

# Executive Summary

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2 The proposed project (Project) is the Pebble Beach Company Inclusionary Housing Project (RMA-  
3 Planning File No. PLN130447). The project applicant is the Pebble Beach Company (PBC or  
4 Applicant), and the lead agency is the County of Monterey Resource Management Agency - Planning  
5 Department (County).

6 The Project site is a 13.2-acre undeveloped site in Pebble Beach. The Project includes development  
7 of 24 affordable (inclusionary) housing units on 2.7 acres and preservation of Monterey pine forest  
8 as open space on 10.5 acres.

9 This Draft Environmental Impact Report (DEIR) has been prepared in compliance with the  
10 California Environmental Quality Act (CEQA) and CEQA Guidelines (Title 14 California Code of  
11 Regulations section 15000 et seq).

12 This summary presents the following information, including major findings of this DEIR:

- 13 • Overview, including the project location, background, objectives, and brief project description.
- 14 • Areas of Known Controversy and Key Issues.
- 15 • Summary of Environmental Impacts and Mitigation Measures for the Proposed Project,  
16 including significant and unavoidable impacts.
- 17 • Alternatives to the Proposed Project, including alternatives considered, alternatives evaluated in  
18 this Draft EIR, and identification of the environmentally superior alternative.

## 19 Overview

### 20 Project Location

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

25 The Project site is located along SFB Morse Drive, just south of the intersection with Ortega Road, in  
26 the northeast portion of Pebble Beach, adjacent to the City of Pacific Grove (**Figure ES-2**). SFB Morse  
27 Drive bisects the project site, with 9.2 acres on the east side of SFB Morse Drive and 4.0 acres on the  
28 west side of SFB Morse Drive.

29 The Project site is surrounded by residential land uses to the north, west and east and undeveloped  
30 open space to the south.

### 31 Background

32 As described in Chapter 1, *Introduction*, the Applicant is proposing the Project to comply with the  
33 County's Inclusionary Housing Ordinance and with Condition No. 18 of the Monterey County Board  
34 of Supervisors Resolution No. 12-149, as amended in Resolution No. 14-024, for the Pebble Beach

1 Company Project PLN100138 (also called Pebble Beach Company concept plan or buildout project).  
2 The Applicant intends to develop 90 to 100 market rate, single-family residential lots, as part of the  
3 previously approved Pebble Beach Company Project PLN100138.

4 The County's Inclusionary Housing Ordinance requires that 20% of all new residential units  
5 developed in the unincorporated portions of the County be affordable to very low-income, low-  
6 income, and moderate-income households. For 90-100 residential lots, 18-25 inclusionary housing  
7 units would be required. The ordinance allows, under specified circumstances, alternative means of  
8 compliance.

9 The condition above requires construction of at least 18 inclusionary housing units and payment of  
10 in-lieu fee for any remainder for the approved 90-100 residential lots. Because the Applicant is  
11 proposing construction of 24 inclusionary units within Pebble Beach, they would pay the county an  
12 inclusionary fee for one unit if and when it builds out all 100 lots.

