CALIFORNIA COASTAL COMMISSION
CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
(831) 427-4863

W8c

Filed:	9/10/03
180-day:	3/8/04
Staff:	CKC
Staff report:	12/18/03
Hearing date:	1/14/04

COASTAL DEVELOPMENT PERMIT APPLICATION

Application number.....**3-03-083 Crespi Pond 5-Year Long-Term Maintenance**

Applicant.....Mike Leach, Pacific Grove Golf Course Superintendent

Project location .....Crespi Pond at 17th Hole of Pacific Grove Golf Course, 77 Asilomar Boulevard, Pacific Grove, Monterey County (APN 007-011-002) (See Exhibits A, B and C)

Project description..... Annual removal of up to 200 cubic yards of aquatic vegetation for pond maintenance at existing municipal golf course. (See Exhibits B and C)

File documents.....City of Pacific Grove approved Land Use Plan and uncertified Zoning Ordinance; file documents in Commission file 3-03-083.

Staff recommendation ...**Approve with conditions**

Summary: Crespi Pond is an environmentally sensitive area located between the 16th and 17th holes of the City of Pacific Grove Municipal Golf Course. As shown in Exhibit A and B, the City of Pacific Grove Municipal Golf Course is located near Point Pinos at the northern end of the Monterey Peninsula, in the Lighthouse Reservation area of Pacific Grove.

The City of Pacific Grove Municipal Golf Course (the Golf Course) has requested a 10-year permit for the removal of aquatic vegetation in Crespi Pond in order to maintain a balance of 70% open water and 30% vegetation as recommended in a November 2001 Biological Assessment and Restoration of Dune Habitat for the City of Pacific Grove. The project generally involves the removal of approximately 200 cubic yards of tule, penny royal and other aquatic vegetation from the perimeter and northern and central portion of the pond, as recommended to reduce eutrophication that occurs in the pond and to maintain adequate amount of open water habitat and emergent vegetation, as well as to provide storage capacity for stormwater runoff prior to entry to Monterey Bay. Dredged material will be stockpiled on the project site adjacent to the pond to allow for dewatering, and then loaded and hauled to an appropriate site for disposal.

Historically, the Golf Course has obtained a Waiver from the Coastal Commission each time maintenance was required at Crespi Pond, which generally occurs every other year. However, because maintaining an optimum level of open water and vegetated habitat is an ongoing requirement, the Golf Course Superintendent, Mike Leach, is requesting a long-term maintenance permit to conduct this work.

While the Golf Course has asked for a 10-year permit, Commission staff recommends a term of 5-years, with potential for extension through amendment of this permit.

The site provides potential habitat for California red-legged frogs, however no frogs, or any other sensitive plant or animal species have been observed in recent surveys. However, since the site does provide potential habitat, it has been conditioned to require biological surveys prior to each dredging event in order to determine the presence or absence of CRLF, and to take appropriate actions if necessary. Additionally, dredge activities are restricted to the fall season, September 1 through November 31, to avoid CRLF breeding season. Finally, while a weir manages the maximum water level in the pond, with overflow discharged to Monterey Bay, dredging will occur when water levels are well below the top of the weir so that no discharge to Monterey Bay occurs during dredging activities. Staff is therefore recommending that the project be approved with conditions, to ensure that it is consistent with the Chapter 3 policies of the Coastal Act.

Staff Report Contents

I. Staff Recommendation on CDP Application 3
II. Conditions of Approval 3
A. Standard Conditions 3
B. Special Conditions 4
III. Recommended Findings and Declarations 5
A. Standard of Review 5
B. Project Location and Description 5
C. Issue Discussion 6
1. Environmentally Sensitive Habitat 6
a. Applicable Environmentally Sensitive Habitat Area (ESHA) Policies 6
b. ESHA Analysis 7
2. Water Quality 9
3. Archaeological Resources 10
a. Applicable Archaeological Resources Policies 10
b. Archaeological Resources Analysis 10
Local Coastal Programs 11
California Environmental Quality Act (CEQA) 11

IV. Exhibits
Exhibit A: Regional Location Map
Exhibit B: Vicinity Map
Exhibit C: Aerial Photo of Crespi Pond and Vicinity
Exhibit D: City of Pacific Grove LUP Coastal Zone Land Use Plan
Exhibit E: City of Pacific Grove LUP Land Habitat Sensitivity Map
Exhibit F: City of Pacific Grove LUP Archaeological Sensitivity Map
Exhibit G: Staff Photos of Crespi Pond

I. Staff Recommendation on CDP Application

The staff recommends that the Commission, after public hearing, **approve** a coastal development permit for the proposed development subject to the standard conditions below.

Motion. I move that the Commission approve Coastal Development Permit No. 3-03-084 pursuant to the staff recommendation.

Staff Recommendation of Approval. Staff recommends a **YES** vote. Passage of this motion will result in approval of the permit as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

Resolution to Approve the Coastal Development Permit. The Commission hereby approves a coastal development permit for the proposed development and adopts the findings set forth below on grounds that the development as conditioned will be in conformity with the policies of Chapter 3 of the Coastal Act and will not prejudice the ability of the local government having jurisdiction over the area to prepare a Local Coastal Program conforming to the provisions of Chapter 3. Approval of the permit complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the development on the environment, or 2) there are no further feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the development on the environment.

II. Conditions of Approval

A.Standard Conditions

1. **Notice of Receipt and Acknowledgment.** The permit is not valid and development shall not commence until a copy of the permit, signed by the Permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.

2. **Expiration.** If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.

3. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.

4. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.

5. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions.

B. Special Conditions

1. **Scope of Permit.** This permit allows the annual dredging and disposal of up to 200 cubic yards of Crespi Pond sediment and aquatic vegetation for wetland restoration purposes. Dredged material may be temporarily stockpiled adjacent to the pond to allow for dewatering, and then trucked to a licensed landfill or an alternate disposal site approved by the Executive Director that will not have any adverse impacts to coastal resources. All construction activities will be limited to the Fall season, between September 1 and November 31 of each year, in order to avoid California red-legged frog breeding season.

2. **Term of Permit.** The term of this permit shall run for the period from February 1, 2004 through January 31, 2009. If an extension of this permit is requested, it may be submitted in the form of an amendment request prior to the expiration of this permit. Such a request shall be subject to additional review, and shall consider any new material, correspondence and studies relevant to the project and available to date.

3. **California Red-legged Frog Surveys.** NO MORE THAN 15 DAYS PRIOR TO EACH DREDGING EPISODE, the Permittee shall conduct a biological survey to determine the presence of any California red-legged frogs in the project area. If the survey indicates that any CRLF are present, maintenance activities will be halted and the Golf course Maintenance Department will check with USFWS for adequate protocol to avoid or relocate the frogs consistent with requirements of the USFWS and will develop and implement CRLF mitigation accordingly. Description of USFWS protocol and requirements shall be submitted for the Executive Director's review and approval.

4. **Archaeological Mitigation.** Should archaeological resources be discovered at the project site during any phase of construction, the permittee shall stop work until a mitigation plan, prepared by a qualified professional archaeologist and using accepted scientific techniques, is completed and implemented. Prior to implementation, the mitigation plan shall be submitted for review and approval by the State Historical Preservation Office and for review and approval by the Executive Director of the Commission. The plan shall provide for reasonable mitigation of the archaeological impacts resulting from the development of the site, and shall be fully implemented. A report verifying compliance with this condition shall be submitted to the Executive Director for review and approval, upon completion of the approved mitigation.

6. **Environmental Monitoring During Construction.** Permittee shall employ an environmental monitor who is approved by the Executive Director and the City of Pacific Grove Community

Development Director to ensure compliance with all mitigation requirements during the construction phase.

7. **Local Approval.** Prior to Issuance of Permit, permittee shall provide evidence to the Executive Director that the Crespi Pond Advisory Committee has approved the proposed project, and that any required Local Government approvals have been obtained.

III. Recommended Findings and Declarations

The Commission finds and declares as follows:

A. Standard of Review

Crespi Pond is located on a portion of the City of Pacific Grove Municipal Golf Course which is in the Coastal zone (see Exhibit D). However, the City of Pacific Grove does not yet have a certified LCP. The City's Land Use Plan (LUP) was certified in 1991, but the zoning, or Implementation Plan (IP) portion of the LCP has yet to be certified. Since the City does not have a certified LCP, the Coastal Commission must issue coastal development permits for projects within the coastal zone, with the standard of review being the Coastal Act. The certified Land Use Plan may serve as an advisory document to the Commission for specific areas within the City of Pacific Grove.

B. Project Location and Description

Crespi Pond is an environmentally sensitive area located between the 16th and 17th holes of the City of Pacific Grove Municipal Golf Course. As shown in Exhibit A and B, the City of Pacific Grove Municipal Golf Course is located near Point Pinos at the northern end of the Monterey Peninsula, in the Lighthouse Reservation area of Pacific Grove. Photos of Crespi Pond are provided in Exhibit G.

The City of Pacific Grove Municipal Golf Course (the Golf Course) has requested a 10-year permit for the removal of aquatic vegetation in Crespi Pond in order to maintain a balance of 70% open water and 30% vegetation as recommended in a November 2001 Biological Assessment and Restoration of Dune Habitat for the City of Pacific Grove. The project generally involves the removal of approximately 200 cubic yards of tule, penny royal and other aquatic vegetation from the northern and central portion of the pond in order to maintain adequate amount of open water habitat and water storage. Dredged material will be stockpiled on the project site adjacent to the pond to allow for dewatering, and then loaded and hauled to an appropriate site for disposal.

Historically, the Golf Course has obtained a Waiver from the Coastal Commission each time maintenance was required at Crespi Pond, which generally occurs every other year. However, because maintaining an optimum level of open water and vegetated habitat is an ongoing requirement, the Golf Course Superintendent, Mike Leach, is requesting a long-term maintenance permit to conduct this work.

Crespi Pond is approximately 355 feet long by approximately 180 feet wide, and approximately 3 feet in depth. It receives surface water runoff from the surrounding golf course, and has an existing outfall located under Oceanview Boulevard to the Pacific Ocean. The City of Pacific Grove has been maintaining Crespi Pond in the manner proposed by this application for several years, conducting maintenance dredging about every two years.

C. Issue Discussion

1. Environmentally Sensitive Habitat

a. Applicable Environmentally Sensitive Habitat Area (ESHA) Policies

Coastal Act Section 30240, states:

> ***30240(a)****…Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.*

The Coastal Act, in Section 30107.5, defines an environmentally sensitive area as

> ***30107.5****…any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.*

Coastal Act Section 30233 provides in part that:

> ***30233****…(a) the diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects and shall be limited to the following: … (7) Restoration purposes…(b) dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation…(c) in addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary.*

While Coastal Act policies are the standard of review for coastal development permits until the City completes its LCP, the City's LUP also provides guidance to the Commission as it considers proposals for development in certain areas of the City.

