

# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY



## Planning Department

Mike Novo, AICP, Director of Planning

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# FILED

AUG 15 2014

STEPHEN L. VAGNINI  
MONTEREY COUNTY CLERK  
DEPUTY

August 15, 2014

**To:** Responsible Agencies/Interested Parties

**Subject:** Notice of Preparation (NOP) of an Environmental Impact Report for the Pebble Beach Company Inclusionary Housing Project (Development Application Planning File Number: PLN130447)

The County of Monterey will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Pebble Beach Company Inclusionary Housing Project (Development Application Planning File Number: PLN130447) proposed by the Pebble Beach Company. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval(s) for the project. Due to time limits mandated by state law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. Please submit your response to the address shown above. We will also need the name for a contact person in your agency.

The project description, location with vicinity map, and the potential environmental effects are contained in the attached materials. Per CEQA Guidelines Section 15060(d), an Initial Study was not prepared prior to the decision to prepare an EIR.

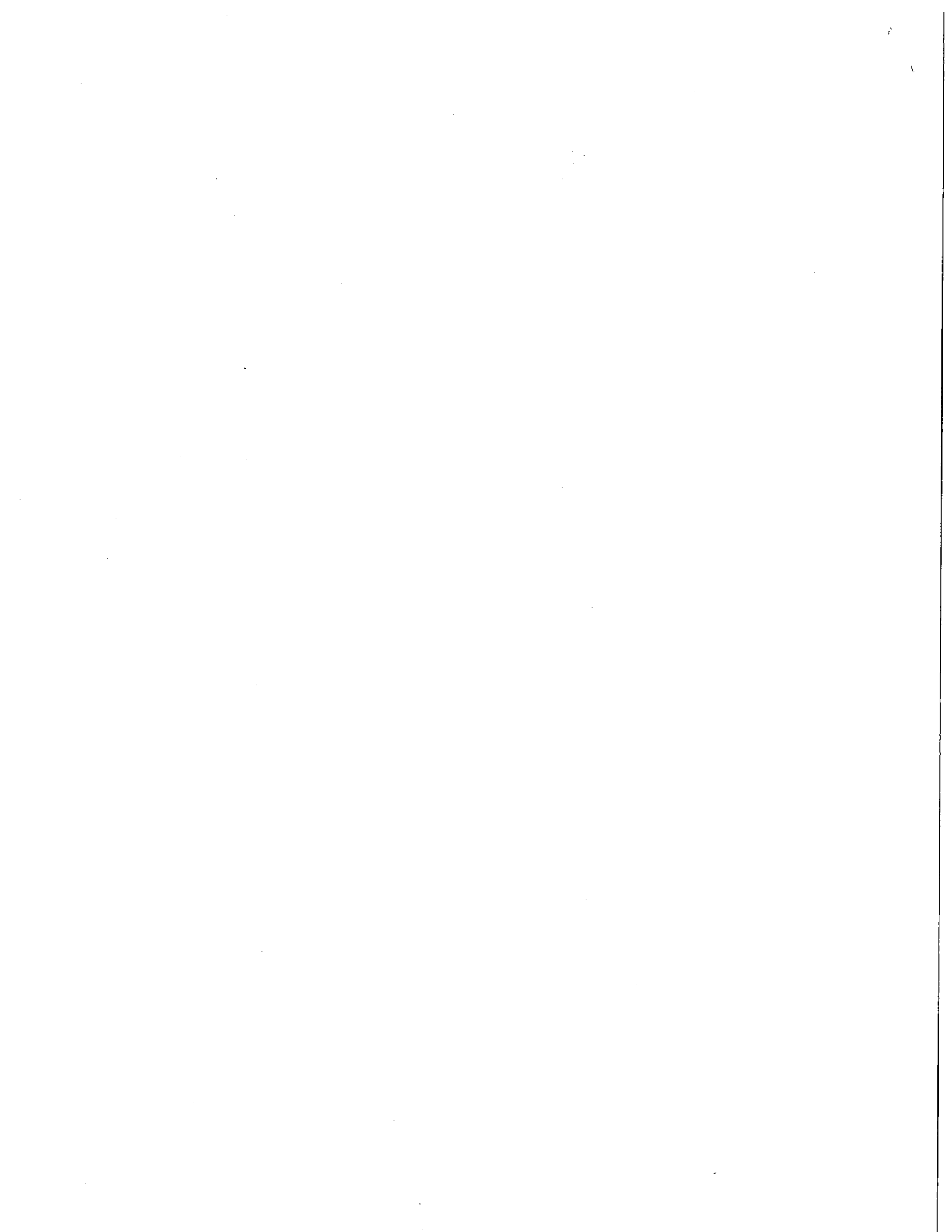
The County will also hold a public scoping meeting to receive input for the EIR. Your agency is welcome to send a representative to the scoping meeting. The date, time, and location are to be determined.

