

Attachment A Project List

REF140016

Monterey County Planning Department

EIR and MND Projects Decided 2012 and 2013

EIR

Project Title: Omni Enterprises Llc
File No: PLN020344
Entitlement: Combined Development Permit
CEQA Status: EIR
Decision Date: 02/07/2012
Current Status: Condition Compliance
Location: 5 Corral De Tierra Rd Salinas

Description

CONTINUED FROM JANUARY 12 2011. Combined Development Permit consisting of: 1) Use Permit for development of a new 126,500 square foot shopping center including retail and office space, 508 parking spaces and landscaping; 2) General Development Plan; 3) Design Approval; and 4) Standard Subdivision Tentative Map to subdivide two existing lots of record (5.3 and 5.6 acres) into seven lots (2.4, 1.3, 1.6, 2.6, 0.9, 0.7 and 1.1 acres respectively). The Applicant also requests Rezoning of the subject property to remove the "B-8" Overlay Zoning District from the property's overall "LC-B-8-D" Zoning Designation. An Environmental Impact Report has been prepared for the proposed development and is available for review in the Monterey County Planning Department at 168 W. Alisal Street in Salinas. The property is located at 5 Corral De Tierra Road, Salinas (Assessor's Parcel Numbers 161-571-003-000 & 161-581-001-000), in the southeast corner of the State Highway 68 and Corral De Tierra Road intersection, Toro area.

Project Title: Pebble Beach Company Project

File No: PLN100138
Entitlement: Coastal Plan Amendment
CEQA Status: EIR
Decision Date: 06/19/2012
Current Status: Condition Compliance
Location: Del Monte Forest

Description

Summary: Local Coastal Program (LCP) Amendments to the text and policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan, including land use re-designations and zoning re-classifications at multiple locations.

The project consists of the build-out development and preservation of the remaining undeveloped Pebble Beach Company properties located within the Del Monte Forest. The project would allow the renovation and expansion of visitor serving uses, creation of 90 to 100 single-family residential lots, and preservation of 635 acres as primarily forested open space.

The proposed development would result in new construction at four primary sites - The Lodge at Pebble Beach, The Inn at Spanish Bay, Spyglass Hill, and the Pebble Beach Equestrian Center; consisting of the following:

The Lodge at Pebble Beach - Renovation and expansion of visitor-serving and recreational facilities to include the addition of hospitality and meeting space; relocation of the Pebble Beach Golf Links Driving Range; and construction of 60 visitor-serving guestrooms;

The Inn at Spanish Bay - Renovation and expansion of visitor-serving and recreational facilities, to include the addition of hospitality and meeting space; construction of 40 visitor-serving guestrooms; and construction of a surface parking lot that would provide approximately 285 parking spaces.

Spyglass Hill - Construction of a 100-room resort and spa to include the addition of hospitality and meeting space, a restaurant, a 17,000 square foot spa with underground parking for approximately 40 vehicles; construction of a parking facility with one level at grade and two levels below grade to accommodate 301 vehicles, and other ancillary facilities. An alternative option would result in the subdivision of this area into 10 single-family residential lots.

Pebble Beach Equestrian Center - Site redevelopment consisting of demolition of the existing equestrian facilities and construction of new equestrian facilities to include a covered arena, employee housing, barns and stalls, vehicle storage, interior roadway, parking, and accessory structures.

Additionally, the proposed development would result in the relocation of existing trails and construction of new trails segments; construction/installation of internal roadway, circulation, and drainage improvements at four intersections (Congress Road and 17-Mile Drive; Congress Road and Lopez Road; and Sunridge Road and Lopez Road; and Portola Road and Stevenson Drive); and the reconfiguration/reconstruction of the main entrance/gate to the Pebble Beach/Del Monte Forest area at the Highway 1/Highway 68/17-Mile Drive intersection. The applicant proposes to pay an in-lieu fee for the required inclusionary housing units.

