

ATTACHMENT 1 to RESOLUTION NO. 12-148

Table ES-3. Summary of Project Impacts and Mitigation Measures

3.1. Aesthetics

Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL - EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
A. Scenic Vistas and Corridors										
AES-A1. The proposed project could have substantial adverse visual effects on public viewing in or near “visually prominent” areas identified in the LUP and along the 17-Mile Drive corridor.	○	●	○	●	●	●	-	○	-	●
AES-A2. The proposed roadway improvements could adversely affect views from 17-Mile Drive.	-	-	-	-	-	-	●	-	-	●
Mitigation Measures:	AES-A1. Incorporate design features and landscaping requirements in design plans and specifications for all development sites that involve construction of new structures or modification of existing structures. AES-A2. Prepare and implement a landscape plan for SR 1/SR 68/17-Mile Drive intersection reconfiguration and internal roadway improvements.									
B. Visual Character/Building Scale and Mass										
AES-B1. The proposed project could degrade the visual character and quality of some development sites (at The Inn at Spanish Bay, Area M Spyglass Hill, Residential Lot Subdivisions, and 17-Mile Drive intersections).	○	●	●	●	●	●	●	○	-	●
Mitigation Measures:	AES-A1, AES-A2. See above.									
C. Light and Glare										
AES-C1. The proposed project would introduce new sources of light and glare at development sites, which could affect nighttime views or activities in the area.	● (Applies to proposed project as a whole)									
Mitigation Measures:	AES-C1. Incorporate light and glare reduction measures in design plans and specifications.									

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3.2 Air Quality

Project Impact	Project Elements									Cumulative
	PBL	SBI	COL-EC	Area M		SUB	RD	TRA	INF	
				MH	MR					
A. Air Quality Plan Consistency										
AQ-A1. The proposed project would be consistent with the 2008 Air Quality Management Plan.	— (Applies to proposed project as a whole)									○
B. Long-Term Emissions										
AQ-B1. The proposed project would result in a long-term increase in ROG, NOx, CO, and PM10 emissions due to vehicular traffic generated by development, but would not exceed air quality standards of daily emissions thresholds.	○ (Applies to proposed project as a whole)									○
C. Construction Emissions										
AQ-C1. The proposed project would result in a short-term increase in PM10 emissions due to grading and construction.	● (Applies to proposed project as a whole)									●
Mitigation Measures:	AQ-C1. Implement measures to control fugitive dust emissions. AQ-C2. Implement measures to control construction-related exhaust emissions.									
D. Sensitive Receptors										
AQ-D1. The proposed project would result in the emission of diesel toxic air contaminants, which pose a risk to human health, from diesel truck and equipment use during construction.	⊙	○	⊙	○	○	⊙	⊙	⊙	⊙	⊙
Mitigation Measures:	AQ-C2. Implement measures to control construction-related exhaust emissions.									
AQ-D2. The proposed project would expose sensitive receptors to less-than-substantial pollutant concentrations of CO from project-related traffic.	○ (Applies to proposed project as a whole)									⊙
E. Odors										
AQ-E1. The proposed project would expose new sensitive receptors to objectionable odors from the Equestrian Center.	○	○	⊙	○	○	⊙	○	○	○	—
Mitigation Measures:	AQ-E1. Prepare and implement a manure management plan.									

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3.3 Biological Resources

Impact Topic	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
A. Environmentally Sensitive Habitat Areas										
BIO-A1. Project development would result in direct removal and indirect disturbance to ESHA areas while preserving far larger areas of ESHA.	—	—	⊙	⊙	⊙	⊙	⊙	—	⊙	⊙
Mitigation Measures:	BIO-A1. Develop and implement a site-specific resource management plan, based on the Master RMP, for each preservation area. BIO-A2. Dedicate conservation easements to the Del Monte Forest Foundation for all preservation areas. Additional Mitigation Measures for individual resources are noted below (BIO-B1, BIO-B2, etc.)									
B. Sensitive Habitats										
BIO-B1. Project development would result in direct disturbance and indirect impacts on Monterey pine forest (including maritime chaparral) while preserving far larger areas of Monterey pine forest (including maritime chaparral).	—	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙
Mitigation Measures:	BIO-A1, BIO-A2. See above. BIO-B1(C). Dedicate additional area of undeveloped Monterey pine forest.									
BIO-B2. Project development would result in potential direct and indirect disturbance of coastal dune habitat near Areas M and L while preserving the entire remnant dune area in Area M.	—	—	—	⊙	⊙	⊙	—	—	—	⊙
Mitigation Measures:	BIO-A1, BIO-A-2. See above. BIO-B2. Include additional measures in the resource management plan to avoid indirect impacts on dune habitat near Areas M and L.									
BIO-B3. Project would indirectly disturb Monterey pygmy forest and other sensitive plant habitat areas and plant and wildlife species in the HHNHA due to increased trail use and adjacent residential use.	—	—	—	—	—	⊙	—	—	—	⊙

