

Draft Environmental Impact Report
Volume 1

Pebble Beach Company
Inclusionary Housing Project
(PLN 130447)

State Clearinghouse # 2014081052

April 2015

Prepared for:
Monterey County

Prepared by:
ICF International



**DRAFT ENVIRONMENTAL IMPACT REPORT
PEBBLE BEACH COMPANY INCLUSIONARY
HOUSING PROJECT (PLN 130447)**

STATE CLEARINGHOUSE NO: 2014081052

LEAD AGENCY:

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1 Acronyms and Abbreviations

µg/m ³	micrograms per cubic meter
AAQS	ambient air quality standards
AB	Assembly Bill
ADT	average daily trips
AF	acre-feet
AFY	acre-feet per year
AMBAG	Association of Monterey Bay Area Governments
AMR	American Medical Response
APFS	adequate public facilities services
AQMP	Air Quality Management Plan
AR5	IPCC Fifth Assessment Report
ARB	California Air Resources Board
ASBS	Area of Special Biological Significance
ASR	aquifer storage and recovery
AST	Aboveground Storage Tank
Ballona Wetlands	Ballona Wetlands Land Trust et al. v. City of Los Angeles (2011) 201 Cal.App.4th 455
basin plans	water quality control plans
BAU	business-as-usual
BMPs	best management practices
CAA	Clean Air Act
CAAA	1990 Clean Air Act amendments
CAAQS	California ambient air quality standards
CAFE	Corporate Average Fuel Economy
CAL FIRE	California Department of Forestry and Fire Protection
Cal OSHA	California Division of Occupational Safety and Health
Cal-Am	California-American Water
CalARP	California Accidental Release Prevention
CalEEMod	California Emissions Estimator Model
Caltrans	California Department of Transportation
CAR	Climate Action Reserve
CAWD	Carmel Area Wastewater District
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CDMG	California Division of Mines and Geology
CDO	cease and desist order
Central Coast Basin Plan	Water Quality Control Plan for the Central Coast Region
Central Coast Water	Central Coast Regional Water Quality Control Board

Board	
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CGS	California Geological Survey
CH ₄	methane
CHP	California Highway Patrol
CIP	Coastal Implementation Plan
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent
Construction General Permit	NPDES General Permit for Construction Activities
COPs	Certificates of Participation
CRHR	California Register of Historical Resources
CRLF	California red-legged frog
CSCC	California State Coastal Conservancy
CUBC	California Uniform Building Code
CUPA	Certified United Program Agency
CVFP	Carmel Valley Filter Plant
CVSIM	Carmel Valley Simulation Model
CWA	Clean Water Act
CWA	Clean Water Act
cy	cubic yards
D District	Design Control Combining District
dB	decibels
dBA	A-weighted decibels
DFW	California Department of Fish and Wildlife
DOF	California Department of Finance
DOT	U.S. Department of Transportation
DPM	diesel particulate matter
DPS	Distinct Population Segment
DSOD	California Division of Safety of Dams
DTSC	Department of Toxic Substances Control
du/ac	dwelling units per acre
EGRH	Emergency Guaranteed Ride Home program
EIR	environmental impact report

EO	Executive Order
EPA	U.S. Environmental Protection Agency
ESA	federal Endangered Species Act
F	Fahrenheit
FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
Fire Code	Chapter 18.10, Fire Code, Section K105.3, of the Monterey County Code of Ordinances
Fire Defense Plan	Fire Defense Plan for Pebble Beach, Including Emergency Access Routes for Designated Open Space Areas and Undeveloped Parcels
FPP	Fire Protection Planning
FR	Federal Register
GHG	greenhouse gas
GMPAP	Greater Monterey Peninsula Area Plan
gpd	gallons per day
gpm	gallons per minute
GRP	Groundwater Replenishment Project
GWP	global warming potential
HCP	Habitat Conservation Plan
HFCs	hydrofluorocarbons
HHNHA	Huckleberry Hill Natural Habitat Area
HI	hazard index
HMBP	Hazardous Materials Business Plan
IPCC	Intergovernmental Panel on Climate Change
ITE	Institute of Transportation Engineers
ITP	incidental take permit
IWMP	Integrated Waste Management Plan
K-12	kindergarten through grade twelve schools
LCFS	low-carbon fuel standard
L _{dn}	Day-Night Level
L _{eq}	Equivalent Sound Level
L _{max}	Maximum Sound Level
L _{min}	Minimum Sound Level
LOS	level of service
LUP	Land Use Plan
L _{xx}	Percentile-Exceeded Sound Level
M	magnitude
MBTA	Migratory Bird Treaty Act
MBUAPCD	Monterey Bay Unified Air Pollution Control District
MCIHR	Monterey County Inventory of Historic Resources
MCWRA	Monterey County Water Resources Agency
MDR	Medium Density Residential

