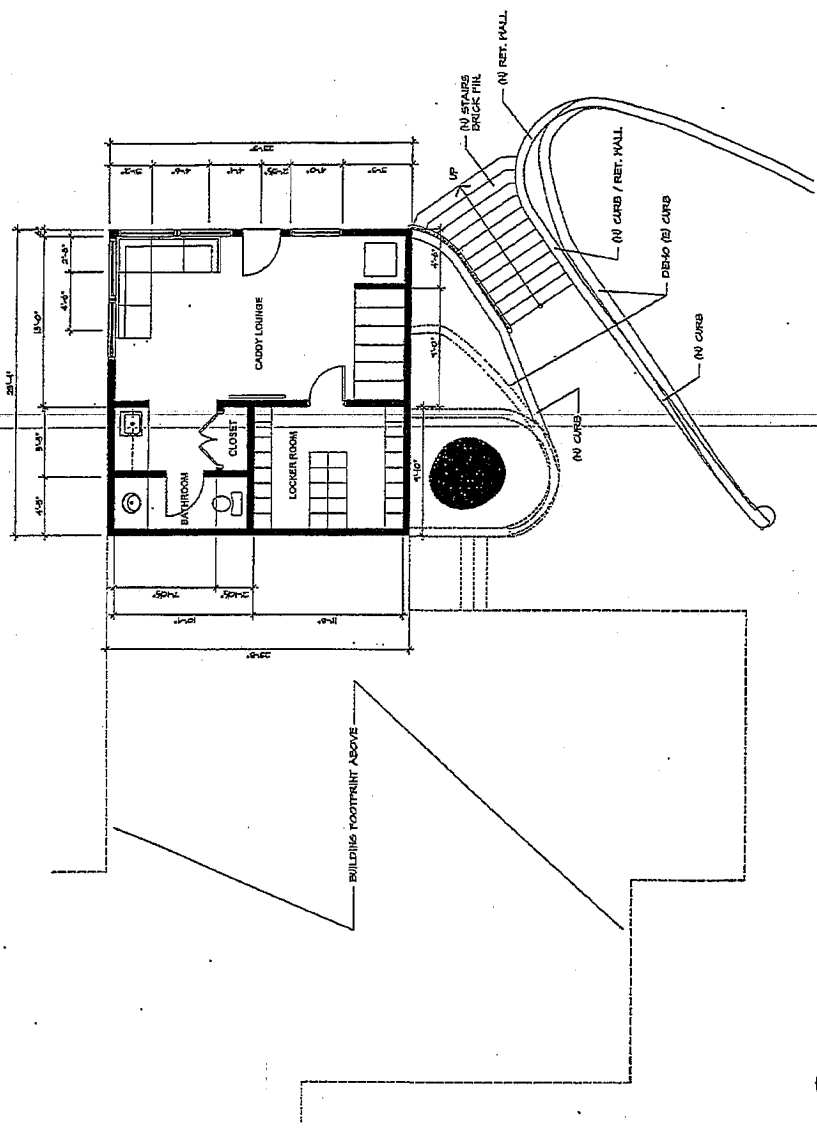
CONSULTANT:

REVISION	No.



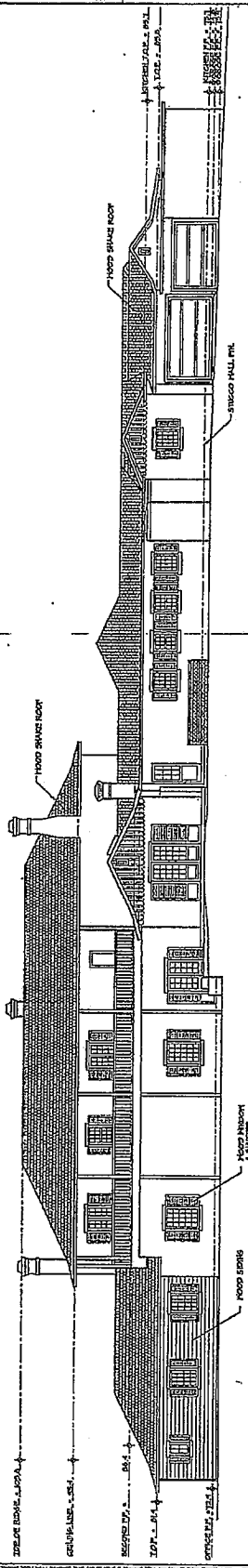
LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- 2'-0" HALL DOORS 1:150