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	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
Mitigation Measures:	BIO-A1, BIO-A2. See above. BIO-B3. Include additional measures in the resource management plan for Huckleberry Hill Natural Habitat Area to avoid indirect trail use impacts on sensitive resources and use directed lighting at the Corporation Yard residential area.									
C. Wetlands/Waters										
BIO-C1. Project development would result in potential disturbance of 0.05 acre of wetlands/drainages and result in indirect effects to wetlands and waters in and adjacent to project development areas.	—	—	⊙	—	—	⊙	—	—	—	⊙
Mitigation Measures:	BIO-C1. Avoid or compensate for the loss of wetlands and implement resource management measures to maintain wetlands in the preservation areas. HYD-A1. Ensure on-site detention of stormwater run-off at development sites and oil/grease separators at parking lots; prepare final drainage plan with flow calculations and construction detail, and implement approved drainage plan. HYD-A2. Maintain and monitor drainage and flood control facilities, and prepare annual report(s) that describe the condition, maintenance performed, and required improvements of drainage and flood control facilities. HYD-C1. Prepare and implement a stormwater pollution prevention plan to prevent and reduce sediments and contaminants in stormwater runoff during construction. HYD-C2. Provide regular inspection and maintenance of operational best management practices to ensure function and minimize the discharge of pollutants to surface water. HYD-C3. Prepare and implement an integrated pest management program for the relocated Pebble Beach Driving Range.									
D. Special-Status Plant Species										
BIO-D1. Project development would result in the direct loss of individual Yadon’s piperia plants and habitat and indirect impacts on adjacent occupied piperia habitat, while preserving far larger areas of occupied piperia habitat.	—	—	—	—	—	⊙	—	—	—	⊙
Mitigation Measures:	BIO-A1, BIO-A2. See above. BIO-D1. Implement resource management measures to maintain and enhance Yadon’s piperia habitat.									

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Impact Topic	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
BIO-D2. Project development would result in potential loss or disturbance of up to 16 Gowen cypress trees due to residential development while preserving 3.5 acres of Gowen cypress/Bishop pine pygmy forest.	—	—	—	—	—	⊙	—	—	—	⊙
Mitigation Measures:	BIO-A1, BIO-A2. See above. BIO-D2. Restore 1.6 acres of Gowen cypress/Bishop pine habitat at the Huckleberry Hill Natural Habitat Area, and implement resource management measures to maintain and enhance Gowen cypress habitat.									
BIO-D3. Project development would result in loss of one occurrence (0.2 acre) of Pacific Grove clover and indirect effects to a second occurrence.	—	—	⊙	—	—	⊙	—	—	—	⊙
Mitigation Measures:	BIO-D3. Redesign the proposed driving range to avoid Pacific Grove clover, or create or enhance a 0.2-acre compensation area for this species within another preservation area on the Monterey Peninsula. BIO-D4. Manage the Indian Village occurrence of Pacific grove clover to ensure its continued survival.									
BIO-D4. Project development would result in direct loss and indirect impacts to Hooker’s manzanita habitat while preserving larger areas of habitat.	—	—	—	—	—	○	—	—	—	○
BIO-D5. Project development could result in potential loss or disturbance of pine rose and habitat for pine rose while preserving larger areas of development.	—	—	—	—	—	⊙	—	—	⊙	⊙
Mitigation Measures:	BIO-A1, BIO-A2. See above. BIO-D5. Conduct preconstruction surveys for pine rose, implement avoidance and protection measures, if found, and conduct construction monitoring.									
BIO-D6. Project development in Area L could result in indirect effects on one occurrence of Hickman’s potentilla.	—	—	—	—	—	⊙	—	—	—	⊙
Mitigation Measures:	BIO-D6. Avoid hydrological effects to the Indian Village Hickman’s potentilla population and expand existing protection and management.									

