

# Exhibit A

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## DRAFT RESOLUTION

### Before the Housing and Community Development Chief of Planning in and for the County of Monterey, State of California

In the matter of the application of:

**PEBBLE BEACH COMPANY (PLN240232)**

#### **RESOLUTION NO. 25--**

Resolution by the County of Monterey HCD Chief of Planning:

- 1) Finding that the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Coastal administrative Permit and Design Approval to allow the interior and exterior renovations to The Lodge at Pebble Beach, including construction of 2,866 square feet of additions (conference/meeting rooms, kitchen space, library space, and vestibules) and associated site improvements; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

[PLN240232, Pebble Beach Company, 1700 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-411-018-000)]

**The PEBBLE BEACH COMPANY application (PLN240232) came on for an administrative decision before the County of Monterey HCD Chief of Planning on February 5, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval and project plans, the County of Monterey HCD Chief of Planning finds and decides as follows:**

### FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
  - the 1982 Monterey County General Plan;
  - Del Monte Forest Land Use Plan;
  - Monterey County Zoning Ordinance (Title 20).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) Allowed Use. The property is located at 1700 17 Mile Drive, Pebble Beach, (APN: 008-411-018-000), Del Monte Forest Land Use Plan, and is within the Coastal Zone. The parcel is zoned Visitor Serving Commercial with a Design Control overlay in the Coastal Zone or “VSC-D(CZ)”. The VSC zoning district allows for the establishment of accessory structures appurtenant to any principally allowed use, provided there is no intensification of the permitted use, and subject to the granting of a Coastal Administrative Permit. The Design Control overlay requires the granting of a Design Approval for all structures. The project involves the construction of 2,886 square feet of additions to The Lodge at Pebble Beach (conference/meeting rooms, kitchen space, library space, and vestibules) and associated site improvements. The proposed additions will match the colors, materials, and mass of the existing Lodge. Further, the proposed renovations and additions will not intensify The Lodge at Pebble Beach and will continue to facilitate and provide public amenities. Therefore, the project is an allowed land use for this site.
- c) Lot Legality. The subject property (6.8 acres in size, Assessor’s Parcel Number 008-411-018-000) is shown in its current configuration and under separate ownership in Book 8, Page 41 of the 1972 Assessor’s Parcel Map. Therefore, the County recognizes the subject property as a legal lot of record.
- d) Design/Neighborhood and Community Character. Pursuant to Title 20, Chapter 20.44, the project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which is intended to regulate the location, size, configuration, materials, and colors of structures to assure the protection of the public viewshed and neighborhood character. The design of the proposed additions will match the architectural style, colors, and materials of the existing structure. The existing exterior colors and materials are compatible with the surrounding environment and are consistent with the surrounding character of the visitor-serving Pebble Beach Company-owned properties. Therefore, as proposed and conditioned, the project is compatible with the surrounding environment, consistent with the surrounding neighborhood character, and assures protection of the public viewshed and visual integrity.
- e) Development Standards. Title 20 section 20.22.070 identifies site development standards for the VSC zoning district and allows for the required setbacks to be identified within the approved General Development Plan (GDP). The approved General Development Plan for the Lodge at Pebble Beach states that the site development standards shall be consistent with the DMF LUP and CIP, which is intended to preserve the surrounding environment. In accordance with the GDP, the proposed additions to the Lodge will be within the same general footprint of the existing structure, and will not further extend the structure’s front façade into the front setback. Therefore, the project conforms with the DMF LUP and CIP, the approved GDP, and the site development standards for the VSC zoning district.
- f) Visual Resources. The project is consistent with the DMF LUP policies for the protection of scenic and visual resources. As depicted on DMF

LUP Figure 3, the subject property is located within the viewshed from Point Lobos. However, the proposed colors, materials, and mass will match the existing structure and blend into the background development, when viewed from Point Lobos. Further, the subject improvements will be made primary to the rear or side façades will not be visible from 17 Mile Drive. Therefore, no impacts on visual resources will occur.

