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Addendum
Pursuant to the California Environmental Quality Act
Article 11, Section 15164

Pebble Beach Company (Verizon Wireless)
RMA-Planning File No. PLN180500
Combined Development Permit

1. Introduction

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act Guidelines to make minor technical changes to the environmental impacts analyzed in the Mitigated Negative Declaration (MND/SCH#1999101085) prepared for the Pebble Beach Company (PBC) Beach & Tennis Club expansion project (RMA-Planning File No. PLN990305), and adopted by the Board of Supervisors on January 25, 2000. The PBC Beach & Tennis Club expansion project MND analyzed the major remodel and expansion of the Beach and Tennis Club facility at Stillwater Cove, including approximately 4,000 square feet of additions. Based on the proposed design for this project (RMA-Planning File No. PLN180500), none of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

This addendum was prepared in order to quantify the site specific environmental considerations of the construction of a wireless communications facility (34-foot faux chimney) on an existing structure. Applicable environmental considerations for the wireless communications facility were analyzed in the MND prepared for the Pebble Beach Company (PBC) Beach & Tennis Club expansion project (SCH#1999101085).

Article 11, Section 15164 provides, in pertinent part, the following:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted Negative Declaration.
- (d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

The original Combined Development Permit (RMA-Planning File No. PLN990305), approved by the Monterey County Board of Supervisors on January 25, 2000, consisted of the following entitlements: a) Coastal Administrative Permit for the remodel and expansion of the structural facilities of the existing Beach and Tennis

Club, including associated tree removal; b) General Development Plan; and c) Design Approval. Environmental review for PLN990305 included the preparation of a Mitigated Negative Declaration/Initial Study (MND/IS) which focused on analyzing potential impacts to Aesthetics, Air Quality, Biological Resources, Cultural (Archaeological) Resources, Geology & Soils, and Hydrology & Water Quality. The mitigations recommended in the Initial Study reduced potential effects and impacts to less than significant.

The proposed Combined Development Permit (RMA-Planning File No. PLN180500) consists of the following entitlements: a) Coastal Development Permit to allow installation of a wireless communication facility (34-foot high faux chimney attached to the Beach & Tennis Club); b) Design Approval; and c) Coastal Development Permit to allow development within 750 feet of known archaeological resources. The potential impacts of these entitlements were all analyzed and mitigated, as required, in the original Combined Development Permit, but were not part of that permit.

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act guidelines to make minor technical changes to the project analyzed in the MND/IS, adopted January 25, 2000, by Board of Supervisors Resolution No. 00-31. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

2. Scope and Purpose of this Addendum

The purpose of this addendum is to identify minor technical changes and provide clarifications of the site-specific conditions for the proposed development. The proposed project involves the installation of a wireless communications facility (34-foot faux chimney) with three (3) 6-foot panel antennas, six (6) radio units, and surge suppressor; and a 193 square foot ground equipment area with two (2) equipment cabinets and a 20KW diesel generator on a 92 gallon fuel tank; as well as associated grading and excavation. Although not included nor envisioned as part of the PBC Beach & Tennis Club expansion project, the MND analyzed the impacts associated with the proposed development, specifically potential impacts to Aesthetics and Cultural Resources. The MND recommended appropriate mitigation measures to reduce potential impacts to a level of less than significant, and these measures remain applicable to the currently-proposed project. None of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have been triggered by the proposed development. The proposed wireless communications facility would not change the existing gross built area on the subject parcel, and would not significantly intensify the permitted uses. Therefore, the proposed project would not be growth inducing and would not result in a cumulative impact.

It has been determined that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent Initial Study or EIR have occurred, that there are no new significant environmental effects or increase in the severity of previously identified significant effects per Section 15162(a)(2) of the

CEQA Guidelines, and there is no new information of substantial importance that was not known at the time the previous MND/IS was adopted, per Section 15162(a)(3) of the CEQA Guidelines.