With regards to environmentally sensitive habitat areas, the Pacific Grove LUP contains the following relevant policies:

> ***LUP Policy 2.2.4.3.*** *In addition to the City's tidelands, Crespi Pond and the Majella Slough riparian area shall be considered as environmentally sensitive habitat areas.*
>
> ***LUP Policy 2.2.4.4.*** *No diking, filling, dredging, or other uses inconsistent with the terms of the grant from the State of California shall be allowed in the City's tidelands. No significant alteration of freshwater wetlands -- Crespi Pond and Majella Slough -- shall be allowed,* ***except for maintenance dredging and similar activities essential for restoration of natural habitats****. (emphasis added)*

The LUP goes on to say:

> *2.3.5.2.d.3. In the Lighthouse Reservation and Golf Course area, areas of extreme sensitivity (A-1 on the Habitat Sensitivity Map) should be protected from further trampling by a low mesh fence. Do not allow machinery in the dune area. Apply irrigation only on turf, not on the sand. Continue to eliminate exotics and restore native dune plants on the Lighthouse Grounds. ... Protect Crespi Pond from any polluted runoff or other disturbances to its waterfowl habitat. Allow carefully controlled dredging of Crespi Pond in order to prevent loss of this important wetland through eutrophication and sedimentation as approved by the City Council upon a recommendation from the Crespi Pond Technical Advisory Committee.*

According to the Land Habitat Sensitivity Map (Exhibit E), Crespi Pond is located within an area classified as D1 (low sensitivity dune habitat). The Municipal Golf Course located within the Lighthouse Reservation land use area is designated OS-I" (Open Space-Institutional) on the LCP plan map (Exhibit D). Principal permitted uses in this area includes the following: low-intensity coastal-related recreation compatible with protection of designated natural and biotic resources, including Crespi Pond, sand dunes and existing stands of Monterey pines.

b. ESHA Analysis

Crespi Pond is described as follows in the City's certified Land Use Plan

> *Crespi Pond, a small but valuable wetland, is located on Ocean View Boulevard between Pt. Pinos and the western end of Asilomar Avenue. Crespi Pond provides a stopping place for migrating birds including terns, gulls, many species of ducks, and Canadian geese. In total, more than 200 different birds have been sighted. It is a site for ornithological studies, and is of interest to the scientific community. In recent years, the pond has experienced excess plant growth, and accelerated eutrophication of the pond has become a concern. Management will be necessary to retain the open pond characteristic of Crespi Pond. This may include vegetation control and dredging.*

Recommendations of the November 2001 biological Assessment and Restoration of Dune Habitat for the City of Pacific Grove, prepared for the City of Pacific Grove by Rana Creek Habitat Restoration biologists, included recommendations that:

> *Crespi Pond [should] be maintained in the following appropriate percentages: 70 percent open*

water and 30 percent emergent vegetation at a general depth of 4 feet. This will require periodic dredging and vegetation removal.

The committee also recommended removing exposed debris from the edges of Crespi Pond, and planting a portion of the northeastern edge with component species of Coastal Terrace Prairie. The report further noted:

No impact to listed plant species or habitat for listed plant species will occur as a result of this project. Implementation of the City of Pacific Grove Dune Habitat Restoration Plan targets an increase in habitat area for listed species, maintains or increases listed species populations' numbers, and specifies exotic plant species control. Less than significant impact would occur as a result of implementing the management recommendations.

No description of dredge disposal accompanied application materials. However, following discussions with Golf Course staff, it has been determined that dredge disposal materials would be stockpiled onsite, north of and adjacent to the pond to allow for dewatering. The location of stockpiling will allow water to drain back to the pond, where any additional sediment would settle to the bottom. Staging for construction activities will be located in the nearby parking lot to the west of the pond, and any heavy equipment will access the site using the cart path located west of the pond. These staging and stockpiling areas do not contain environmentally sensitive habitat.

The proposed dredging is being conducted for restoration purposes: to reduce eutrophication within the pond, and to maintain adequate open water and wetland plant habitat. The restoration activities are consistent with Coastal Act policy 30233, and consistent with City of Pacific Grove LUP policy for restoration and management of Crespi Pond. Since staging and dewatering of dredge spoils have been located to avoid sensitive habitat areas, the project is consistent with Coastal act policy 30240 protecting environmentally sensitive habitat areas.

In the past, concerns have been raised about the possible presence of California red-legged frogs (CRLF) on site, thus past conditions have required biological surveys be conducted to see if any red-legged frogs were present. The area around Crespi Pond ahs been surveyed, and a Site Assessment has been conducted by the City's biological consultant, Rana Creek, to determine if there is suitable habitat for CRLF. The site assessment (prepared by Rana Creek Habitat Restoration, July 2002) indicated that Crespi Pond "provides a perennial aquatic environment with habitat for all life stages of CRLF." However, to date, no California red legged frogs, or other unidentified frogs have been observed during any of the surveys (Rana Creek, Oct 30, 2002 letter re October 28 survey). Additional correspondence from the Rana Creek biologist to the Pacific Grove Golf Course (Rana Creek letter dated September 18, 2002) indicated that no rare plant species are present in or around the pond, nor have any State or Federally listed animal species been observed. According to the biologist, the last reported sighting of CRLF on or within 3 miles of the project site was in 1904, and a comment made that "it is likely that CRLF no longer occur in Crespi Pond due to the impact of surrounding development on their habitat." Therefore, the letter found that the proposed maintenance activities would no harm any rare plant species and would be unlikely to harm CRLF, since they did not occupy the area.

