

Section 3.8
Land Use and Recreation

This section discusses the applicable regulatory and environmental setting for land use and recreation, existing physical land uses and recreational facilities, the Project’s consistency with key regulatory requirements, and the Project’s physical impacts on land uses and recreational facilities. The analysis in this section is based on the project application materials and plans; review of the applicable sections of the 2010 Monterey County General Plan and the Monterey County Zoning Ordinance (Title 21); aerial photos of the project site and vicinity; and a field visit to the Project site. Identified impacts resulting from the Project are summarized in **Table 3.8-1**.

Table 3.8-1. Summary of Project Impacts on Land Use and Recreation

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
A. Land Use Compatibility			
LU-A1. The Project could introduce a new land use that could be incompatible with surrounding land uses or with the general character of the area.	Less than Significant	None required	--
B. Plan/Policy Consistency			
LU-B1. The Project is consistent with the 2010 Monterey County General Plan and the Greater Monterey Peninsula Area Plan.	Less than Significant	None required	--
C. Recreational Demand			
LU-C1. The Project could increase the use of existing parks and recreation facilities, but would not require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment.	Less than Significant	None required	--
D. Open Space Quality and Quantity			
LU-D1. The Project would not diminish the quality and quantity of open space used for recreation.	Less than Significant	None required	--

-- = Not applicable.

Regulatory Setting

Federal and State

There are no relevant federal regulations for land use and recreation.

California planning law requires each city and county in the state to adopt a general plan for its future development. A general plan identifies the allowable uses of land within its boundaries and establishes policies both for development and for the protection of resources. It forms the foundation for the zoning ordinance that establishes regulatory standards for development and

1 resource protection. As described in the following sections, the 2010 Monterey County General Plan
2 and its constituent plan, the Greater Monterey Peninsula Area Plan, provide a regulatory framework
3 for the Project.

4 **Local**

5 **2010 Monterey County General Plan**

6 The 2010 Monterey County General Plan presents goals and policies that guide the general
7 distribution and intensity of land uses, including residential, agricultural, commercial and industrial,
8 public facilities, and open space uses, for lands in the County outside the Coastal Zone (Monterey
9 County 2010). The General Plan thereby enables the County to direct growth to areas within or near
10 existing developed areas in order to preserve and minimize impacts on natural and agricultural
11 resources, public services, and infrastructure.

12 Within the General Plan, the Land Use Element presents goals and policies, as well as the adopted
13 density standards for residential uses and the intensity of non-residential land use designations. The
14 Public Services Element includes goals and policies guiding parks, trails, and developed recreation
15 facilities. The Greater Monterey Peninsula Area Plan, adopted October 26, 2010, provides
16 supplemental land use policies that apply to the inland areas of the Monterey Peninsula, including
17 the Project site.

18 The following policies are applicable to land use and recreation resources, within and near the
19 Project site.

20 **Land Use Element**

21 **Goal LU-1.** Promote appropriate and orderly growth and development while protecting desirable
22 existing land uses.

23 **Policy LU-1.1.** The type, location, timing, and intensity of growth in the unincorporated area shall be
24 managed.

25 **Policy LU-1.2.** Premature and scattered development shall be discouraged.

26 **Policy LU-1.5.** Land uses shall be designated to achieve compatibility with adjacent uses.

27 **Policy LU-1.7.** Clustering of residential development to those portions of the property which are
28 most suitable for development and where appropriate infrastructure to support that development
29 exists or can be provided shall be strongly encouraged. Lot line adjustments among four lots or
30 fewer, or the re-subdivision of more than four contiguous lots of record that do not increase the total
31 number of lots, may be allowed pursuant to this policy without requirement of a general plan
32 amendment.

33 **Policy LU-1.9.** Infill of vacant non-agricultural lands in existing developed areas and new
34 development within designated urban service areas are a priority. Infill development shall be
35 compatible with surrounding land use and development.

36 **Policy LU-1.11.** Development proposals shall be consistent with the General Plan Land Use Map
37 designation of the subject property and the policies of this plan.

38 **Goal LU-2.** Encourage residential development of various types and densities for all income levels in
39 areas where such development would be accessible to major employment centers and where
40 adequate public services and facilities exist or may be provided.

41 **Policy LU-2.7.** Open space may be provided in and/or on the fringes of residential areas.

1 **Goal LU-8.** Encourage the provision of open space lands as part of all types of development including
 2 residential, commercial, industrial, and public.

3 **Policy LU-8.1.** The open space needs of the community and new development shall be reviewed and
 4 addressed through the planning process. The extent of use of land for this designation shall be
 5 limited to building coverage of 25% of the subject property.

6 **Policy LU-8.2.** Clustering, consistent with the other policies of this Plan, shall be considered as a
 7 means of maximizing permanent open space within new development.

8 **Policy LU-8.4.** Wherever possible, open space lands provided as part of a development shall be
 9 integrated into an area-wide open space network.

10 **Policy LU-8.5.** Development may consider use of open space buffers on the perimeter and integrated
 11 into the development.

12 **Public Services Element**

13 **Goal PS-11.** Maintain and enhance the county’s parks and trails system in order to provide
 14 recreational opportunities, preserve natural scenic resources and significant wildlife habitats, and
 15 provide good stewardship of open space resources.

16 **Policy PS-11.3.** In cooperation with other park and public lands agencies, an equitable geographic
 17 distribution of neighborhood, community, and regional park facilities commensurate with the needs
 18 of the surrounding residents shall be established.

