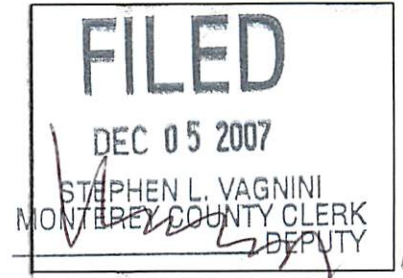


# Exhibit D

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County of Monterey  
State of California

**MITIGATED NEGATIVE DECLARATION**



<b>Project Title:</b>	Chappellet
<b>File Number:</b>	PLN070024
<b>Owner:</b>	Chappellet Trust 2801 Monterey-Salinas Hwy PO Box 791 Monterey, CA 93942
<b>Project Location:</b>	3296 Seventeen Mile Drive, Pebble Beach
<b>Primary APN:</b>	008-455-015-000
<b>Project Planner:</b>	Craig Spencer
<b>Permit Type:</b>	Combined Development Permit
<b>Project Description:</b>	COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING 4,584 SQUARE FOOT SINGLE FAMILY DWELLING; A COASTAL DEVELOPMENT PERMIT TO ALLOW AN EXISTING 1,323 SQUARE FEET, LEGAL NON-CONFORMING GUESTHOUSE TO REMAIN, AND A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL SITE. THE PROPERTY IS LOCATED AT 3296 SEVENTEEN MILE DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-455-015-000), EAST OF THE INTERSECTION OF STEVENSON DRIVE AND CYPRESS DRIVE, DEL MONTE FOREST AREA, COASTAL ZONE.

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

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

<b>Decision Making Body:</b>	Monterey County Zoning Administrator
<b>Responsible Agency:</b>	County of Monterey
<b>Review Period Begins:</b>	December 6, 2007
<b>Review Period Ends:</b>	January 6, 2008

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

POSTED 30 DAYS

# MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT

168 WEST ALISAL, 2<sup>ND</sup> FLOOR, SALINAS, CA 93901

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



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION MONTEREY COUNTY ZONING ADMINISTRATOR

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 (Chappellet, File Number PLN070024) at 3296 Seventeen Mile Drive, Pebble Beach (APN 008-455-015-000) (see description below). The project involves the demolition of a single family residence. The Mitigated Negative Declaration and Initial Study, as well as referenced documents, are available for review at the Monterey County Resource Management Agency – Planning Department, 168 West Alisal, 2<sup>nd</sup> Floor, Salinas, California. The Zoning Administrator will consider this proposal at a meeting on **February 14, 2008** at 1:30 in the Monterey County Board of Supervisors Chambers, 168 West Alisal, 2<sup>nd</sup> Floor, Salinas, California. Written comments on this Negative Declaration will be accepted from **December 6, 2007** to **January 6, 2008**. Comments can also be made during the public hearing.

**Project Description:** Combined Development Permit consisting of; 1) A Coastal Administrative Permit to allow the demolition of an existing 4,584 square foot single family dwelling; 2) A Coastal Development Permit to allow an existing 1,323 square feet, legal non-conforming guesthouse to remain; and 3) A Coastal Development Permit to allow development within 100 feet of a known archaeological site. The property is located at 3296 Seventeen Mile Drive, Pebble Beach (Assessor's Parcel Number: 008-455-015-000), East of the intersection of Stevenson Drive and Cypress Drive, Del Monte Forest Area, Coastal Zone.

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

**[CEQAcomments@co.monterey.ca.us](mailto: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 is 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, 2<sup>nd</sup> Floor  
Salinas, CA 93901

Re: Chappellet.; File Number PLN070024




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

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

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### DISTRIBUTION

1. State Clearinghouse (15 copies)—include Notice of Completion
2. California Coastal Commission
3. County Clerk's Office
4. Association of Monterey Bay Area Governments
5. Carmel Central School District
6. California American Water Company  
Pacific Gas & Electric

- 
- Pacific Bell  
Monterey Bay Unified Air Pollution Control District
10. Pebble Beach Fire Protection District
  11. Monterey County Water Resources Agency
  12. Monterey County Public Works Department
  13. Monterey County Parks Department
  14. Monterey County Division of Environmental Health
  15. Monterey County Sheriff's Office
  16. Dave Sweigert, Agent
  17. Property Owners within 300 feet (Notice of Intent only)
  18. Resource Management Agency (Front Counter)
- 
- 

# MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT  
168 WEST ALISAL ST., 2<sup>nd</sup> FLOOR, SALINAS, CA 93901  
PHONE: (831) 755-5025 FAX: (831) 755-9516



## *INITIAL STUDY*

### *I. BACKGROUND INFORMATION*

**Project Title:** Chappellet

**File No.:** PLN070024

**Project Location:** 3296 17 Mile Drive Pebble Beach

**Name of Property Owner:** Chappellet Cyril Donn TR ET AL

**Name of Applicant:** David C. Sweigert, Fenton & Keller

**Assessor's Parcel Number(s):** 008-455-015-000

**Acreage of Property:** 2.74 acres

**General Plan Designation:** Low Density Residential 1 to 5 acres per unit & Resource Conservation

**Zoning District:** LDR/1.5-D (CZ) & RC-D (CZ)

Low Density Residential, 1.5 acres per unit with a Design Control Overlay in the Coastal Zone & Resource Conservation with a Design Control Overlay in the Coastal Zone

**Lead Agency:** County of Monterey

**Prepared By:** Craig W. Spencer

**Date Prepared:** 10/03/2007

**Contact Person:** Craig W. Spencer

**Phone Number:** (831) 755-5233

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

**A. Project Description:** The proposed project consists of the demolition of an existing 4,584 square feet single family dwelling. There is an existing non-conforming guesthouse that is not proposed for removal and will remain on site.

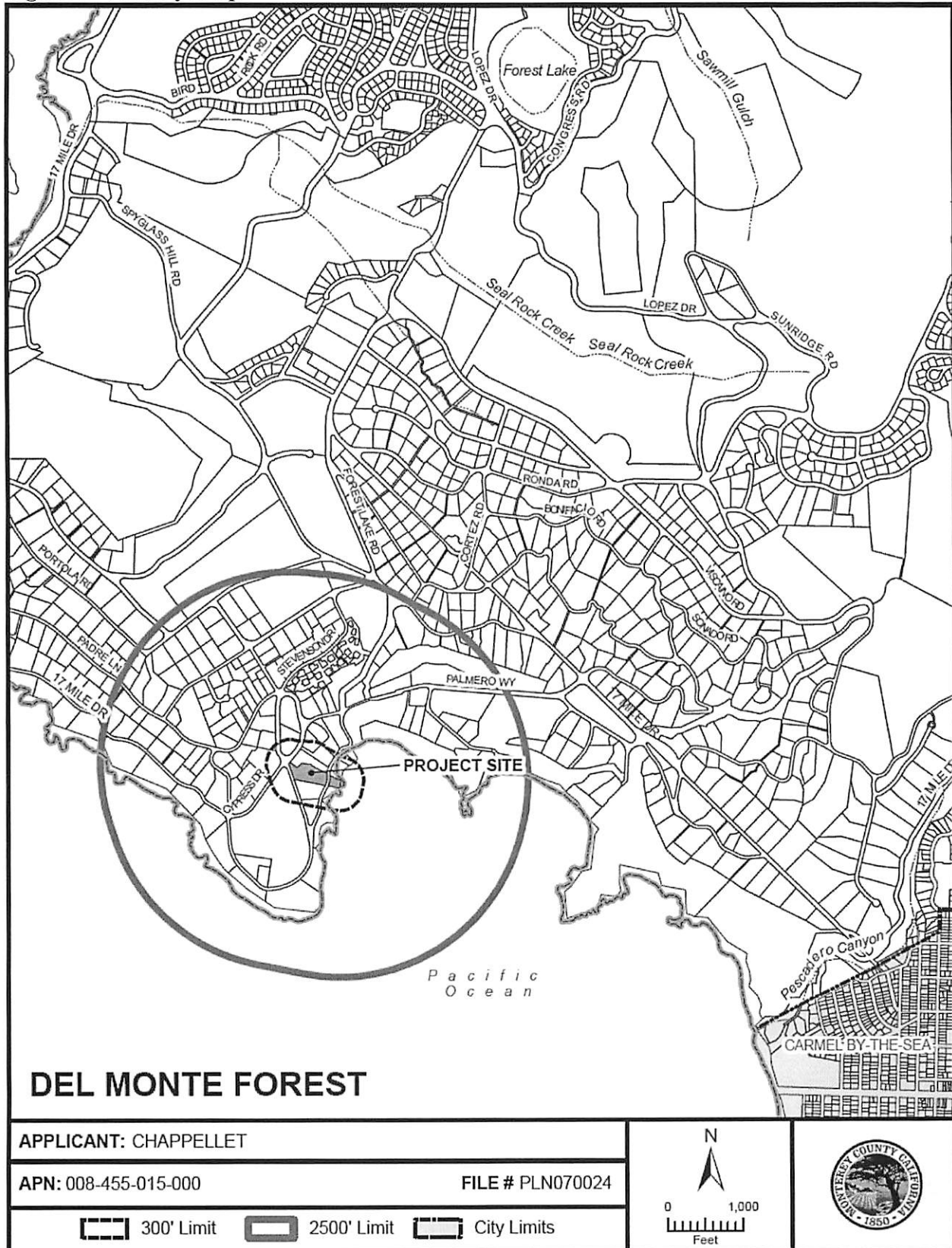
**B. Environmental Setting and Surrounding Land Uses:** The project site is approximately 2.6 acres, located on the corner of Cypress Drive and Seventeen Mile Drive in Pebble Beach. The parcel is zoned Low Density Residential 1.5 acres per unit with a Design Control Overlay, in the Coastal zone and spans from Cypress Drive, through an abandoned portion of 17 Mile Drive to Stillwater Cove, in an area known as Pescadero Point. Surrounding land use is residential, yet within close proximity to mixed uses of the Pebble Beach golf course and the Pacific Ocean immediately to the south. Pescadero Point is mapped in the Del Monte Forest Land Use Plan (LUP) as a sensitive visual, biological and archaeological area (Figures 2C, 2 & Policies 60-67 LUP). Topographically the site is relatively flat. Currently a single family dwelling and large guesthouse, in close proximity to each other, are located more than 200 feet from the front property line with a detached carport in front of the guesthouse. The existing structures are connected to public utilities including water, sewer and electric. These structures are accessed by a long gravel loop driveway surrounded by dense landscaping.