The properties are located throughout Pebble Beach (Assessor's Parcel Numbers 007-091-028-000, 007-091-033-000, 007-101-041-000, 007-991-001-000, 008-021-009-000, 008-022-024-000, 008-022-031-000, 008-022-035-000, 008-031-014-000, 008-031-015-000, 008-031-019-000, 008-032-004-000, 008-032-005-000, 008-032-006-000, 008-032-007-000, 008-034-001-000, 008-041-009-000, 008-163-001-000, 008-163-003-000, 008-163-005-000, 008-164-001-000, 008-165-001-000, 008-171-009-000, 008-171-022-000, 008-241-008-000, 008-242-007-000, 008-272-010-000, 008-272-011-000, 008-311-011-000, 008-312-002-000, 008-313-002-000, 008-313-003-000, 008-321-006-000, 008-321-007-000, 008-321-008-000, 008-321-009-000, 008-423-002-000, 008-423-019-000, 008-423-029-000, 008-423-030-000, 008-431-009-000, 008-561-020-000, and 008-991-001-000), Greater Monterey Peninsula Area Plan (Inland) and the Del Monte Forest Land Use Plan (Coastal Zone).

Project Title: California-American Water Co (San Clemente Dam Removal)

File No: PLN110373

Entitlement: Combined Development Permit

CEQA Status: EIR

Decision Date: 05/08/2013

Current Status: Condition Compliance

Location: San Clemente Dam Region

Description

Combined Development Permit consisting of: 1) Use Permit for the removal of the San Clemente Dam and related improvements; 2) Use Permit for the removal of the Old Carmel River Dam and related improvements; 3) Use Permit for development on 25% slopes; and 4) Use Permit for the removal of protected trees. The property is located in the San Clemente Dam Region, at the confluence of the Carmel River (River Mile 18.5) and San Clemente Creek, approximately 15 miles southeast of the City of Carmel-by-the-Sea and 3.7 miles southeast of Carmel Valley Village. (Assessor's Parcel Number 417-051-004-000, 417-051-005-000, 417-051-001-000, and 417-251-002-000-M). The project includes construction of a new access road off Carmel Valley Road (the Tularcitos-High Road. Greater Monterey Peninsula Area Plan and Cachagua Area Plan.

Mitigated Negative Declaration

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Project Title: Poppy Holding Inc

File No: PLN100655

Entitlement: Combined Development Permit

CEQA Status: Mitigated Negative Declaration

Decision Date: 01/25/2012

Current Status: Condition Compliance

Location: 3200 Lopez Rd Pebble Beach

Description

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the renovation of the Poppy Hills Golf Course to include: removal of the existing irrigation system and installation of a new irrigation system including new irrigation lines, new programming/irrigation devices and new controllers with current technology in conjunction with sand-capping the existing golf course, driving range and practice putting green to improve water conservation and drainage; and changes to the alignment of specific holes to reduce irrigation and improve play. The project will include approximately 120,000 cubic yards of grading (60,000 cubic yards cut and 60,000 cubic yards fill) and the import of approximately 55,000 cubic yards of sand for the sand-capping component; 2) a Coastal Administrative Permit to allow the demolition of the existing snack bar and construction of a new 336 square foot snack bar and 1,000 square foot dining patio; 3) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit to allow the removal of 533 trees (525 Monterey pine, 2 Coast live oak, 5 planted Coast redwood, 1 planted Monterey cypress); 5) Design Approval; and 6) a General Development Plan. The property is located at 3200 Lopez Road, Pebble Beach (Assessor's Parcel Numbers 008-031-016-000 & 008-032-003-000), Del Monte Forest Land Use Plan, Coastal Zone.

Project Title: Hartnett Stephen P

File No: PLN080046

Entitlement: Combined Development Permit

CEQA Status: Mitigated Negative Declaration

Decision Date: 02/08/2012

Current Status: Condition Compliance

Location: 164 Corona Rd Carmel

Description

Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the construction of a 6,058 square foot single family dwelling with attached 1,167 square foot garage; two 5,000-gallon water storage tanks, new septic system and leach field, and grading (2,646 cubic yards of cut and 85 cubic yards of fill); 2) a Coastal Development Permit to allow a new 850 square foot Caretaker's Unit with 675 square foot garage; 3) a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat; and 4) Design Approval. The property is located at 164 Corona Road, Carmel (Assessor's Parcel Number 241-221-011-000), Carmel Area Land Use Plan, Coastal Zone.

