

This environmental impact report (EIR) is an information document prepared in compliance with the California Environmental Quality Act (CEQA), which requires all state and local government agencies to consider the environmental consequences of projects over which they have discretionary authority before taking action on those projects (California Public Resources Code Section 21000 et seq.).

This EIR has been prepared for the proposed Pebble Beach Company Inclusionary Housing Project. The CEQA Lead Agency is the County of Monterey Resource Management Agency (RMA), which is responsible for certifying the EIR and approving the project.

This chapter provides a brief overview and background of the proposed project; a description of the CEQA environmental review process; and the intent, scope and organization of this EIR.

Proposed Project

Overview

The proposed project (Project) is called the Pebble Beach Company Inclusionary Housing Project (RMA-Planning File No. PLN130447). The Project location is a 13.2-acre undeveloped site located along SFB Morse Drive within Pebble Beach, an unincorporated community in Monterey County.

The Project involves development of 24 affordable (inclusionary) housing units on 2.7 acres and preservation of Monterey pine forest as open space on 10.5 acres. The 24 housing units would be two-story units dispersed within 4 buildings. The Project also includes a manager's office, 67 parking spaces, two driveway access points from SFB Morse Drive, and landscaping.

The Project site is outside the Coastal Zone and has an entitlement for water supply. The current zoning designation of the Project site is Medium-Density Residential (4 units/acre) on 7.7 acres and Resource Conservation on 5.5 acres. The proposed development would be entirely within the area zoned for residential development.

Background

The Pebble Beach Company (PBC) is proposing the Project to comply with Monterey County's (the County's) Inclusionary Housing Ordinance and with Condition No. 18 of the Monterey County Board of Supervisors Resolution No. 12-149, as amended in Resolution No. 14-024, for the Pebble Beach Company Project (RMA-Planning File No. PLN100138).

The County adopted an Inclusionary Housing Ordinance (Monterey County Code Chapter 18.40), which requires that 20% of all new residential units developed in the unincorporated portions of the County be affordable to very low-income, low-income, and moderate-income households. The ordinance allows, under specified circumstances, alternative means of compliance.

1 PBC intends to develop 90 to 100 market-rate, single-family residential lots, as part of the
2 previously-approved Pebble Beach Company Project (RMA-Planning File No. PLN100138), which is
3 the phased development and preservation of PBC properties throughout the Del Monte Forest Coastal
4 Zone. In addition to the 90 to 100 market-rate, single-family residential lots, the Pebble Beach
5 Company Project includes renovation and expansion of visitor-serving uses; road, infrastructure,
6 and trail improvements; and preservation of 635 acres of undeveloped Monterey pine forest land.
7 (PLN100138 is also called or referenced as the Pebble Beach Company Concept plan, or the buildout
8 project.)

9 On June 19, 2012, the Monterey County Board of Supervisors approved the Pebble Beach Company
10 Project PLN100138 (Resolution No. 12-148, CEQA, and Resolution No. 12-149, entitlements/
11 project) and adopted findings related to compliance with the Inclusionary Housing Ordinance
12 (Finding No. 15 of Resolution No. 12-149). The PBC's obligations for compliance with the
13 Inclusionary Housing Ordinance are contained in Condition No. 18 (Resolution No. 12-149, as
14 amended in Resolution No. 14-024):

15 18. PDSP013 – Inclusionary Housing (Non-Standard)

16 The project is subject to the County's Inclusionary Housing Ordinance, codified in Chapter 18.400
17 of the County Code. Prior to the recordation of the first Final Map, the applicant shall execute an
18 Inclusionary Housing Agreement, in a form acceptable to the Economic Development Director, to
19 provide for the required inclusionary housing, as modified by the Board of Supervisors. The
20 Applicant shall comply with the Inclusionary Housing Ordinance as follows: 1) The Applicant
21 shall deposit \$5 million with the County, to be held by the County in a separate interest bearing
22 fund as security for the Applicant's development of an affordable (as defined in the Inclusionary
23 Housing Ordinance) housing project or projects of at least 18 units in the Greater Monterey
24 Peninsula Planning Area (including the incorporated cities located therein); 2) If the Applicant
25 identifies, acquires, entitles, and constructs an affordable housing project or projects of at least
26 18 units in the Greater Monterey Peninsula Planning Area within five (5) years of the recordation
27 of the first residential sub division Final Map, the County shall return the \$5 million deposit, plus
28 any accrued interest, to the Applicant; and 3) Failing identification, acquisition, entitlement, and
29 construction of a project pursuant to (2) above within five (5) years of the recordation of the first
30 residential subdivision Final Map, the \$5 million on deposit as security with the County, plus any
31 accrued interest, shall convert to County funds to be used for assistance in the development of
32 affordable housing within the Greater Monterey Peninsula Planning Area (including the
33 incorporated cities located therein) in compliance with the Inclusionary Housing Ordinance, and
34 the Applicant shall contribute an additional \$2 million to the County to be added to the separate
35 fund, which fund may thereafter be utilized by the County for purposes of or leading to actual
36 development and construction consistent with the Inclusionary Housing Ordinance, and within
37 the Greater Monterey Peninsula Planning Area (including the incorporated cities located
38 therein).

39 Therefore, the approval of 90-100 residential lots requires 18-25 inclusionary housing units. To
40 meet this requirement, PBC is proposing construction of 24 units within Pebble Beach, as described
41 in the *Overview* section above. If it builds out all 100 residential lots, PBC would then pay the County
42 an inclusionary fee for one unit.

43 As described in Section 3.8, *Land Use and Recreation*, under Zoning History of Project Site, the
44 Project site has been zoned for residential development since 1969. The Project site was not
45 proposed for preservation by PBC as part of the 2011 buildout project or as part of the prior
46 Measure A, nor required for preservation per mandated mitigation for prior project approvals.

1 CEQA Environmental Review Process

2 As stated above, CEQA requires all state and local government agencies to consider the
3 environmental consequences of projects over which they have discretionary authority before taking
4 action on those projects.

5 CEQA requires agencies to comply with the following objectives and procedures.

- 6 • Disclose environmental impacts by preparing appropriate environmental documentation.
- 7 • Identify and prevent environmental damage by identifying mitigation measures, alternatives,
8 and mitigation monitoring.
- 9 • Disclose agency decision-making by preparing Findings and Statements of overriding
10 consideration.
- 11 • Enhance public participation and foster intergovernmental coordination through:
 - 12 ○ Publication of the Notice of Preparation (NOP),
 - 13 ○ Project scoping,
 - 14 ○ State Clearinghouse and public review of environmental documents, and
 - 15 ○ Public hearing.

16 Notice of Preparation

17 The purpose of the NOP is to solicit participation from responsible and coordinating federal, state,
18 and local agencies and from the public in determining the scope of an EIR. The scoping process for
19 this EIR was formally initiated August 21, 2014, with submission of the NOP to the State
20 Clearinghouse in compliance with CEQA (State Clearinghouse No. 2014081052). In addition, a
21 notification letter was distributed to interested agencies, organizations, and members of the public.
22 Comments were provided by a number of agencies, organizations, and members of the public.
23 Comments are on file at the Monterey County RMA-Planning offices in Salinas, California. A copy of
24 the NOP is included in **Appendix A**.

25 Scoping

26 Scoping refers to the process used to assist the Lead Agency in determining the focus and content of
27 an EIR. Scoping solicits input on the potential topics to be addressed in an EIR, the range of project
28 alternatives, and possible mitigation measures. Scoping is also helpful in establishing methods of
29 assessment and in selecting the environmental effects to be considered in detail. Tools used in
30 scoping of this EIR included a public scoping meeting and publication of the project NOP.