Overall the site is largely disturbed with lawn and landscaping and has little native vegetation. There is a long, thin lawn area directly across from the front door of the dwelling with the rest of the vegetation in the front consisting of dense trees and shrubs. At the rear of the property is a large lawn bordered by a mixture of trees and landscaping and eventually a small bluff that drops off to the cove. A possibility exists that cultural resources will be impacted. At one point Pescadero Point may have been home to Native American tribes. Care will need to be taken to not disturb cultural resources that might be encountered during foundation removal.

The remaining non-conforming guesthouse provides two areas of concern. The guesthouse is not a dwelling unit and cannot be used for sleeping purposes after the main structure is demolished in accordance with California Health and Safety Code Section 18003.3 (there would be no kitchen). The guesthouse may also have some historical significance. Impacts to the guesthouse would be primarily to its surroundings as no development relative to the guesthouse is proposed. The main house proposed for demolition, originally constructed in the early 1900's, has lost its character defining features (Reference 9, see Section VI.5 below for more detail). Other characteristics not mentioned have little or no significance such as proximity to agricultural lands (See section IV below).



**Figure 1- Vicinity Map**



### **III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS**

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

General Plan/Area Plan	<input type="checkbox"/>	Air Quality Mgmt. Plan	<input 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"/>

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

#### **A. FACTORS**

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

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input type="checkbox"/> Hazards/Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality	<input checked="" 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		

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:** Many of the above topics on the checklist do not apply. Less than significant or potentially significant impacts are identified for cultural resources and land use planning. Mitigation measures are provided as warranted. The project will have no quantifiable adverse environmental effect on the categories not checked above, as follows:

1. Aesthetics: The project includes the demolition of an existing single family dwelling on a property located in an area identified as visually sensitive in the Del Monte Forest LUP. The property is visible from 17 Mile Drive but the dwelling is not visible because it is completely screened by a six (6) foot fence and dense mature landscaping. Trees and landscaping also screen the existing dwelling from view from all sides including Stillwater Cove and the Pebble Beach golf course. No new structures are proposed. *Therefore, the demolition will not have a substantial adverse effect on scenic resources, vistas, or degrade the visual character of the site or its surroundings* (Source: IX. 1, 4, 5, & 6)
2. Agricultural Resources. The project site is not designated as Prime, Unique or Farmland of Statewide or Local Importance and project construction would not result in conversion of prime agricultural lands to non-agricultural uses. The site is not under a Williamson Act Contract. The project site is located within a developed area and is not located adjacent to agriculturally designated lands. The site is several miles from the nearest agricultural area. *Therefore, the proposed project would not result in impacts to agricultural resources.* (Source: IX.1, 2, 3, 4, 5, & 6)
3. Air Quality. The Monterey Bay Unified Air Pollution Control District (MBUAPCD) prepared the Air Quality Management Plan (AQMP) for the Monterey Bay Region. The AQMP addresses the attainment and maintenance of State and federal ambient air quality standards within the North Central Coast Air Basin (NCCAB). The MBUAPCD's CEQA Air Quality Guidelines outline a threshold for construction activities with potentially significant impacts for PM-10 to be 2.2 acres of excavation-type (intensive) soil disturbance a day. As the disturbance area is significantly less than 2.2 acres for this project and no grading is proposed, it has been judged not to constitute a potentially significant impact. Generally, in the long-term, the primary source of air emissions is vehicular traffic. The project will be in accordance with the AMBAG population projections. The development on the project site is the demolition of one single family home. The existing house potentially contains asbestos which, when disturbed can become an air borne contaminant; however demolition of one single family dwelling is exempt from MBUAPCD permits and regulatory requirements. *Therefore, the proposed project will not have a significant adverse impact upon air quality.* (Source: IX. 1, 2, 4, & 10)


4. Biological Resources: The project site is located in a mapped environmentally sensitive habitat area (ESHA) as potential habitat for the federally endangered Tidestrom's Lupine (Source: California Natural Diversity Database, Reference 12) and the locally protected native Monterey Cypress habitat [Source: Del Monte Forest LUP Figure 2, Reference 4 (see note on map)]. The site is mostly landscaped with grass, ornamental shrubs, and planted trees. Cypress trees at the project site appear mostly along the perimeter of the lot in areas that are not frequently maintained with landscaping. No tidestrom's Lupine have been identified at the site. There are no foreseeable impacts to sensitive vegetation including cypress trees and tidestrom's lupine from the proposed project as the proposed project consists of the demolition of a structure that has adequate access and staging area for equipment, and the project would not require disturbance outside the area already disturbed with structures and landscaping. No trees are proposed for removal. The Del Monte Forest LUP provides policies that would support the use of making native vegetation areas completely off limits to access and project related impacts by protection with exclusion construction fencing during construction activities. Fencing unlandscaped areas near the existing dwelling will be required as a standard condition of approval to protect potential sensitive habitat areas from both direct and indirect adverse impacts of development, consistent with the Coastal Implementation Plan, Part 5, Section 20.147.090 A.3. No grading or site modifications are proposed other than the demolition of an existing single family dwelling. Future applications for development will need to be reviewed for biological impacts once they are proposed. *Therefore there will be no impacts on sensitive biological resources* (Source: IX. 1, 4, 5, 6 & 7).
5. Geology and Soils: Removal of an existing single family dwelling would not expose people or structures to risk of loss, injury or death involving seismic related problems. It would not result in substantial erosion and no new construction is proposed. *Therefore there are no geology and soils impacts on the proposed project* (Source: II A & B, IX. 1 & 6).
6. Hazards/Hazardous Materials. The proposal involves residential development where there would be no use of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties. There is a chance that the dwelling to be demolished contains asbestos and lead paint, however, the demolition of one single family dwelling is exempt from Monterey County Health Department and the Air Quality Control regulatory requirements and no further permitting is required. Debris created by the demolition will be transported to the landfill which can receive small quantities of lead painted lumber without special treatment or Hazardous Material handling. The proposed residence would not involve stationary operations, create substantial 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 Pebble Beach Community Services District reviewed the project application and recommended conditions of approval regarding fire safety, including smoke detectors and fire extinguishers, should the guesthouse be converted to a residence and inhabited, and posting of the address for emergency services (Source: IX.1, 2, 4, 5, & 6). *Therefore,*

*the proposed project would not result in impacts related to hazards/hazardous materials.*

7. Hydrology/Water Quality. The proposed project will not violate any water quality standards or waste discharge requirements. The site is not located within the 100 year floodplain and the property is served by all public utilities, including public sewer (Pebble Beach sanitary sewer district) and water (California American Water Co.). Removal of a structure will decrease impervious surface area on site and not substantially alter any drainage patterns or create substantial erosion at the site. The Monterey County Water Resources Agency and Environmental Health Division have reviewed the project application and deemed that the project complies with applicable ordinances and regulations. No grading is proposed (Source: IX.1, 4, & 5). *Therefore, the proposed project would not result in any negative impacts related to hydrology/water quality.*
8. Mineral Resources. The project consists of the demolition of an existing single family dwelling. No mineral resources have been identified on the site or in the area (Source: IX. 1, 4, 5, 6, & 7). *Therefore, the proposed project would not result in impacts to mineral resources.*
9. Noise. The demolition of one single-family home within a residential area would not expose others to noise levels that exceed standards and would not substantially increase ambient noise levels. The project site is not located in the vicinity of an airport or private airstrip. The project is located within a residential neighborhood and consists of the demolition of one single family dwelling. There is no evidence that the persons residing or working near the project site would be significantly impacted by noise related to this project. Temporary construction activities must comply with the County's noise requirements, as required in the County Code, Chapter 10.60 (Source: IX.1, 2, 4, & 5). *Therefore, the proposed project would not result in impacts to noise.*
10. Population/Housing. The proposed project would not induce substantial population in the area. The project would not alter the location, distribution, or density of human population in the area in any significant way, or create a demand for additional housing (Source: IX.1, 2, 4, & 6). A single family dwelling is allowed to be rebuilt on the site subject to obtaining proper permits. *Therefore, the proposed project would not result in impacts related to population and housing.*
11. Public Services. The proposed project consists of the demolition of one single-family home which is being served by public services and utilities. The project would have no measurable effect on existing public services. The Monterey County Water Resources Agency, Monterey County Public Works Department, the Environmental Health Division, and the Carmel Highlands Fire Protection District have reviewed the project. These agencies provided comments on the project, which are incorporated into the project as recommended conditions of approval. None of the County departments / service providers indicated that this project would result in potentially significant

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

12/03/07  
\_\_\_\_\_  
Date

Craig Spencer  
\_\_\_\_\_  
Printed Name

Assistant Planner  
\_\_\_\_\_  
Title

#### ***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: 1,4,5,&6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source:1,4,5&6)	<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:1,4,5,&6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source:1,4,5,&6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

### 2. AGRICULTURAL RESOURCES

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

Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:1,4,5,6&7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: 1,3,4,5,6,&7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Source: 1,3,4,5,6,&7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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



### 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:1,2,6,&10)	<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,&10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: 1,2&10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in significant construction-related air quality impacts? (Source: 1,&10)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations? (Source:1,4,6,7,&10 )	<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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

### 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:1,4,5,6,&7)	<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:1,4,5,6,&7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**4. BIOLOGICAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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:1,4,6,&7)	<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&6)	<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: 1,4,5,&6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:1,4,5,6,&7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusions/Mitigations:** See Sections II and IV above.