Project Title: Martinez Mariano Jr Tr
File No: PLN110247
Entitlement: Combined Development Permit
CEQA Status: Mitigated Negative Declaration
Decision Date: 03/29/2012
Current Status: Condition Compliance
Location: 1631 Sonado Rd Pebble Beach

Description
 Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441.6 square foot first story addition, a 254.2 square foot garage addition, and a 422.6 second story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three-car garage; the reconfiguration of an existing driveway and courtyard area reducing the non-conforming impervious coverage from 6,448.6 square feet to 1,389.1 square feet (create a new 5,059.5 square foot pervious driveway and a new 1,812.4 square foot pervious courtyard); a new 9 foot tall, 79.5 feet long courtyard wall; 77 linear feet of new garden walls 4 feet tall; 28 square feet of new courtyard steps with a new fountain and fire pit 2) a Coastal Development Permit to convert an existing 567 square foot guesthouse into a attached Caretaker's unit; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence (new white plaster siding dark brown, stained wood trim doors and windows, steel guard rails and Carmel stone veneer); grading is estimated to be less than 100 cubic yards of cut and fill. The property is located at 1631 Sonado Road, Pebble Beach (Assessor's Parcel Number 008-201-013-000), west of the intersection of Sonado and Midwood Lane, Del Monte Forest Land Use Plan, Coastal Zone.

Project Title: California American Water (Los Padres Dam Downstream Fish Passage Project)
File No: PLN110322
Entitlement: Use Permit
CEQA Status: Mitigated Negative Declaration
Decision Date: 06/13/2012
Current Status: Condition Compliance
Location: Los Padres Dam (7.5 Miles S Se Of The Carmel Valley Village)

Description
 Combined Development Permit consisting of: 1) a Use Permit for development on slopes in excess of 25% to allow grading (approximately 1,400 cubic yards of cut and 1,100 cubic yards of fill) and construction of structures for the Los Padres Dam Downstream Fish Passage project; and 2) a Use Permit to allow the removal of 12 Oak trees (6" - 18" diameter), 3 Sycamores (27'-30') and one Willow (10'). The project site is located at the Los Padres Dam (Assessor's Parcel Numbers 418-191-035-000 & 418-191-005-000), 7.5 miles south-southeast of the Carmel Valley Village, Cachagua Area Plan.

Project Title: Carmel Development Llc
File No: PLN110632
Entitlement: Coastal Administrative Permit
CEQA Status: Mitigated Negative Declaration
Decision Date: 08/09/2012
Current Status: Cleared
Location: 26285 Valley View Ave Carmel

Description
 Combined Development consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 583 square foot carport, 344 square feet of second story decks and 78 square feet of exterior stairs; the construction of a 543 square foot attached garage, a 527 square foot second story addition, a 111 square foot lower level addition, a 67 square foot covered entry porch, 82 square feet of stairs, 389 square feet of second story decks, a 93 square foot under floor space conversion to a wine cellar and a bathroom and a complete interior remodel to an existing two-story single family dwelling with grading consisting of less than 100 cubic yards of cut and fill; 2) a Coastal Development Permit for development on a site with that is positive for archaeological resources and is within 750 of the principle archaeological site; and 3) Design Approval. Materials and colors will consist of natural color wood shake roof; tan color cement plaster exterior walls; dark green wood windows and doors; Carmel stone decorative siding; and off white balcony rails. The property is located at 26285 Valley View Avenue, Carmel (Assessor's Parcel Number 009-403-022-000), Carmel Area Land Use Plan, Coastal Zone.