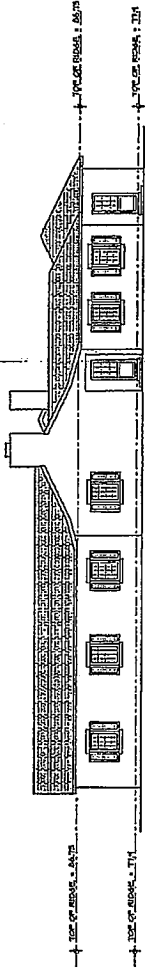
**PROPOSED PRO SHOP
LOWER LEVEL PLAN**
 SCALE: 1/4" = 1'-0"

REVISION	Hd.

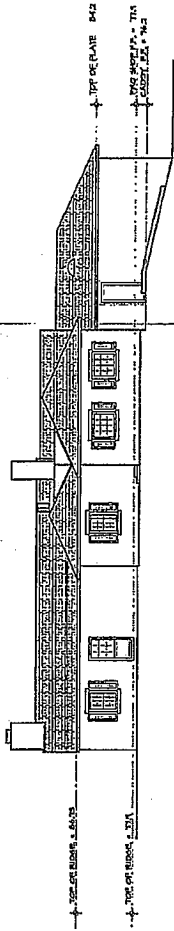


(E) NORTHEAST ELEVATION
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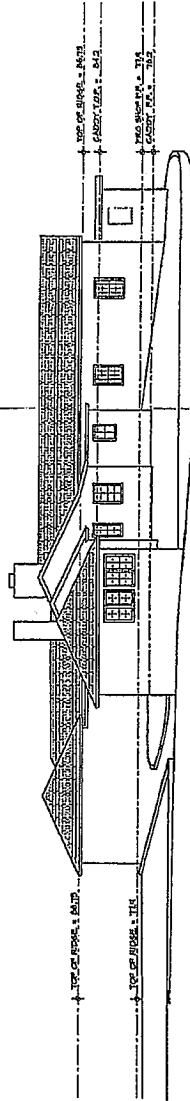
ERIC MILLER ARCHITECTS, INC. 157 GRAND WILLOW PACIFIC GROVE, CA 93950 PHONE (831) 724-1110 FAX (831) 724-1111 WWW.ERICMILLERARCHITECTS.COM		(E) EXTERIOR ELEVATIONS (PRO SHOP) Cypress Point Club - Remodel 3150 Serrano Hills Drive Pebble Beach, California A.P.N. 008-211-006-000	
ARCHITECT CONSULTANT	SHEET A-3.2 OF 3	DATE 02/20/13	DRAWN JH
REVISION No.	JOB NUMBER 10-20	SCALE 1/8" = 1'-0"	DATE 02/20/13



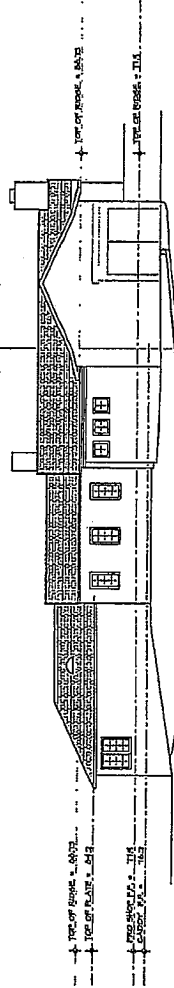
(E) SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



