

EXISTING LAND USE

The various parcels assembled to create the Pebble Creek property are predominantly covered with low, rolling hills, dissected by relatively small drainage swales that in some areas widen to create valleys with broader alluvial flat land. The hills retain much of their native woodland cover, which at various times may have been subject to logging activity, while the open land tends to be found in areas of lower slope and along drainageways. Historically, the dominant agricultural use of this land was probably as pasture. Some evidence of past agricultural use may be seen on the site, including some old farm structures. In addition, the site is crossed by a 200-foot wide overhead power line and a 50 foot-wide water main rights of way which preclude physical development within the rights of way.

The land use of the property experienced a major change when Pebble Creek was created in the mid 1970's as a recreation-oriented subdivision. A portion of the property was developed as a single family development, and a golf course was developed, consistent with an earlier site plan, which provided open space links and visual amenity to a large portion of the remaining undeveloped areas of the site. Planning for the development of this land represents a response to the existing natural character of the site and the more recent man-made amenities and changes resulting from the