31 A public scoping meeting was held on August 28, 2014, at Robert Louis Stevenson High School in
32 Pebble Beach, and approximately 65 people attended the meeting. The scoping meeting provided an
33 opportunity for attendees to comment on environmental issues of concern and the alternatives that
34 should be discussed in the EIR. Participants also provided written comments at, and subsequent to,
35 the scoping meeting. Written comments are on file in the Monterey County RMA-Planning offices in
36 Salinas and included in **Appendix A**.

- 1 The following key environmental issues were raised in the scoping comments.
- 2 • Concerns regarding impacts on neighboring residences from new development, including
 - 3 increased noise, traffic, and light; loss of open space; and change in visual character.
 - 4 • Concerns regarding the potential impacts on biological resources, including Yadon’s piperia,
 - 5 wetlands, and wildlife, and concerns regarding adverse effects on Monterey pine forest as a
 - 6 result of tree removal.
 - 7 • Requests to consider alternative sites including, but not limited to the site at the 17-Mile
 - 8 Drive/Sunset Drive intersection, the new surface parking lot at The Inn at Spanish Bay, and the
 - 9 Pebble Beach Corporation Yard.

10 EIR Intent and Scope

11 Intent

12 The intent of this Draft EIR is to:

- 13 • Identify potential direct, indirect, and cumulative environmental impacts associated with the
- 14 Project.
- 15 • Describe feasible mitigation measures intended to lessen or avoid potentially significant project
- 16 impacts or reduce them to a less-than-significant level.
- 17 • Disclose potential project impacts and proposed mitigation measures for public review and
- 18 comment.
- 19 • Discuss potential alternatives to the Project that avoid or reduce identified significant project
- 20 impacts.

21 The EIR is an informational document for decision makers. CEQA requires that decision makers

22 review and consider the EIR in their consideration of a proposed project. The County is the Lead

23 Agency responsible for certifying the EIR and for approving the Project’s land use permits. The Draft

24 EIR is also intended to supply the information necessary to support related permit application and

25 review processes.

26 Scope

27 This Draft EIR evaluates the potential impacts of the Project in relation to the following

28 environmental topics.

- 29 • Aesthetics
- 30 • Air Quality
- 31 • Biological Resources
- 32 • Climate Change
- 33 • Cultural Resources
- 34 • Geology, Seismicity, and Soils
- 35 • Hydrology and Water Quality

- 1 • Land Use and Recreation
- 2 • Noise and Vibration
- 3 • Public Services and Utilities
- 4 • Transportation and Circulation
- 5 • Water Supply

6 This Draft EIR also identifies the following.

- 7 • Significant unavoidable impacts.
- 8 • Significant irreversible changes in the environment.
- 9 • Growth inducement.
- 10 • Cumulative impacts.
- 11 • Alternatives to the Project.

12 This Draft EIR does not evaluate the following topics because there would be no impacts on the
13 resource area or the potential impacts were determined to be less than significant.

14 **Agricultural Resources.** There are no farmlands within or near the project area that would be
15 affected by the Project. The nearest farmland in the County is located in Carmel Valley,
16 approximately 2 miles southeast of Pebble Beach and in the Salinas Valley approximately 10 miles
17 northeast of Pebble Beach. Therefore, there would be no impact.

18 **Population and Housing.** The 13.2-acre Project site is currently zoned Resource Conservation (5.5
19 acres) and Medium-Density Residential (7.7 acres). Under the current zoning, up to 30 market-rate
20 units could be developed on 7.7 acres, and 5.5 acres would be conserved as open space (Sidor pers.
21 comm.). Under the proposed Project, 24 inclusionary housing units would be developed on 2.7 acres,
22 and the remaining 10.5 acres would be preserved as open space, thus reducing the long-term
23 potential buildout of the project site. The project would not induce substantial population growth,
24 either directly by developing more homes than allowed under current zoning or indirectly by
25 extending roads or other infrastructure. The project would not displace substantial numbers of
26 existing housing units or people, necessitating the construction of replacement housing elsewhere.
27 Therefore, the impact would be less than significant.

28 **Mineral Resources.** The proposed project would not be located within a significant mineral, oil, or
29 gas resource area as defined by the County and the state (Monterey County 2005). The primary
30 mineral commodities currently mined in Monterey County are sand, gravel, and petroleum. There
31 are several former quarries in Pebble Beach including at the Corporation Yard (approximately 1
32 mile south of the Project site), at Sawmill Gulch (immediately south of the Project site), and in Area
33 M (approximately 1.7 miles southwest of the Project site). These sites are not currently mined, nor
34 do they encompass the Project site. The Sawmill Gulch and Corporation Yard quarry are being
35 reclaimed, and the Area M quarry has been used for staging for special events and other purposes
36 other than mining. The Project would not result in the loss of availability of known mineral
37 resources of regional or statewide importance. Therefore, there would be no impact.

1 EIR Organization

2 In addition to this chapter, the EIR contains the following chapters.

- 3 • Chapter 2, *Project Description*, which describes the Project in detail.
- 4 • Chapter 3, *Environmental Setting, Impacts, and Mitigation Measures*, which discusses various
5 resources potentially affected by the Project, as outlined in the *Scope* section, above, and
6 identifies the impacts and mitigation measures.
- 7 • Chapter 4, *Other CEQA-Required Analyses*, which provides a discussion of significant
8 environmental impacts that cannot be avoided, significant irreversible environmental changes,
9 growth-inducing impacts, and cumulative impacts.
- 10 • Chapter 5, *Alternatives*, which describes the various alternatives considered and either
11 dismissed from further analysis or analyzed in this document.
- 12 • Chapter 6, *Report Preparation*, which provides a list of preparers of and contributors to the EIR.
- 13 • Chapter 7, *References*, which provides a bibliography of source material.

Chapter 2

Project Description

The Pebble Beach Company Inclusionary Housing Project (RMA-Planning File No. PLN130447) (Project) is an application by the Pebble Beach Company (PBC) for a Combined Development Permit consisting of: 1) a Use Permit and Design Approval to allow the construction of 24 affordable housing units and 2) a Use Permit to allow for tree removal, and grading. The Project includes development of 24 affordable (inclusionary) housing units on 2.7 acres and preservation of 10.5 acres of Monterey pine forest on a 13.2-acre undeveloped site (Project site) located in Pebble Beach.

This chapter describes the Project in detail and contains the following sections.

- Location
- Objectives
- Description
 - Residential Development
 - Open Space Preservation
- Construction
- Required Permits and Approvals
- Project Site Background

Location

The 13.2-acre Project site is located within Pebble Beach, an unincorporated community in Monterey County. Pebble Beach is located on California’s Pacific Coast and is bounded by the Pacific Ocean to the west and the cities of Pacific Grove, Monterey, and Carmel-by-the-Sea to the north, east, and south, respectively (**Figure 2-1**).

The Project site is located along SFB Morse Drive, just south of the intersection with Ortega Road, in the northeast portion of Pebble Beach, adjacent to the City of Pacific Grove (**Figure 2-2**). The 13.2-acre Project site is part of Assessor’s Parcel Number 008-041-009-000, and is owned by PBC. SFB Morse Drive bisects the project site, with 9.2 acres on the east side of SFB Morse Drive and 4.0 acres on the west side of SFB Morse Drive.