- g) Cultural Resources. DMF CIP Section 20.147.080.B.1 states that an archaeological survey report shall be required for all development within a known or potential archaeological resource area. According to the Monterey County Geographic Informational System (GIS), the subject property has a high archaeological sensitivity and is within 750 feet of a known archaeological resource. Therefore, a Coastal Administrative Permit is required. The Archaeological report (Monterey County Library No. LIB240345) prepared for the subject property concluded that there is no indicator of a prehistoric site or a historic site in the soils of the project parcel. Although an archaeological resource is identified as being within 750 feet of the proposed development, the resource is not located on the subject property and will not be impacted by the proposed project due to distance and minimal ground disturbance. The potential for inadvertent impacts on cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
- h) Public Access. As proposed, the development is consistent with applicable public access policies of the DMF LUP. See Finding No. 6 and supporting evidence.
- i) Land Use Advisory Committee (LUAC) Review. The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review because it does not involve a public hearing Design Approval, a Lot Line Adjustment, preparation of an Initial study, or a Variance.
- j) The project planner conducted a site inspection on November 26, 2024, to verify that the project on the subject parcel conforms to the plans listed above.
- k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240232.

**2. FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (Fire). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to Geological Resources (soil) and Cultural Resources. The following reports have been prepared:
  - “Geotechnical Investigation” (LIB240344) prepared by Haro, Kasunich and Associates, Inc., Watsonville, CA , July 2024.
  - “Phase I Cultural Resource Inventory” (LIB240345) prepared by Albion Environmental, Inc., San Luis Obispo, CA, December 2024.

County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.

- c) Staff conducted a site inspection on November 26, 2024, to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240232.

**3. FINDING: HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (Fire) The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) The Pebble Beach Community Services District currently provides sewer service to The Lodge at Pebble Beach, while California American Water currently provides potable water. With the implementation of the project, all necessary public facilities will continue to be provided to The Lodge at Pebble Beach.
  - c) Staff conducted a site inspection on November 26, 2024, to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240232.

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

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on November 26, 2024, and researched County records to assess if any violation exists on the subject property.

- c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240232.

**5. FINDING: CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction of limited numbers of new, small facilities or structures.
  - b) As proposed the project involves the construction of 2,866 square feet of additions to the existing Lodge at Pebble Beach consisting of several new small, additions including conference/meeting rooms, kitchen space, library space, and vestibules. Therefore, the project meets the Class 3 Categorical Exemption requirements.
  - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. No trees are proposed for removal and while the project site is visible from Point Lobos, the proposed project will match the existing structure and will not create any new impacts on visual resources. There is no cumulative impact without any prior successive projects of the same type in the same place, over time and no new land use is proposed. The site is not included on any list compiled pursuant to Section 65962.5 of the Government Code to be considered a hazardous waste site. Although an archaeological resource is identified as being within 750 feet of the project site, the project will not have a significant adverse impact on archaeological resources due to siting, existing ground disturbance, and minimal grading. No known historical are present.
  - d) No adverse environmental effects were identified during staff review of the development application during a site visit on November 26, 2024.
  - e) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240232.

**6. FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) The project site is identified as a “Point of Interest and Public Access” area and within the Public Viewshed per the Del Monte Forest Land Use Plan (Figure 3, Visual Resources, and Figure 8, Major Public Access and Recreational Facilities).
  - b) The proposed project will be located within the viewshed from Point Lobos, however the proposed colors, materials, and mass will match the existing structure and will not create any new impacts on visual resources. Additionally, the project will not impede existing public access to the Lodge and surrounding areas because the proposed improvements will not change the visitor-serving use of the Lodge.

Further, the proposed renovations and additions will not intensify The Lodge at Pebble Beach and will continue to provide public amenities. Therefore, the project will not conflict with existing public access.

- c) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240232.

7. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

**EVIDENCE:** a) Board of Supervisors. Pursuant to Title 20 section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors

- b) Coastal Commission. Pursuant to Title 20 section 20.86.080.A, the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and first through public road paralleling the sea (i.e., State Route/Highway 1 and Pescadero Road) and involves a conditionally allowed use (i.e., development within 750 of known archaeological resources).



## DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the HCD Chief of Planning does hereby:

1. Find the qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and;
2. Approve Coastal administrative Permit and Design Approval to allow the interior and exterior renovations to The Lodge at Pebble Beach, including construction of 2,866 square feet of additions (conference/meeting rooms, kitchen space, library space, and vestibules) and associated site improvements; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources.

All of which are in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 5<sup>th</sup> day of February 2025.

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Melanie Beretti, AICP  
HCD, Chief of Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

### NOTES

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

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

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

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

Form Rev. 1-27-2021

# County of Monterey HCD Planning

## DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN240232

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** These Coastal Administrative permits (PLN240232) allows interior and exterior renovations to The Lodge at Pebble Beach, including constructing 2,866 square feet of additions (conference/meeting rooms, kitchen space, library space, and vestibules) and associated site improvements within 750 feet of known archaeological resources. The property is located at 1700 17 Mile Dr, Pebble Beach (Assessor's Parcel Number 008-411-018-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Coastal Administrative Permit and Design Approval (Resolution Number \_\_\_\_\_) was approved by HCD Chief of Planning for Assessor's Parcel Number 008-411-018-000 on February 5th, 2025. The permit was granted subject to 4 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of grading and building permits, certificates of compliance, or commencement of use, whichever occurs first and as applicable, the Owner/Applicant shall provide proof of recordation of this notice to the HCD - Planning.

## 3. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.  
(HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall adhere to this condition on an on-going basis.  
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

#### 4. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** Planning

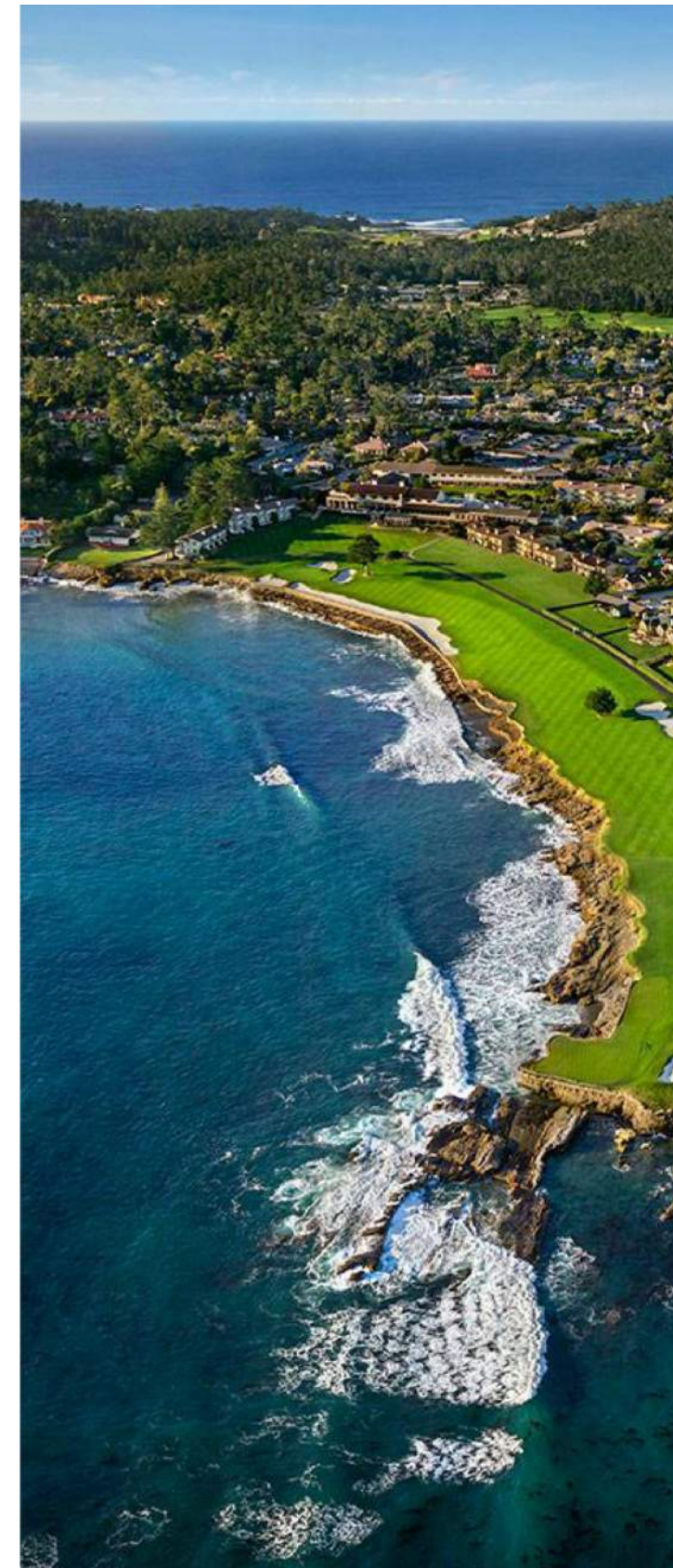
**Condition/Mitigation Monitoring Measure:** All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the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