Sincerely,

Joseph Sidor  
Associate Planner  
(831) 755-5262

Attachment: Notice of Preparation and Scoping Meeting

Cc: State Clearinghouse, Office of Planning and Research  
1400 Tenth Street, Room 212  
P.O. Box 3044  
Sacramento, CA 95812-3044



# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Benny J. Young, Director  
Carl P. Holm, AICP, Deputy Director

Michael A. Rodriguez, C.B.O., Chief Building Official  
Michael Novo, AICP, Director of Planning  
Robert K. Murdoch, P.E., Director of Public Works



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August 15, 2014

## NOTICE OF PREPARATION

**SUBJECT:** Notice of Preparation (NOP) of an Environmental Impact Report (EIR) for the Pebble Beach Company Inclusionary Housing Project. The County of Monterey will be the Lead Agency and will prepare an EIR for the project, which is described below. The County requests input on the scope and content of the environmental analysis.

**PROJECT NAME:** Pebble Beach Company Inclusionary Housing Project

**PROJECT LOCATION:** The proposed project would be located within Pebble Beach, an unincorporated community in Monterey County, California. The project site is located north of S.E.B. Morse Drive, along New Congress Road, approximately 500 to 1,200 feet south of the intersection with Ortega Road, on an approximately 2-acre portion of an undeveloped 9.19-acre lot (portion of Assessor's Parcel Number 008-041-009-000), also known as "Area D" (Figure 1).

**DUE DATE FOR COMMENTS:** Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **September 19, 2014**.

**PROJECT DESCRIPTION:** The project is an application by the Pebble Beach Company for a Combined Development Permit consisting of: 1) a Use Permit and Design Approval to allow the construction of 24 affordable housing units; 2) a Use Permit to allow the removal of 133 Monterey pine and 583 oak trees; and associated grading.

The 24 affordable housing units would range in size from 1,078 square feet (sf) to 1,343 sf, including a patio, deck, and carport with small storage closet for each unit. The 24 units would be dispersed within 4 separate buildings of 6,998 sf each (6 units per building). There would also be 498 sf manager's office. Proposed vehicle parking would include 24 covered spaces (the unit carports), 26 uncovered spaces, and 3 handicapped-accessible spaces for a total of 53 parking spaces. The project also includes two driveway access points. Total development or lot coverage is 61,476 sf (22,794 sf of structures and 38,682 sf of additional impervious surface).

The gently-sloping (3-6%) undeveloped lot is comprised of Monterey pine forest, with a varying stand of dominant height Monterey pine trees and a coast live oak understory. The project includes removal of approximately 583 oak trees and 133 Monterey pine trees, and approximately 3,050 cubic yards of cut and fill (all on-site).

The project site is located within the Gowen Cypress sub-planning area, Del Monte Forest, Greater Monterey Peninsula Area Plan. The project parcel is split-zoned and split-designated, but the entirety of the proposed project development footprint would be within the Medium-Density Residential (4 units/acre) designated portion of the parcel.

The areas surrounding the parcel to the north, west and south (all unincorporated Pebble Beach) are largely undeveloped and have the same split designations, and the Del Monte Park residential neighborhood (Pacific Grove) to the east is zoned for single family residential. New Congress Road bisects the undeveloped area to the west, and there is single family residential development to the north and west of Congress Road.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The environmental review of the project will address the following issues and potential environmental effects, as identified to date. The environmental analysis will address short-term (construction) and long-term (operation) impacts.