However, as a precaution to address the possibility that California red legged frogs may be present on site, now or over the time frame of this long-term maintenance project, this permit has been conditioned to require that a biological survey, following USFWS protocols, be conducted to identify the presence of any CRLF or other rare, threatened or endangered plant or animal species, no more than 15 days prior to initiating work, for each dredging event. The permit has also been conditioned to restrict dredging operations to occur in the fall season (between September 1 and November 31) only, in order to avoid California red-legged frog breeding season. Therefore, as conditioned, the project will be consistent with Coastal Act policies 30231 requiring protection of environmentally sensitive habitats, and biological productivity.

2. Water Quality

Section 30231 of the Coastal Act requires, in part, requires that the biological productivity of coastal waters be maintained and enhanced by controlling storm water runoff.

The City's certified LUP contains the following policies for protecting water quality:

2.2.5.3. The City shall investigate specific measures for reduction of pollution potential in storm water runoff, including regulations to control the disposal of chemicals and hazardous materials, and maintenance of the existing storm water capture program at the Golf Course, Greenwood Park, and Chase Park.

2.2.6. Recommended Actions include forming a technical advisory committee to review and determine what measures are needed to slow the eutrophication of Crespi Pond and to ensure the pond's continued existence.

Storm water runoff from the City of Pacific Grove Municipal Golf Course is collected in Crespi Pond, where sediments are able to settle out before excess water overflows the weir located at the north end, which allows overflow to be diverted into the City's storm water system and discharged into Monterey Bay. Maintaining the storage capacity of the pond helps to minimize storm water pollution by preventing direct discharge of surface water into the stormwater system. The Crespi Pond Advisory Committee has been formed and has recommended that the dredging be conducted to maintain appropriate percentage of open water and emergent vegetation in order to reduce the eutrophication and ensure the pond's continued existence, consistent with LUP policy 2.2.6.

Dredging of sediments will occur in the fall, prior to the winter rainy season, when, according to Golf Course staff, water levels in the pond are only about 30" deep, and are well below the top of the weir; therefore, no water discharge to the Bay will occur during the dredging process. Also, stockpiling the dredged material adjacent to the pond will allow water drained from the sediment to flow back into the pond, where any additional sediment can be settled out well before water levels in the pond are high enough that they overtop the weir and flow directly to the Bay. The dredged material will then be loaded into trucks for disposal either at a licensed landfill or a location approved by the Executive Director that will not impact coastal resources. Thus by scheduling the work in the fall, prior to the onset of the rainy season, and with careful handling of dredged materials, water quality in the Monterey

Bay will be protected, consistent with Coastal Act and LUP requirements.

3. Archaeological Resources

a. Applicable Archaeological Resources Policies

Section 30244 of the Coastal Act states:

> *Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.*

Land Use Plan Section 2.4 also provides guidance on this topic as follows:

> ***LUP Policy 2.4.5.1.*** *Prior to the issuance of any permit for development or the commencement of any project within the areas designated on Figure 3, the Archaeological Sensitivity Map, the City in cooperation with the State Historic Preservation Office and the Archaeological Regional Research Center, shall:*
>
> *(a) Inspect the surface of the site and evaluate site records to determine the extent of the known resources.*
>
> *(b) Require that all sites with potential resources likely to be disturbed by the proposed project be analyzed by a qualified archaeologist with local expertise.*
>
> *(c) Require that a mitigation plan, adequate to protect the resource and prepared by a qualified archaeologist be submitted for review and, if approved, implemented as part of the project.*

b. Archaeological Resources Analysis

Crespi Pond is located within an archaeologically sensitive area (See Exhibit F). Gary Brescinni of Archaeological Consulting conducted archaeological surveys of the site and surrounding Lighthouse Reservation Area in 1977, and more recently in 2003 for the Golf Course Clubhouse site outside the coastal zone. While archaeological maps of the area show two archaeological sites located within a 10 meters of the project site, discussion with Mr. Breschinni indicate that dredge activities are not likely to impact these sites. However, since construction activities may unearth previously undisturbed materials, the project has been conditioned to prepare and implement an archaeological mitigation plan if archaeological resources are encountered.

Therefore, as conditioned to require suspension of work and development of a mitigation plan if archaeological materials are found, the proposed development is consistent with Section 30244 of the Coastal Act and approved LUP archaeological resource policies.

Local Coastal Programs

The Commission can take no action that would prejudice the options available to the City in preparing a Local Coastal Program that conforms to the provisions of Chapter 3 of the Coastal Act (Section 30604 of the Coastal Act). Because the project area contains unique features of scientific, educational, recreational and scenic value, the City in its Local Coastal Program will need to assure long-range protection of the Lighthouse Reservation area, in which this portion of the Golf Course is located, and the sensitive habitats therein, including the northernmost extent of the Asilomar dunes and wetlands associated with Crespi Pond.

While the northern Asilomar Dunes area was originally included in the work program for the Del Monte Forest Area LUP (approved with suggested modifications, September 15, 1983), the area was annexed by the City of Pacific Grove in October, 1980, and therefore is subject to the City's LCP process. Exercising its option under Section 30500(a) of the Coastal Act, the City in 1979 requested the Coastal Commission to prepare its Local Coastal Program. However, the draft LCP was rejected by the City in 1981, and the City began its own coastal planning effort. The City's LUP was certified on January 10, 1991. The City is currently formulating implementing -ordinances. In the interim, the City has adopted an ordinance that requires that new projects conform to LUP policies. (Of course, the standard of review for coastal development permits, pending LCP completion, is conformance with the policies of the Coastal Act.)