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Impact Topic	Project Elements										Cumulative	
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF			
				MH	MR							
BIO-D7. Trail development could result in small amounts of lost habitat for special-status plant species.	—	—	—	—	—	—	—	●	—	—	●	
Mitigation Measures:	BIO-D7. Minimize special-status species habitat disturbance during trail construction.											
E. Special-Status Wildlife Species												
BIO-E1. Project construction could result in direct mortality to California red-legged frog, degradation of aquatic habitat, loss of and degradation of upland habitats, which would be partially offset by preservation of existing known occupied and suitable habitat.	—	—	—	—	—	—	—	●	—	—	—	●
Mitigation Measures:	BIO-A1, BIO-A2. See above. BIO-E1. Conduct preconstruction surveys for California red-legged frog, implement protection measures if found, and conduct construction monitoring. BIO-E2. Design new California red-legged frog breeding habitat along Seal Rock Creek in accordance with criteria to establish California red-legged frog habitat characteristics.											
BIO-E2. Development in Areas L and M could result in loss of Smith’s blue butterfly host plants, while preservation of Area M dunes will preserve host plant and habitat.	—	—	—	○	○	○	—	—	—	—	—	—
BIO-E3. Stormwater runoff from project developments during construction and operation could degrade nearshore water quality and result in indirect impacts on the southern sea otter, western snowy plover, California brown pelican and other marine resources, including the Carmel Bay Area of Special Biological Significance.	● (Applies to proposed project as a whole)										●	
Mitigation Measures:	HYD-A1, HYD-A2, HYD-C1, HYD-C2, HYD-C3. See above. GSS-C1. Prepare and implement an erosion and sediment control plan. GSS-D1. Dewater excavations and shore temporary cuts during construction of underground parking facilities.											

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Impact Topic	Project Elements										Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF		
				MH	MR						
BIO-E4. Project construction and development would result in potential loss or disturbance to habitat occupied by certain non-listed special-status wildlife species while preserving large, unfragmented areas of habitat for these species.	See below by specific species										
Legless Lizard	—	—	—	⊙	⊙	⊙	—	—	—	—	⊙
Mitigation Measures:	BIO-A1, BIO-A2, BIO-B2. See above. BIO-E5. Conduct pre-construction surveys for legless lizard, implement protection measures if found, and conduct construction monitoring for ground-disturbing construction activities.										
California Horned Lizard	—	—	—	○	○	○	—	—	—	—	○
Western Pond Turtle	—	—	—	—	—	○	—	—	—	—	○
Monterey Dusky-Footed Woodrat	—	—	—	—	—	⊙	—	—	—	—	⊙
Mitigation Measures:	BIO-E6. Conduct a preconstruction survey for woodrats and woodrat nests, and implement protection measures if found for ground-disturbing construction activities.										
Pallid bat	—	—	—	—	—	⊙	—	—	—	—	⊙
Mitigation Measures:	BIO-E7. Retain dead trees or snags wherever feasible in development and preservation areas to provide roosting habitat for pallid bats.										
Ringtails and Monterey Ornate Shrew	—	—	—	—	—	⊙	—	—	—	—	⊙
Mitigation Measures:	BIO-A1, BIO-A2, BIO-B2. See above.										
F. Common Wildlife Habitat/Populations/Plant Communities											
BIO-F1. The project would remove habitat of common wildlife species and plant communities within Del Monte Forest while preserving far larger areas of habitat for common species.	⊙ (Applies to proposed project as a whole)										⊙
Mitigation Measures:	BIO-A1, BIO-A2. See above.										
G. Indirect Impacts on Habitat Resulting from Human Use											
BIO-G1. The project would increase trail use by pedestrians and equestrians and could adversely affect common and rare wildlife and plant species within existing and proposed preservation areas.	⊙ (Applies to proposed project as a whole)										⊙