**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: 1,4,5,&9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source:1,4,5,&8)	<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:1,4,5,&8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source:1,4,5,&8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**  
**Cultural Resources**

The structure is more than 50 years old so impacts to historical resources were evaluated and a historic report, prepared by Anthony Kirk, Ph.D., was submitted for the dwelling to be demolished. Impacts to archaeological resources were also evaluated. Pursuant to Section 20.147.080.B.1 (CIP Part 5) an archaeological survey is required for all development in Del Monte Forest. A Cultural Resource Evaluation, prepared by Archaeological Resource Management, dated April 5, 2007 was submitted for the proposed project. The report concluded that the project area contains a potentially significant archaeological resource. The project consists of the demolition of an existing structure and there will be soils disturbance during foundation and hardscape removal.

**Conclusion:**

**Cultural Resources 5(a) – Less Than Significant with Mitigations**

The proposed project consists of the demolition of an existing single family dwelling (known as Wynanspry) while maintaining a non-conforming guesthouse in close proximity. A historic evaluation of the existing structure states that "Although Wynanspry is significant both for its association with the early development of Pebble Beach and for its architecture, it has lost its integrity." Alterations done over the years has changed many of the character defining features of the main dwelling and compromised its integrity. This conclusion is supported by the Monterey County Historic Resource Review Board who heard and unanimously recommended approval of this project on September 6, 2007. The guesthouse to remain was not formally determined to be historic as this determination was not required due to the fact that no improvements or demolition is proposed relative to the guesthouse. The historic evaluation for the main dwelling did identify the guesthouse, spoke to its features and concluded that "The guesthouse appears to be in fair to poor condition." It can be inferred from that analysis that the guesthouse may have retained its integrity and character defining features over the years and the guesthouse may be historically significant. The guesthouse sits less than six (6) feet from the dwelling to be demolished and should be protected during construction activities. Construction of new structures in the future may have an impact to the setting of the guesthouse. Impacts to the setting should be evaluated at the time new construction is proposed (Source: IX 1, 4, 5, 7, & 9). Implementation of Mitigation Measure number 1 will reduce potential impacts to a less than significant level.

**Cultural Resources 5(b-d) – Less Than Significant with Mitigations**

Removal of the foundation and any other improvements affixed to the ground would result in disturbance to soils in those areas. The archaeologist's evaluation of the site and records of reports done in the vicinity indicates that resources could be present. A possibility exists that during earth disturbing activities associated with the demolition of the dwelling historic and/or prehistoric resources could be disturbed. For this reason mitigation measures are recommended to reduce potential impacts to resources to a less than significant level in accordance with the archaeological report prepared for the project. The report also recommends that future improvements be evaluated by a registered archaeologist. No improvements to the site are proposed at this time (Source IX. 1, 4, 5, 7, & 8).

**Recommended Mitigations:**

**Mitigation Measure #1:** The guesthouse shall be protected from damage during demolition of the main dwelling using orange construction fencing. Fencing shall be installed by the contractor prior to issuance of permits and shall remain in place during all construction activities. The fencing is needed in the small area between the guesthouse and the main dwelling and should be installed to provide a visual and physical deterrent for inadvertent impacts from equipment used during demolition.

**Monitoring Action #1A:** Prior to the issuance of building permits, the applicant shall submit evidence demonstrating that fencing, adequate to protect of the guesthouse, is in place subject to review and approval by the RMA – Planning Department. During construction the applicant shall submit on-going evidence that guesthouse protection measures are in place throughout all construction/demolition phases. If the guesthouse sustains damage during the course of construction/demolition, work shall stop and the applicant shall contact the RMA – Planning Department and a qualified historian so that proper permits can be obtained and new mitigations formulated. Provided the guesthouse remains undamaged, the applicant shall submit photos of the guesthouse to the RMA – Planning Department prior to final inspection to document that the guesthouse protection has been successful.

**Mitigation Measure #2:** Pursuant to the conditions of approval from the Historic Resource Review Board (HRRB), future development applications for construction of a new dwelling or improvements to the existing guesthouse shall be referred to the HRRB for a recommendation prior to approval. The parcel will be flagged in the Monterey County RMA-Planning Department permits database. The applicant shall be required to record a notice which states “Future development applications for construction of a new single family dwelling or any demolition of structures at the site shall be referred to the Monterey County Historic Resource Review Board for review and recommendation prior to approval.”

**Monitoring Action #2A:** The applicant shall record a notice on the form prescribed by the RMA – Planning Department at the Monterey County Records Office prior to the issuance of permits.

**Mitigation Measure #3:** The owner shall enter into a contract with a qualified Archaeologist for monitoring during earth disturbing activities associated with demolition work on the parcel, such as grading, foundation removal, etc. The contract shall include wording informing the owner of the potential for incidental impacts to cultural resources and the archaeologist’s agreement to provide the monitoring and shall require that the owner inform any contractors involved with earth disturbing activities in writing of the potential for incidental impacts to cultural resources and of the requirement for archaeological monitoring. The contractor shall acknowledge in writing that the contractor is aware of the potential for incidental impacts and the requirement for archaeological monitoring. The applicant shall provide the archaeological monitoring contract and the contractor’s written acknowledgement to the RMA – Planning Department for review and approval. The monitor shall be on site during all earth disturbing activities and shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features.

**Monitoring Action #3A:** Prior to issuance of a Building Permit, the applicant shall provide the Director of Planning with: 1) a copy of an agreement, signed by the owner, containing recommendations for protection of incidental impacts to potentially significant resources and the

provisions for an archaeologist to provide on site monitoring during earth disturbing activities; and 2) the contractor's written acknowledgement. The applicant shall provide evidence of the presence of the Archaeologist on-site during demolition of existing structures and earth disturbing activities including any measures necessary to be in place and in good order through construction. A report shall be prepared by the Archaeologist, and submitted to the RMA – Planning Department once earth work/foundation removal has been completed.

**Mitigation Measure #4** Because of the possibility of unidentified (e.g., buried) cultural resources being found during construction, a standard County condition of approval will be included for the project that requires construction to be halted if archaeological resources or human remains are accidentally discovered during construction. If archaeological resources other than human remains are found, no work shall continue until the find can be evaluated and/or recovered for identification, possible analysis and curation, and appropriate mitigation measures formulated and implemented. If human remains are discovered, in addition to the items listed above, the following steps shall be taken: There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until (a) the coroner of the county is contacted to determine that no investigation of the cause of death is required, and (b) if the coroner determines that remains to be Native American, the following shall occur:

- The coroner shall contact the Native American Heritage Commission and the RMA – Planning Department within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costanoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.
- The most likely descendent may make recommendations to the landowner of the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or
- Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:
  - (1) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.
  - (2) The descendent identified fails to make a recommendation; or
  - (3) The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

**Monitoring Action #4A.** During the course of construction the applicant shall provide the Director of Planning with a monthly report prepared by the Archaeologist confirming that no intact cultural features, potentially significant cultural materials or human remains were found on the subject property. If there is a find, no work shall continue until the find can be evaluated

and/or recovered for identification, possible analysis and curation, and appropriate mitigation measures formulated and implemented. The designated Most Likely Descendant of any found human remains will provide recommendations for mitigation of Native American human remains.

## 6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: 1,2,4,&5 ) 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: 1 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides? (Source:1,&6)	<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:1,4,&5)	<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: 1,4,5,&7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source:1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source:1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

7. 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 )	<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)	<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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source:1 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: 1,2,4,6,&7)	<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)	<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)	<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:1,6,&7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section II and IV above.

## 8. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: 1,4,&5)	<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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source:1,4,5,&6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source:1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source:1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality? (Source: 1)	<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&7)	<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 &7)	<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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section II and IV above.



**9. 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:1,3,4,5,&6)	<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:1,3,4,&5)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source:1,4,5,6,&7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:****Land Use and Planning**

The project includes the demolition of an existing single family dwelling which would result in a condition referred to in the Monterey County Zoning Ordinances, Title 20, Section 20.14.050 S as a conditional use allowed subject to a Coastal Development Permit for "Accessory structures and uses prior to establishment of main use or structure." The remaining guesthouse would constitute a structure and use that would be remaining without an established main structure or use. This situation requires restrictions or mitigations to comply with California Health and Safety Code Section 18003.3 (definition of a dwelling unit). The guesthouse does not include a kitchen or cooking facilities and therefore does not meet the definition of a residence or dwelling unit.

**Conclusion:****Land Use and Planning 9(a & c) – No Impact**

The existing dwelling is located on a legal lot of record with residential uses surrounding it. The demolition of the dwelling will not divide an established community or conflict with any habitat conservation plan or community plan (Source: IX. 1, 3, 4, 5, & 6).