19 **Policy PS-11.5.** The County shall encourage full utilization of park and recreation facilities owned
 20 and/or operated by other agencies.

21 **Policy PS-11.7.** Accessibility, in terms of affordability, physical access and hours of operation of the
 22 County’s park and recreation facilities shall be assured to the maximum extent practicable.

23 **Greater Monterey Peninsula Area Plan**

24 **GMP-1.4.** Development proposals shall include compatible open space uses located between other
 25 developed areas in order to maintain a rural atmosphere and to protect scenic resources.

26 **GMP-1.5.** Open space, low intensity educational, and recreational uses shall be considered to be
 27 appropriate and compatible land uses in environmentally sensitive areas and areas of high visual
 28 sensitivity.

29 **GMP-3.9** Critical habitat areas should be preserved as open space. When an entire parcel cannot be
 30 developed because of this policy, a low intensity, clustered development may be approved. However,
 31 the development should be located on those portions of the land least biologically significant so that
 32 the development will not upset the natural function of the surrounding ecosystem.

33 **GMP-5.2.** Each development proposal shall be evaluated to determine the extent to which such
 34 development may help further the County’s park and recreation facility goals, objectives, and
 35 policies.

36 **Land Use Designations**

37 As described above, the 2010 Monterey County General Plan specifies land use designations for all
 38 properties within the inland portion of unincorporated Monterey County. The Project site is split-
 39 designated, Medium Density Residential (4 units per acre) (MDR-4) and Resource Conservation
 40 (Open Space Forest (OF).

- 41 • **Medium Density Residential (MDR) (maximum of 4 dwelling units/acre):** This residential
 42 land use designation includes a specific density of 4 dwelling units per acre (du/ac). Medium
 43 Density Residential areas are appropriate for a range of housing types, recreational, public and

1 quasi-public, and other uses that are incidental and subordinate to the residential use and
 2 character of the area.

- 3 • **Open Space Forest (OF).** This category includes the SFB Morse Botanical Reserve riparian
 4 corridors, rare plants and specimen trees, and geological hazard areas. Permitted developments
 5 are trails, low-intensity recreational facilities, tree cutting, and public works only if consistent
 6 with all other plan policies.

7 Existing land use designations for the Project site, shown on **Figure 3.8-1**, would not change with
 8 project implementation.

9 **Monterey County Zoning Ordinance**

10 The Monterey County Zoning Ordinance (Title 21 of the Monterey County Code of Ordinances)
 11 codifies the land uses allowed on the Project site. The Project site is currently split-zoned, as it has
 12 been for many years. The Project site’s current zoning designations were established in 1993, and
 13 evolved prior to that as described below.

14 **Zoning History of Project Site**

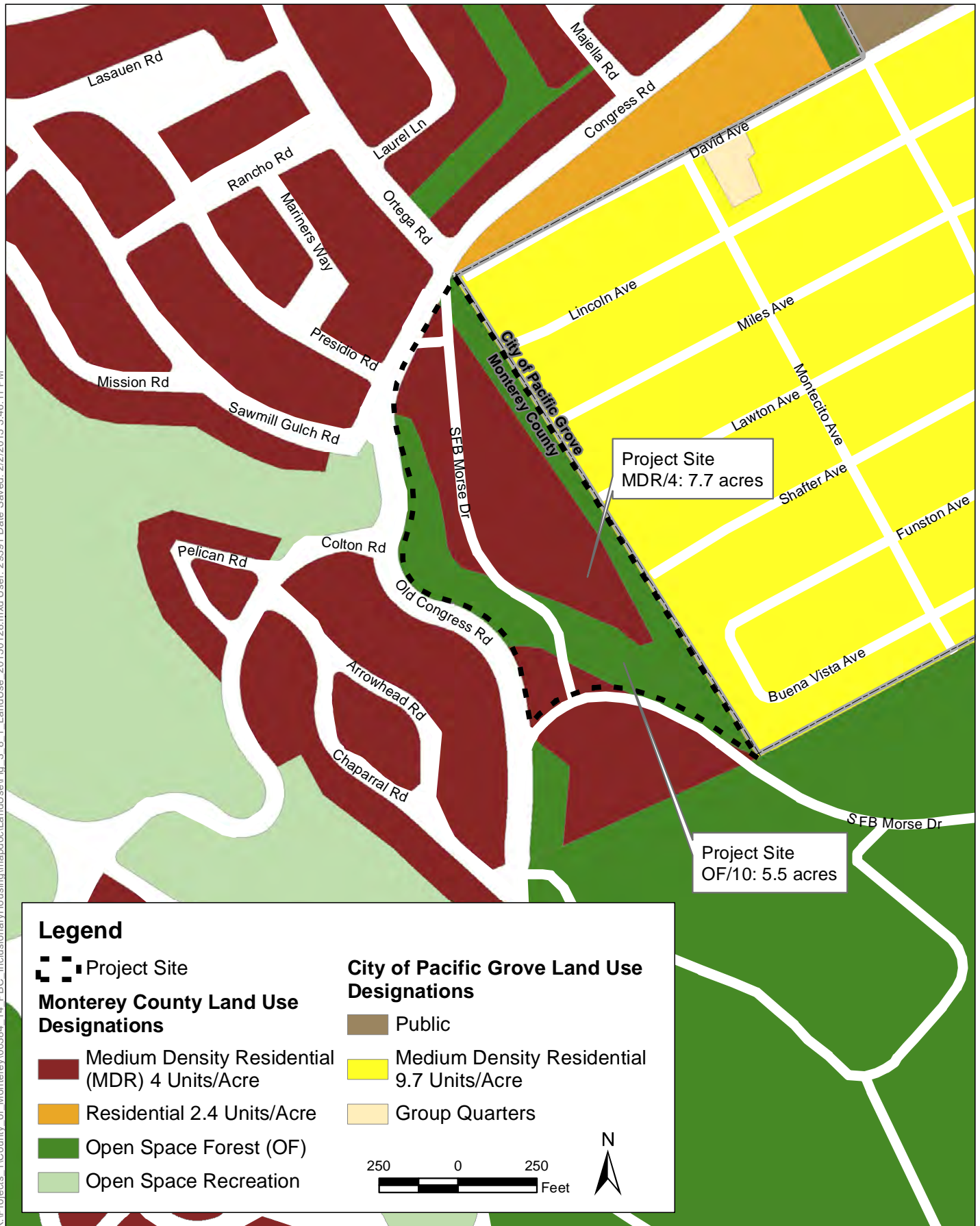
15 The first zoning designations for the Project site date to September 16, 1969, when classifications of
 16 Transitional (zoning remained under consideration) and Residential, both of which allowed
 17 residential uses, were assigned. Prior to that date, the site was considered unclassified, with no
 18 zoning designation. On July 20, 1993, the parcel was rezoned, and its current zoning districts,
 19 Resource Conservation 10 (RC/10) and Medium Density Residential (MDR/4-D), were assigned. No
 20 changes to the site’s zoning have occurred since 1993. As described below, both the RC/10 and
 21 MDR/4-D classifications allow residential uses; however, the County is using only the MDR acreage
 22 to calculate the density of potential site development. **Table 3.8-2** shows the progression of zoning
 23 designations on the Project site.