The Project site is located within the Greater Monterey Peninsula Area Plan and is outside the Coastal Zone. The Project site is split-zoned Medium-Density Residential, 4 units per acre (MDR/4-D) and Resource Conservation 10 (RC/10), and it is split-designated in the Greater Monterey Peninsula Area Plan as Residential (4 units per acre) and Open Space Forest. The proposed development would be entirely within the MDR-zoned portion of the Project site (also refer to Figure 3.8-2, *Existing Zoning*, in Section 3.8, *Land Use*).

The Project site is undeveloped and contains Monterey pine forest, with a varying stand of dominant height Monterey pine trees and a coast live oak understory. The Project site gently slopes (3–6%)

1 downward from east to west, and there is a natural drainage extending through the southwestern
2 portion of the site (**Figure 2-2**).

3 The land uses surrounding the Project site include:

- 4 • Residential development to the north and west (unincorporated Pebble Beach),
- 5 • Residential development to the east (Del Monte Park residential neighborhood, City of Pacific
6 Grove), and
- 7 • Undeveloped open space to the south (unincorporated Pebble Beach).

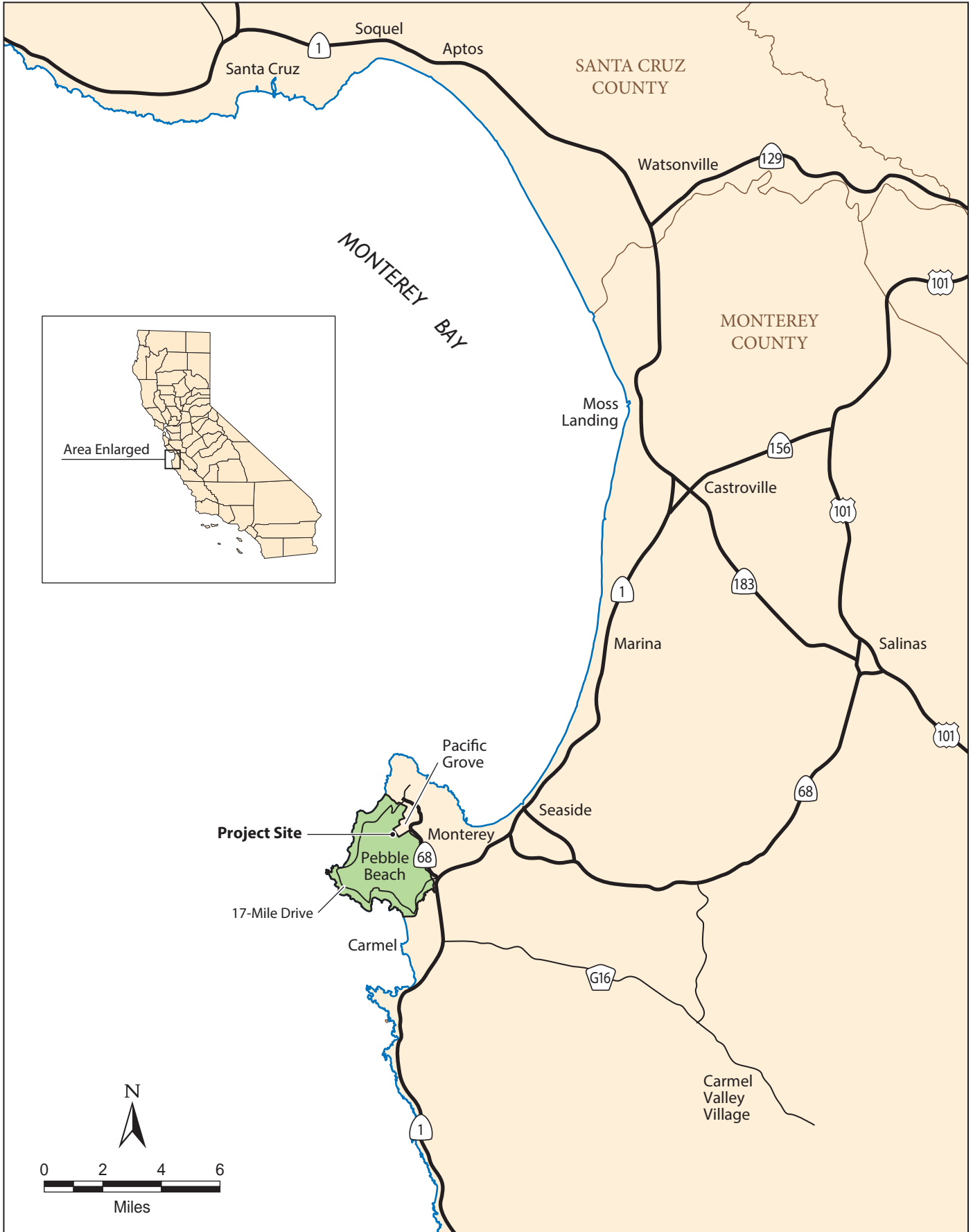
8 Objectives

9 This section lists the applicant's project objectives. The primary objective of the applicant (PBC) is to
10 meet Condition No. 18 of the approved PBC Project (RMA-Planning File No. PLN100138 – PDSP013 –
11 Inclusionary Housing, Non-Standard).¹ The applicant proposes to meet Condition No. 18 by:

- 12 • providing affordable housing in close proximity to PBC facilities and other Del Monte Forest
13 employment areas;
- 14 • providing affordable housing in close proximity to public schools and residential services;
- 15 • providing affordable housing in an area currently zoned for and adjacent to existing residential
16 development;
- 17 • providing affordable housing in an area for which PBC holds entitlement to water service by
18 California American Water Company as a result of construction of the Carmel Area Wastewater
19 District-Pebble Beach Community Services District Wastewater Reclamation Project; and
- 20 • providing affordable housing that is owned and operated by PBC.