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

## 17 **Project Objectives**

18 As described in Chapter 2, *Project Description*, the project objectives are to:

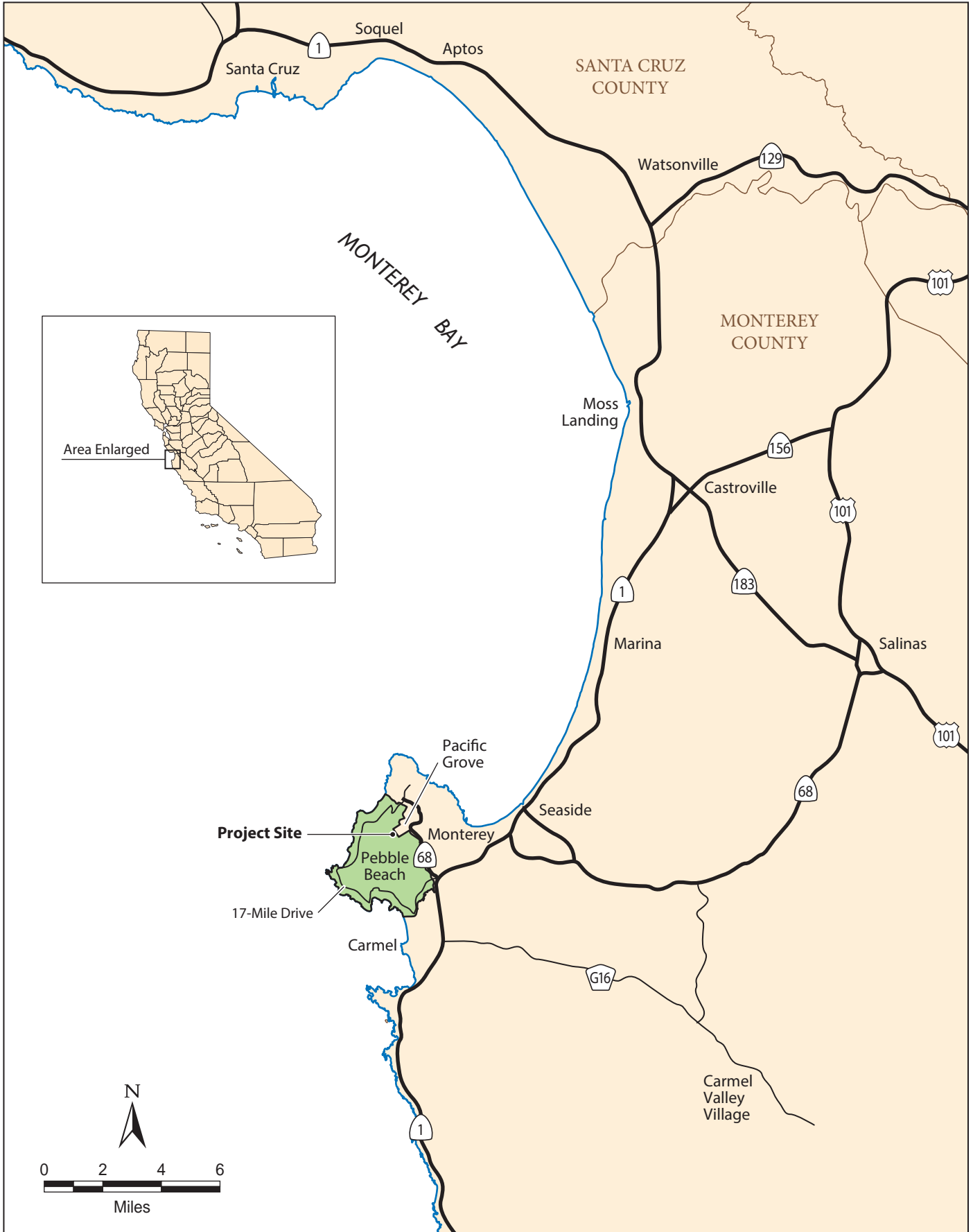
- 19 ● Provide affordable housing in close proximity to PBC facilities and other Del Monte Forest  
20 employment areas.
- 21 ● Provide affordable housing in close proximity to public schools and residential services.
- 22 ● Provide affordable housing in an area currently zoned for and adjacent to existing residential  
23 development.
- 24 ● Provide affordable housing in an area for which PBC holds entitlement to water service by  
25 California American Water Company, as a result of construction of the Carmel Area Wastewater  
26 District-Pebble Beach Community Services District Wastewater Reclamation Project.
- 27 ● Provide affordable housing that is owned and operated by PBC.