**Land Use and Planning 9(b) – Less Than Significant with Mitigation**

Once the main dwelling is demolished there will be no kitchen or cooking facility on the parcel and the guesthouse that is normally considered an accessory structure, accessory to the main use, will not have a main use or structure associated with it. The guesthouse use will have to be discontinued during the time that no main house or kitchen exists on the parcel to conform to California Health and Safety Code. A Coastal Development Permit has been combined with the permit for demolition to allow an accessory structure to remain on the parcel without a main structure (Source: IX. 1, 3, 4, 5, 6, & 11).

**Recommended Mitigation:**

**Mitigation Measure #5:** The guesthouse may not be occupied as a residence or sleeping quarters once demolition of the main dwelling has commenced. A primary residence must be constructed, and occupancy or final inspection obtained, before the use of this structure may be reinstated as a guesthouse.

**Monitoring Action #5A:** The applicant shall record a notice on the form prescribed by the RMA-Planning Department stating "The guesthouse may not be occupied as a residence or sleeping quarters once demolition of the main dwelling has commenced. Once a new main dwelling is constructed and occupancy to the dwelling is obtained the use of this structure may be reinstated as a guesthouse." The notice shall be recorded at the Monterey County Recorders office and proof of recordation supplied to the Director of Planning prior to issuance of building permits.

**Monitoring Action #5B:** The applicant will be required to provide the RMA-Planning Department semi-annual report to include monthly meter readings, electric bills, and other pertinent information in sufficient detail to provide proof that the guesthouse located at 3296 Seventeen Mile Drive in Pebble Beach (Assessor's Parcel Number 008-455-015-000) is not being used for dwelling or sleeping purposes. The reports shall be submitted starting upon commencement of demolition, in six month intervals, ending with construction of a new main dwelling on the parcel. In the case that this or any other mitigation or condition is not complied with a code enforcement case may be opened and appropriate corrective measures formulated in order to obtain compliance.

## 10. 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:1,2,3,4,5,6,&7)	<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:1,2,3,4,5,&6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section II and IV above.

**11. NOISE**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
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)	<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)	<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)	<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,&6)	<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:1,2,4,5,&6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source:1,2,4,5,&6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section II and IV above.

**12. POPULATION AND HOUSING**

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

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**12. POPULATION AND HOUSING**

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

**Discussion/Conclusion/Mitigation:** See Section II and IV above.

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**13. PUBLIC SERVICES**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
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:1,4,&5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection? (Source:1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools? (Source:1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks? (Source:1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities? (Source:1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section II and IV above.

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**14. RECREATION**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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:1,4,&5)	<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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section II and IV above.

**15. TRANSPORTATION/TRAFFIC**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Source:1,2,4,&5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Source:1,2,&4)	<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 results in substantial safety risks? (Source: 1,4,&6)	<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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity? (Source:1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Source:1,2,&4 )	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section II and IV above.

**16. 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)	<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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**16. UTILITIES AND SERVICE SYSTEMS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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)	<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)	<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)	<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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion/Mitigation:** See Section II and IV above.

***VII. MANDATORY FINDINGS OF SIGNIFICANCE***

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

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source:1,4,5,6,7,8,&9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (Source:1) ("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)	<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,&11)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Conclusion:

#### **(a) Less Than Significant with Mitigation Incorporated**

The project as proposed, conditioned, and mitigated will not have the potential to degrade the environment. Any potential impacts from construction may be to Cultural Resources. Mitigations are recommended to reduce potential impacts to cultural resources to a less than significant level using archaeological monitoring during earth disturbing processes and protective measures for the potentially historically significant guesthouse (See Section VI, Number 5, Cultural Resources).

#### **(b) No Impact**

The project includes the demolition of a single family dwelling on an existing legal lot of record, created through Carmel by the Sea Addition Number 7 subdivision in 1908. Development of this parcel was anticipated as the lot is within an approved subdivision and is zoned for residential use. Construction of the proposed project will not significantly increase population in the area, demand on utilities and services, increase in traffic and other cumulative subjects. The proposed project has been reviewed and found to be consistent with the Local Coastal Plan. There is no foreseeable or observable cumulative impact to the environment (Source: Sections II and VI above).

#### **(c) No Impact.**

There is no evidence in the record that the project will cause substantial effects to the environment that either directly or indirectly affect human beings (Source: sections IV and VI above).

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

The State Legislature, through the enactment of Senate Bill (SB) 1535 in 2007, revoked the authority of lead agencies to determine that a project subject to CEQA review had a “de minimis” (minimal) effect on fish and wildlife resources under the jurisdiction of the Department of Fish and Game. Projects that were determined to have a “de minimis” effect were exempt from payment of the filing fees.

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

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

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

**Evidence:** Sections I, II and IV (4) above.

## ***IX. REFERENCES***

1. Project Application and Plans (PLN070024)
2. Monterey County General Plan (1982 as amended)
3. Monterey County Coastal Implementation Plan Part 1 (Title 20)
4. Del Monte Forest Land Use Plan
5. Coastal Implementation Plan Part 5
6. Site visit by planner August 28, 2007
7. Monterey County Planning Department GIS system and selected property report for Assessor’s Parcel Number 008-455-015-000
8. Cultural Resource Evaluation, prepared by Archaeological Resource Management, dated April 5, 2007
9. Historic Evaluation “Primary Record”, prepared by Anthony Kirk, Ph.D., dated April 19, 2006
10. “2004 Air Quality Management Plan” and “CEQA Air Quality Guidelines , July 2004” prepared by the Monterey Bay Unified Air Pollution Control District
11. California Health and Safety Code

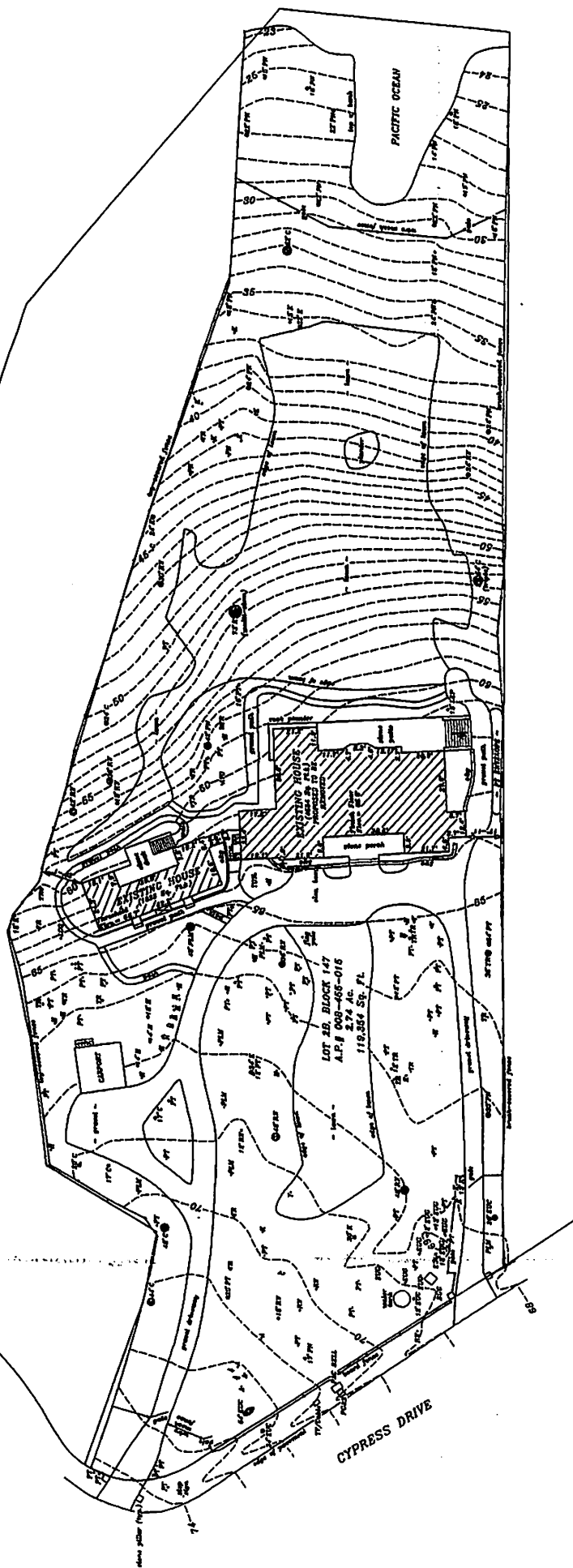


12. California Natural Diversity Database, Referenced July 10, 2007
13. Materials contained in the project file (PLN070024) including comments from County Departments and Agencies

## ***X. ATTACHMENTS***

1. Site Plan (dated October 2006)
2. Monterey County Historic Resources Review Board resolution for approval dated September 6, 2007
3. Historic Evaluation "Primary Record", prepared by Anthony Kirk, Ph.D., dated April 19, 2006

PA 16070024

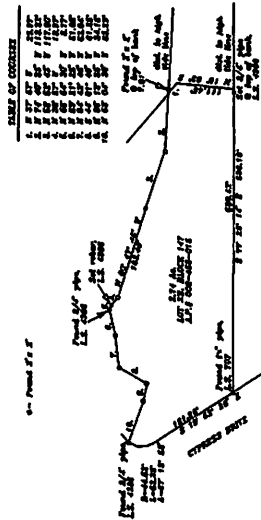
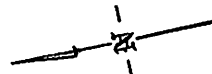


NOTES:

1. Contouring is based on the spot heights.
2. Contour interval is 10 feet.
3. Contour lines are drawn by hand.
4. Contour lines are drawn by hand.
5. Contour lines are drawn by hand.
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8. Contour lines are drawn by hand.
9. Contour lines are drawn by hand.
10. Contour lines are drawn by hand.