The LUP contains various policies that are relevant to the resource issues raised by this permit application, particularly with respect to protection of environmentally sensitive habitat and water quality. Finding 1 above summarizes the applicable habitat protection policies; Finding 2 addresses the LUP's water quality policies; and Finding 3 discusses archaeological resource policies. Additionally, the conditions of this permit apply, particularly with respect to wetland restoration and maintenance.

Therefore, as conditioned, the proposed development is consistent with the policies contained in Chapter 3 of the Coastal Act and will not prejudice the ability of the City of Pacific Grove to prepare and implement a complete Local Coastal Program consistent with Coastal Act policies.

California Environmental Quality Act (CEQA)

Section 13096 of the California Code of Regulations requires that a specific finding must be made in conjunction with coastal development permit applications showing the application to be consistent with any applicable requirements of CEQA. Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment.

The environmental review of the project conducted by commission staff involved the evaluation of potential impacts to relevant coastal resource issues, including environmentally sensitive wetland

habitat, water quality and archaeologically sensitive resources. This analysis is reflected in the findings that are incorporated into this CEQA finding. No public comments were received by Commission staff.

The Coastal Commission's review and analysis of land use proposals has been certified by the Secretary of Resources as being the functional equivalent of environmental review under CEQA. This staff report has discussed the relevant coastal resource issues with the proposal, and has recommended appropriate mitigations to address adverse impacts to said resources. Accordingly, the project is being approved subject to conditions which implement the mitigating actions required of the Applicant by the Commission (see Special Conditions). As such, the Commission finds that only as modified and conditioned by this permit will the proposed project not have any significant adverse effects on the environment within the meaning of CEQA.

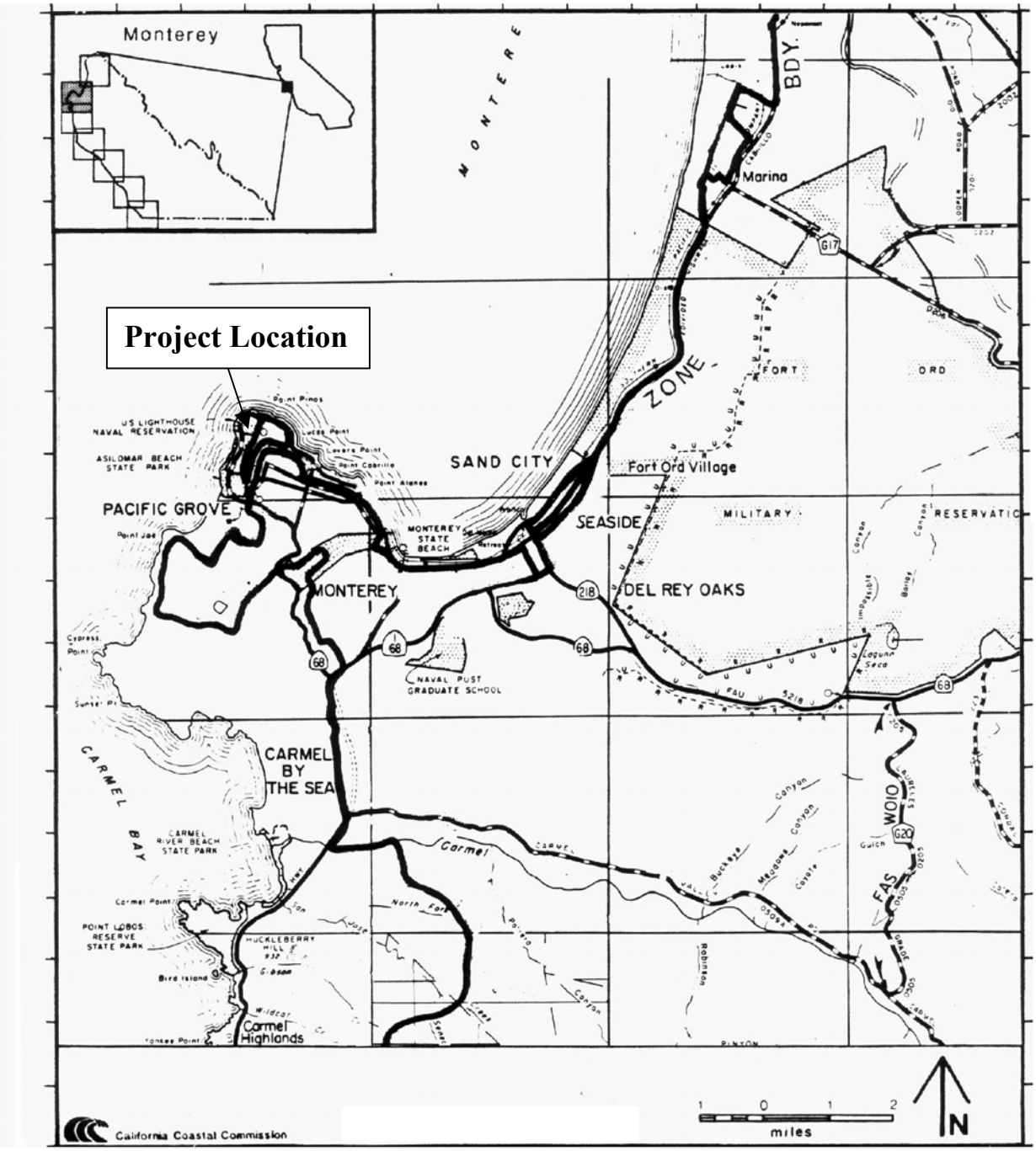


Exhibit A
Regional Location Map
Crespi Pond, City of Pacific Grove
Municipal Golf Course
3-03-083