24 **Table 3.8-2. Project Site Zoning History**

Date	Zoning Designation	Corresponding Land Use Designation
Prior to September 16, 1969	Unclassified	---
September 16, 1969	Transitional	---
	Residential	---
July 20, 1993	Resource Conservation 10 (RC/10)	Resource Conservation (Open Space Forest)
	Medium Density Residential (4 units/acre) (MDR/4)	Residential (4 units/acre)
	Design Control Combining District (D District)	

25 As noted above, the Project site is split-zoned. Of the total 13.2 acres, 7.7 acres of the site are zoned
 26 MDR/4-D and 5.5 acres are zoned RC/10 (**Figure 3.8-2**). Although both classifications allow
 27 residential uses, the proposed development would be entirely within the MDR-zoned portion of the
 28 Project site.

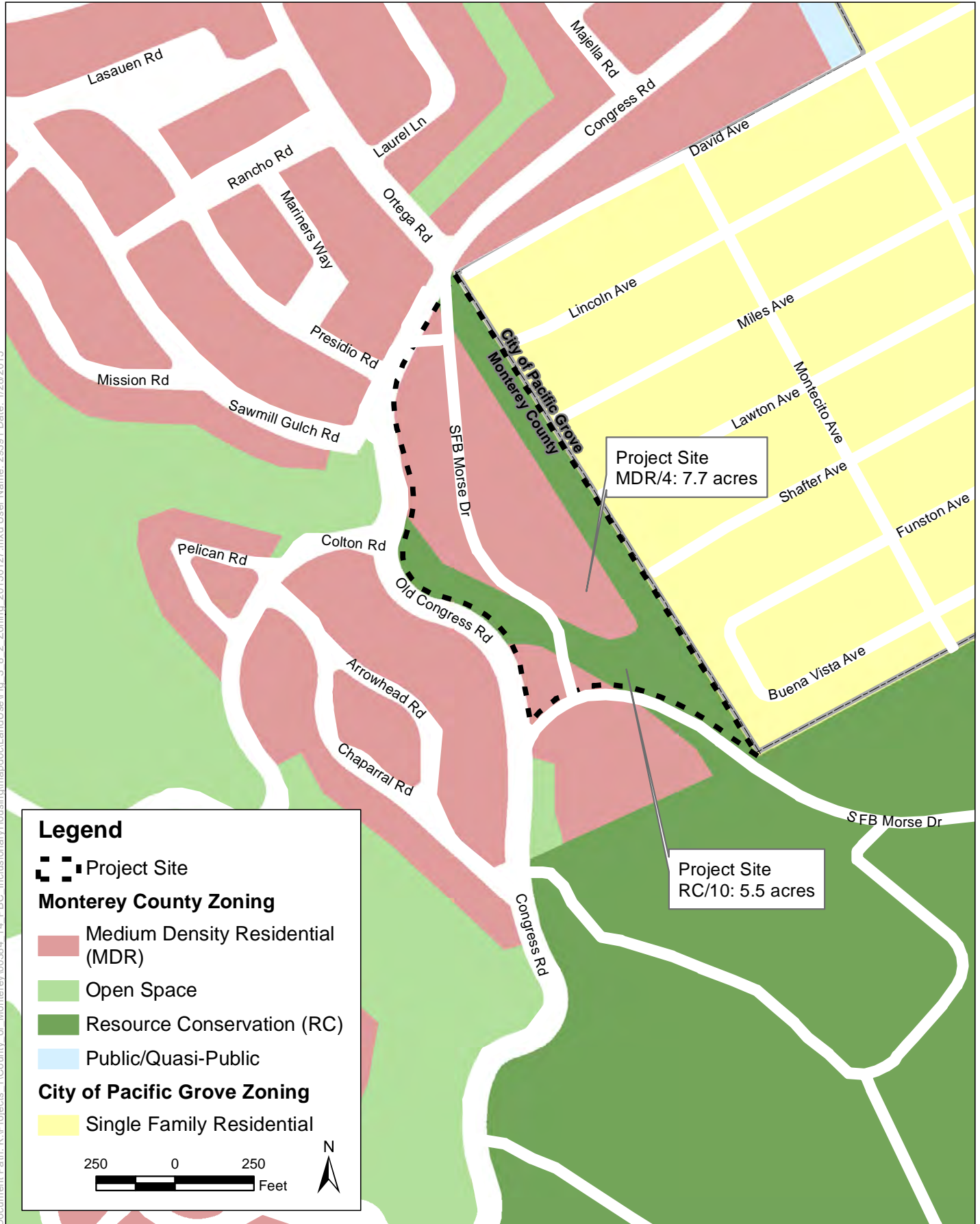
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Source: Land Use, Monterey County 2014 and City of Pacific Grove 2013.