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

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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

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# The Lodge at Pebble Beach

1700 17 Mile Drive, Pebble Beach, CA 93953  
Interior Renovation, Alterations & Addition  
APN 008-411-018

Planning Submittal  
December 5, 2024



**BAR** architects  
&interiors

■ **OWNER:**  
THE PEBBLE BEACH COMPANY  
P.O. BOX 1767  
PEBBLE BEACH, CA 93953  
TEL: 831.625.8497  
CONTACT: CHERYL BURRELL  
EMAIL: BURRELLC@PEBBLEBEACH.COM

■ **ARCHITECT:**  
BAR ARCHITECTS & INTERIORS  
77 GEARY STREET #200  
SAN FRANCISCO, CA 94108  
TEL: 415.293.5700  
CONTACT: JIM BRENTA  
EMAIL: JBRENTA@BARARCH.COM









**PROJECT DATA**

PROJECT ADDRESS: 1700 17 MILE DRIVE, PEBBLE BEACH, CA 93953

ASSESSOR'S PARCEL NO: 008-411-018-000

PARCEL SIZE: 6.79 ACRES

PLANNING AREA: DEL MONTE FOREST LUP

ZONING: VSC-D(CZ)

LAND USE: HOTEL, RESTAURANTS, & OTHER VISITOR-SERVING RECREATIONAL USES (NO CHANGE OF USE)

ZONING HEIGHT LIMIT: 35'-0"

BUILDING HEIGHT: (AVG GRADE TO T.O. ROOF) **EXISTING** 44'-3" **PROPOSED ADDITION** 24'-3" (SEE PROPOSED SOUTH ELEVATION)

HISTORIC DESIGNATION: NONE

FIRE HAZARD ZONE (SRA): MODERATE (EXEMPT FROM CHAPTER 7A)  
ADDITION TO BUILDING ORIGINALLY CONSTRUCTED PRIOR TO JULY 1, 2008

PROJECT DESCRIPTION: EXISTING 3-STORY, 54,119 SF HOTEL BUILDING W/ MIXED USES.  
PROPOSED PROJECT INCLUDES INTERIOR RENOVATION AND ADDITIONS OF

GROSS FLOOR AREA	EXISTING	PROPOSED	NET ADDITION
LEVEL 01	21,527	22,923	1,396
LEVEL 02	26,190	27,613	1,423
LEVEL 03	6,402	6,402	0
<b>TOTAL</b>	<b>54,119 SF</b>	<b>56,938 SF</b>	<b>2,819 SF</b>