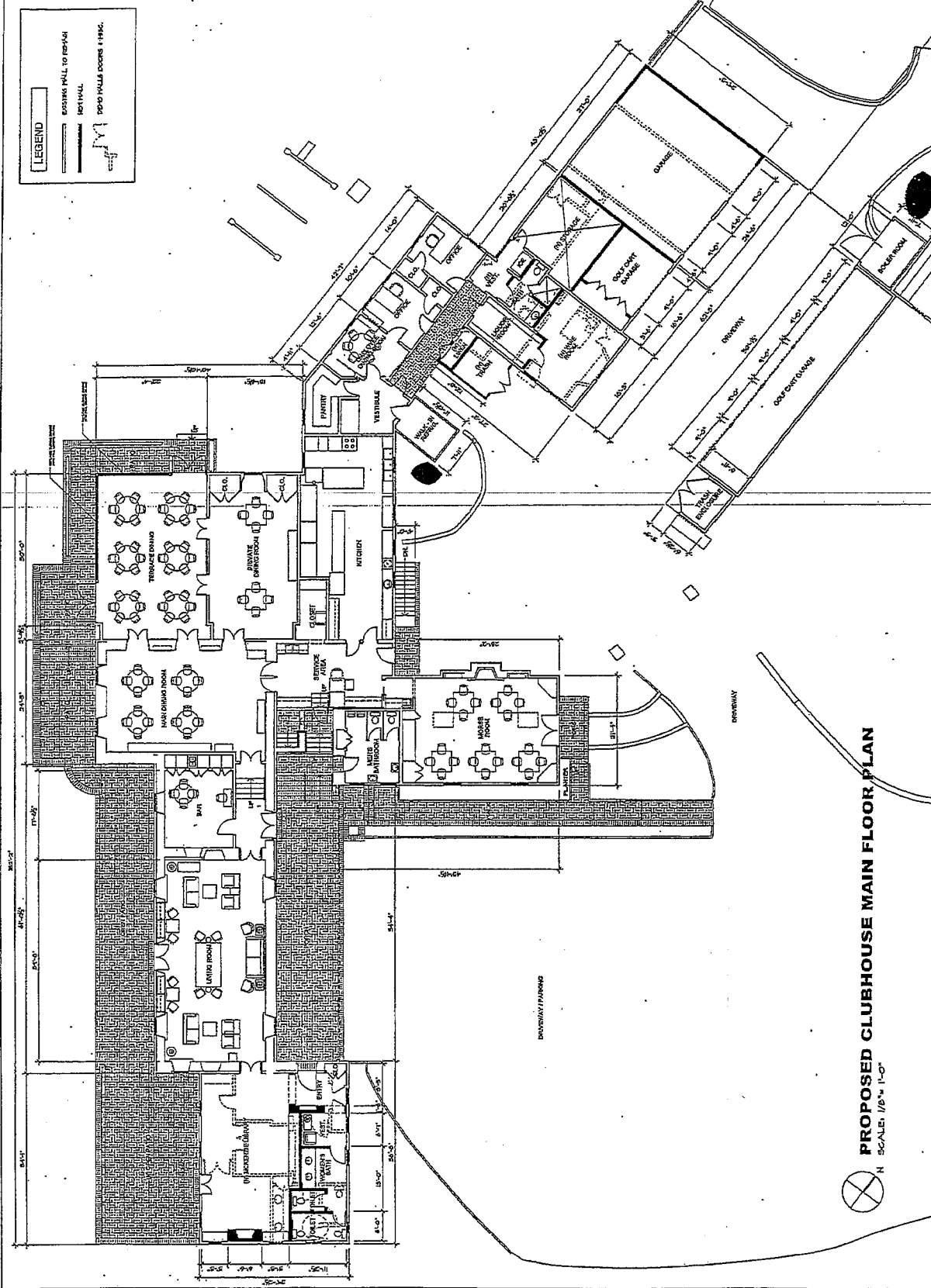
(E) EAST ELEVATION
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(E) NORTHEAST ELEVATION
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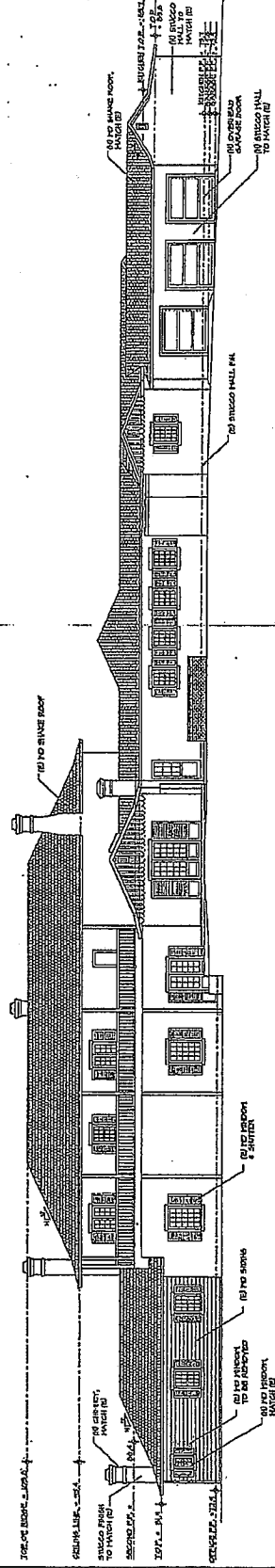