Figure 3.8-1
Existing Land Use Designations

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Source: Zoning, Monterey County 2014 and City of Pacific Grove 2013; Sidor pers.comm

Figure 3.8-2
Existing Zoning

1 Section 21.44 of the Monterey County Zoning Ordinance designates the residential portion of the
2 Project site and surrounding area as a Design Control Combining District (D District). The stated
3 purpose of the D District is to regulate the “location, size, configuration, materials, and colors of
4 structures and fences, except agricultural fences, in those areas of the County of Monterey where the
5 design review of structures is appropriate to assure protection of the public viewshed,
6 neighborhood character, and to assure the visual integrity of certain developments without
7 imposing undue restrictions on private property” (Monterey County Code of Ordinances, Title 21
8 Section 21.44.010).

9 The Project site was not previously proposed for preservation by PBC as part of the 2011 buildout
10 project or as part of the prior Measure A proposal, nor required for preservation per mandated
11 mitigation for prior project approvals.

12 In the EIR for Measure A (The Del Monte Forest Plan: Forest Preservation and Development
13 Limitations) (Monterey County 2005), it was identified as a potential mitigation site for impacts to
14 biological resources, along with other sites. When Measure A was not approved by the Coastal
15 Commission, no sites were required to be preserved. It should also be noted that Measure A was a
16 proposed LCP amendment, and the Project site is outside the coastal zone.

17 Subsequently, the Pebble Beach Company Project EIR (Monterey County 2011/2012) analyzed
18 proposed buildout (development and preservation) of remaining PBC lands in the Coastal Zone (not
19 including Area D, which is outside the Coastal Zone). Because certain previously proposed large
20 scale developments (e.g., new golf course, equestrian center, and driving range at Area C) were no
21 longer proposed and 635 acres of undeveloped Monterey pine forest land was proposed for
22 preservation (not including Area D), extensive mitigation in the form of preservation was no longer
23 required, except 7 acres for potential cumulative impacts to Monterey pine forest. To offset this
24 cumulative impact, the prior EIR in Mitigation Measure BIO-B1(C) required the applicant to dedicate
25 at least 7 acres more of undeveloped pine forest, and identified three possible locations that could
26 be used for mitigation. The three locations identified were Area D (which includes the Project site),
27 the Old Capitol site, and the Aguajito site. Subsequent to County approval of the buildout project,
28 PBC dedicated the 851 acre Aguajito site for preservation to satisfy the required mitigation.

29 Environmental Setting

30 Regional Conditions

31 The Project site is within the unincorporated community of Pebble Beach, outside the Coastal Zone
32 on the eastern, inland edge of the Monterey Peninsula’s Monterey pine forest (**Figure 2-2**).

33 Pebble Beach is located on California’s Pacific Coast and is bounded by the Pacific Ocean to the west
34 and the cities of Pacific Grove, Monterey, and Carmel-by-the-Sea to the north, east, and south,
35 respectively. Although the Project site and surrounding residential areas are located outside the
36 Coastal Zone, much of the land south of the site, including the SFB Morse Botanical Preserve and the
37 Huckleberry Hill Natural Habitat Area (HHNHA), is within the Coastal Zone.

38 Land uses in Pebble Beach include residential areas, three resort hotels (The Lodge at Pebble Beach,
39 The Inn at Spanish Bay, and Casa Palmero), a small commercial center (at The Lodge at Pebble
40 Beach), seven 18-hole golf courses including clubhouses, one 9-hole executive course, SFB Morse

1 Botanical Reserve, HHNHA, Forest Lake Reservoir, Robert Louis Stevenson School, Pebble Beach
2 Equestrian Center, trails, and roads. Pebble Beach Company offices, the Pebble Beach Community
3 Services District, and California Department of Forestry and Fire Protection local offices are also
4 located within Pebble Beach.

5 Existing land uses surrounding the Project site consist predominantly of single-family residential
6 development and forested open space preserves. Single-family residential uses partially surround
7 the Project site within the unincorporated community of Pebble Beach on the west and north sides.
8 Immediately east of the Project site is the Del Monte Park residential neighborhood, which is within
9 the City of Pacific Grove. In addition, an area of undeveloped open space abuts the south end of the
10 Project site across SFB Morse Drive and immediately north of the SFB Morse Botanical Reserve and
11 HHNHA.