Documents reviewed included the MND/IS prepared and adopted for RMA-Planning File No. PLN990305, and associated technical reports, plans, and applications. Based upon this review, it has been determined that the project will not have the potential to significantly degrade the quality of the environment, will have no significant impact on long-term environmental goals, will have no significant cumulative effect upon the environment, and will not cause substantial adverse effects on human beings, either directly or indirectly.

3. Conclusion

The purpose of this addendum is to identify minor technical changes and provide clarifications of the site-specific conditions and the scope of work for the proposed development. Staff has reviewed the MND (SCH#1999101085) prepared for the Pebble Beach Company (PBC) Beach & Tennis Club expansion project (RMA-Planning File No. PLN990305), and the proposed commercial development for consistency with the environmental considerations contained within. No adverse environmental effects were identified, other than what was analyzed in the previously-approved MND, during staff review of the development application and during a site inspection on December 10, 2018. Staff finds that the site-specific conditions and the scope of work on the site are not substantial changes, are consistent with the analysis provided in the MND, and therefore do not warrant the preparation of a subsequent environmental document.

The County has considered the proposed project and determined its scope does not alter the conclusions in the Initial Study prepared for the PBC Beach & Tennis Club expansion project (RMA-Planning File No. PLN990305). Based on review of the current application, plans, and a site visit on December 10, 2018, no other potentially significant issues were identified for the proposed project. The current proposal does not alter the analysis or conclusions reached by the previous study. The proposed wireless communications facility does not raise any new potential significant impacts that were not previously analyzed and/or mitigated under the original permit and MND. Potential impacts to Aesthetics or visual resources have been mitigated by design of the wireless facility. Potential impacts to Air Quality, Biological Resources, Geology & Soils, and Hydrology & Water Quality are not relevant to the proposed wireless communications facility project.

Potential impacts to Cultural (Archaeological) Resources were considered in the MND and addressed by application of a non-standard County condition of approval (Condition No. 10 under RMA-Planning File No. PLN990305) to require an archaeological monitor on site during all earth disturbing activities. This same requirement would be carried forward to the current proposal, and the County will require the Applicant to have an archaeological monitor on site during all earth disturbing activities (e.g.; clearing and grading the area for the equipment cabinets,

and excavating trenches for utility connections). The archaeological monitor will have the authority to stop work if resources are discovered during clearing and excavation for the equipment pad and utility trenching. The archaeologist would assess any resources and work with the County to ensure proper handling, treatment, testing, and disposition of resources.

PDSP001 – Archaeological Monitoring (Non-Standard)

To prevent potential adverse impacts to cultural resources, a qualified archaeological monitor shall be present during excavation and soil disturbing activities associated with trenching for utilities, as well as clearing and grading the area for the equipment cabinets. The monitor shall have the authority to temporarily halt work to examine any potentially significant materials. If human remains are identified, work shall be halted to within a safe working distance, the Monterey County Coroner must be notified immediately and if said remains are determined to be Native American, the Native American Heritage Commission shall be notified as required by law. If potentially significant archaeological resources are discovered, work shall be halted in the area of the find until it can be evaluated and, in consultation with RMA-Planning, appropriate mitigation measures be formulated and implemented. If significant features should be encountered, the archaeologist shall recommend appropriate mitigation measures to RMA-Planning for review and approval. Upon completion of excavation and soil disturbing activities, the archaeologist shall prepare and submit a monitoring report to RMA-Planning to document any findings and to evaluate the significance of any uncovered cultural resources. (RMA-Planning)

No other potential adverse environmental effects were identified during staff review of the development application, nor during a site inspection on December 10, 2018. During the site visit, County staff verified that the project would not result in conditions requiring the preparation of a subsequent MND or other environmental review document.

Attachment: Mitigated Negative Declaration/Initial Study for PLN990305/Pebble Beach Company, adopted January 25, 2000