Project Title: Cypress Point Club
File No: PLN110380
Entitlement: Coastal Development Permit
CEQA Status: Mitigated Negative Declaration
Decision Date: 09/08/2012
Current Status: Condition Compliance
Location: 3150 17 Mile Dr Pebble Beach

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 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.

Project Title: State Of California (Whistlestop Lagoon)

File No: PLN110472
Entitlement: Combined Development Permit
CEQA Status: Mitigated Negative Declaration
Decision Date: 09/26/2012
Current Status: Condition Compliance
Location: 1698 Elkhorn Rd Royal Oaks

Description

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the Weiland and Public Access Enhancement at Whistlestop Lagoon. This project will include two key elements: a) Replacing three failed culverts located under the existing 325 foot long Whistlestop levee with a new 20 foot long bridge to maintain muted tidal flow in Whistlestop Lagoon, improve water quality and fish passage, and maintain/improved trail safety for recreational users in the area; b) Relocating an existing dock that extends off the Whistlestop levee to deeper water to reduce disturbance to mudflat habitat at low tides and improve boat access to Parsons Slough; 2) a Coastal Development Permit to allow development with positive archaeological reports; and 3) a Coastal Development Permit to allow development within 100 feet of a known environmentally sensitive habitat area. Grading of approximately 1,350 cubic yards of cut and fill. The property is located at 1700 Elkhorn Road, Royal Oaks (Assessor's Parcel Numbers 131-051-001-000 and 131-051-067-000), North County Land Use Plan, Coastal Zone.

Project Title: County Of Monterey Next Generation Emergency Telecommunications Network (Ngen)

File No: PLN100515
Entitlement: Use Permit
CEQA Status: Mitigated Negative Declaration
Decision Date: 09/26/2012
Current Status: Condition Compliance
Location: Off Of Robinson Cyn Rd Carmel (Near Sid Ormsbee Lookout Tower)

Description

Combined Development Permit including: 1) a Use Permit and Design Approval for development of a new public safety, noncommercial wireless telecommunications facility consisting of a 75-foot high monopole with one Omni antenna affixed to the top; three (3), 22-foot long Omni antennas and one (1) four-foot diameter microwave dish to be installed on the outside of an existing building known as the "Sid Ormsbee Lookout Tower," and installation of related equipment in the inside of the building and removal of an existing underground propane gas tank. The site is already developed, and minimal grading would be required for construction (15 cubic yards of grading); 2) a Use Permit to allow Ridgeline Development; and 3) Use Permit to allow the Rehabilitation of an existing historic building known as the "Sid Ormsbee Lookout Tower." The project is one of the 18 sites proposed for upgrade to the Next Generation Emergency Network (NGEN) radio system for emergency communications throughout the County and to support critical communications of first responders to emergency calls. The property is located generally east of Robinson Canyon Road on Pinyon Peak Trail, Carmel Valley (Assessor's Parcel Number 239-141-002-000) within the Greater Monterey Peninsula Area Plan.

Project Title: County Of Monterey Next Generation Emergency Telecommunications Network (Ngen)