(E) WEST ELEVATION
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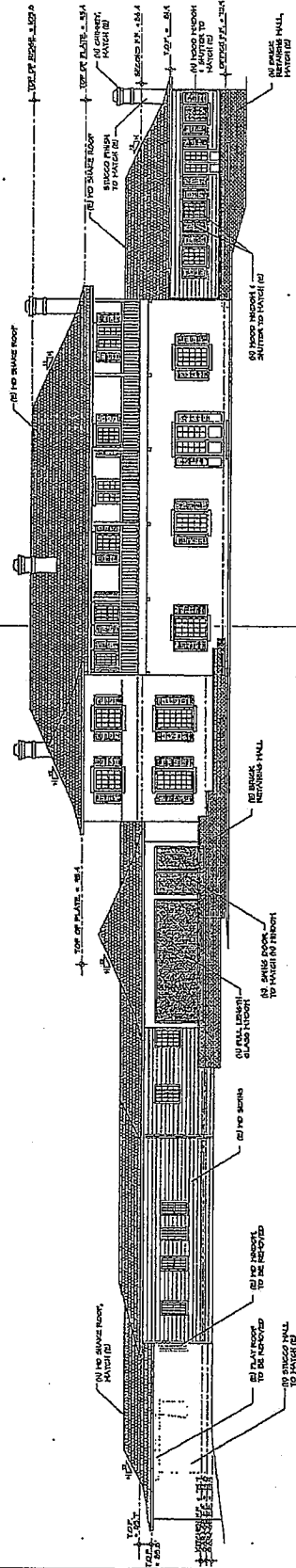


PROJECT Cypress Point Club - Remodel 157 Grand Malibu Pacific Grove, California A.P.N. 008-271-006-000		ARCHITECT ERIC MILLER ARCHITECTS, INC. 157 GRAND MALIBU PACIFIC GROVE, CA 93950 PHONE (408) 923-0410 FAX (408) 923-0410 WEB: WWW.ERICMILLERARCHITECTS.COM	
DATE 08/11/10	SCALE 1/8" = 1'-0"	REVISION 1. NO CHANGE	NO. 1