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Impact Topic	Project Elements										Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF		
				MH	MR						
Mitigation Measures:	BIO-B2, BIO-B3, BIO-D4, BIO-D6. See above. BIO-G1. Include additional measures in the resource management plan for Preservation Areas J, K and PQR to avoid indirect trail use impacts on sensitive resources.										
H. Wildlife Movement											
BIO-H1. The project would fragment certain existing forested habitats and could interfere with wildlife movement while preserving larger, unfragmented areas of habitat providing wildlife movement opportunities.	—	—	—	—	—	⊙	—	—	—	—	⊙
Mitigation Measures:	BIO-A1. BIO-A2. See above.										
I. Wildlife Breeding and Nesting											
BIO-I1. Project construction, including tree removal and grading, could result in potential disturbance to nesting raptors, including several special-status raptor species, if present during construction.	⊙ (Applies to proposed project as a whole)										⊙
Mitigation Measures:	BIO-I1. Conduct pre-construction and breeding-season raptor surveys and implement protection measures.										
J. Tree Removal											
BIO-J1. Project construction and development could result in removal or disturbance of native Monterey pine trees and coast live oak trees while preserving far larger areas and numbers of trees in the Del Monte Forest.	⊙ (Applies to proposed project as a whole)										⊙
Mitigation Measures:	BIO-A1, BIO-A2. See above. BIO-J1. Incorporate specific tree removal and replanting guidelines into the site-specific RMPs. BIO-J2. Protect retained trees from construction disturbance.										

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3.4 Climate Change

Project Impacts	Project Elements									
	PBL	SBI	COL- EQC	Area M		RES SUB	RD	TRA	INF	Cumulative
				MH	MR					
A. Contribute to Climate Change Impacts										
CC-A1. The proposed project would result in project-related greenhouse gas emissions, during construction and from operation that could considerably contribute to climate change impacts and be inconsistent with the goals of Assembly Bill 32.	◎ (Applies to proposed project as a whole)									
Mitigation Measures:	CC-A1. Implement best management practices for GHG emissions during construction. CC-A2-A. Reduce annual greenhouse gas emission by 26% relative to business as usual using a combination of design features, replanting, and/or offset purchases. OR CC-A2-B. Validate the greenhouse gas emission offset value of preserving Monterey Pine Forest designated for development using the Climate Action Registry Forest Project Protocol and preserve the lands in perpetuity.									
B. Effects of Climate Change										
CC-B1: The project would not result in significant exposure of persons or property to reasonably foreseeable impacts of climate change.	○ (Applies to proposed project as a whole)									

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3.5 Cultural Resources

Project Impact	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
A. Historical Resources										
CR-A1. The proposed project would not cause a substantial adverse change in the significance of a historical resource.	— (Applies to proposed project as a whole)									—
B. Archaeological Resources										
CR-B1. Project grading and excavation could result in disturbance to previously undiscovered archaeological resources and cause substantial adverse change in the significance of a unique archaeological resource.	⊙ (Applies to proposed project as a whole)									⊙
Mitigation Measures:	CR-B1. Conduct worker awareness training for archaeological and paleontological resources prior to ground-disturbing construction activities. CR-B2. Stop work if buried cultural deposits or human remains are encountered during ground-disturbing construction activities.									
C. Human Remains										
CR-C1. Project grading and excavation could result in disturbance to previously undiscovered human remains.	⊙ (Applies to proposed project as a whole)									⊙
Mitigation Measures:	CR-B1, CR-B2. See above.									
D. Paleontological Resources										
CR-D1. Project grading and excavation could result in disturbance and destruction of a previously undiscovered unique paleontological resource or site or unique geologic feature.	⊙ (Applies to proposed project as a whole)									⊙
Mitigation Measures:	CR-B1. See above. CR-D1. Implement stop work order if vertebrate fossil materials are encountered during ground-disturbing construction activities.									

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3.6 Geology, Seismicity, and Soils

Impact Topic	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
A. Seismic Hazards										
GSS-A1. Placement of new structures could result in potential structural damage and associated human safety hazards resulting from ground shaking caused by earthquakes on nearby active and potentially active faults.	●	●	●	●	●	●	●	—	—	●
Mitigation Measures:	GSS-A1. Ensure final design and construction specifications include recommendations contained in the site-specific geologic and geotechnical reports.									
B. Landslides and Slope Stability										
GSS-B1. Placement of buildings and grading on steep and/or unstable slopes could result in potential structural damage and associated human safety hazards from mass movements (landslides and debris flow).	—	—	—	●	●	●	—	—	—	●
Mitigation Measures:	GSS-A1. Ensure final design and construction specifications include recommendations contained in the site-specific geologic and geotechnical reports.									
C. Erosion										
GSS-C1. Grading and excavation could result in substantial soil erosion, loss of topsoil, and sedimentation.	● (Applies to proposed project as a whole)									●
Mitigation Measures:	GSS-C1. Prepare and implement an erosion and sediment control plan.									
D. Soils Constraints										
GSS-D1. Construction in areas of expansive soils could result in substantial damage to overlying building foundations and roadways.	—	●	●	●	●	●	●	—	—	●
GSS-D2. Construction of underground structures in the presence of shallow groundwater and weak surrounding deposits could result in inadequate drainage and structural failure during construction or operation.	●	—	—	●	●	●	—	—	—	●