File No: PLN100502

Entitlement: Use Permit

CEQA Status: Mitigated Negative Declaration

Decision Date: 09/26/2012

Current Status: Condition Compliance

Location: 1021 Monterey Salinas Hwy Salinas

Description

Use Permit and Design Approval for development of a "Wireless Telecommunications Collocation Facility" [as defined in Section 65850.6 (d) (3) of the California Government Code] including the following: 1) a public safety, noncommercial wireless telecommunication facility consisting of a 100-foot high lattice tower, a 900 square foot equipment shelter building, a 750-gallon propane gas tank and a propane generator to be owned and operated by the Monterey County Emergency Communications Department; 2) collocation of a commercial wireless telecommunication facility to be operated by Verizon Wireless, consisting of the installation of additional antennas and ancillary equipment on the 100-foot high lattice tower and inside the 900 square foot equipment shelter approved as part of the first facility; and 3) the future collocation of two additional commercial wireless telecommunications facilities to be operated by commercial wireless telecommunications providers, consisting of additional antennas and ancillary equipment also to be installed on the 100-foot high lattice tower and inside the 900 square foot equipment shelter approved as part of the first facility. The future development of the commercial wireless telecommunication facilities would not require additional discretionary approvals by the County. The site is pre-disturbed (paved) and development of the entire project would minimal grading (less than 100 cubic yards of excavation). The project is one of the 18 sites proposed for upgrade to the Next Generation Emergency Network (NGEN) radio system for emergency communications throughout the County and to support critical communications of first responders to emergency calls. The property is located at 1021 Monterey-Salinas Highway, adjacent to the Laguna Seca Raceway, (Assessor's Parcel Number 173-011-023-000), Highway 68 area within the Greater Monterey Peninsula Area Plan. The site is located in the Laguna Seca Recreational Area and is owned by the Monterey County Parks Department.

Project Title: County Of Monterey Next Generation Emergency Telecommunications Network (Ngen)

File No: PLN100501

Entitlement: Use Permit

CEQA Status: Mitigated Negative Declaration

Decision Date: 09/26/2012

Current Status: Condition Compliance

Location: 1705 Covenant Ln Royal Oaks

Description

Use Permit for the development of a new public safety, non-commercial wireless telecommunications facility consisting of an 80 foot high steel monopole with two Omni antennas and a six-foot diameter dish, a 172 square foot equipment shelter, propane gas emergency power generator, and a 500-gallon propane gas tank. Excavation will be required for associated foundation work and utility lines (less than 100 cubic yards of grading); and a Tree Removal Permit to allow the removal of two trees (17-inch Oak and 20-inch Pine). The proposed facility would replace an existing 40-foot high radio transmission tower and other related equipment operated by the Monterey County Sheriff's Office and the North County Fire Protection District. The project is one of the 18 sites proposed for upgrade to the Next Generation Emergency Network (NGEN) radio system for emergency communications throughout the County and to support critical communications of first responders to emergency calls. The property is located at 1705 Covenant Lane, Royal Oaks (Assessor's Parcel Number 412-151-002-000), Lewis Road area, North County Area Plan.

Project Title: Abercrombie Lebon G & Abercrombie Mary J

File No: PLN100612

Entitlement: Combined Development Permit

CEQA Status: Mitigated Negative Declaration

Decision Date: 10/31/2012

Current Status: Condition Compliance

Location: 1158 Signal Hill Rd Pebble Beach

Description

Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow additions to and remodel of a 2,325.8 square foot one-story single family dwelling with a 449.8 square foot detached garage to include: a 1,513.4 square foot addition (master bedroom suite, media room, laundry room, office and storage), a 284.7 square foot covered front entry, a 208.9 square foot covered patio, a new roof, the installation of a roof-mounted photovoltaic system, remove asphalt driveway and replace with permeable pavers, remove concrete patio and replace with tile patio and the addition of a fire pit; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 3) Coastal Development Permit to allow Ridgeline Development. The property is located at 1158 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-005-000), Del Monte Forest area, Coastal zone.

Project Title: Garrapata Water System

File No: PLN110027

Entitlement: Combined Development Permit

CEQA Status: Mitigated Negative Declaration

Decision Date: 11/14/2012

Current Status: Condition Compliance

Location: 35681 & 35781 Hwy 1 Big Sur

Description

Combined Development Permit consisting of: 1) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 2) a Coastal Development Permit to allow development within the Big Sur Critical Viewshed; 3) a Coastal Development Permit to allow development on slope exceeding 30 percent; 4) a Coastal Development Permit to allow development within an area with positive archaeological reports; and 5) a Coastal Development Permit and Design Approval for water system improvements including the demolition of two 13,000 gallon water tanks, the installation of two 32,000 gallon water tanks, the installation of approximately 1,200 linear feet of distribution pipe from the well to the water tanks, and the installation of a new filtration system within an approximately 120 square foot accessory structure within the existing well equipment enclosure area. The properties are located at 35681 and 35781 Highway 1 (Assessor's Parcel Numbers 243-301-021-000, 243-301-029-000, and 243-301-030-000), Big Sur, Coastal Zone. Related to PLN090207.