**Aesthetics** – The EIR will evaluate the visual effects of the project, based on existing visual characteristics, impacts to scenic vistas, and public viewing areas.

**Air Quality/Climate Change** – The EIR will analyze air quality impacts including consistency with the Monterey Bay Unified Air Pollution Control District's Air Quality Management Plan, long-term operational emissions and short-term construction emissions, exposure to sensitive receptors, and generation of objectionable odors. The EIR will also describe the existing environmental and regulatory climate change conditions and will analyze the project's construction and operational greenhouse gas emissions.

**Biological Resources** – The EIR will evaluate impacts to biological resources including tree removal, sensitive habitats including Monterey pine forest, special status plant and wildlife species, and wildlife movement.

**Geology and Soils** – The EIR will identify impacts related to seismic hazards, landslides, slope stability, erosion and soils constraints.

**Hydrology, Drainage and Water Quality** – The EIR will address drainage, flooding, and water quality conditions of the project site.

**Land Use and Planning** – The EIR will identify and evaluate the project's consistency with applicable land use and zoning designations, plans, and policies; compatibility with other land uses; and impacts to recreation.

**Noise** – The EIR will assess the short-term (construction) and long-term (operational) impacts of the project on the surrounding land uses.

**Public Services/Utilities Resources** – The EIR will evaluate the potential impacts to water supply, wastewater collection and treatment, solid waste, police and fire service, and schools and associated infrastructure.

**Traffic and Circulation** – The EIR will evaluate transportation and circulation impacts based on the traffic increase and the adequacy of parking, circulation and access to existing transportation facilities, transit and bicycle travel.

**Water Supply** – The EIR will describe the existing water supply and delivery system to the project site, including potable and irrigation water supplies. This will include an overview on

existing water entitlements to the Del Monte Forest area and a description of known water supply problems in the area.

**Growth Inducing Impacts** – The EIR will evaluate the potential growth-inducing effects of the proposed development, including any potential fostering of economic, population, or housing growth; describe whether the project will remove obstacles to growth; create the need for expanded community service facilities; and if the project might encourage or require other activities that could cause potentially significant environmental impacts.

**Cumulative Impacts** – The EIR will evaluate the potential cumulative impacts of the project when combined with past, present, and reasonably anticipated projects in the region.

**Alternatives** – The EIR will consider a range of reasonable alternatives to the proposed project that could feasibly obtain most of the basic objectives of the proposed project while avoiding or substantially reducing significant impacts of the proposed project, in accordance with CEQA Guidelines Section 15126.6.

**Significant and Unavoidable Environmental Effects** – The EIR will identify if there are any significant impacts that cannot be mitigated to a less than significant level. It will explain why such impacts cannot be avoided and, if appropriate, reference identified project alternatives that reduce the impact.

**Significant Irreversible Environmental Changes** – The EIR will identify any significant irreversible environmental changes that would be involved in the proposed project should it be implemented, such as the consumption of non-renewable resources.