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	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
GSS-D3. Construction in areas of unconsolidated fill could result in settlement and substantial damage to overlying building foundations.	—	⊙	—	⊙	⊙	⊙	—	—	—	⊙
Mitigation Measures:	GSS-A1. Ensure final design and construction specifications include recommendations contained in site-specific geologic and geotechnical reports. GSS-D1. De-water excavations and shore temporary cuts during construction of the underground facilities. HYD-A1. Ensure on-site detention of stormwater run-off at development sites and oil/grease separators at parking lots; prepare final drainage plan with flow calculations and construction detail; and implement approved drainage plan. HYD-A2. Maintain and monitor drainage and flood control facilities, and prepare annual reports that describe the condition, maintenance performed, and required improvements of drainage and flood control facilities.									
E. Hazardous Materials										
Impact GSS-E1. Potential hazardous materials and methane off-gassing related to materials in the fill at the Corporation Yard could result in worker and/or resident exposure to hazardous materials or hazardous conditions.	—	—	—	—	—	⊙	—	—	—	⊙
Mitigation Measures:	GSS-E1. Conduct Phase II investigation consisting of subsurface soil borings and initiate remedial action if warranted at Corporation Yard. GSS-E2. Assess potential for methane off-gassing at the Corporation Yard fill area and incorporate methane controls and/or venting into construction plans and final design if warranted.									

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3.7 Hydrology and Water Quality

Project Impact	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
A. Alteration of Drainage Patterns										
HYD-A1. The proposed project would result in the alteration of surface drainage patterns, but would not alter the course of a stream or river in a manner that would result in substantial erosion or siltation on or off the site.	●	●	●	●	●	●	—	—	—	●
Mitigation Measures:	HYD-A1. Ensure on-site detention of stormwater run-off at development sites and oil/grease separators at parking lots; prepare final drainage plan with flow calculations and construction detail, and implement approved drainage plan. HYD-A2. Maintain and monitor drainage and flood control facilities, and prepare annual reports that describe the condition, maintenance performed, and required improvements of drainage and flood control facilities.									
B. Stormwater Run-off and Drainage Infrastructure										
HYD-B1. The proposed project would result in increased stormwater run-off due to an increase in impervious surfaces and topographic alterations.	○	●	●	●	●	●	○	—	—	●
Mitigation Measures:	HYD-A1, HYD-A2. See above.									
C. Water Quality										
HYD-C1. The proposed project would degrade surface water quality due to an increase in sediment and pollutant loading in stormwater drainage during construction and from operation.	● (Applies to proposed project as a whole)									●
Mitigation Measures:	HYD-A1, HYD-A2. See above. HYD-C1. Prepare and implement a stormwater pollution prevention plan to prevent and reduce sediments and contaminants in stormwater run-off during construction. HYD-C2. Provide regular inspection and maintenance of operational best management practices to ensure function and minimize the discharge of pollutants to surface water. GSS-C1. Prepare and implement an erosion and sediment control plan. GSS-D1. Dewater excavations and shore temporary cuts during construction of the underground facilities.									

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Project Impact	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
HYD-C2. The proposed project could degrade water quality due to pesticide, herbicide, and fertilizer use from the Pebble Beach Driving Range Relocation from Area V to Collins Field.	—	—	⊙	—	—	—	—	—	—	⊙
Mitigation Measures:	HYD-C3. Prepare and implement an integrated pest management program for the relocated Pebble Beach Driving Range.									