Project Title: Nelson John J Tr

File No: PLN120412

Entitlement: Combined Development Permit

CEQA Status: Mitigated Negative Declaration

Decision Date: 01/10/2013

Current Status: Condition Compliance

Location: 29922 Spindrift Rd Carmel

Description

Combined Development Permit consisting of 1) a Coastal Development Permit for a Lot Line Adjustment to merge two existing lots of record (parcel 241-251-003-00 is 1.17 acres) and (parcel 241-251-004-000 is 1.28 acres) into a 2.45 acre parcel; 2) a Coastal Administrative Permit to allow a demolition of an existing 3,508 square foot single family dwelling and the construction of a new 6,739 square foot single family dwelling with 688 square foot attached garage; 121 square foot pavilion, a new geo-flow septic dispersal system and the removal of three planted Cypress trees; 3) a Coastal Development Permit to allow development with a positive archaeological report; 4) Coastal Development Permit for development within 50 feet of a Coastal bluff; and 5) Design Approval. The property is located at 29922 Spindrift Road, Carmel (Assessor's Parcel Numbers 241-251-003-000 & 241-251-004-000), Carmel Area Land Use Plan; Coastal Zone.

Project Title:	Brandywine Trust	Description
File No:	PLN030379	Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the designation of the existing 49 acre parcel as a receiver site for a transfer of development credit from a donor site established under PC94155; 2) a Coastal Development Permit to allow a minor subdivision of the 49 acre receiver site into two lots consisting of 40.0 acres (Parcel 1) and 9 acres (Parcel 2); 3) a Coastal Development Permit to allow development within the Big Sur Critical Viewshed; 4) a Coastal Development Permit to allow development on slope exceeding 30 percent; 5) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 6) a Coastal Development Permit to allow the removal of two eucalyptus trees (approximately 9" and 12" DBH); and 7) a Coastal Administrative Permit and Design Approval to allow the construction on the receiver site of an approximately 2,729 square foot single family dwelling, a detached 300 square foot two-car garage, driveway and parking area, approximately 500 linear feet of concrete retaining wall, septic system, water supply, and grading (approximately 1,100 cubic yards of cut and 1,100 cubic yards of fill). The project is located at 56440 Highway 1, Big Sur (Assessor's Parcel Number 421-011-001-000), South Coast area, Big Sur Coast Land Use Plan, Coastal Zone.
Entitlement:	Combined Development Permit	
CEQA Status:	Mitigated Negative Declaration	
Decision Date:	01/30/2013	
Current Status:	Condition Compliance	
Location:	56440 Hwy 1 Big Sur	
Project Title:	Niles Daniel T & Jennifer E	Description
File No:	PLN110280	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for restoration of a coastal bluff consisting of a concrete keyway and armored headwall with landscaped Hifiker wall system; headwall to be surfaced with a textured rock appearance and Hifiker baskets to be planted with native vegetation consistent with surrounding bluff vegetation; the restoration area to be approximately 45 - 55 feet wide by approximately 33 - 53 feet tall; grading to be approximately 50 cubic yards cut and 740 cubic yards fill; 2) Coastal Development Permit for development on a coastal bluff; 3) Coastal Development Permit for development on slopes exceeding 30 percent; 4) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; and 5) Coastal Development Permit for development within 750 feet of known archaeological resources. The property is located at 30620 Aurora Del Mar, Carmel (Assessor's Parcel Number 243-331-010-000), Big Sur Coast Land Use Plan, Coastal Zone.
Entitlement:	Combined Development Permit	
CEQA Status:	Mitigated Negative Declaration	
Decision Date:	01/30/2013	
Current Status:	Condition Compliance	
Location:	30620 Aurora Del Mar Carmel	
Project Title:	Poppy Holding Inc	Description
File No:	PLN120816	Minor and Trivial Amendment to previously approved Combined Development Permit (PLN100655) which consists of: 1) a Coastal Development Permit to allow the renovation of the Poppy Hills Golf Course to include: removal of the existing irrigation system and installation of a new irrigation system including new irrigation lines, new programming/timing devices and new controllers with current technology in conjunction with sand-capping the existing golf course, driving range and practice putting green to improve water conservation and drainage; and changes to the alignment of specific holes to reduce irrigation and improve play. The project will include approximately 120,000 cubic yards of grading (60,000 cubic yards cut and 60,000 cubic yards fill) and the import of approximately 55,000 cubic yards of sand for the sand-capping component; 2) a Coastal Administrative Permit to allow the demolition of the existing snack bar and construction of a new 336 square foot snack bar and 1,000 square foot dining patio; 3) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit to allow the removal of 533 trees (525 Monterey Pine, 2 Coast Live Oak, 5 planted Coast Redwood, 1 planted Monterey Cypress); 5) Design Approval; and 6) a General Development Plan.
Entitlement:	Combined Development Permit	
CEQA Status:	Mitigated Negative Declaration	
Decision Date:	03/06/2013	
Current Status:	Condition Compliance	
Location:	3200 Lopez Rd Pebble Beach	
		This Minor and Trivial Amendment allows the following modifications: 1) Hole #10: 15,500 square feet additional area graded and remove 33 additional trees; 2) Hole #14: 33,619 square feet less area graded,