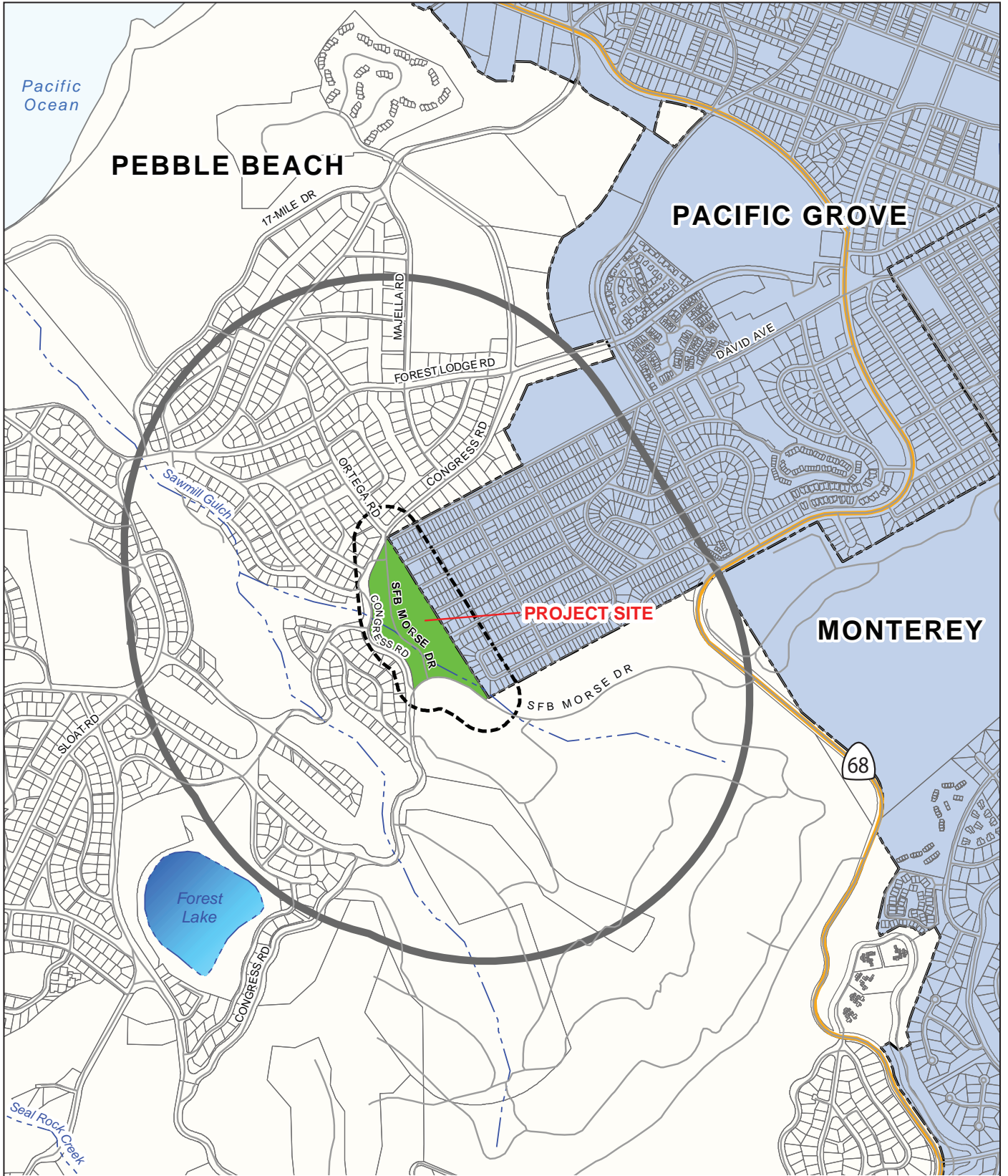
21 PBC intends to own, operate, and lease 24 townhouse apartments in compliance with all County
22 requirements. PBC also intends to offer these 24 rental units on a preferential basis to PBC
23 employees who meet the County's income qualification requirements. In the event of employment
24 separation, PBC's lease will require that the rental unit be vacated within a reasonable period of
25 time not to exceed 90 days in order that the unit may again be offered on a preferential basis to
26 existing PBC employees meeting the County's qualification requirements. If no qualified PBC
27 employees are interested in leasing an available unit, then PBC intends to offer the unit on a
28 preferential basis to employees of other entities operating within the Del Monte Forest (such as
29 Pebble Beach Community Services District and Stevenson School), subject to the same requirement
30 of continued employment by such entity. If no qualified employees of PBC or other Del Monte Forest
31 entities are interested in leasing an available unit, then PBC intends to offer the unit to other
32 qualified employees working on the Monterey Peninsula.

¹ As described in the *Background* section in Chapter 1, *Introduction*, there are different ways in which the applicant can meet Condition No. 18, but the applicant proposes to meet Condition No. 18 through this specific proposed project which includes constructing 24 inclusionary units within Pebble Beach.



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**Figure 2-1
Regional Location**




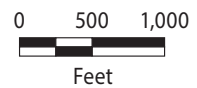
APN: 008-041-009-000

FILE # PLN130447

Source: County of Monterey

 300 feet from the site perimeter

 2,500 feet from the site perimeter



**Figure 2-2
Project Location**

1 Description

2 The Project includes residential development (24 units on 2.7 acres) and open space preservation
3 (10.5 acres) on the 13.2-acre project site (**Figure 2-3**), as described below.

4 Residential Development

5 The residential development would be located on a 2.7-acre portion (the development site) of the
6 13.2-acre Project site and on the east side of SFB Morse Drive. Residential development would
7 consist of 24 housing units, a manager's office, parking and access, tree removal and landscaping,
8 utilities, and stormwater management. The development features are summarized in **Table 2-1**.

9 Housing Units

10 The development would consist of 24 housing units ranging in size from 1,078 square feet (sf) to
11 1,343 sf. The 24 units would be dispersed within 4 separate buildings of 6,998 sf each. Each building
12 (referred to as Buildings 1, 2, 3, and 4 from north to south) would have 6 units. **Figure 2-4** shows
13 the Project site plan.

14 As shown in **Table 2-1**, the development would have a total of 16 two-bedroom units and eight
15 three-bedroom units. Each of the four residential buildings would be two stories and would have
16 four two-bedroom units and two three-bedroom units on each end. The third bedroom in each end-
17 unit would be on the first story, and there would be no second story above it. The three-bedroom
18 units would be approximately 1,343 sf, and the two-bedroom units would be 1,078 sf. The
19 residential buildings would have horizontal shiplap siding and composition shingle roofing. **Figure**
20 **2-5** shows the elevations of the residential buildings.

21 Each residential unit would have an entry gate leading into a front-patio area. These patios would be
22 lined with private tenant planting/garden areas and would have 6-foot-high walls enclosing the
23 patio area. Each unit would have a second patio with an adjacent small storage closet located in the
24 rear of the unit. Each of the three-bedroom units would have a third patio located outside the third
25 bedroom. Each unit would also have a balcony located off the rear bedroom on the second floor.

26 The residential buildings would be set back approximately 71 feet (Building 1) to approximately 87
27 feet (Building 2) from SFB Morse Drive. The rear setbacks would be between approximately 126 feet
28 (the office building) and 127 feet (Building 1). The maximum height would be approximately 22 feet
29 and 11 inches. There is existing wooden and chainlink fencing along the eastern property boundary
30 that is privately-owned and would remain.

31 There would also be a 431 sf manager's office building, mail box area, and possibly a small tot lot
32 play area located on the east side of Morse Court (**Figure 2-4**).

33 The proposed building materials and colors submitted to the County include the following for all
34 four residential buildings:

- 35 • Roofing – composition shingles, dark gray
- 36 • Exterior cement plaster – light to medium gray
- 37 • Exterior lapped wood siding (smooth redwood, cedar or equal) – medium gray
- 38 • Exterior fascia, trim and roof eaves (smooth Douglas fir or equal) – beige/sand dune

- 1 • Metal deck railings (painted galvanized steel) – medium to dark gray
- 2 • Aluminum-clad windows and sliding glass doors – medium to dark gray
- 3 • Metal gutters, downspouts and roofing (painted galvanized sheet metal) – beige/sand dune

4 **Table 2-1. Summary of Residential Development Features**

Project Feature	Number	Square Feet of Livable Space	
		Each Unit	Total
Residential Units			
Two-Bedroom Units	16	1,078	17,248
Three-Bedroom Units	8	1,343	10,744
Total Housing Units	24		27,992
Office Building	1	-	431
Parking			
Covered (Carports)	24	-	-
Uncovered (Standard)	40	-	-
Uncovered (Accessible)	3	-	-
Total Parking Spaces	67	-	-

Source: Pebble Beach Company 2014.

5 **Access and Parking**

6 As shown in **Figure 2-4**, vehicular access to the Project site would be from SFB Morse Drive. A new
 7 two-way roadway, called Morse Court, would be constructed to serve as the driveway into the
 8 Project site from SFB Morse Drive. There would be a stop sign and stop bar at each end of the
 9 driveway for vehicles exiting the Project site. PBC would trim and maintain vegetation along SFB
 10 Morse Drive adjacent to the driveways to ensure sight distance and visibility is maintained. Shrubs
 11 would not exceed approximately 30 inches in height, and tree branches would be at least 6 feet from
 12 the ground.