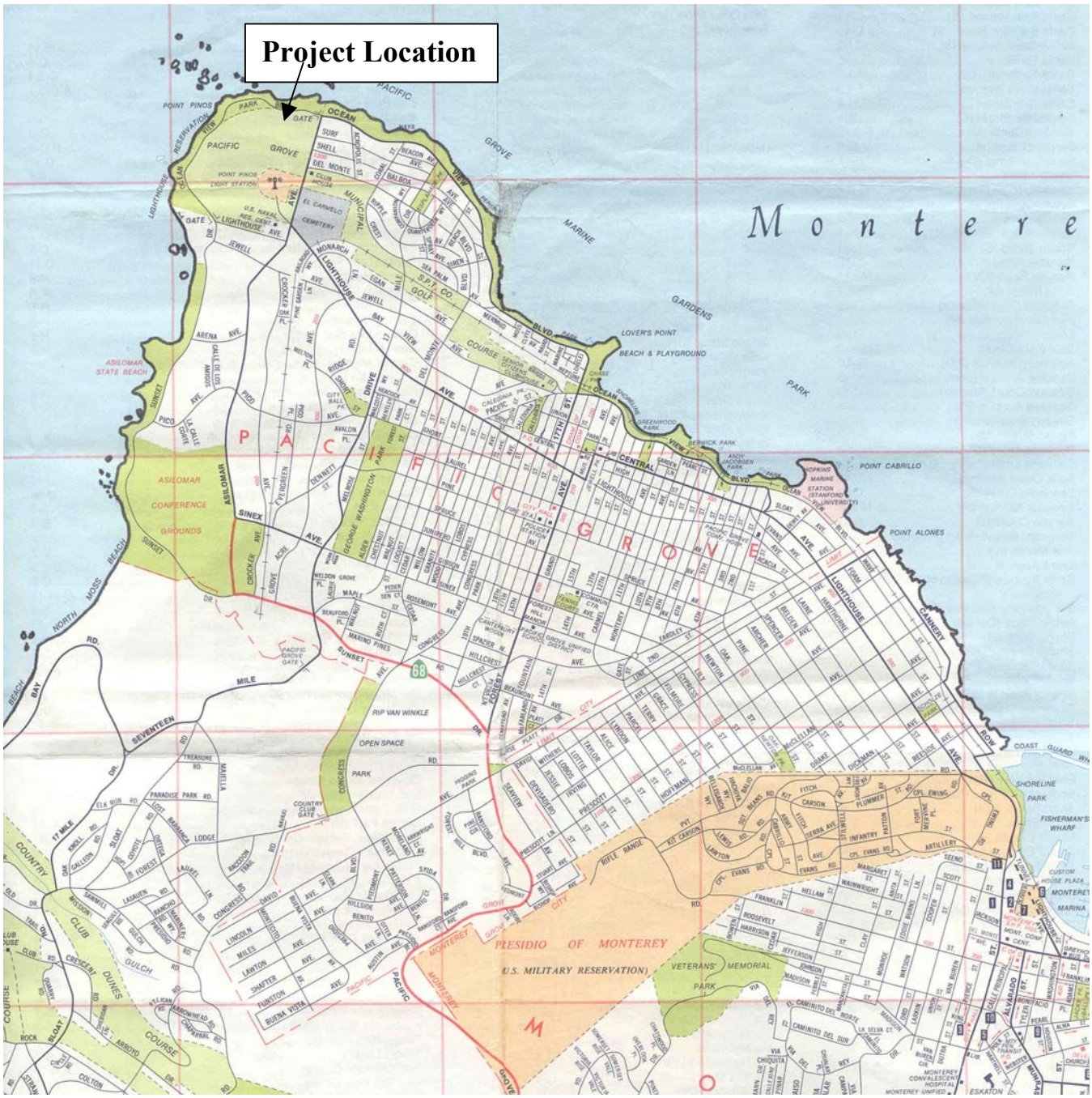
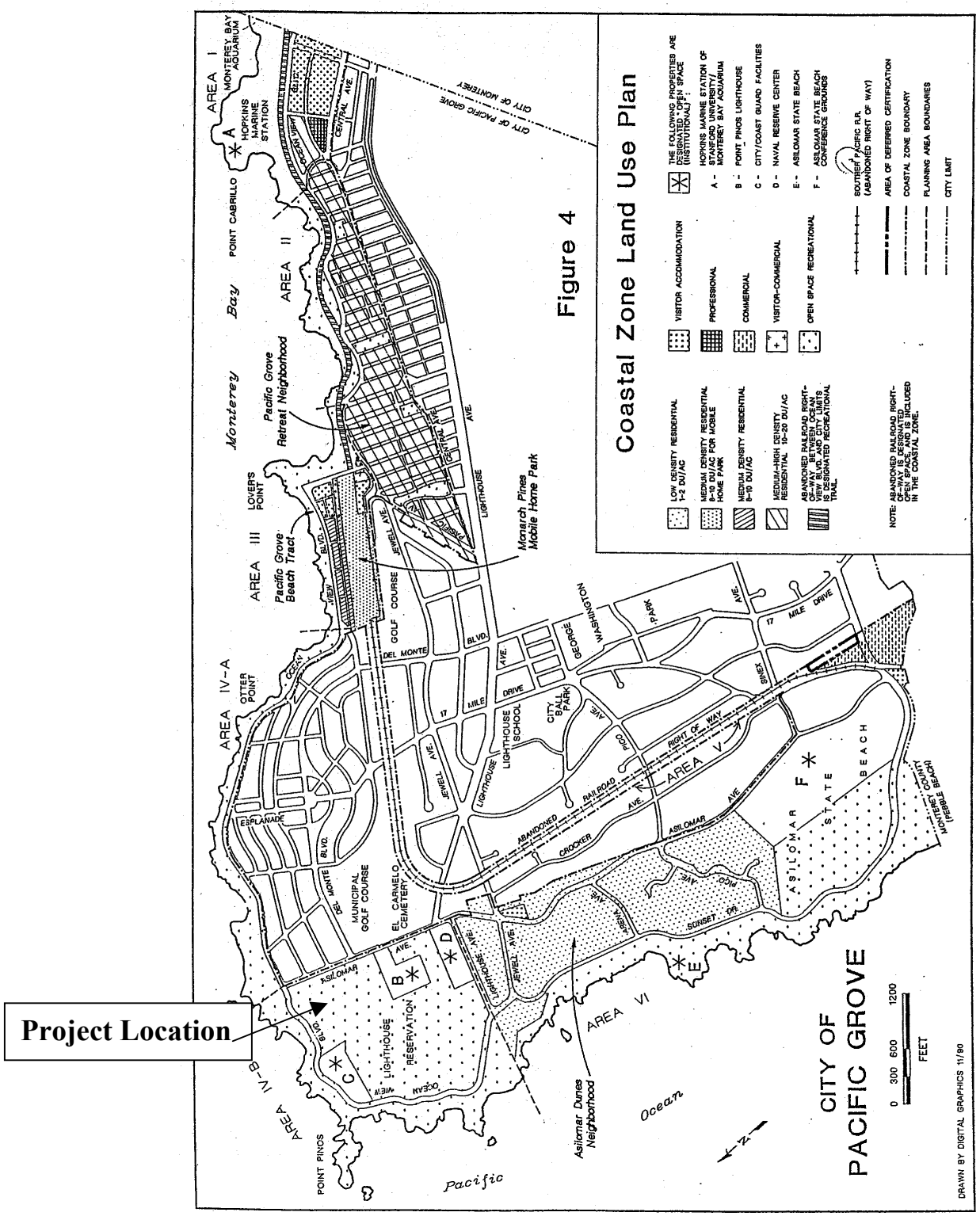