and remove 47 fewer trees; 3) Hole #15: 31,949 square feet less area graded and remove 58 fewer trees; and 4) Hole #16: 41,408 square feet less area graded and remove 71 fewer trees for a net total of 91,476 square feet less area graded and 129 fewer trees to be removed. The amendment will result in an approximately 7,000 cubic yard reduction in the amount of grading (3,500 cut/3,500 fill). The property is located at 3200 Lopez Road, Pebble Beach (Assessor's Parcel Numbers 008-031-016-000 & 008-032-003-000), Del Monte Forest Area Land Use Plan, Coastal Zone.

Project Title: Goldschmidt David M

File No: PLN110694

Entitlement: Combined Development Permit

CEQA Status: Mitigated Negative Declaration

Decision Date: 03/13/2013

Current Status: Condition Compliance

Location: 29112 Hwy 1 Carmel

Description

Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 560 square foot studio with a 350 square foot deck and construction of a 2,710 square foot single family dwelling with detached 618 square foot carport with associated grading (Cut: 470cy, Fill: 130cy); 2) Coastal Development Permit to allow development within 750 of a known archaeological resource; 3) Coastal Development Permit to allow the conversion of an existing legal-non conforming second unit into a legal non-conforming guesthouse; 4) a Coastal Development Permit to allow development within 100 feet of an Environmentally Sensitive Habitat Area (ESHA); 5) a Coastal Development Permit to allow development on slopes over 30%; and 6) Design Approval. The property is located at 29112 Highway 1, Carmel (Assessor's Parcel Number 241-061-001-000), Carmel Area Land Use Plan, Coastal Zone.

Project Title: Lundquist Richard C & Melanie F Trs

File No: PLN110114

Entitlement: Combined Development Permit

CEQA Status: Mitigated Negative Declaration

Decision Date: 03/13/2013

Current Status: Appealed

Location: 3224 17 Mile Dr Pebble Beach

Description

Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the construction of a detached 1,070 square foot four-car garage with planted roof (green roof), a new permeable cobblestone driveway, the replacement of an existing wood fence with a new stone wall with six 12-foot sections and one 15.5-foot section of antique bronze open-design fencing and antique bronze fencing with stone pillars at the new driveway entrance, restoration of existing paths and driveway to native Monterey Cypress habitat, grading of approximately 550 cubic yards of cut and 200 cubic yards of fill; 2) a Coastal Development Permit for the removal of one dead 7" Monterey Cypress; 3) a Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area; 4) a Coastal Development Permit for development within 750 feet of a known archaeological resource; and 5) a Coastal Development Permit for development on slopes greater than 30%. The property is located at 3224 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-472-006-000), Del Monte Forest Area Land Use Plan, Coastal Zone.