TREE LEGEND

- 1. Oak
- 2. Pine
- 3. Fir
- 4. Spruce
- 5. Cedar
- 6. Redwood
- 7. Cypress
- 8. Palm
- 9. Eucalyptus
- 10. Sycamore
- 11. Willow
- 12. Poplar
- 13. Birch
- 14. Ash
- 15. Elm
- 16. Hickory
- 17. Walnut
- 18. Chestnut
- 19. Pecan
- 20. Sugar Maple
- 21. White Oak
- 22. Black Oak
- 23. Live Oak
- 24. Gambel Oak
- 25. Bur Oak
- 26. Pin Oak
- 27. Short Leaf Pine
- 28. Long Leaf Pine
- 29. Loblolly Pine
- 30. Slash Pine
- 31. White Pine
- 32. Yellow Pine
- 33. Red Pine
- 34. Jack Pine
- 35. Scotch Pine
- 36. Austrian Pine
- 37. Italian Pine
- 38. French Pine
- 39. Spanish Pine
- 40. Portuguese Pine
- 41. Moroccan Pine
- 42. Algerian Pine
- 43. Tunisian Pine
- 44. Sicilian Pine
- 45. Sardinian Pine
- 46. Corsican Pine
- 47. Cyprian Pine
- 48. Syrian Pine
- 49. Lebanese Pine
- 50. Israeli Pine
- 51. Jordanian Pine
- 52. Saudi Arabian Pine
- 53. Yemeni Pine
- 54. Somali Pine
- 55. Ethiopian Pine
- 56. Kenyan Pine
- 57. Tanzanian Pine
- 58. Ugandan Pine
- 59. Rwandan Pine
- 60. Burundian Pine
- 61. Congolese Pine
- 62. Gabonese Pine
- 63. Guinean Pine
- 64. Sierra Leonean Pine
- 65. Liberian Pine
- 66. Ivorian Pine
- 67. Ghanaian Pine
- 68. Togolese Pine
- 69. Beninese Pine
- 70. Nigerian Pine
- 71. Cameroonian Pine
- 72. Equatorial Guinean Pine
- 73. Gabonese Pine
- 74. Congo Pine
- 75. Zaire Pine
- 76. Angola Pine
- 77. Namibian Pine
- 78. Botswana Pine
- 79. Zimbabwean Pine
- 80. Mozambican Pine
- 81. Swazi Pine
- 82. Lesotho Pine
- 83. Malawi Pine
- 84. Zambia Pine
- 85. Botswana Pine
- 86. Zimbabwean Pine
- 87. Mozambican Pine
- 88. Swazi Pine
- 89. Lesotho Pine
- 90. Malawi Pine
- 91. Zambia Pine
- 92. Botswana Pine
- 93. Zimbabwean Pine
- 94. Mozambican Pine
- 95. Swazi Pine
- 96. Lesotho Pine
- 97. Malawi Pine
- 98. Zambia Pine
- 99. Botswana Pine
- 100. Zimbabwean Pine



TOPOGRAPHIC MAP

Prepared for:   
 DONN CHAPPELLET   
 10000 1st Avenue   
 San Diego, CA 92123   
 Scale: 1" = 100'

PREPARED BY:

Don Chapman   
 10000 1st Avenue   
 San Diego, CA 92123

PREPARED FOR:

Don Chapman   
 10000 1st Avenue   
 San Diego, CA 92123

REVISIONS:

1. Add house dimensions, elevations   
 and other property information.



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

Resolution No. PLN070024 (Chappellet)  
Resolution by the Monterey County Historic Resources Review Board (HRRB) to recommend approval of a Combined Development Permit (PLN070024/Chapplette) to allow the demolition of a an existing 4,584 square feet single family dwelling and allow a 1,323 square feet legal-nonconforming guesthouse to remain. The project is located at 3296 Seventeen Mile Drive Pebble Beach (Assessor's Parcel Number 008-455-015-000).

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on September 6, 2007, 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 Rehabilitation.

WHEREAS, a guesthouse accessory to the single family dwelling proposed for demolition located on a parcel located at 3296 Seventeen Mile Drive, Pebble Beach (APN 008-455-015-000) in the County of Monterey may not have lost it's integrity and may be eligible for listing on the Local Registrar of Historic Places by Anthony Kirk (a qualified historian).

WHEREAS, Cyril Donn Chappellet (applicant) filed an application for a Combined Development Permit to allow the demolition of a 4,584 square feet single family dwelling.

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 Combined Development Permit, subject to the following finding, evidence and condtions:

Finding: The demolition of the main dwelling will not cause a significant adverse impact to the existing guesthouse, and the proposed work is consistent with the Secretary of Interiors Standards for the treatment of historic structures.

Evidence:     1.     Combined Development Permit Application and other materials in File PLN070024  
              2.     There are no alternations proposed to the guesthouse. Impacts would be to the setting of the structure and future development projects will be reviewed for compatibility with the setting (Condition 2).


3. Secretary of the Interior's Standards for the Treatment of Historic structures.
4. Phase I historic assessment prepared by Anthony Kirk Ph.D dated April 19, 2006
5. Oral testimony and HRRB discussion during the public hearing and the administrative record.
6. Pebble Beach Land Use Advisory Committee decision to recommend approval of PLN070024 (Chappellet) June 7, 2007 (4-0).

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend approval of the Chappellet. Combined Development Permit subject to the following conditions:

1. The guesthouse be protected from damage during construction using orange construction fencing
2. Future development applications shall be referred to the HRRB for recommendation prior to approval.

Passed and adopted on this 6<sup>th</sup> day of September 2007, upon motion of Enid Sales,  
seconded by Jeff Norman with the following vote:

AYES: 5  
NOES: 0  
ABSENT: 2  
ABSTAIN: 0

  
Attest  
Craig Spencer, Project Planner  
September 6, 2007

PLN070024  
LIB070199

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_  
Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 10

\*Resource Name or #: (Assigned by recorder) Wynanspray

P1. Other Identifier: Chappellet House

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 3296 Stevenson Drive City Pebble Beach Zip 93953

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; mE/ \_\_\_\_\_ mN \_\_\_\_\_

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Monterey County APN: 008-455-015

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

Wynanspray is a one- and two-story wood-frame Craftsman-style house that was constructed in 1915 and subsequently altered and enlarged in several phases (DPR 523A photo and figures 1-3). It is irregular in plan, with a partial basement, and rests on a concrete perimeter foundation. On the west (or Stevenson Drive) side, entrance is gained through a large Carmel-stone inset porch distinguished by four peeled-log columns and double Dutch doors with handsome hand-forged strap hinges. The exterior walls of the house are clad with unpainted wood shingles disposed in alternating rows of wide and narrow weathers. Fenestration is asymmetrical, consisting chiefly of wood-sash casement windows, both single- and multi-pane, and a series of large single-light fixed wood-sash windows. An enclosed porch on the north side is set with several aluminum-sash windows, as is a small second-story addition that rises above it and the adjoining gable of the main block of the house. On the east side, a large bay window is flanked by pairs of French doors that open onto a broad Carmel-stone terrace floating above a tall concrete retaining wall faced with uncoursed boulder masonry. The cross-gabled wood-shingle roof system is dominated by a massive low-pitched side-gabled roof with wide overhanging eaves and paired triangular knee braces fashioned from peeled saplings. A shed-roofed dormer (See Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Looking northeast at west elevation, 3/8/06

\*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

1915; Deed of sale, *San Francisco Examiner*, 3/24/16

\*P7. Owner and Address:

See Continuation Sheet

\*P8. Recorded by: (Name, affiliation, and address)

Anthony Kirk, Ph.D.  
142 McCornick Street  
Santa Cruz, CA 95062

\*P9. Date Recorded: 4/19/06

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (cite survey report and other sources, or enter "none.") None

\*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List)

\*Required Information

BRUNK

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 10

\*NRHP Status Code

\*Resource Name or # (Assigned by recorder) Wynanspray

B1. Historic Name: Wynanspray

B2. Common Name: Chappellet House

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1915; solarium added ca. 1920; north porch enclosed, second-story added, east side remodeled and enlarged, and pergola removed probably 1957-59; bathroom built on south side 1963.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

\*B8. Related Features: Guest cottage, carport

B9a. Architect: Unknown

b. Builder: Pacific Improvement Co.

\*B10. Significance: Theme Social History / Architecture

Area Pebble Beach

Period of Significance 1915-25

Property Type House

Applicable Criteria CR 1, 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

Wynanspray appears to be significant under Criterion 1 of the California Register of Historical Resources for its association with the fashionably rustic country life that characterized the formative years of Pebble Beach, and under Criterion 3 of the California Register for its high-style Craftsman architecture. It also appears, for the same reasons, to be significant under Criterion A1 and Criterion B1 of the Monterey County Historic Resources Inventory. A series of additions and alterations, however, has resulted in the loss of integrity, and as a consequence, the property does not appear to be eligible for listing in either the California Register or the Monterey County Inventory.