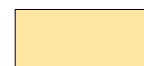

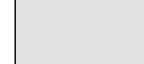
  

NET ADDITION SUMMARY:	LEVEL 01	LEVEL 02
STEVENSON ROOM	360 SF	
STAIR / VESTIBULE (NET):	122 SF	
MEP/STORAGE:	914 SF	
<b>SUBTOTAL</b>	<b>1,396 SF</b>	
LIBRARY EXPANSION	411 SF	
STAIR/VESTIBULE	544 SF	
KITCHEN EXPANSION	468 SF	
<b>SUBTOTAL</b>	<b>1,423 SF</b>	

CONSTRUCTION TYPE: TYPE VA

SPRINKLERED: FULLY SPRINKLERED

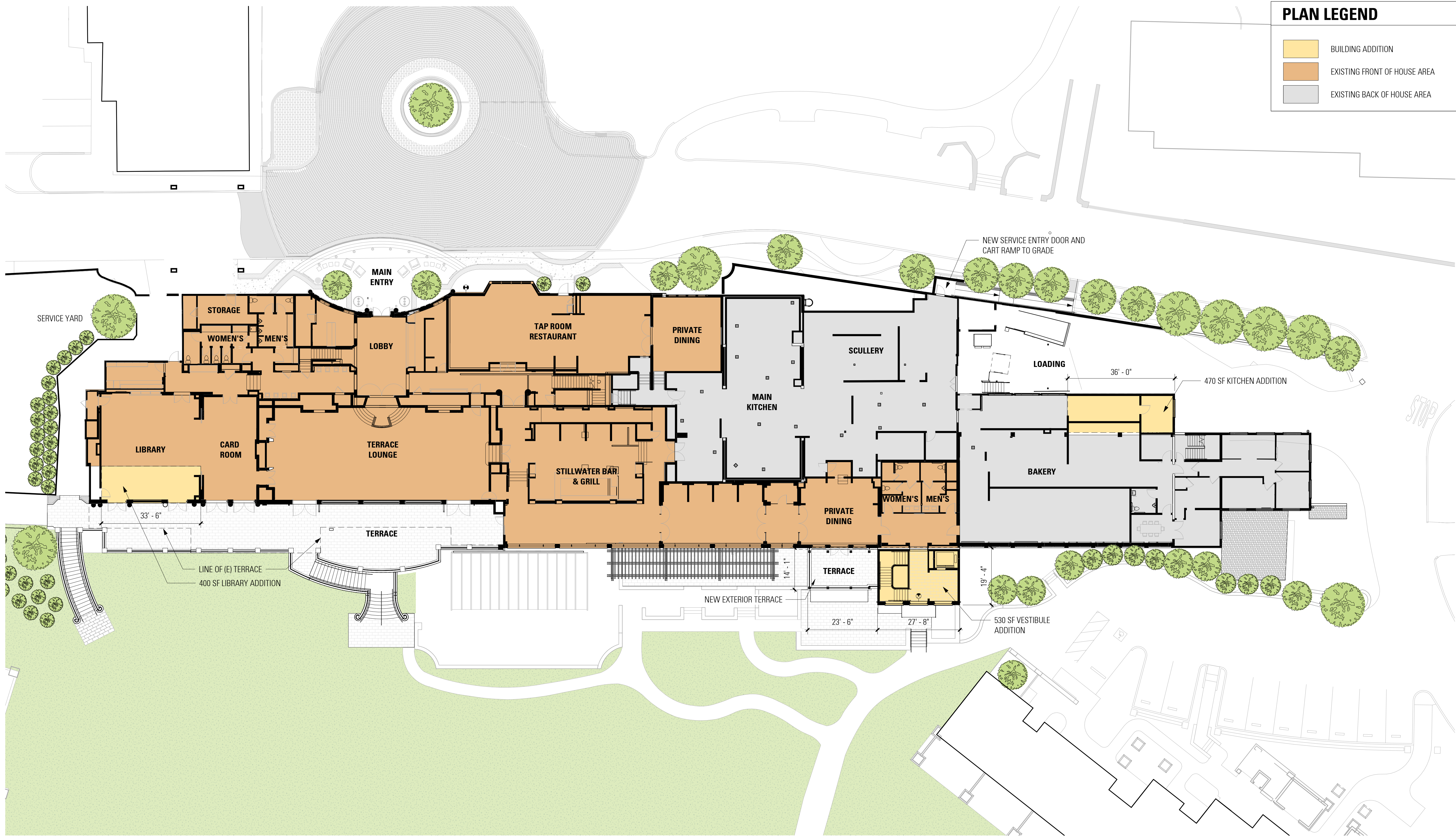
OCCUPANCY GROUPS: R-1, A-3, B, S




PLAN LEGEND	
	BUILDING ADDITION
	EXISTING FRONT OF HOUSE AREA
	EXISTING BACK OF HOUSE AREA

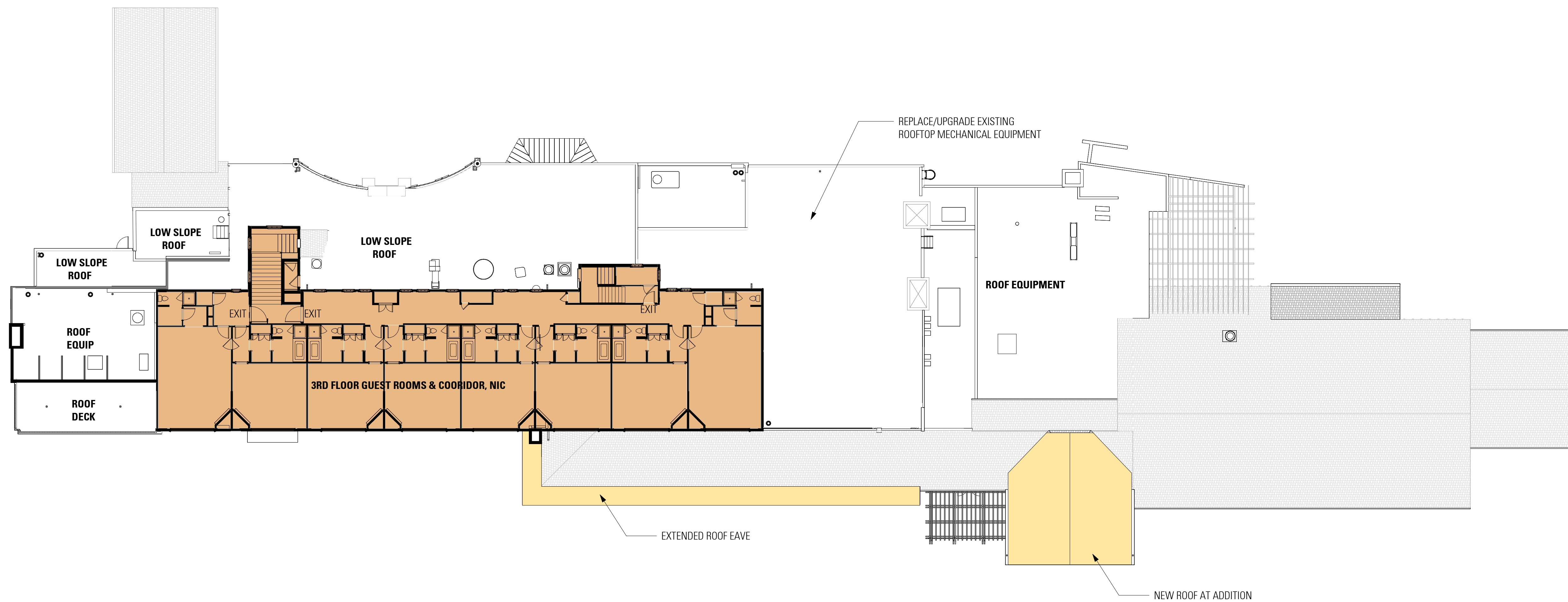


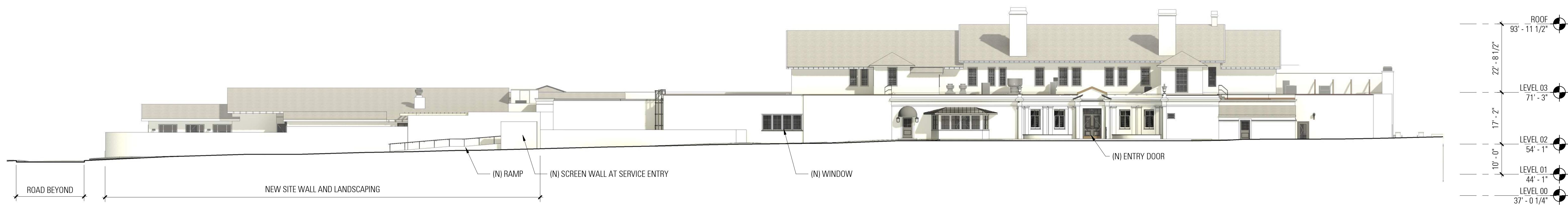
**PLAN LEGEND**

- BUILDING ADDITION
- EXISTING FRONT OF HOUSE AREA
- EXISTING BACK OF HOUSE AREA

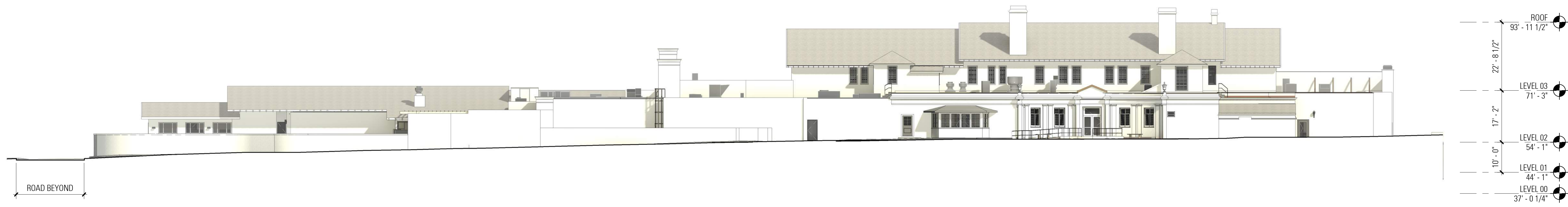


PLAN LEGEND	