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3.8 Land Use and Recreation

Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
A. Land Use Compatibility										
LU-A1. The proposed project could introduce new land uses that could be incompatible with surrounding land uses or with the general character of the area.	○	○	○	○	○	●	○	○	—	—
Mitigation Measures:	AQ-E1. Prepare and implement a manure management plan.									
B. Plan/Policy Consistency										
LU-B1. While the project is inconsistent with the existing LCP, the proposed project is consistent with the proposed LCP Amendment which is consistent with the Coastal Act and which would need to be approved prior to any project approval.	○ (Applies to proposed project as a whole)									○
C. Recreational Demand										
LU-C1. The proposed project would add new recreation trails and would increase the use of existing parks and recreation facilities, but would not require the construction or expansion of recreational facilities not included in the proposed project that might have an adverse physical effect on the environment.	○	○	○	○	○	○	—	—	—	—
D. Open Space Quality and Quantity										
LU-D1. The proposed project would not diminish the quality and quantity of open space used for recreation	—	—	—	—	—	○	—	—	—	—

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3.9 Noise

Project Impacts	Project Elements									Cumulative	
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF		
				MH	MR						
A. Permanent Increase in Noise due to Project Operations											
NOI-A1. The proposed project could result in exposure of persons to noise levels in excess of standards established in the County’s Land Use Compatibility for Community Noise chart from operation of ventilation fans for underground parking structure at The Lodge at Pebble Beach, but not from operation of other project elements.	●	○	○	○	○	○	○	○	○	○	●
Mitigation Measures:	NOI-A1. Employ noise-reducing treatments on parking structure fan systems.										
B. Short-Term Noise Increases due to Construction											
NOI-B1. The proposed project would result in exposure of outdoor activity areas of noise-sensitive land uses to construction noise greater than 85 dB at a distance of 50 feet during construction.	● (Applies to proposed project as a whole)									●	
Mitigation Measures:	NOI-B1. Limit hours of construction activities. NOI-B2. Locate equipment as far from noise-sensitive receptors as practicable. NOI-B3. Use sound-control devices on combustion-powered construction equipment. NOI-B4. Shield/shroud any impact tools used during construction. NOI-B5. Shut off machinery when not in use during construction. NOI-B6. Use shortest practicable traveling routes during construction. NOI-B7. Disseminate essential information to residences and implement a complaint response/tracking program during construction. NOI-B8. Implement additional mitigation measures, as needed, to reduce exposure of outdoor activity areas of noise-sensitive land uses to sustained construction noise levels greater than 85 dBA during construction.										

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Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
C. Construction-Related Vibration										
NOI-C1. The proposed project could result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels during construction at The Lodge at Pebble Beach and Area M Spyglass Hill Option 1 (New Resort Hotel).	●	○	○	○	○	○	○	○	○	—
Mitigation Measures:	NOI-C1. Limit construction activities that result in vibration to specified times, provide advance notice to adjacent residents of such schedules, and temporarily relocate residents if requested and if vibration testing demonstrates that levels exceed Federal Transit Administration vibration thresholds.									

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3.10 Public Services and Utilities

Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
A. Police and Fire Protection										
PSU-A1. The proposed project would increase demand for fire and first-responder emergency medical services.	○	○	○	○	○	○	—	—	—	○
PSU-A2. The proposed project would increase demand for police services.	○	○	○	○	○	○	—	—	—	○
B. Emergency Access										
PSU-B1. The proposed project could interfere with emergency access routes to open space areas and an adopted emergency access plan during construction.	—	—	—	—	—	○	—	—	—	○
C. Wildland Fire Hazard										
PSU-C1. The proposed project could expose people and structures to a significant risk of loss, injury, or death involving wildland fires.	● (Applies to proposed project as a whole)									●
Mitigation Measures:	PSU-C1. Implement vegetation management plans and maintenance in high-risk fire areas. PSU-C2. Implement fire safety precautions during the declared fire season when performing maintenance on natural open space areas. PSU-C3. Improve water flow requirements where needed to ensure proper fire flow.									
D. Schools										
PSU-D1. The proposed project could result in increased student enrollments.	—	—	—	—	○	○	—	—	—	○
E. Wastewater Collection and Treatment										
PSU-E1. The proposed project could result in increased wastewater treatment requirements.	○ (Applies to proposed project as a whole)									○
PSU-E2. The proposed project could increase need for sewer lines and wastewater treatment facility.	○ (Applies to proposed project as a whole)									○