mgd	million gallons per day
MMTCO ₂ e	million metric tons of carbon dioxide equivalent
MOU	Memorandum of Understanding
MPFH	Monterey pine forest with a herbaceous understory
MPFW	Monterey pine forest with a woody shrub understory
mpg	miles per gallon
MPWMD	Monterey Peninsula Water Management District
MPWSP	Monterey Peninsula Water Supply Project
MRF	materials recovery facility
MRWMD	Monterey Regional Waste Management District
MRWPCA	Monterey Regional Water Pollution Control Agency
MS4	municipal separate storm sewer systems
MST	Monterey-Salinas Transit
MT	metric tons
N ₂ O	nitrous oxide
NAAQS	national ambient air quality standards
NAHC	Native American Heritage Commission
NCCAB	North Central Coast Air Basin
NCP	National Contingency Plan
NHTSA	National Highway Traffic Safety Administration
NMFS	National Marine Fisheries Service
NO	nitric oxide
NO ₂	nitrogen dioxide
NOAA	National Oceanic and Atmospheric Administration
NOI	notice of intent
NOP	Notice of Preparation
NO _x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NRCS	Natural Resources Conservation Service
NWIC	Northwest Information Center
O ₂	oxygen
OEHHA	Office of Environmental Health Hazard Assessment
OF	Open Space Forest
OSHA	Occupational Safety and Health Administration
Pb	lead
PBC	Pebble Beach Company
PBCD	Pebble Beach Community Services District
PBCSD	Pebble Beach Community Services District
PCB	Polychlorinated Biphenyls
PFCs	perfluorinated carbons
PG&E	Pacific Gas and Electric

PGUSD	Pacific Grove Unified School District
PM	particulate matter
PM10	particulate matter 10 microns or less in diameter
PM2.5	particulate matter 2.5 microns or less in diameter
Porter-Cologne Act	Porter-Cologne Water Quality Control Act
ppb	parts per billion
ppm	parts per million
PPV	peak particle velocity
PRC	Public Resources Code
Project	Pebble Beach Company Inclusionary Housing Project PLN130447
Proposed Project	Pebble Beach Company's Del Monte Forest Preservation and Development Plan
QSD	Qualified SWPPP Developer
RCRA	Resource Conservation and Recovery Act of 1976
Regional Project	regional water supply project
Regional Water Boards	Regional Water Quality Control Boards
RES	Renewable Energy Standard
RM	River Mile
RMA	Resource Management Agency
RMP	resource management plan
RMS	root-mean-square
ROG	reactive organic gasses
RPS	Renewable Portfolio Standard
RTIP	Regional Transportation Improvement Program
RTP	Regional Transportation Plan
SB	Senate Bill
SCS	Sustainable Communities Strategy
sf	square feet
SF ₆	sulfur hexafluoride
SIP	state implementation plan
SLOAPCD	San Luis Obispo Air Pollution Control District
SO ₂	sulfur dioxide
SR	State Route
State Water Board	State Water Resources Control Board
STIP	State Transportation Improvement Program
SVP	Society of Vertebrate Paleontology
SWPPP	Storm Water Pollution Prevention Plan
TACs	toxic air contaminants
TAMC	Transportation Agency of Monterey County
the Board	California State Geology and Mining Board
the County	Monterey County
TIS	Traffic Impact Study

TMDL	total maximum daily load
UNFCCC	United Nations Framework Convention on Climate Change
Unified Program	Unified Hazardous Waste and Hazardous Materials Management Regulatory Program
US 101	U.S. Highway 101
USC	United States Code
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	underground storage tank
V/C	volume-to-capacity
VdB	level in decibel units
VOC	volatile organic compounds
WDRs	Waste Discharge Requirements
WSA	water supply assessment