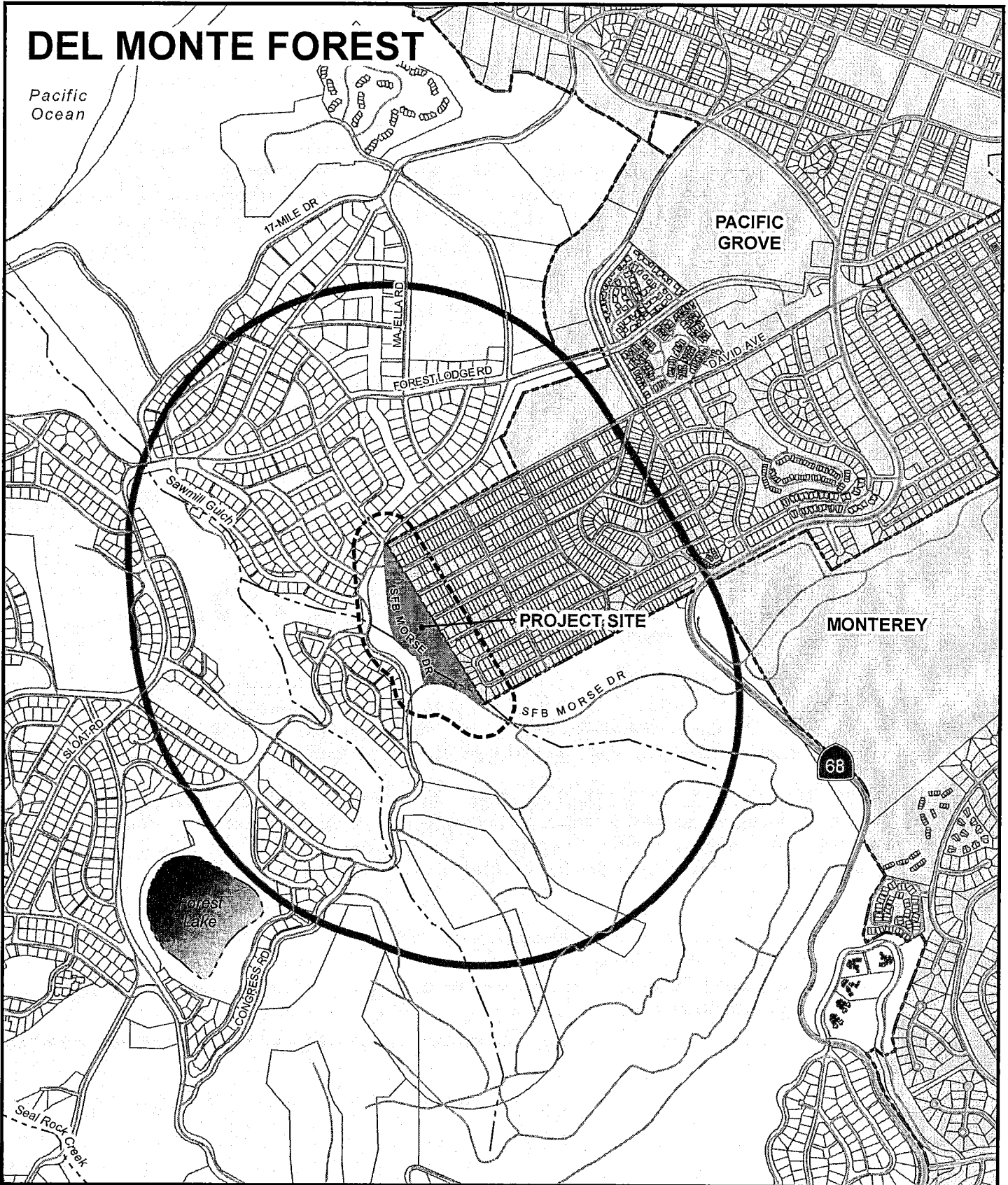
**PUBLIC SCOPING MEETING:** Pursuant to the public participation goals of CEQA, the County of Monterey will host an EIR Scoping Meeting to gather additional input on the content and focus of the environmental analysis and potential alternatives to be considered in the EIR. The date, time, and location of the scoping meeting are yet to be determined.

**COMMENTS ON THE SCOPE OF THE EIR:** The County of Monterey welcomes all comments regarding the potential environmental impacts of the proposed project and potential alternatives. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted by **September 19, 2014**. Please direct your comments to:

Joseph Sidor  
Monterey County Resource Management Agency – Planning  
168 W. Alisal Street, 2<sup>nd</sup> Floor  
Salinas, California 93901  
SidorJ@co.monterey.ca.us

# DEL MONTE FOREST

Pacific Ocean



APPLICANT: PEBBLE BEACH COMPANY

APN: 008-041-009-000

FILE # PLN130447

 2500' Limit  300' Limit  Water  City Limits

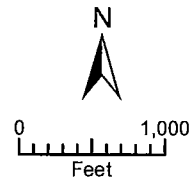


Figure 1. Project Vicinity