12 **Project Site**

13 The 13.2-acre Project site consists of undeveloped, forested open space bisected by SFB Morse
14 Drive, with 9.2 acres on the east side and 4.0 acres on the west side. Natural features on the Project
15 site include Monterey pine trees, oak trees, understory vegetation, and the Sawmill Gulch drainage
16 which extends through the southern portion of the Project site. Additionally, there is a network of
17 informal/unofficial trails, including man-made terrain features such as jumps and berms for off-road
18 bicycling, used by neighboring residents for recreation purposes.

19 As noted above, the site is currently split-designated and zoned for medium-density residential and
20 open space forest use. The Project would retain these existing land use and zoning designations.

21 **Recreation**

22 **Regional Recreational Facilities**

23 The 2010 Monterey County General Plan indicates that almost 14 percent of Monterey County's land
24 is devoted to parks and recreation facilities, administered by a variety of federal, state, and local
25 park agencies or districts (Monterey County 2010). Federal recreation facilities in the county
26 include the recently designated Pinnacles National Park in eastern Monterey County, the Salinas
27 River National Wildlife Refuge, the Fort Ord National Monument, and the Los Padres National
28 Forest. State recreation facilities in the county include numerous state parks and beaches. County
29 recreation facilities include day use parks and beaches; lakes accommodating boating, camping,
30 hiking, and fishing activities; several campgrounds; and the Laguna Seca Raceway (Monterey County
31 Parks 2014). Ten percent of Monterey County's total park acreage consists of County parks
32 (Monterey County 2010).

33 Pebble Beach contains numerous recreational facilities, including seven 18-hole golf courses, one 9-
34 hole golf course, the SFB Morse Botanical Reserve, HHNHA, Pebble Beach Equestrian Center, beach
35 access, and an extensive network of equestrian, bike, and hiking trails. Of the activities associated
36 with these facilities, golf is the predominant recreational activity in Pebble Beach.

37 The majority of recreational facilities in the area nearest the Project site consist of hiking trails and
38 open space preservation areas.

1 Trails

2 In addition to the trails within the federal, state, and local recreational facilities, there are
3 approximately 35 miles of existing and designated hiking and equestrian trails within Pebble Beach
4 and Del Monte Forest (**Figure 3.8-3**). The nearest formal hiking trails to the Project site are located
5 in the approximately 84-acre SFB Morse Botanical Reserve and the 372-acre HHNHA, south of SFB
6 Morse Drive. As mentioned above, a network of unofficial trails crisscrosses the Project site. These
7 consist of walking trails and off-road bicycling facilities, including a series of man-made jumps and
8 berms.

9 Preservation Areas

10 There are approximately 1,320 acres of existing undeveloped open space, including the 635 acres of
11 land dedicated pursuant to the Pebble Beach Company Project in 2012, that is either designated for
12 preservation or already formally preserved (either in fee title or easement) through the Del Monte
13 Forest Conservancy in Del Monte Forest (**Figure 3.8-4**). These preservation areas are designated
14 Open Space Forest (OF).

15 As described under *Zoning History of Project Site*, the Project site was not previously proposed for
16 preservation by PBC as part of the 2011 buildout project or as part of the prior Measure A, nor
17 required for preservation per mandated mitigation for prior project approvals.

18 Impacts Analysis

19 Methodology

20 Approach

21 To assess potential impacts of the Project on land use and recreation, the Project was evaluated
22 against the following criteria for determining significance. Where applicable, population associated
23 with the Project was estimated using California Department of Finance (DOF) data as described
24 below.

25 The DOF publishes population estimates for each city and county in California. The DOF estimated
26 the average household size in unincorporated Monterey County to be 2.96 persons in 2014
27 (California Department of Finance 2014). To provide a conservative analysis and the possibility that
28 the average household size for a mixture of two- and three-bedroom multi-family inclusionary
29 housing units could be slightly larger, the total anticipated residents per household for the Project
30 was calculated using the 2014 countywide (incorporated cities plus unincorporated area) DOF
31 estimate of average household size, 3.23 persons (California Department of Finance 2014). Both of
32 these numbers are slightly higher than the DOF's estimated statewide average of 2.95 persons per
33 household (California Department of Finance 2014). Using the 3.23 average, the Project's 24 units
34 would be expected to add approximately 78 new residents to the Pebble Beach area.

1 **Criteria for Determining Significance**

2 In accordance with CEQA, the State CEQA Guidelines, Monterey County plans and policies, and
3 agency and professional standards, a project impact would be considered significant if the project
4 would result in any of the following conditions.

5 **A. Land Use Compatibility**

- 6 • Introduce new land uses into an area that could be considered incompatible with the
7 surrounding land uses or with the general character of the area, including disruption to and/or
8 division of the physical arrangement of an established community.

9 **B. Plan/Policy Consistency**

- 10 • Conflict with the applicable land use plan or applicable land use policies adopted for the purpose
11 of avoiding or mitigating an environmental effect.¹

12 **C. Recreational Demand**

- 13 • Increase the use of existing neighborhood and regional parks or other recreational facilities such
14 that substantial physical deterioration of the facility would occur or be accelerated and/or
15 expansion of facilities would be required.

16 **D. Open Space Quality and Quantity**

- 17 • Diminish the quality or quantity of open space areas.

18 The Project would not conflict with any applicable habitat conservation plan or natural communities
19 conservation plan because the project area is not located within an area covered by such a plan;
20 therefore, this topic is not addressed further.