Constructed in 1915, Wynanspray was among the early houses to rise at Pebble Beach, a development laid out in the autumn of 1909 by the Pacific Improvement Company and destined to become one of the most exclusive residential communities in California. The Pacific Improvement Company, established by the Big Four of the Central Pacific Railroad to administer their vast business empire, had acquired the land in 1880, but it was not until settlement of a lengthy lawsuit that work got under way. The company erected the rustic Pebble Beach Lodge near the cliffs of Stillwater Cove and began to aggressively publicize the development, which included, (See Continuation Sheet)

B11. Additional Resource Attributes (List attributes and codes):

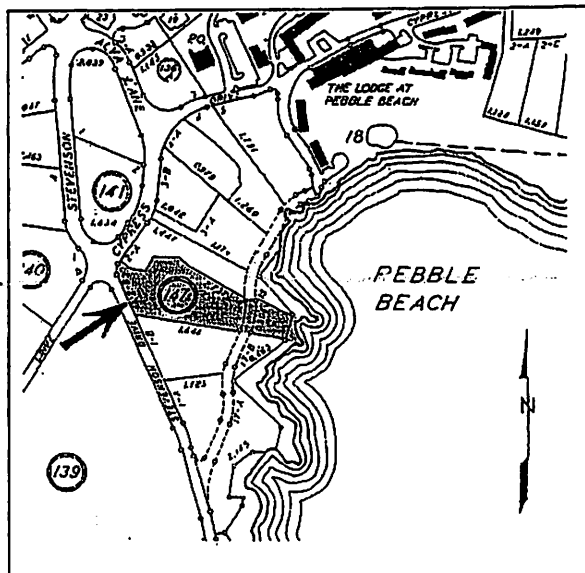
\*B12. References: See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Anthony Kirk, Ph.D.

\*Date of Evaluation: 4/19/06

(This space reserved for official comments.)



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 10

\*Resource Name or # (Assigned by recorder) Wynanspray

\*Recorded by Anthony Kirk, Ph.D

\*Date 4/19/06

☒ Continuation ☐ Update

**P3a. Description:**

projects from the north end of the east slope of the roof. A rustic stone chimney shaft pierces the ridge at the center of the house, while a smaller shaft rises from the west slope.

As constructed in 1915 by Lee L. Gray for his fiancée, Marie Metcalf, the house was essentially rectangular in plan, with an inset entry porch on the west side, a large partial-width porch on the west end of the north side, and a terrace that extended the entire length of the east side (figure 4). The inset porch was floored with concrete, probably scored in imitation of stone blocks, as was the terrace, with its splendid rustic pergola of peeled logs. The east side of the house was characterized by two rectangular bays, which in all likelihood flanked double doors. The walls were clad with wood shingles arranged in alternating rows of wide and narrow weathers. Fenestration was asymmetrical, consisting principally of fifteen-light wood-sash casement windows. Large single-light fixed-sash windows, flanked by paired casements, provided generous views from the two major bedrooms, on the south side of the house, and from the dining room, in the northeast corner. A rustic stone chimney shaft protruded slightly above the ridge of the side-gabled wood-shingle roof. The gables were enlivened by paired triangular knee braces crafted from peeled saplings and large ventilators with vertical batten grilles.

Some years after the house was completed, the north end of the terrace was roofed and enclosed on two sides with glass panes to create a solarium (figure 5), initiating a series of alterations that would cumulatively transform the character of the house. In the absence of written records or contemporary photographs, it is impossible to accurately date many of the changes, but they would appear for the most part to date from after the death of the second owner, Daniel Murphy, in 1939, and in all likelihood they postdate World War II. Indeed, much of the work may have been undertaken in the late 1950s by James Shewan and his wife, who acquired the property in 1957. When the couple placed it on the market in 1960, an advertisement in the *Journal of Commerce* stated that the house had been extensively modernized within the past two years; and Ruth A. Winslow of Del Monte Properties Company observed in a letter to a prospective purchaser, dated May 17, 1960, that it had been "completely done over by the present owners."

The Shewan renovation included the creation of "a very complete, modern kitchen," which was accomplished by enclosing the porch on the north side, providing additional space not only for preparing meals but for a utility room as well. Not unlikely the porch had been partially enclosed at an earlier date, but the current fenestration suggests that most if not all of the older addition was removed. Contemporaneous with this work was the construction of second-story living quarters, consisting of a bedroom at the north end of the attic and an adjoining bathroom in a small addition perched on the enclosed porch. This phase of the remodel, which entailed the introduction of a shed-roofed dormer to the east slope of the principal roof, significantly and adversely effected the original design of the north side the house, not only through the awkward massing of the addition and the infelicitous second-story fenestration but through the loss of such character-defining features as the gable ventilator with its decorative grille and four of the six pairs of sapling knee braces.

Far more sweeping, in scope as well as in effect, was the remodeling of the east side of the house. In the course of enlarging and modernizing the living room, the central half of the exterior wall was reconfigured by replacing the paired casement windows in the rectangular bays with French doors and by constructing a large glazed cutaway bay that projected out a half dozen feet or more from the recess where a door or double doors had formerly opened. The solarium was enclosed or—if, as is highly possible, it had been enclosed at an earlier date—remodeled with French doors matching those in the living room. The log pergola was demolished, and the terrace paved with a Carmel-stone floor. In all probability, it was at this time that the inset porch on the west side was also floored with Carmel stone, and the height of the principal chimney shaft increased by several feet.

In 1963, a year after the purchase of the property by Cyril and Sybil Chappellet, a small addition was constructed near the west end of the south side, providing a second bathroom for the two master bedrooms. About 1980, in the course of constructing a artist's studio for Sybil Chappellet in the south end of the attic, the wood ventilator was removed and four small casement windows installed.

CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 10

\*Resource Name or # (Assigned by recorder) Wynanspray

\*Recorded by Anthony Kirk, Ph.D.

\*Date 4/19/06

☒ Continuation ☐ Update

The house, which appears to be in poor condition, is set far back from Stevenson Drive on a 2.7-acre lot that stretches to the cliffs overlooking Stillwater Cove. The extensive grounds are handsomely landscaped and immaculately maintained. Several yards to the northwest of the house stands a one-story wood-frame Craftsman-style guest cottage that was built in the late teens or early twenties and resonates with the woodsy character that originally characterized Wynanspray (figure 6). It is rectangular in plan and rests on a concrete perimeter foundation, faced on the east side, where the grade slopes down toward Stillwater Cove, with uncoursed boulder masonry. An inset porch facing the cove is floored with Carmel Stone and distinguished by peeled-log columns, two of which are integrated with a peeled-log pergola extending over an adjoining landing gained by a Carmel-stone staircase. The walls are clad with wood shingles arranged in alternating rows of wide and narrow weathers. Fenestration is symmetrical, consisting of wood-sash windows, chiefly small-pane casements. On the east side, two large fixed windows flanked by ten-light casements flood the bedrooms with morning light. French doors, which in all probability are not original, provide entrance to the common living room for the guest suites. The low-pitched side-gabled roof is finished with wood shingles, as is a decorative cross-gabled roof that is integrated with a massive exterior boulder chimney on the west side. The broad overhanging eaves are marked by wide bargeboards and exposed beams. Large wood ventilators with decorative vertical battens enliven the gables. The guesthouse appears to be in fair to poor condition.

Situated to the west of the guesthouse is a large rustic carport supported by peeled logs that was constructed in the early 1960s.

P7. Owner and Address:

Sybil C. Eppes Revocable Trust, Sybil Benita Chappellet Living Trust, and the Donn Chappellet Family Trust, 1581 Sage Canyon Road, Saint Helena, CA 94574.

B10. Significance:

in addition to house lots, "large acreage plots and charming villa sites." The handsomely produced promotional brochure *Pebble Beach, Monterey County California* (1909), printed in a limited, numbered edition, spoke poetically of "this land of eternal charm," favored "with the finest climate in the world." Here, one could wander "for miles along beaches of hard white sand," stroll "rugged cliffs and jagged headlands where the surf lashes in fury the resounding rocks," or lose oneself "in the whispering mystery of the primeval forests which clothe the mountains to their tops."

Though set in a landscape of wild beauty, Pebble Beach possessed, as was asserted by the Pacific Improvement Company, "those improvements which add immensely to the happiness and comfort of life without detracting from the beauties of scenery and environment." The development was connected by a series of rolled macadam roads, including the famed Seventeen Mile Drive, with the Southern Pacific stations at Monterey and the Hotel Del Monte, affording rapid movement to and from the wider world. Pebble Beach Lodge, operated by the celebrated resort hotel, served as "a nucleus for the prospective residents and home builders" and as "a place of entertainment and of social gathering." Meals were available throughout the day, enabling residents "to keep their homes open year round and enjoy the service and cuisine found in the best clubs or hotels."

The lodge, believed to have been designed by the San Francisco architect Lewis P. Hobart, opened in the spring of 1909. Nearly two hundred feet long, with canted wings projecting out from the main block, it was constructed of pine logs cut from the Del Monte Forest and distinguished by a log pergola and a great Assembly Hall with massive boulder fireplaces at either end. Possessed of a woodsy elegance, it established the imagery that characterized Pebble Beach for a decade or more. W. L. Hathaway, who in November 1909 became the first land owner in the subdivision, built a rustic shingled house on Stillwater Cove. The artist Chris Jorgensen constructed a small log house to the north of the lodge, and A. Kingsley "King" Macomber, who came to possess more than eighty acres on the eastern reaches of Pebble Beach, retained Lewis Hobart to design a log mansion, which, completed in late 1916 or early 1917, boasted a dining room with a thirty-foot ceiling. Louis W. Hill, president of the Great Northern Railway, had at the outset of the decade begun work



CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 5 of 10

\*Resource Name or # (Assigned by recorder) Wynanspray

\*Recorded by Anthony Kirk, Ph.D.