A-3.3

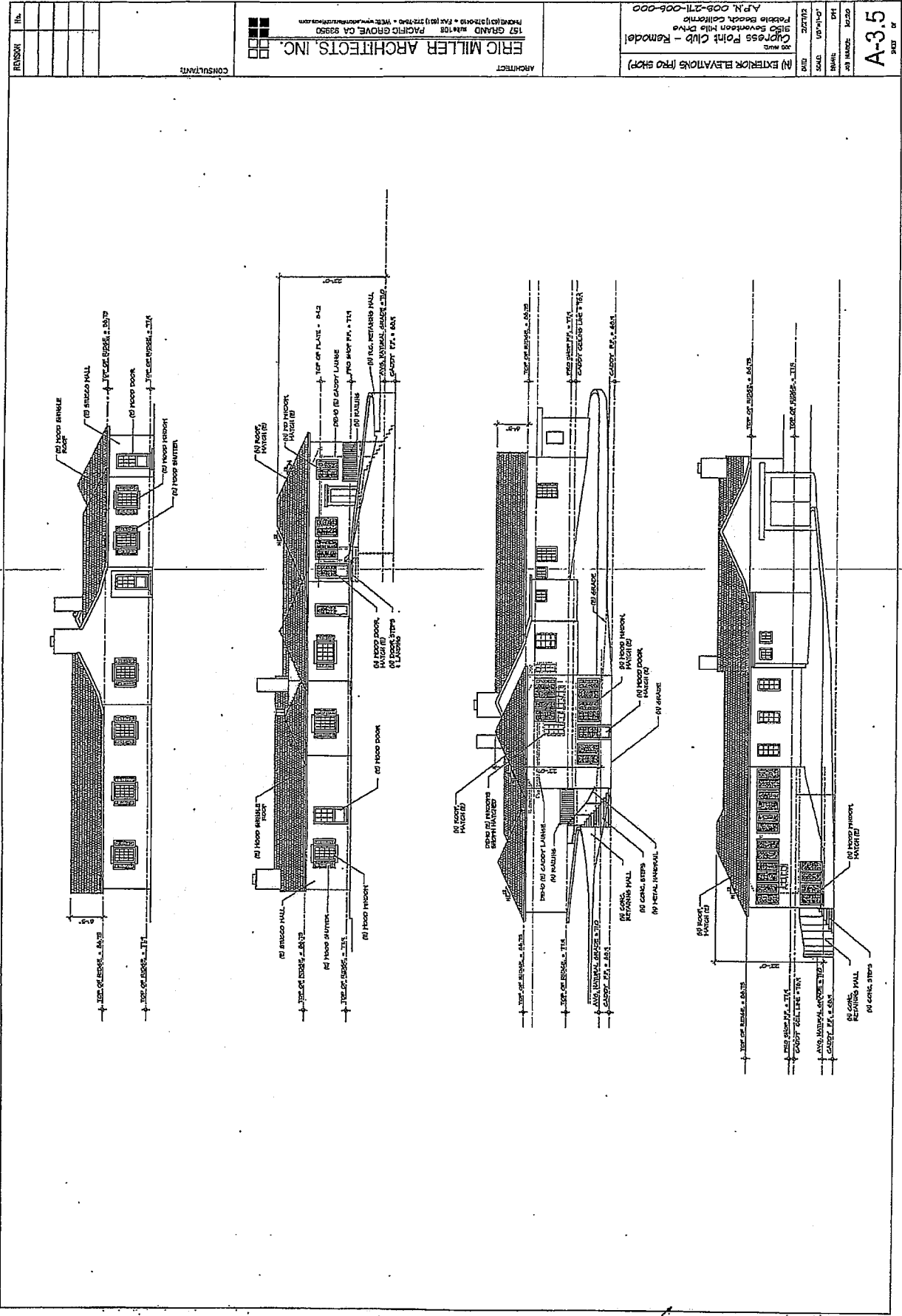


(N) NORTHEAST ELEVATION
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(N) SOUTHWEST ELEVATION
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Vellum Original

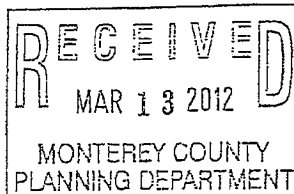


Vellum Original

Exhibit 6

4/18/20118

ARCHAEOLOGICAL CONSULTING



P.O. BOX 3377
SALINAS, CA 93912
(831) 422-4912

**PRELIMINARY ARCHAEOLOGICAL ASSESSMENT
AND MITIGATION PLAN
FOR FOUR PROPOSED BUILDING ADDITION AREAS
AT THE CYPRESS POINT GOLF CLUBHOUSE,
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA**

by

Mary Doane, B.A., and Gary S. Breschini, Ph.D., RPA

September 29, 2011

Prepared for

Cypress Point Golf Club
&
Eric Miller Architects

SUMMARY: PROJECT 4565B

RESULTS: POSITIVE

ACRES: <1.0

SITES: CA-MNT-1256

UTMG: 5.9190/40.4862

MAP: USGS 7.5 MINUTE MONTEREY QUADRANGLE

Required for Monterey County Planning Department:	Yes	No	N/A	See text
Evidence of: Sacred/Religious site	—	—	X	—
Native American Remains	—	—	—	X
Anything of Archaeological Significance	X	—	—	X
Findings of Historical Significance	—	X	—	—

Exhibit 6

Page 59 of 54 Pages