21 **Project Impacts and Mitigation Measures**

22 **A. Land Use Compatibility**

23 **Impact LU-A1: The Project could introduce a new land use that could be incompatible with**
24 **surrounding land uses or with the general character of the area. (Less than significant)**

25 Current land uses adjacent to the Project site include low- and medium-density residential
26 development within a forest setting, as well as undeveloped open space that is predominantly
27 forested. Existing use of the Project site consists of undeveloped, forested open space.

28 According to the Monterey County Zoning Ordinance (Title 21 of the Monterey County Code of
29 Ordinances), the Project site and surrounding unincorporated area are designated as a D District. To
30 ensure compatibility of design and scale, a design approval application is required prior to the
31 issuance of planning permits for construction of any proposed residential structures.

¹ It should be noted that a mere inconsistency with a land use policy, plan, or regulation does not necessarily result in a significant impact. The inconsistency must be related to a direct or indirect physical impact on the environment and result in a significant level of impact (as determined by application of significance criteria in this EIR for the affected resource) in order to be identified as a significant impact related to plan/policy consistency.

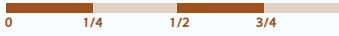
Del Monte Forest Hiking and Equestrian Trails

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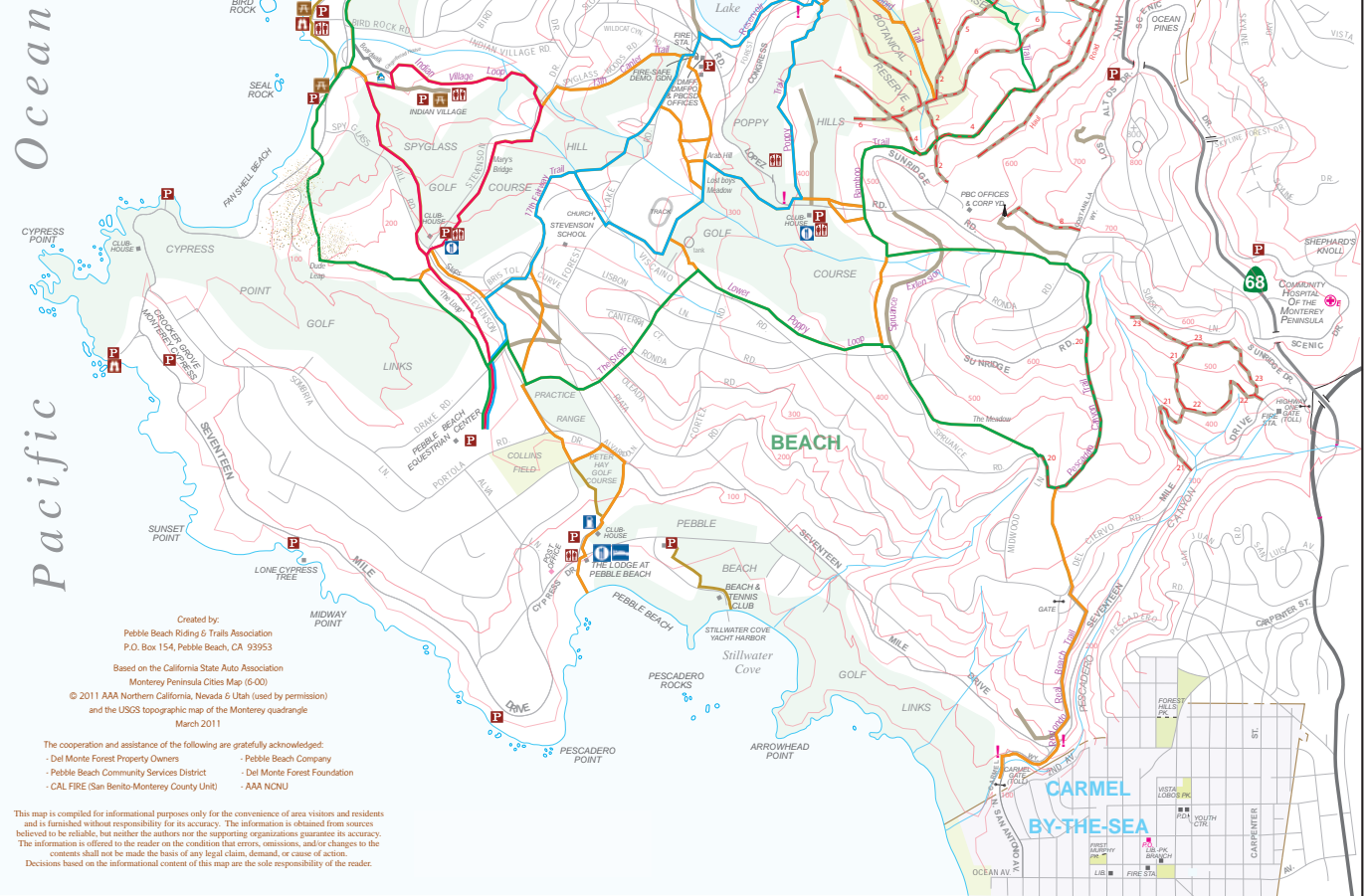
- paved streets
- fire roads
- unpaved roads
- footpaths
- green trail loop
- blue trail loop
- red trail loop
- connector trails



Approximate Scale (miles)



- parking
- restrooms
- wildlife viewing
- picnic tables
- food
- gas
- lodging
- Caution



Created by:
 Pebble Beach Riding & Trails Association
 P.O. Box 154, Pebble Beach, CA 93953

Based on the California State Auto Association
 Monterey Peninsula Cities Map (6-00)
 © 2011 AAA Northern California, Nevada & Utah (used by permission)
 and the USGS topographic map of the Monterey quadrangle
 March 2011

The cooperation and assistance of the following are gratefully acknowledged:

- Del Monte Forest Property Owners
- Pebble Beach Community
- Pebble Beach Community Services District
- Del Monte Forest Foundation
- CAL FIRE (San Benito-Monterey County Unit)
- AAA NCNU

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Legend

- Project Site

Source: Pebble Beach Riding and Trails Association, 2011.