13 The Project would have 67 total parking spaces, including 24 covered spaces (carports) on the west
 14 side of Morse Court and 43 uncovered spaces on the east side of Morse Court (**Table 2-1** and **Figure**
 15 **2-4**). Each of the 24 residential units would have an associated covered carport with a storage
 16 closet.

17 A concrete sidewalk would extend the length of the residential development, between the carports
 18 and the residential buildings. The sidewalk would continue along Morse Court at the north and
 19 south ends of the development out to SFB Morse Drive. From the north driveway, a decomposed
 20 granite walkway would extend along the east side of SFB Morse Drive approximately 370 feet to an
 21 existing bus stop.

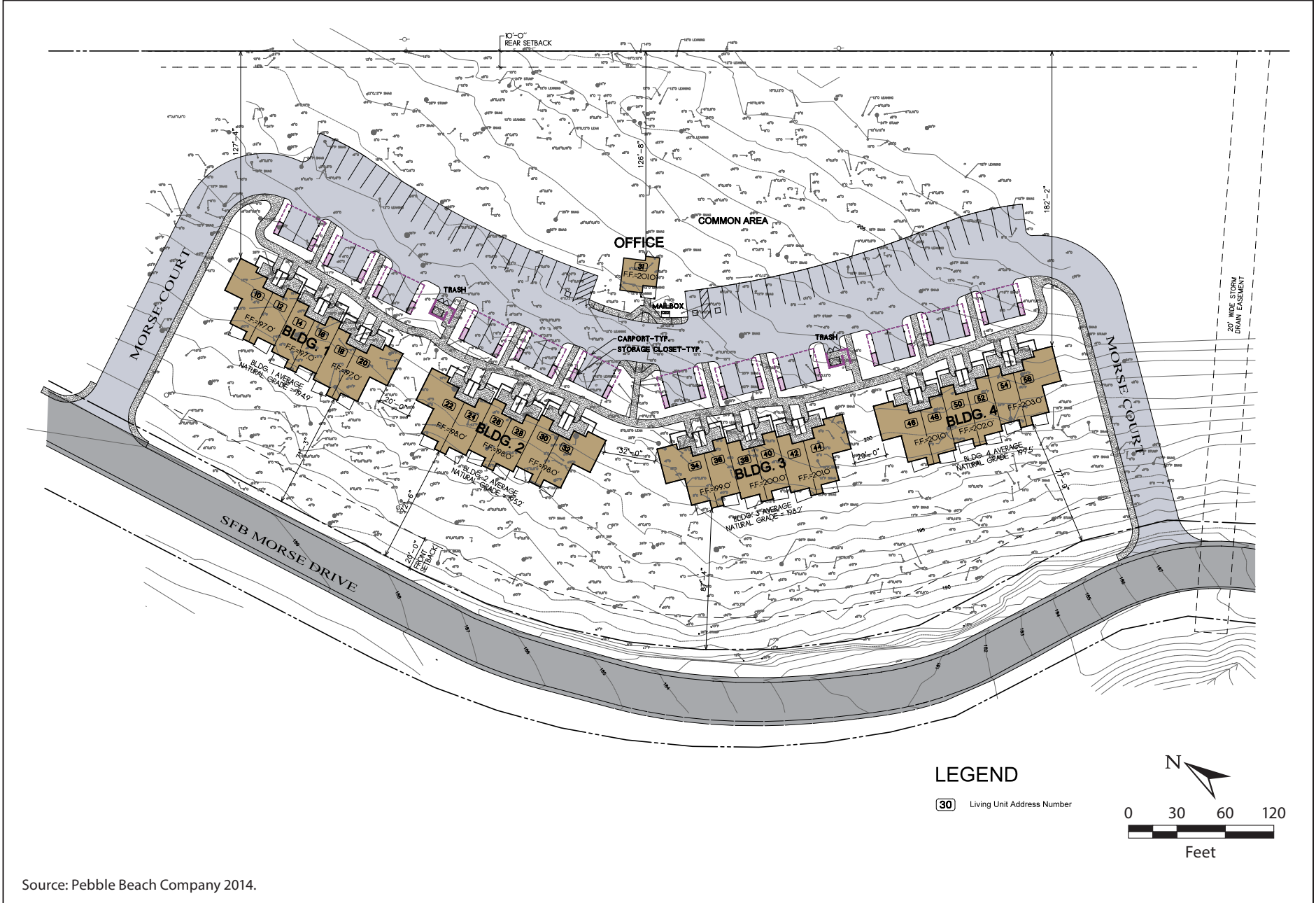
22 **Tree Removal and Landscaping**

23 An arborist report was prepared by F.O. Consulting in 2013 to assess the trees and tree removal on
 24 the development site. The Project would remove 725 trees, specifically, 135 Monterey pine trees and
 25 590 oaks trees, to accommodate the residential development. Refer to **Appendix B, Arborist Report**.



Source: Pebble Beach Company 2014.

Figure 2-3
Project Site



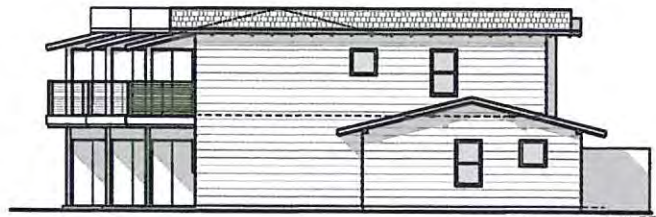
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Source: Pebble Beach Company 2014.

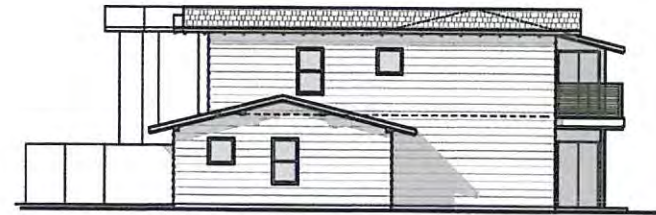
Figure 2-4
Project Site Plan



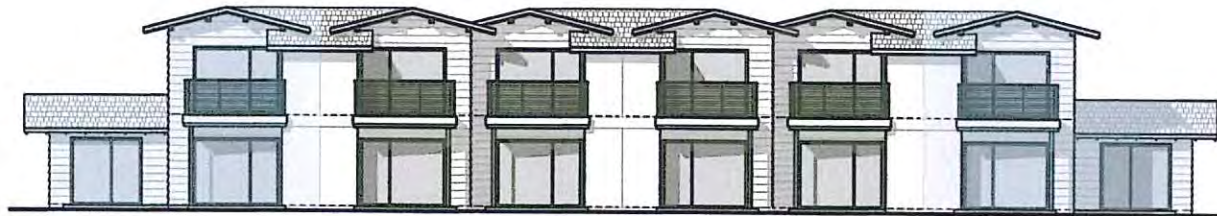
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Figure 2-5
Project Elevations

1 The Project includes a landscaping plan to enhance the residential development. **Figure 2-6** shows
2 the type and location of the proposed landscaping elements.

3 The Project would include new landscaping along the perimeter of the residential development and
4 within the areas between the residential buildings. The Project would plant approximately 174
5 trees, and all trees would be a minimum of 5 gallons in size. As required by the County, the majority
6 of the trees planted would be low water use or native drought-resistant plants. Many of the trees
7 planted would be evergreen, allowing for year-round shade and screening of the Project. Other trees
8 would be broadleaf canopy trees or ornamental accent trees. Project landscaping also would include
9 shrubs and grasses throughout the development site, including the two driveway entrances and the
10 outside perimeter of the retention basin along the driveway and roadway (described under
11 *Stormwater* below).