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Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
F. Utility Disruption										
PSU-F1. The proposed project could result in utility service disruptions during construction.	◎ (Applies to proposed project as a whole)									◎
Mitigation Measures:	PSU-F1. Coordinate with the appropriate utility service providers and related agencies to reduce service interruptions prior to construction.									
G. Solid Waste										
PSU-G1. The proposed project would increase solid waste, green waste, and recycling disposal needs.	○ (Applies to proposed project as a whole)									○

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3.11 Transportation

Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
A. Traffic during Project Construction										
TRA-A1. Construction traffic would result in short-term increases in traffic volumes that would affect level of service and intersection operations.	● (Applies to proposed project as a whole)									●
Mitigation Measures:	TRA-A1. Schedule construction work and truck trips to comply with Del Monte Forest Architectural Board Guidelines. TRA-A2. Develop and implement a traffic control plan. TRA-A3. Obtain approval for construction truck traffic routes from Monterey County and include these routes in all contracts. TRA-A4. Implement SR 1/68/17-Mile Drive Intersection Reconstruction early in the overall construction schedule.									
B. Del Monte Forest Gates										
TRA-B1. The project would result in a minor increase in traffic at the Del Monte Forest gates.	○ (Applies to proposed project as a whole)									○
C. Impacts to Roadway Intersections and Segments										
TRA-C1. The proposed project would add substantial traffic to intersections in Del Monte Forest and the immediate vicinity to decrease from acceptable levels of service to unacceptable levels or to worsen existing unacceptable levels of service.	● (Applies to proposed project as a whole)									●
Mitigation Measures:	TRA-C1. Pay fair-share contribution to install a traffic signal at the intersection of SR 68/Skyline Forest Drive and widen SR 68 from two to four lanes through the intersection. TRA-C2. Pay fair-share contribution to construct the full SR 68 Widening Project. TRA-C3. Pay fair-share contribution to construct new turn lanes and establish new traffic signal timings at the SR 1/Ocean Avenue intersection. TRA-C6(C). Pay fair-share contribution to restripe the westbound approach at the Sunset Drive/Congress Avenue intersection to provide a left-turn pocket. TRA-C7(C). Pay fair-share contribution to optimize signal timings and phasing at the Forest Avenue/David Avenue intersection. TRA-C8(C). Pay fair-share contribution to construct the full SR 68 Widening Project (as required by TRA-C2) and to add third lane and to construct a third eastbound lane on SR 68 from east of the									

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Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
	Carmel Hill Professional Center driveway through the SR 1 intersection, with one lane going to the SR 1 southbound on-ramp and two lanes proceeding across the SR 68 overcrossing. TRA-C9(C). Pay fair-share contribution to construct a refuge lane on SR 68 for traffic turning left out of the Aguajito Road intersection. TRA-C10(C). Pay fair-share contribution to optimize signal timings at the SR 1/Carpenter Street intersection.									
TRA-C2. The project would add traffic to regional highway sections that are projected to operate at unacceptable levels of service.	● (Applies to proposed project as a whole)									●
Mitigation Measures:	TRA-C4. Pay fair-share traffic impact fee for various improvements to SR 1, SR 68, and SR 156 based on the conditions described in the Transportation Agency of Monterey County’s Regional Development Impact Fee Program.									
TRA-C3. The project would add traffic to a highway ramp projected to operate at an unacceptable level of service.	● (Applies to proposed project as a whole)									●
Mitigation Measures:	TRA-C5. Pay fair-share contribution to replace the SR 1 northbound merge at SR 68 (west) with an auxiliary lane between SR 68 (west) and Munras Avenue.									
D. Access and Circulation										
TRA-D1. The project would create new roadways that do not meet the design criteria established in the Del Monte Forest Transportation Policy Agreement, substantially increase hazards because of roadway design or internal circulation patterns, or result in inadequate emergency access.	⊙ (Applies to proposed project as a whole)									—
Mitigation Measures:	TRA-D1. Ensure compliance with the Del Monte Forest Transportation Policy Agreement. TRA-D2. Incorporate a 25-foot transition between all driveways and roadways that has no more than a 2% grade. TRA-D3. At The Lodge at Pebble Beach, add a crosswalk to address a pedestrian desire line (i.e., places pedestrians will walk) crossing the circulation road. TRA-D4. At The Lodge at Pebble Beach, modify the design of the two traffic circles to facilitate efficient vehicle flow. TRA-D5. At The Lodge at Pebble Beach, install yield signs to control the three-leg traffic circle while the other traffic circle should have no vehicle traffic controls.									