Exhibit B
Vicinity Map
Crespi Pond, City of Pacific Grove
Municipal Golf Course
3-03-083

Exhibit C
Aerial Photo of Crespi Pond and Vicinity
Crespi Pond, City of Pacific Grove
Municipal Golf Course
3-03-083



Project Location

Exhibit D
City of Pacific Grove LUP Coastal Zone Land Use Plan
Crespi Pond, City of Pacific Grove
Municipal Golf Course
3-03-083

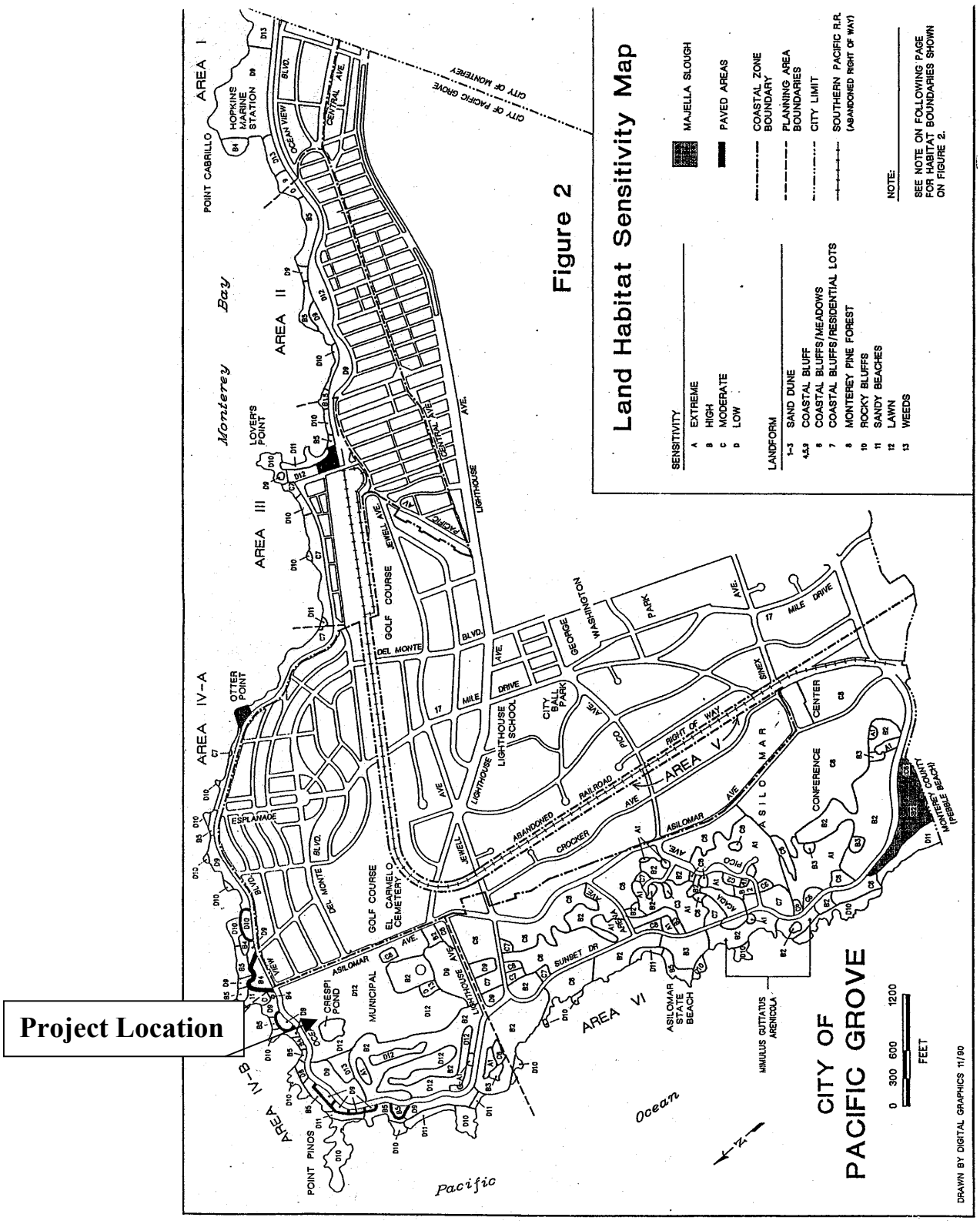