12 **Utilities and Stormwater Management**

13 The Project would include installation of new utilities to serve the development site, and installation
14 of a retention basin to collect stormwater runoff from the new impervious surfaces. Refer to **Figure**
15 **2-7** and **Table 2-2**.

16 The Project applicant or construction contractor would coordinate with all the utility providers to
17 confirm the location of utilities and develop a plan to avoid or minimize service disruption during
18 construction.

19 **Water and Sewer**

20 The Project would include installation of a new 8-inch sanitary sewer line and 8-inch water line in
21 Morse Court that would connect to each of the residential buildings. The sewer line would connect
22 to an existing sewer line in SFB Morse Drive and Ortega Road that is owned and maintained by the
23 Pebble Beach Community Services District (PBCSD). The water line would connect to an existing
24 water line in SFB Morse Drive and Ortega Road that is owned and maintained by the California
25 American Water Company.

26 **Gas, Electricity, and Communications**

27 The Project would include installation of a new joint trench line with gas, electric, telephone, and
28 television utilities below the sidewalk in front of the residential buildings, in new Morse Court and in
29 SFB Morse Drive. The new joint trench line would connect to an existing joint trench line in Ortega
30 Road.

31 **Stormwater**

32 The Project would include installation of a storm drain and retention basin to accommodate
33 stormwater runoff created by the new impervious surface from the residential development. As
34 shown in **Table 2-2**, there would be 65,080 sf of new impervious surface, which represents
35 approximately 11% of the total Project site.

36 The Project would install a new storm drain line in Morse Court and along the west side of the
37 residential buildings. There would be two catch basin inlets connected to this storm drain line, and a
38 third catch basin inlet located on the north side of Morse Court, closer to the end of the driveway.

1 The new storm drain would include an oil/water separator below the parking lot and would connect
 2 to a new retention basin located on the north side of Morse Court, as shown in **Figure 2-7**.

3 The retention basin would have a maximum depth of 2.5 feet and would have the capacity to store
 4 2,600 cubic feet of stormwater runoff. The retention basin would have a catch basin for overflow
 5 that would connect to a new 12-inch storm drain, extend beneath SFB Morse Drive, and discharge
 6 into the existing drainage ravine (located approximately 20 feet from the edge of SFB Morse Drive)
 7 that drains into Sawmill Gulch. An energy dissipater would be installed to slow the water as it enters
 8 the ravine.

9 There would be no standing water in the retention basin, except during rain events. The retention
 10 basin would be vegetated with grasses (not paved), landscaping would be installed along the
 11 perimeter between the roadway and driveway, and there would be no fencing around the basin.

12 There is an existing 20-foot wide storm drain easement located to the south of the development site.
 13 This easement is owned by Monterey County. There would be no new development interfering with
 14 the easement.

15 **Table 2-2. Summary of New Impervious Surface**

Project Feature	Square Feet of Impervious Surface	Percent of Total	
		East of SFB Morse Dr (9.2 acres/400,316 sf)	Total Project Site (13.2 acres/574,991 sf)
Residential Units	16,056		
Office Building	498		
Covered Parking (Carpools)	6,240		
<i>Subtotal</i>	<i>22,794</i>	<i>5.69%</i>	<i>3.96%</i>
Uncovered Parking/Driveways	33,160		
Walkways	6,414		
Patios	2,712		
<i>Subtotal</i>	<i>42,286</i>	<i>10.56%</i>	<i>7.35%</i>
Total	65,080	16.25%	11.31%

Source: Pebble Beach Company 2014.

Note: 65,080 square feet = 1.5 acres

16 **Open Space Preservation**

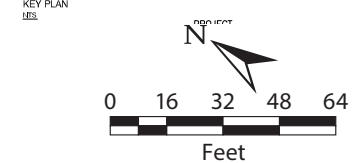
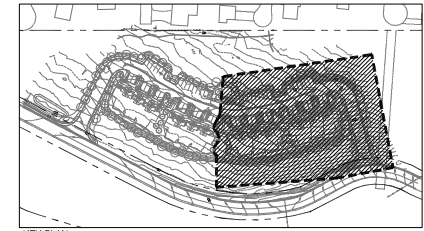
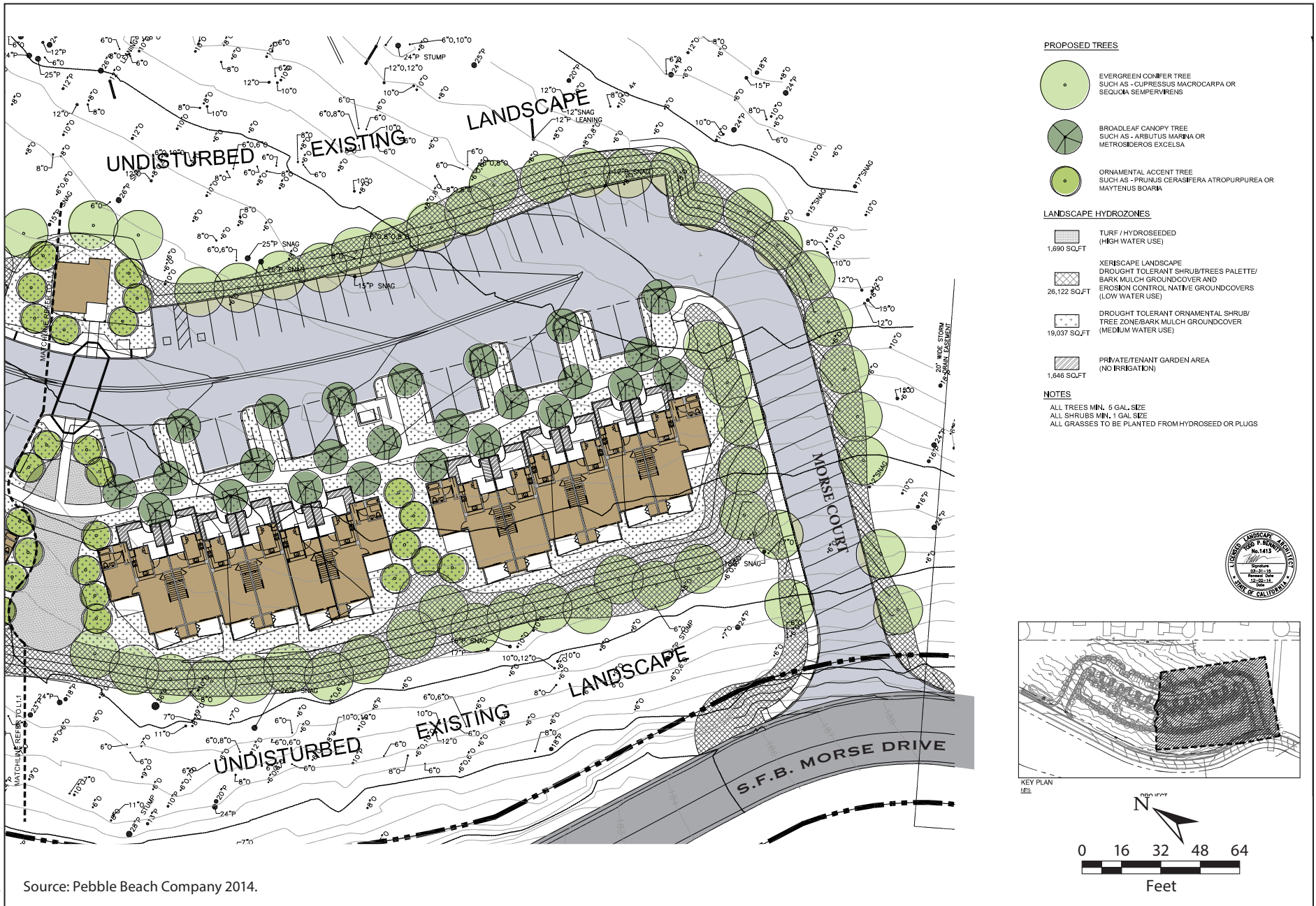
17 Open space would be preserved on the remaining 10.5 acres of the 13.2-acre Project site (**Figure 2-**
 18 **3**). The open space would consist of the 6.5-acre portion of the Project site surrounding the 2.7-acre
 19 development site on the east side of SFB Morse Drive and the 4-acre area west of SFB Morse Drive.