Figure 3.8-3
 Del Monte Forest Hiking and Equestrian Trails



Figure 3.8-4
Existing Preservation Areas

1 The Project site is bordered by residential uses on the north, east and west sides (**Figure 2-2 and 2-**
2 **3**). The Del Monte Park neighborhood adjacent to the project on the east includes single-story and
3 two-story single-family residences. The residential blocks west of Montecito Street have an
4 approximate gross density between 5 and 7 du/ac based on existing conditions. The residential
5 areas in Pebble Beach to the west of the Project site have lower densities, ranging from
6 approximately 1 to 4 du/ac, but the units are separated more from the Project site by distance and
7 the proposed forest preservation area to the west of SFB Morse Drive.

8 The Project would have a density of approximately 9 du/ac in the proposed development area (24
9 units in 2.7 acres) and a density of approximately 3.1 du/ac within the area currently designated for
10 medium density residential (24 units in 7.7 acres). While the proposed multi-family housing within
11 the proposed 2.7-acre development footprint is more dense than the housing in the Del Monte Park
12 neighborhood, the overall height of the new two-story buildings would be approximately the same
13 height as the two-story single family residences to the east of the project, including some two-story
14 residences along the western edge. Additionally, the Project site would be physically and visually
15 separated from the Del Monte Park neighborhood by a forested buffer. While there would be limited
16 views through vegetation understory from the Del Monte Park neighborhood to the new
17 development (see discussion in Section 3.1, *Aesthetics*), there would not be any “side by side” views
18 of the new multi-family development and the single-family development. Thus, within the Del Monte
19 Park neighborhood, the ambiance would remain a single-family residential ambiance as the new
20 multi-family buildings would be separate and apart.

21 The addition of 24 residential units on the Project site would add a small amount of residential
22 traffic, noise, and light nearby the existing Del Monte Park neighborhood; but the additional traffic,
23 noise and light would be of a residential character, and the traffic would not be added directly to the
24 Del Monte Park neighborhood. The proposed 2.7-acre residential area would be separated from the
25 existing, surrounding residential uses by the proposed forested open space buffer, which would
26 range from approximately 51 to more than 100 feet deep.

27 Both the proposed residential development and open space preserve are considered compatible
28 with surrounding land uses because they would not change the character of nearby residential land
29 uses and would be separate physically and visually from those nearby areas. The new uses are
30 residential in nature and would not introduce incompatible uses. Therefore, this impact would be
31 less than significant.

32 B. Plan/Policy Consistency

33 **Impact LU-B1: The Project is consistent with the 2010 Monterey County General Plan and the** 34 **Greater Monterey Peninsula Area Plan. (Less than significant)**

35 As described in the Regulatory Setting, the policies of two land use plans guide the use of the Project
36 site: 1) the 2010 Monterey County General Plan, and 2) its constituent plan, the Greater Monterey
37 Peninsula Area Plan, codified in Title 21 of the County Code (inland zoning ordinance).

38 As noted above, the Project site has a split land use and zoning designation for medium-density
39 residential development (MDR/4-D) and forested open space (RC/10). The Project would place a
40 total of 24 dwelling units on 2.7 acres within the 7.7-acre area zoned MDR/4-D, resulting in a
41 residential density in the MDR zoned area of approximately 3.1 du/ac. This density is compatible
42 with the land use and zoning designations allowing a density of 4 du/ac.

1 2010 Monterey County General Plan policies encourage clustering of uses in order to reduce other
2 impacts, such as impacts to biological resources. The Project represents a clustered development
3 that allows for a larger forest preserve area to be retained east of SFB Morse Drive than in an
4 alternative scenario in which one would apply a 4 du/ac requirement for every location on the 7.7
5 acre MDR-zoned property. This is consistent with the intent of General Plan policies LU-1.7, 8.2, and
6 8.5 described above.

7 A land use policy consistency review was conducted for this project, presented in **Appendix I**, to
8 determine the Project's consistency with the 2010 Monterey County General Plan and the Greater
9 Monterey Peninsula Area Plan (Monterey County 2010). Specific goals and policies related to
10 residential uses and forest resources are listed above in the *Regulatory Setting* section and are
11 reviewed in **Appendix I**. These goals and policies guide the location, type, and intensity of
12 residential development within the unincorporated county through a variety of methods, including
13 clustering of residential structures and dedication of open space, to achieve compatibility with
14 adjacent uses. As indicated in **Appendix I**, the Project would be consistent with the relevant goals
15 and policies.