\*Date 4/19/06

☒ Continuation ☐ Update

on the line's grandly rustic Glacier Park Hotel in Montana, and not surprisingly he erected an imposing shingled retreat for his family on a twenty-two acre lot at Pescadero Point. By February 1919, when the Pacific Improvement Company sold its Monterey County holdings to the Del Monte Properties Company, more than twenty houses and public buildings had been erected, and much of Pebble Beach, to judge from contemporary photographs, resembled the enclaves of summer "camps" built in the Adirondack by wealthy New Yorkers.

Even before this date, however, Pebble Beach had begun to move in a new direction under the able leadership of Samuel Morse, a hard-driving, Yale-educated New Englander. Morse, who assumed control of the Pacific Improvement Company's Monterey operations in 1915, envisioned a resort community centered around golf and, finding support among the company's directors, began to buy back lots along Stillwater Cove. Just after Christmas 1917, the log lodge burned to the ground, and the new lodge, which opened in time to accommodate the crowds that in February 1919 thronged to the gala tournament inaugurating the Pebble Beach Golf Links, heralded an imaginative restructuring of what Pebble Beach would be. Designed by Lewis Hobart and Clarence Tantau, it was a spare, suave refraction of the Colonial Revival style, with a classical colonnade leading to a monumental arch, from which steps descended to the 18th green. The earlier vision of woodsy architecture complementing the grand natural setting continued to inform some new construction for a brief time, notably in the Pebble Beach Fishing Club of 1919 and the Golf Links Caddy Barn of the following year. But the magnificent, rambling stucco and stone seaside villas that arose in the 1920s, chiefly designed in the Spanish Colonial Revival style, rapidly overwhelmed the original character of Pebble Beach, transforming it into the Riviera of California.

It was on June 1, 1915, when the rustic lodge overlooking Stillwater Cove still symbolized the Arts and Crafts aesthetic of the sea-girded community, that Marie Butters Metcalf acquired two lots embracing more than three acres on Seventeen Mile Drive. As Marie Butters, a Piedmont beauty heir to the vast fortune of her stepfather, the South African mining and railroad magnate Henry Butters, she had at a very young age married Victor Metcalf, son of Theodore Roosevelt's former Secretary of the Navy. Following his early death, she met the wealthy Fresno raisin grower and packer Lee L. Gray on a pleasure voyage to the Far East in the winter of 1912. Gray, significantly older and long married, fell under the spell of "his affinity" and separated from his wife, who subsequently filed for divorce. In March 1916 Lee Gray and Marie Metcalf were married before the open fireplace at Wynanspray, which the groom had presented to the bride as a wedding present. "One of the most charming features" of the evening, it was reported, "was the lighted lanterns strung through the wooded grounds, where red and green fires burned here and there."

Two years later the couple sold the house—said at the time of their marriage to be "a replica of Pebble Beach Lodge—to Antoinette Murphy, wife of the prominent Los Angeles businessman and philanthropist Daniel Murphy. Murphy was a Pennsylvania native who after a brief career with the Southern Pacific had operated a bank and a chain of refrigerating plants in Needles, California, and then gone on to make a fortune in the Los Angeles-area oil industry. The Murphys and their daughter, Bernardine, encamped each summer to their "country place," where, soon after acquiring it, they constructed a guest cottage and, later, a garden house, a gardener's cottage, a four-car garage with attached living quarters, and a log-cabin studio. In 1923 Del Monte Properties abandoned the stretch of Seventeen Mile Drive skirting the west side of Stillwater Cove, and the Murphys added the better part of an acre, with coastal frontage, to their estate.

Following the death of Daniel Murphy in 1939, who eight years earlier had received from Pope Pius XI the title of Commander of the Equestrian Order of the Holy Sepulchre, the property came under the control of the Dan Murphy Company. The company was presided over by Dan and Antoinette's daughter who in 1954, having married Sir Daniel J. Donohue, acquired title to Wynanspray. Three years later Bernardine Murphy Donohue, who had been designated a papal countess by Pope John XXIII for her many benefactions to the Catholic Church and to California charities, sold the estate to James Shewan. In 1962, following an extensive remodel of the house by Shewan, who split the property into two parcels, Sybil Chappellet purchased the 2.7-acre lot on which Wynanspray and the guest cottage stood. Sybil, whose husband, Cyril, had joined with four others in 1930 to acquire the failed Lockheed Aircraft Company and subsequently built it into the nation's largest airplane manufacturer, renamed the house Forest Lodge. Following Sybil Chappellet's death in 2003, the property passed into the hands of the current owners.

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Page 6 of 10

\*Resource Name or # (Assigned by recorder) Wynanspray

\*Recorded by Anthony Kirk, Ph.D.

\*Date 4/19/06

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Wynanspray is significant for its association with the fashionably rustic country life that characterized the formative years of Pebble Beach and for its high-style Craftsman architecture. It bespeaks the leisurely rhythms of summer life enjoyed by rich and cultured Californians in a spectacular setting of fragrant pine-clad mountains and rugged wave-dashed cliffs. It bespeaks, as well, the vision and ideals of the American Arts and Crafts movement, which, first flourishing in the 1890s, found its highest expression in California in the works of such masters as A. C. Schweinfurth, Ernest Coxhead, Bernard Maybeck, Julia Morgan, and Charles and Henry Greene. As constructed, the house was distinguished for its exquisite siting, intimate scale, and simplicity of design, for its natural use of materials, its tasteful exposure of structural members and modest employment of decorative elements, and, above all, for its serene, woodsy character, so admirably suited to the magnificent surroundings.

Although Wynanspray is significant both for its association with the early development of Pebble Beach and for its architecture, it has lost its integrity. Integrity, which is the ability of a property to convey its significance, comprises seven aspects: location, design, setting, materials, workmanship, feeling, and association. In order to retain historic integrity, a property must possess most if not all of these qualities. Wynanspray has not been moved, and the setting remains largely undisturbed. But through a series of unfortunate additions—which significantly altered the massing and fenestration and led to a loss of a third or more of the historic fabric, as well as the gable ventilators with their decorative grilles, four of the twelve pairs of sapling knee braces, and, most important, the log pergola—the design has been compromised. As a result of the loss of these materials, together with the original concrete flooring of the inset porch and terrace, the house no longer possesses this aspect of integrity nor, as a consequence, does it possess the aspect of workmanship. With the loss of design, materials, and workmanship has come the loss of both feeling and association and, ultimately, the loss of historic integrity.

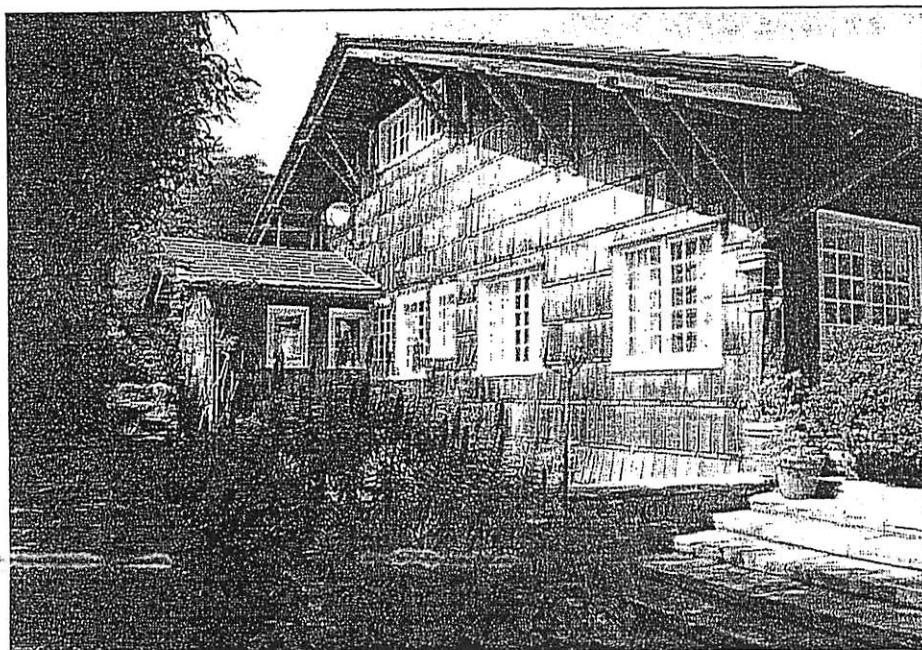


Figure 1. Wynanspray, looking northwest at south elevation, 3/8/06.

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HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 7 of 10

\*Resource Name or # (Assigned by recorder) Wynanspray

\*Recorded by Anthony Kirk, Ph.D.