20 The area east of SFB Morse Drive (9.2 acres) includes several informal trails created over the years
 21 from people using the property for informal recreation, such as hiking and biking. There is an area
 22 near the terminus of Shafter Avenue where a bike ramp and jumps have been constructed.

23 The area west of SFB Morse Drive (4 acres) includes steep topography and the Sawmill Gulch
 24 drainage ravine.



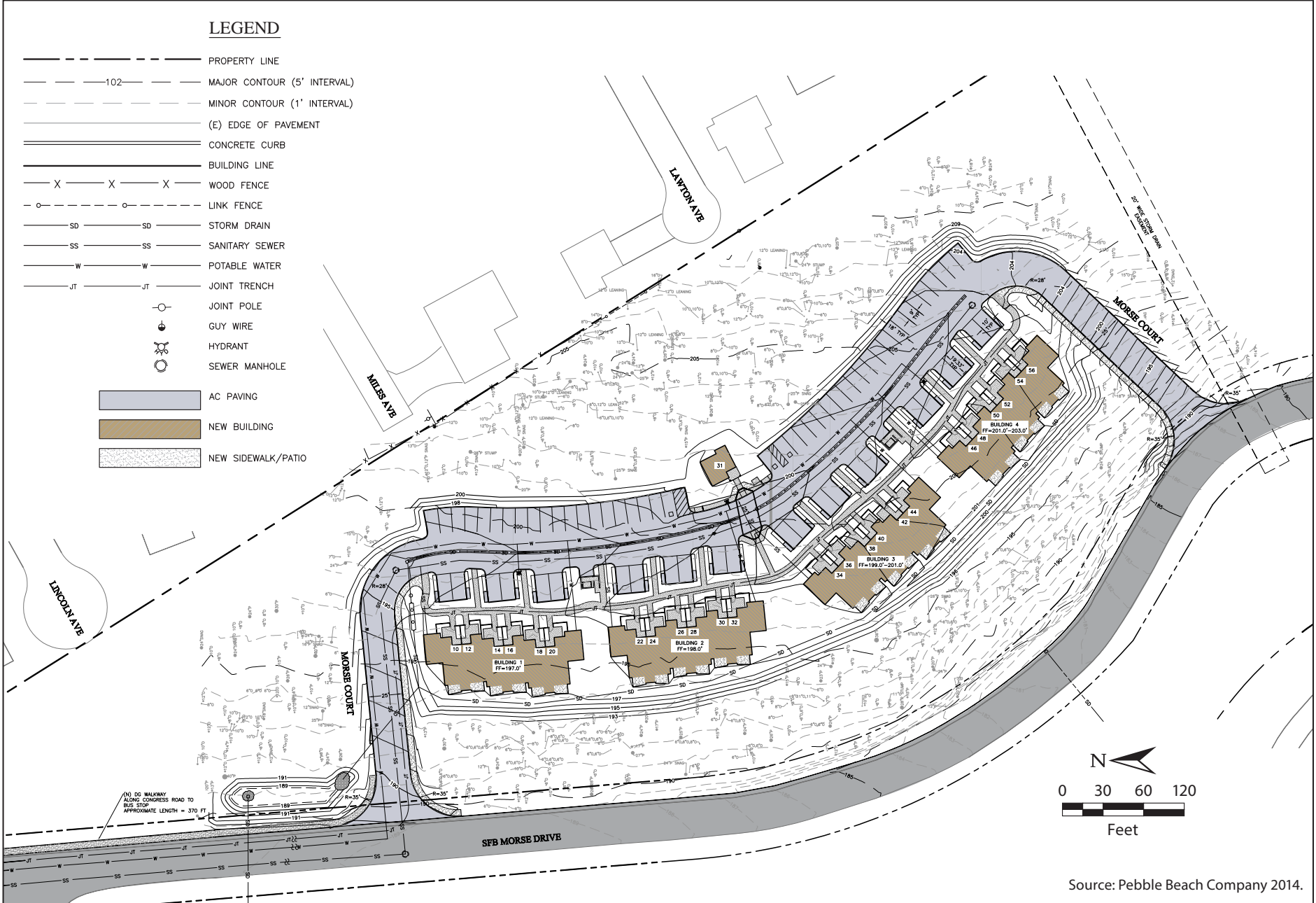
Figure 2-6a
Project Landscape Plans



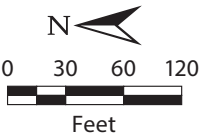
**Figure 2-6b
Project Landscape Plans**

LEGEND

- PROPERTY LINE
- 102--- MAJOR CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- ===== (E) EDGE OF PAVEMENT
- ===== CONCRETE CURB
- BUILDING LINE
- X X X WOOD FENCE
- o-o-o- LINK FENCE
- SD SD STORM DRAIN
- SS SS SANITARY SEWER
- W W POTABLE WATER
- JT JT JOINT TRENCH
- o JOINT POLE
- o GUY WIRE
- o HYDRANT
- o SEWER MANHOLE
- AC PAVING
- NEW BUILDING
- NEW SIDEWALK/PATIO



Graphics ... 00384.14 (1-28-2015)



Source: Pebble Beach Company 2014.

**Figure 2-7
Project Utilities**

1 The Project applicant is not proposing any changes within the 10.5-acre open space preservation
2 area except the installation of a storm drain outfall to the drainage ravine leading to Sawmill Gulch.²

3 Per Condition No. 143 in the approval of the Pebble Beach Company Project, if the inclusionary
4 housing is built, then PBC would dedicate the 135-acre Old Capitol Site, which contains 75 acres of
5 Monterey pine forest habitat including habitat for Yadon's piperia and other sensitive biological
6 resources, to the County or an entity approved by the County for parkland purposes. Thus the total
7 amount of preserved Monterey pine forest as a consequence of the inclusionary housing project
8 would be 85 acres.

9 **Construction**

10 This section describes the anticipated construction associated with the proposed development.

11 **Tree Removal, Grading and Stockpiling**

12 The Project would result in the removal of up to approximately 725 trees, specifically, 135 Monterey
13 pine trees and 590 oak trees. All removed trees and vegetation would be taken to the Pebble Beach
14 Company Corporation Yard, where there is a wood processing facility. These trees would be
15 processed for use as firewood or chipped for use in various on-site landscaping projects.

16 The Project site would be graded to accommodate the proposed development, and there is an
17 associated grading plan. A stockpiling area would be located at the southern end of the development
18 site. The stockpiling area would be used for onsite parking and stockpiling during construction. The
19 stockpiling area would be surrounded by silt fencing, and the stockpiles would be covered when not
20 in use.

