

1 Chapter 3  
2 Environmental Setting,  
3 Impacts, and Mitigation Measures

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4 As described in Chapter 2, *Project Description*, the Project is development of 24 affordable housing  
5 units on 2.7 acres and open space preservation on 10.5 acres. The 13.2-acre Project site is  
6 undeveloped and located along SFB Morse Drive within Pebble Beach.

7 This chapter contains the following resource sections.

- 8 • 3.1, *Aesthetics*.
- 9 • 3.2, *Air Quality*.
- 10 • 3.3, *Biological Resources*.
- 11 • 3.4, *Climate Change*.
- 12 • 3.5, *Cultural Resources*.
- 13 • 3.6, *Geology, Seismicity, and Soils*.
- 14 • 3.7, *Hydrology and Water Quality*.
- 15 • 3.8, *Land Use and Recreation*.
- 16 • 3.9, *Noise and Vibration*.
- 17 • 3.10, *Public Services and Utilities*.
- 18 • 3.11, *Transportation and Circulation*.
- 19 • 3.12, *Water Supply and Demand*.

20 In each resource section, the *Regulatory Setting* section describes applicable plans, policies, and  
21 regulations, and the *Environmental Setting* section describes the existing or baseline conditions for  
22 the resources in the study area. The study area varies depending on the resource. The study area is  
23 the same as the Project site for some resources, and it is larger for other resources (e.g., air quality,  
24 transportation).

25 Also in each resource section, the *Impacts Analysis* section describes the methodology used for the  
26 analysis, the criteria used to determine the significance of potential impacts, and a corresponding  
27 discussion of project impacts. For each potential impact, a significance determination is made (less  
28 than significant, less than significant with mitigation, or significant and unavoidable). If required to  
29 reduce a significant impact, feasible mitigation measures are identified.

30 The discussion of the Project's potential contribution to cumulative impacts is included in Chapter 4,  
31 *Other CEQA-Required Sections*.