	BUILDING ADDITION
	EXISTING FRONT OF HOUSE AREA
	EXISTING BACK OF HOUSE AREA

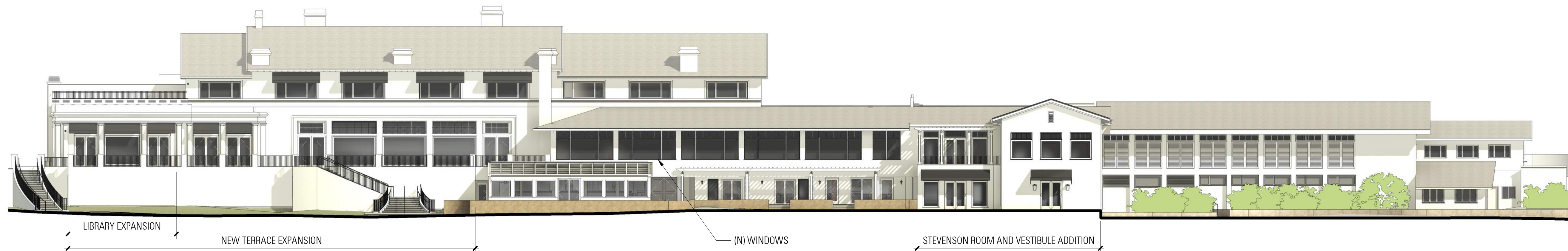




2 **PROPOSED NORTH ELEVATION**  
A301 1/16" = 1'-0"



1 **EXISTING NORTH ELEVATION**  
A301 1/16" = 1'-0"



2  
A302 1/16" = 1'-0"  
**PROPOSED SOUTH ELEVATION**



1  
A302 1/16" = 1'-0"  
**EXISTING SOUTH ELEVATION**

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