Exhibit E
City of Pacific Grove LUP Land Habitat Sensitivity Map
Crespi Pond, City of Pacific Grove
Municipal Golf Course
3-03-083

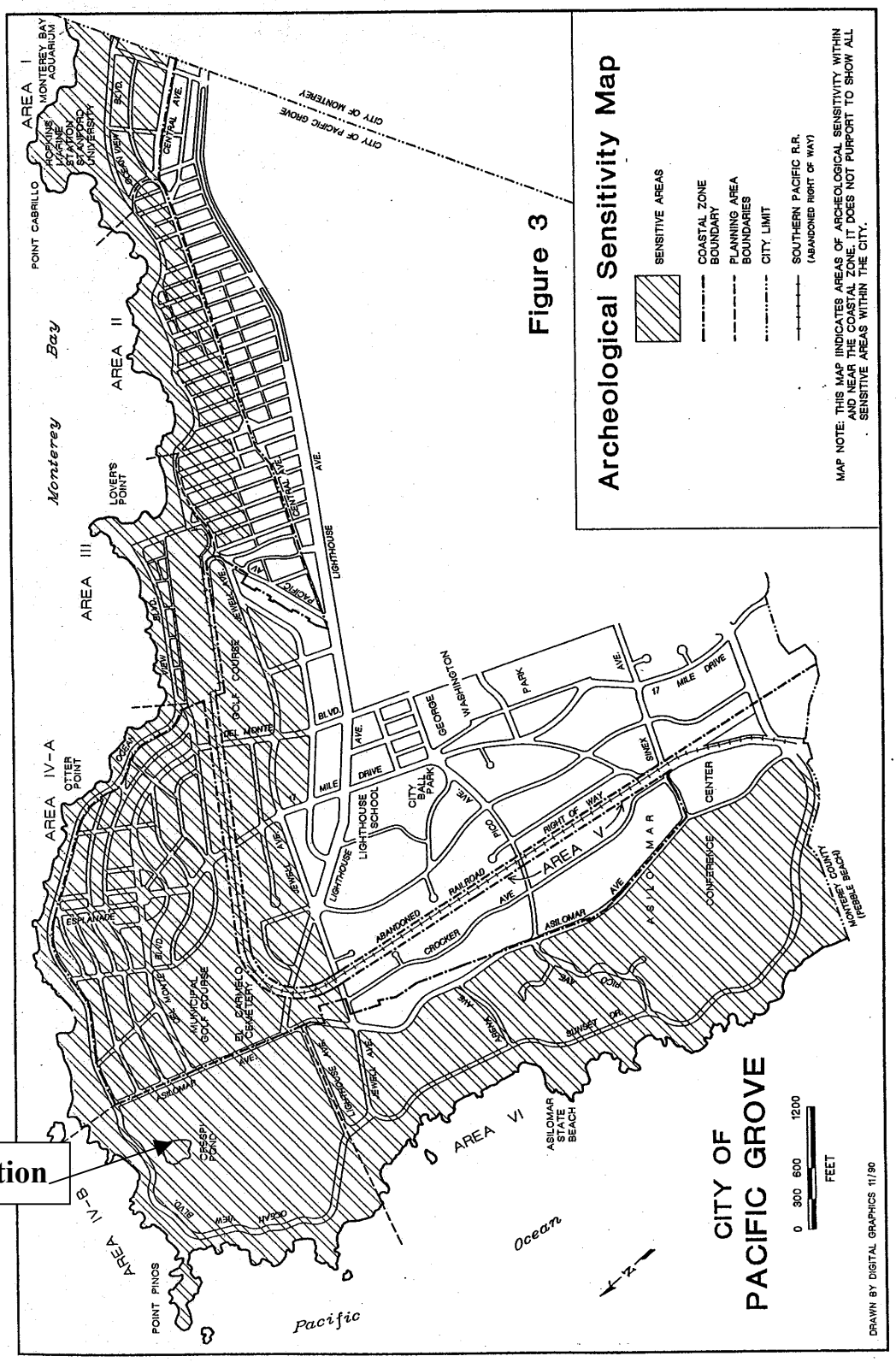


Exhibit F
City of Pacific Grove LUP Archaeological Sensitivity Map
Crespi Pond, City of Pacific Grove
Municipal Golf Course
3-03-083

Exhibit G
Staff Photos of Crespi Pond
City of Pacific Grove
Municipal Golf Course
3-03-083