21 The maximum depth of excavation would be approximately 6 feet for the new utilities. Grading
22 activities would generate 3,325 cubic yards (cy) of cut and 3,325 cy of fill. There would be no net
23 export of soil. However, if there is any excess material, it would be removed offsite and transported
24 to the Monterey Regional Waste Management Landfill in Marina, California.

25 **Construction Vehicle Access**

26 The applicant proposes to limit major construction truck activity to key collector roads in Pebble
27 Beach. The truck route for hauling cut and fill material would be via SFB Morse to the SFB Morse
28 Gate and then State Route (SR) 68 eastbound then to SR 1 northbound or southbound as
29 appropriate, depending on destination.

30 **Construction Security and Staging**

31 Construction activities would be contained with a chain-link fence with attached green screening.
32 Construction materials and equipment would be entirely staged onsite.

² See Section 3.3, *Biological Resources*, for a discussion of proposed mitigation concerning the management of biological resources in the preservation area.

1 Duration and Hours

2 Project construction is estimated to occur in phases from August 2016 to October 2017, with a total
 3 duration of approximately 15 months. **Table 2-3** includes the estimated construction duration,
 4 timeframes, and range of daily workers for the development site. Construction activity and
 5 construction traffic characteristics are discussed in further detail in Section 3.11, *Transportation and*
 6 *Circulation*.

7 Construction activities would be limited to 8 a.m. to 6 p.m., Monday through Saturday. There would
 8 be no construction on Sundays or national holidays or at night after 6 p.m.

9 **Table 2-3. Construction Phases**

Phase	Start Date	End Date	Average workers per day
Site excavation, rough grading, tree removal, site utilities	8/01/2016	10/28/2016	15
Foundations, finish grading	10/31/2016	1/13/2017	15
Rough framing electrical, plumbing, sheet metal, roof trusses	1/16/2017	4/28/2017	15
Finishes: sheetrock, closing walls, painting, plumbing, electrical, cabinetry, roofing.	4/03/2017	7/28/2017	25
Finish site work: driveways, exterior lighting, patios, landscaping	7/31/2017	10/27/2017	15

Source: Burrell pers. comm.

10 Code Compliance

11 The Project would be designed and constructed in accordance with the current California Building
 12 Code, Monterey County Fire Code, and other relevant County zoning and development standards.

13 Additionally, Project construction could involve the routine transport, use, and disposal of
 14 hazardous materials such as solvents, paints, oils, grease, and caulking. PBC will comply with
 15 applicable regulations such as the Resource Conservation and Recovery Act of 1976 (RCRA),
 16 Department of Transportation Hazardous Materials Regulations, and the local Certified United
 17 Program Agency (CUPA) regulations for such transport, use, and disposal.

18 Required Permits and Approvals

19 The Project would require the permits and approvals identified in **Table 2-4**.

20 Additionally, the Project would be required to comply with Monterey County’s Standard Conditions
 21 of Approval. Applicable conditions include, but are not limited to, those identified in **Table 2-5**.

1 **Table 2-4. Summary of Local, State, and Federal Discretionary Actions**

Agency	Permit/Review Required
Monterey County	CEQA Lead Agency <ul style="list-style-type: none"> • Use permit and design approval to allow construction of 24 affordable housing units • Construction Permit (combined building and grading permits) • Use Permit to allow removal of 725 trees
California Department of Fish and Wildlife	<ul style="list-style-type: none"> • Section 1600 Streambed Alteration Agreement - for storm drain outfall to Sawmill Gulch
Regional Water Quality Control Board	<ul style="list-style-type: none"> • Section 401 of the Federal Clean Water Act Water Quality Certification - if storm drain outfall to Sawmill Gulch affects U.S. Waters • Section 402 of the Federal Clean Water Act review - compliance with construction general stormwater discharge permit • Waste Discharge Requirements (WDRs) under the State Porter-Cologne Water Quality Control Act - if storm drain outfall to Sawmill Gulch only affects state waters
U.S. Army Corps of Engineers	<ul style="list-style-type: none"> • Section 404 of the Federal Clean Water Act permit - if storm drain outfall to Sawmill Gulch affects U.S. Waters
U.S. Fish and Wildlife Service	<ul style="list-style-type: none"> • Incidental take permit under Section 10 of the federal Endangered Species Act - if potential exists for take of federally listed wildlife species (California red legged frog) • Consultation under Section 7 of the federal Endangered Species Act - if Corps permit is required and potential exists for take of federally listed species

2 **Table 2-5. Monterey County’s Applicable Standard Conditions of Approval**

Condition	Details
PD003(A): Cultural Resources – Inadvertent Discovery	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 RMA - 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 the discovery. (RMA - Planning)

Condition	Details
PD003(B): Human Remains	<p>If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken: There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and If the coroner determines the remains to be Native American:</p> <ul style="list-style-type: none"> • The coroner shall contact the Native American Heritage Commission and RMA – Planning within 24 hours. • The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent. • The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or • Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: <ol style="list-style-type: none"> 1 The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission. 2 The descendent identified fails to make a recommendation; or 3 The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. <p>(RMA - Planning)</p>
PD007: Grading – Winter Restriction	<p>No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of the RMA – Building Services. (RMA – Planning and RMA – Building Services)</p>
PD011: Tree and Root Protection	<p>Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)</p>

Condition	Details
PD011(A) – Tree Removal	Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA – Planning)
PD012(G): Landscape Plan and Maintenance (Other than Single Family Dwelling)	The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping and shall include an irrigation plan. The landscaping shall be installed and inspected prior to occupancy. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning)
PD014(A): Lighting - Exterior Lighting Plan	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 applicant shall submit 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 RMA - Planning, prior to the issuance of building permits. (RMA – Planning)
PD022(B): Conservation and Scenic Easement in the Del Monte Forest	A conservation and scenic easement shall be conveyed to the Del Monte Forest Conservancy over those portions of the property where environmentally sensitive habitats, remnant native sand dune habitats, habitats of rare, endangered and sensitive native plants and animals, and visually prominent areas exist. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Conservancy.... An easement deed shall be submitted to, reviewed and approved by, the Director of RMA - Planning and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to the issuance of grading and building permits. (RMA – Planning)
PD027: Debris Removal	Prior to the issuance of a building permit, recordation of a final map or parcel map or initiation of the use, applicant shall cause to be removed from the property all junk, including scrap metals, scrap materials, dismantled or wrecked vehicles or machinery, garbage, debris or similar materials. (RMA – Planning)
PD033: Restoration of Natural Materials	Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining area, subject to the approval of the Director of the RMA - Planning. Plans for such restoration shall be submitted to and approved by the Director of the RMA - Planning prior to commencement of use. (RMA – Planning)
PD035: Utilities – Underground	All new utility and distribution lines shall be placed underground. (RMA – Planning and RMA – Public Works)

Condition	Details
PD048: Tree Replacement/Relocation	Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as specified by the County. Replacement tree(s) shall be located within the same general location as the tree being removed. (RMA – Planning)
PD050: Raptor/Migratory Bird Protection	Any tree removal activity that occurs during the typical bird nesting season (February 1-September 15), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 10 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (RMA – Planning)
WR8: Stormwater Detention	The applicant shall provide a drainage plan, prepared by a registered civil engineer, addressing on-site and off-site impacts. The plan shall include detention facilities to mitigate the impact of impervious surface stormwater runoff. Supporting calculations and construction details shall also be provided. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)
WR49: Water Availability Certification	The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)
WR10: Completion Certification	The applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater detention facilities have been constructed in accordance with the approved drainage plan. (Water Resources Agency)
Source: Monterey County 2014.	