Project Title: Caddell Michael A & Chapman Cynthia B

File No: PLN120764

Entitlement: Coastal Development Permit

CEQA Status: Mitigated Negative Declaration

Decision Date: 06/27/2013

Current Status: Condition Compliance

Location: 2337 Bay View Ave Carmel

Description

Combined Development Permit consisting of: (1) an Coastal Administrative Permit to allow a 1,570 square foot addition to the existing lower floor (1,310 square feet will be completely below grade). The project also includes the remodel of the main floor, a 228 square foot balcony extension and associated grading (800 cubic yards cut, 3 cubic yards fill); (2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and (3) a Design Approval. The property is located at 2337 Bay View Avenue, Carmel (Assessor's Parcel Number 009-422-007-000), Carmel Area Land Use Plan, Coastal Zone.

Project Title: Davis Brian C & Dorrill A Davis Trs
File No: PLN120701
Entitlement: Combined Development Permit
CEQA Status: Mitigated Negative Declaration
Decision Date: 08/29/2013
Current Status: Condition Compliance
Location: 4026 Sunset Ln Pebble Beach

Description

Combined Development Permit consisting of: 1) a Coastal Development Permit for a Lot Line Adjustment to merge two existing lots of record (Assessor's Parcel Number 008-112-029-000 and Assessor's Parcel Number 008-112-030-000) into a .54 acre parcel; 2) a Coastal Administrative Permit for the construction of a 3,636 square foot bi-level single family dwelling (1,127 square feet is a lower basement) with 288 square feet of verandas, and a 104 square foot breezeway attaching a 720 square foot two-car garage; 3) a Coastal Development Permit to allow the removal of 51 Monterey Pine trees (46 of the trees are less than 12 inches in diameter and 3 are 12 inches and above in diameter) and 2 Monterey Cypress trees; 4) a Coastal Development Permit to allow development within 100 feet of ESHA; and 5) Design Approval. The property is located at 4026 Sunset Lane, Pebble Beach (Assessor's Parcel Numbers 008-112-029-000 and 008-112-030-000), Del Monte Forest Land Use Plan, Coastal Zone.

Project Title: State Of California (Garrapata State Park Coastal Habitat Restoration & Trail Improvement Project)

File No: PLN100309
Entitlement: Combined Development Permit
CEQA Status: Mitigated Negative Declaration
Decision Date: 09/11/2013
Current Status: Condition Compliance
Location: Garrapata State Park (Hwy 1 Big Sur)

Description

Combined Development Permit consisting of: 1) a Coastal Development Permit and Design Approval for the construction of approximately 750 linear feet of new trail, restoration/rehabilitation of habitat on approximately 24,830 linear feet (4.79 miles) of disturbed area, including user-created paths, removal of approximately 3,000 square feet of coastal scrub, improvements to approximately 15,550 linear feet (2.95 miles) of existing designated system trail segments, repair and replacement of wood and cable steps at two existing locations, improvements to 22 existing and/or relocated overlooks, repair to 17 existing trail gate areas, installation of new park signage, construction of two pedestrian bridges at Soberanes Creek and Doud Creek, construction of one raised boardwalk at Doud Creek, and grading (approximately 1,600 cubic yards of fill aggregate for trail surfacing); 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 3) a Coastal Development Permit to allow development within 50 feet of a coastal bluff; 4) a Coastal Development Permit to allow development with positive archaeological reports; and 5) a Coastal Development Permit to allow development within the Big Sur Critical Viewshed. The property is located at Garrapata State Park, Highway 1 (Assessor's Parcel Numbers 243-241-006-000 to 243-241-010-000 and 243-241-012-000, 243-271-001-000 to 243-271-007-000, 243-271-009-000 and 243-271-010-000, 243-212-012-000, and 243-212-015-000), Big Sur Coast Land Use Plan, Coastal Zone.