\*Date 4/19/06

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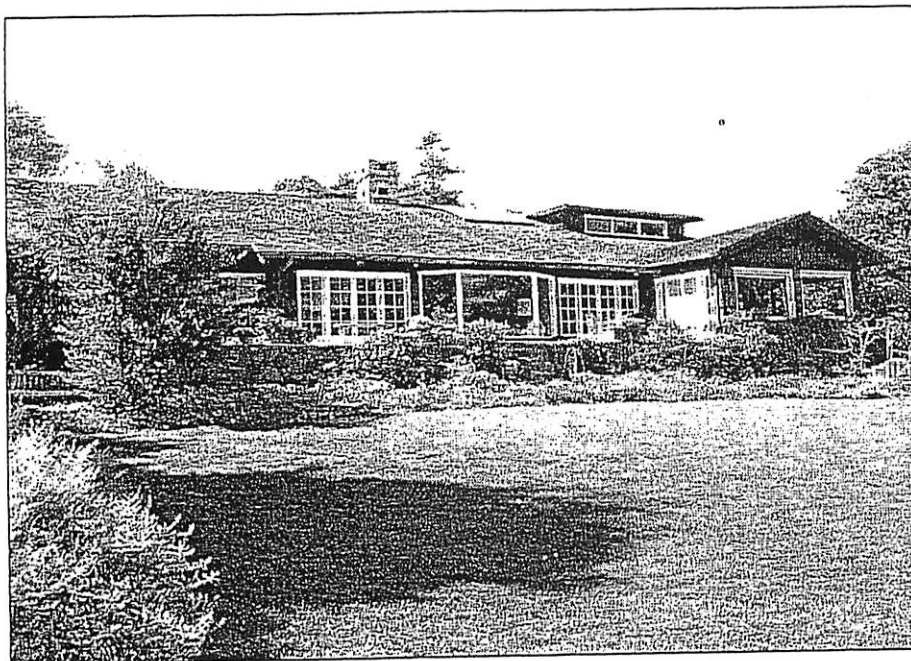
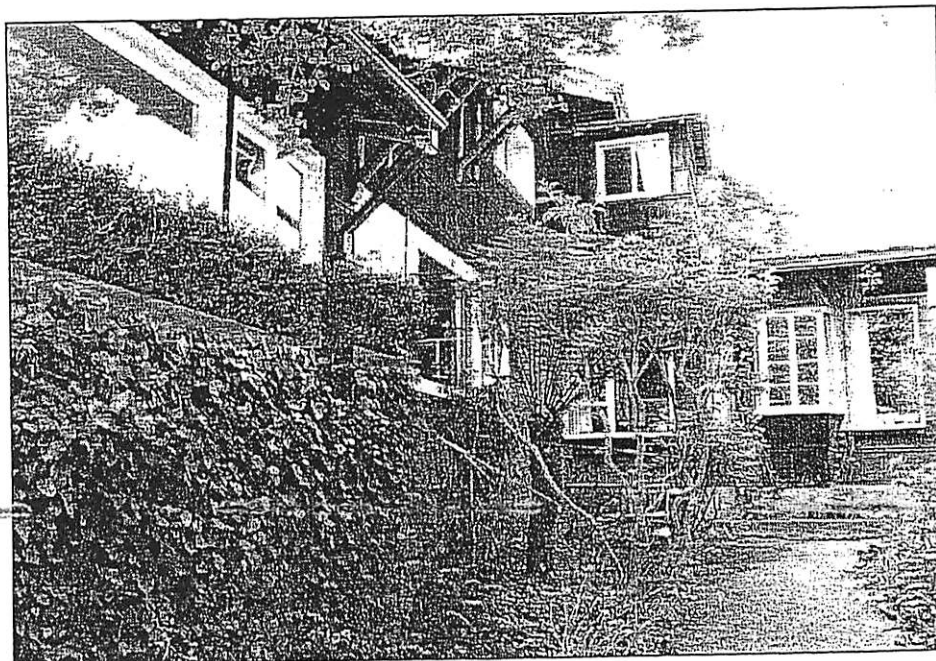


Figure 2. Wynanspray, looking northwest at east elevation, 3/8/06.

Figure 3. Wynanspray, looking southwest at north elevation, 3/8/06.



\*Recorded by Anthony Kirk, Ph.D.

\*Date 4/19/06

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\*Resource Name or # (Assigned by recorder) Wynanspray

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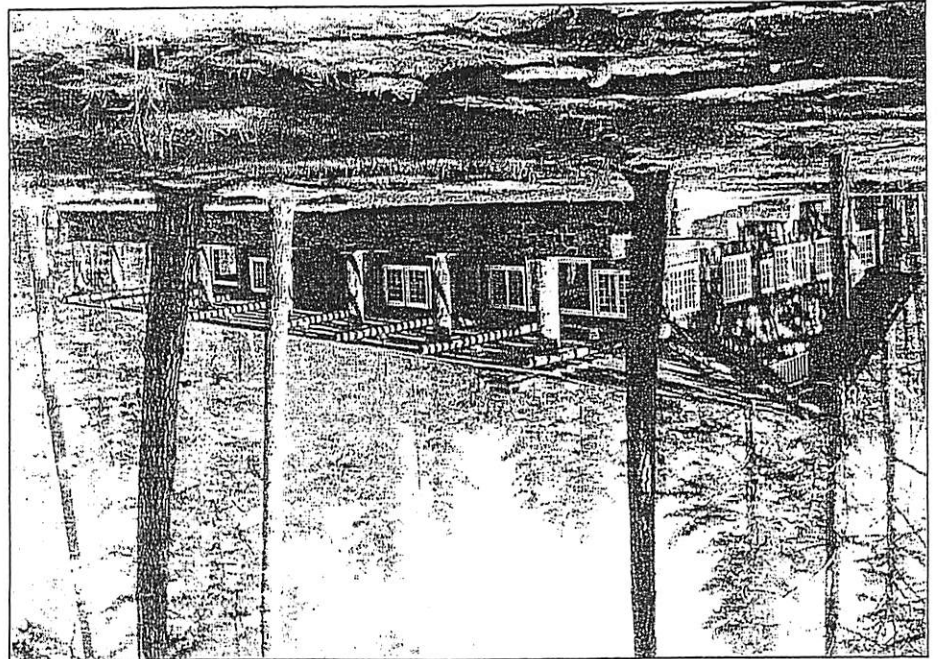
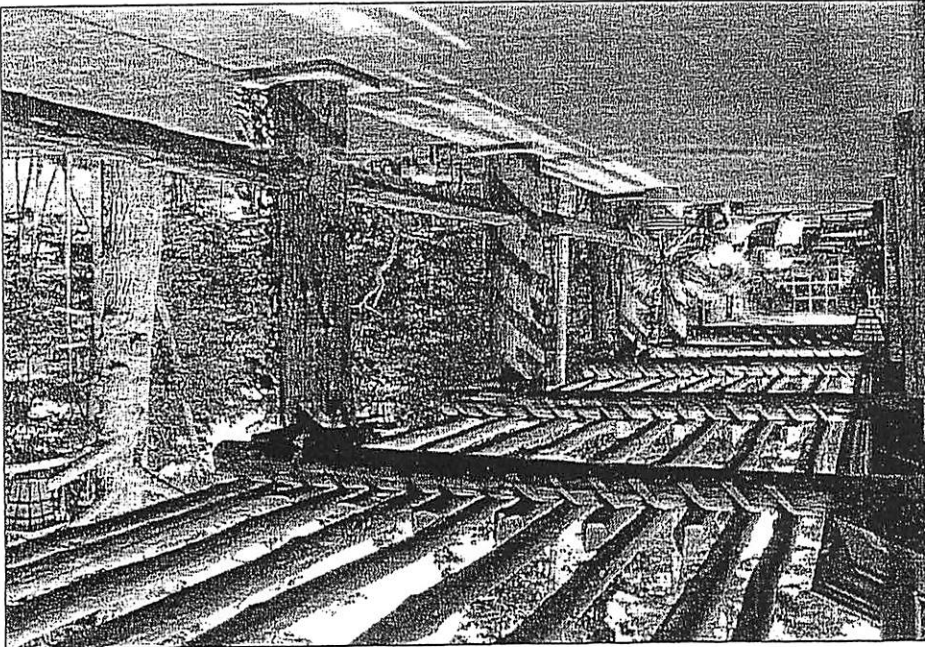


Figure 4. Wynanspray, looking northwest at south and east elevations, ca. 1916. Courtesy Pebble Beach Company.

Figure 5. Wynanspray, looking north along terrace, ca. 1920s. Courtesy Harrison Memorial Library, Carmel.





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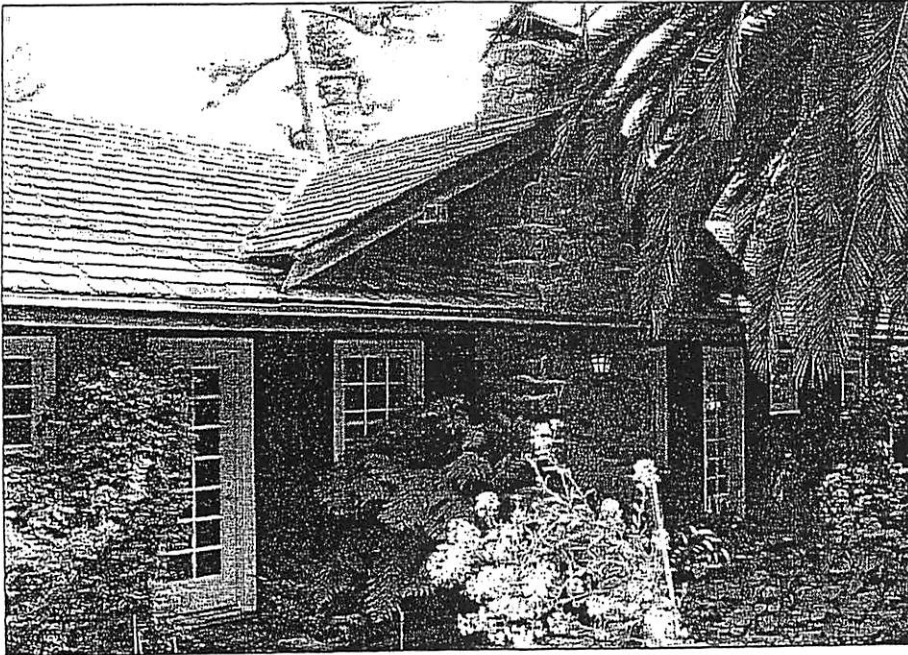
Page 9 of 10

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Guest cottage, looking southeast at west elevation, 3/8/06.

CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 10 of 10

\*Resource Name or # (Assigned by recorder) Wynanspray

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\*Date 4/19/06

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