16 Therefore, this would be a less-than-significant impact.

17 C. Recreational Demand

18 **Impact LU-C1. The Project could increase the use of existing parks and recreation facilities,**
19 **but would not require the construction or expansion of recreational facilities that might have**
20 **an adverse physical effect on the environment. (Less than significant)**

21 Construction

22 As described above, the 13.2-acre Project site is currently undeveloped forested open space. The
23 9.2-acre portion east of SFB Morse Drive has unofficial trails used by neighboring residents for
24 hiking and off-road biking activities. Construction activities associated with Project development on
25 2.7 acres would impede existing use of the 2.7-acre area for recreational activities. However, the
26 Project site is not a designated park or recreation facility, and the trails within are not formal
27 recreation trails, but is instead private property owned by the applicant. Because the site is private
28 property and because there are nearby parks and recreation facilities that are currently available
29 and would remain available for use during Project construction, impacts related to use of the
30 unofficial trails on the Project site would be less than significant.

31 Operation

32 The Project would result in an estimated 78 new residents, which is a conservative (potentially
33 high) estimate, as described in the *Methodology* section. Although the new residents could increase
34 demand for recreational facilities, the wide variety of existing and proposed recreational facilities
35 located throughout Pebble Beach, as well as Monterey County as a whole, would accommodate the
36 small increase in demand. As noted in the *Environmental Setting* section, the 2010 Monterey County
37 General Plan indicates that almost 14% of Monterey County's land is devoted to parks and
38 recreational facilities, 10% of which is composed of County parks (Monterey County 2010). In
39 addition, as described previously, golf is the predominant recreational activity in Pebble Beach, and
40 eight golf courses within Pebble Beach accommodate residents and visitors.

1 Because of its proximity to the SFB Morse Botanical Reserve and HHNHA, the Project could increase
2 the use of the formal trails in these natural areas located in the project vicinity (**Figure 3.8-3**). This
3 extensive trail network includes over 30 miles of trails, and the level of current use is relatively low,
4 particularly in the 84-acre SFB Morse Botanical Reserve and 372-acre HHNHA south of the Project
5 site. It is not uncommon to hike the trails and see few or no other people (Burrell pers. comm.) The
6 increased use of these trails by up to 78 additional residents would not result in substantial physical
7 deterioration of existing trails or require the expansion of trails. Furthermore, the prior Pebble
8 Beach Company buildout project is required to manage the trail system and the habitat areas in the
9 SFB Morse Botanical Reserve and the HHNHA as part of adopted mitigation for the buildout project,
10 which will also help to manage impacts of the minor increase in trail use by new residents of the
11 inclusionary housing project.

12 The Project would result in the reduction of some specific unsanctioned recreation opportunities on
13 the Project site. As described above for Impact LU-A1, the Project would displace existing informal
14 recreational use on 2.7 acres of the Project site, which primarily includes unofficial hiking trails and
15 off-road biking. The Project site is private property that is used by neighboring residents; it is not
16 public property that the public has an implicit right to use, and there are ample nearby areas for
17 recreational use. Therefore, this is not considered a substantial loss of recreation facilities.

18 In summary, the increased use of existing park and recreation facilities is not anticipated to create or
19 accelerate substantial physical deterioration of existing facilities or create a demand for new or
20 expanded facilities, because of the relatively small number of new residents likely to use the
21 facilities and the high number of recreational facilities and dedicated open space available for use in
22 the area. Therefore, this impact would be less than significant.

23 As discussed separately in Section 3.3, *Biological Resources*, in order to better manage the forest
24 resources in the proposed open space preservation areas, mitigation is recommended to formalize a
25 few pedestrian trails in the preserve, close the other informal trails (including the existing informal
26 dirt-bike trail) and restore such areas to natural forest conditions. This mitigation recommends
27 connecting the new formalized trails to the formal trail system in HHNHA in order to promote
28 controlled recreational access in the future, instead of the uncontrolled access at present, which has
29 resulted in some degradation of forest resources. While not required as mitigation for impacts to
30 recreation, the biological resource mitigation will create a recreational amenity that can be used
31 both by the new residents of the Project and by the residents of the Del Monte Park neighborhood.

32 **D. Open Space Quality and Quantity**

33 **Impact LU-D1. The Project would not diminish the quality and quantity of open space used** 34 **for recreation. (Less than significant)**

35 The 13.2-acre Project site is undeveloped forested open space, of which 7.7 acres is zoned MDR for
36 medium-density residential use and 5.5 acres is zoned RC, which allows residential use. As discussed
37 under Impact LU-C1, the 9.2-acre portion of the Project site located east of SFB Morse Drive includes
38 unofficial trails used by neighboring residents for recreational use. The Project would develop 2.7
39 acres of this area with a 24 clustered housing units, and rest of the site would remain open space.

40 As described in Chapter 2, *Project Description*, the Project would dedicate 10.5 acres, specifically, 6.5
41 acres east of SFB Morse Drive and 4 acres west of SFB Morse Drive, to open space preservation,
42 precluding future development of this area. Without this dedication, the 7.7-acres zoned MDR on the
43 Project site could be developed with residential uses under the current zoning, leaving only 5.5

1 acres zoned RC as open space which also could allow some residential use (Sidor pers. comm.). The
2 Project would enhance the quantity of open space by preserving 10.5 acres as permanent open
3 space, which would be 5 acres of additional open space compared to a different residential
4 development scenario allowable by current zoning. Because no existing official trails would be
5 affected and the project would result in a greater amount of open space than required under current
6 zoning, the Project would not diminish the quality or quantity of open space from a recreational
7 point of view. Therefore, this impact on open space used for recreation would be less than
8 significant.