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Project Impacts	Project Elements										Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF		
				MH	MR						
	TRA-D6. At The Lodge at Pebble Beach, add sidewalks or paths to serve pedestrian movements between the Fairway One Complex, Peter Hay Golf Course, and The Lodge at Pebble Beach. TRA-D7. At the Colton Building, improve sight distance at the intersection between the existing driveway and Cypress Drive. TRA-D8. At the Colton Building, install a warning sign or lights at the entry to the parking facility, or widen the opening to at least 22 feet. TRA-D9. At The Inn at Spanish Bay, modify the 17-Mile Drive/Congress Road intersection to an all-way stop-controlled intersection, installing stop signs at all approaches. TRA-D10. At the Pebble Beach Links Driving Range, add a pedestrian crosswalk that connects the driving range to the Peter Hay Golf Course.										
E. Parking											
TRA-E1. Project land uses would create a need for additional parking.	○	○	○	—	○	—	—	—	—	—	—
F. Special Events											
TRA-F1. The project could change traffic volumes at Del Monte Forest gates during special events.	○ (Applies to proposed project as a whole)									—	
TRA-F2. The project could change traffic volumes on internal roads during special events.	○ (Applies to proposed project as a whole)									—	
TRA-F3. The project could change parking conditions during special events.	○ (Applies to proposed project as a whole)									—	
G. Transit and Alternative Transportation											
TRA-G1. The project would be inconsistent, in part, with Del Monte Forest Land Use Plan alternative transportation policies and Monterey County trip reduction requirements.	⊙ (Applies to proposed project as a whole)									—	
Mitigation Measures:	TRA-G1. Prepare and implement an alternative transportation plan, emphasizing specific trip reduction measures for proposed visitor, resident, and employee uses. TRA-G2. Expand the existing shuttle and valet system to incorporate the Spyglass Hotel as part of the overall parking management system (Option 1 only).										

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Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
H. Bicycles and Trails										
TRA-H1. The project would introduce additional traffic along 17-Mile Drive between Spanish Bay Drive and the Pacific Grove Gate, which could compromise the effectiveness of existing bicycle signage.	◎ (Applies to proposed project as a whole)									—
Mitigation Measures:	TRA-H1. Stencil “Route” after the bicycle symbols on the designated route for bicycling between the Pacific Grove Gate and Stevenson Drive at Ondulado Road.									
TRA-H2. The project would not conflict with adopted policies, plans, or programs supporting trails.	○ (Applies to proposed project as a whole)									—

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3.12 Water Supply and Demand

Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
A. Water Supply and Demand										
WSD-A1. The project’s water demand would represent an increase in water use above the 2011 Existing Conditions, but would be within the Applicant’s current entitlement and could be legally supplied by Cal-Am through 2016. However, given the current uncertain nature of regional water supplies, the additional project water demand could intensify water supply shortfalls and rationing starting in 2017, if the Regional Project (or its equivalent) is not built by then.	● (Applies to project as a whole)									●
Mitigation Measures:	Mitigation is not feasible because any additional mitigation would be disproportionate to the impact of proposed project given Applicant’s prior financing of the Recycled Water Project. The Applicant’s use of water for this project is pursuant to a valid, legal water entitlement affirmed by MPWMD, Cal-Am, and SWRCB.									
B. Water Infrastructure Capacity										
WSD-B1. Local water infrastructure is included to serve the proposed project, and existing supply infrastructure outside the project area is adequate to serve the project through 2016. The Regional Project (or its equivalent) will need to be built by 2017 to serve existing demand and the increase in demand from the project; regional water supply infrastructure and operations will have secondary environmental impacts.	● (Applies to project as a whole)									●
Mitigation Measures:	Mitigation is not feasible because any additional mitigation would be disproportionate to the impact of proposed project given Applicant’s prior financing of the infrastructure for the Recycled Water Project. The Applicant’s use of water for this project is pursuant to a valid, legal water entitlement affirmed by MPWMD, Cal-Am, and SWRCB.									

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Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
C. Carmel River Biological Resources										
WSD-C1. The project's water demand would result in increased withdrawals from the Carmel River through 2016 and thus would have a significant and unavoidable impact on Carmel River biological resources. After 2017, SWRCB mandated reductions in Cal-Am withdrawals from the Carmel River will not be changed by the project demand.				●						●
				(Applies to project as a whole)						

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