## 28 **Project Description**

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

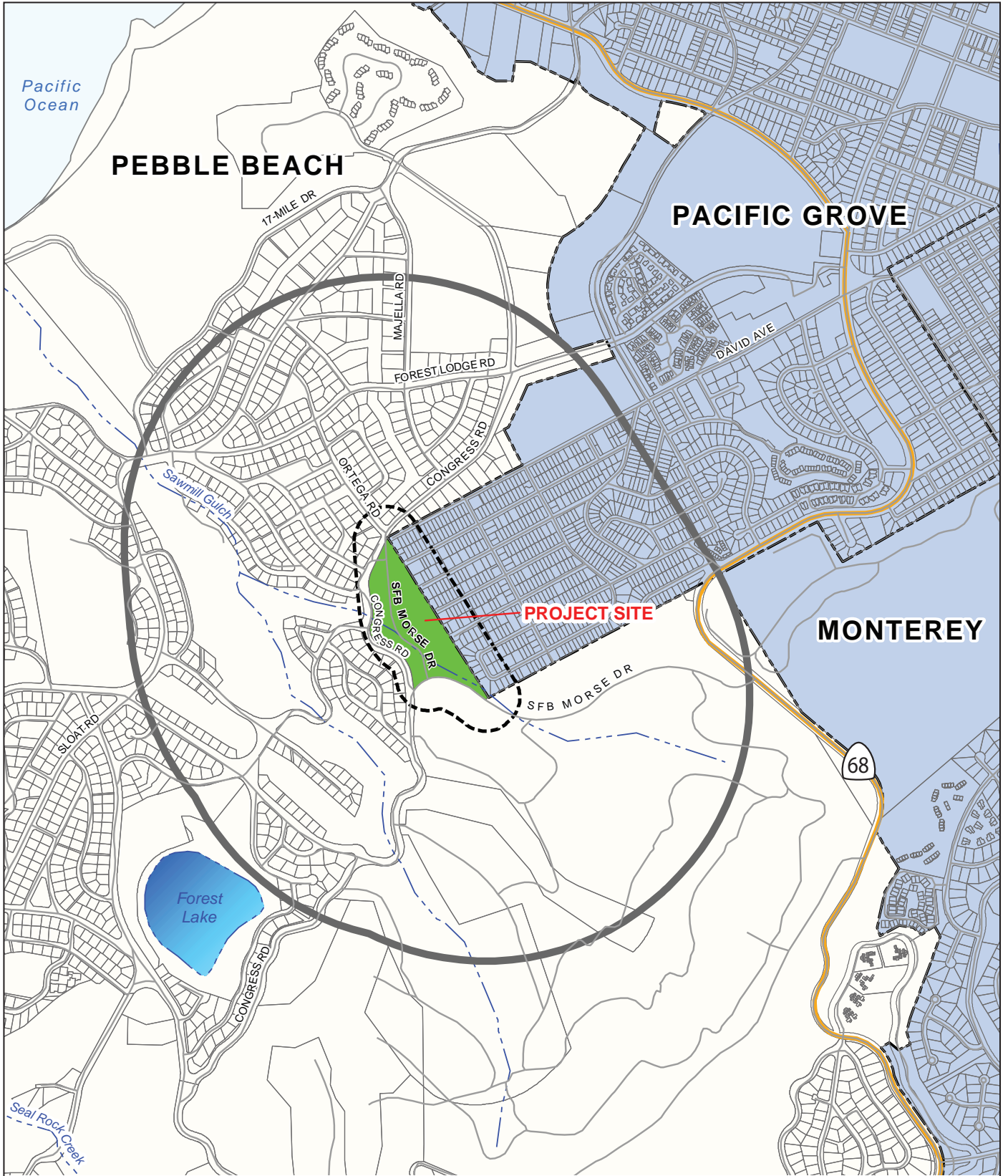
33 The 13.2-acre Project site is outside the Coastal Zone and has an entitlement for water supply based  
34 on the Applicant's financing of the Recycled Water Project. The current zoning designation of the  
35 Project site is Medium-Density Residential (4 units per acre) on 7.7 acres and Resource  
36 Conservation on 5.5 acres. The proposed development would be entirely within the area zoned for  
37 residential development.

38 In addition to the on-site development and preservation, per Condition No. 143 in the approval of  
39 the buildout project, if the inclusionary housing is built, then the Applicant would dedicate the 135-



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**Figure ES-1  
Regional Location**




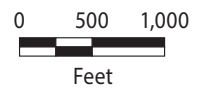
APN: 008-041-009-000

FILE # PLN130447

Source: County of Monterey

 300 feet from the site perimeter

 2,500 feet from the site perimeter



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**Figure ES-2  
Project Location**

- 1 acre Old Capitol Site, which contains 75 acres of Monterey pine forest habitat including habitat for  
2 Yadon's piperia and other sensitive biological resources, to the County or an entity approved by the  
3 County for parkland purposes.
- 4 Refer to Chapter 2, *Project Description*, for a detailed description of the Project components.

## 5 **Areas of Known Controversy and Key Issues**

6 Through issuance of a Notice of Preparation (NOP) and a scoping meeting held on August 28, 2014,  
7 responsible agencies, interested organizations, and individuals have been provided the opportunity  
8 to provide both written and verbal comments concerning the scope of this DEIR, the alternatives to  
9 be considered, and issues of concern and controversy. The NOP and written comments have been  
10 included in **Appendix A** of this DEIR. All comments, which are on file with the Monterey County  
11 Planning Department in Salinas, were considered during the development of the DEIR and  
12 consideration of alternatives.

13 Some of the issues raised might be considered controversial. These issues are discussed below.  
14 Individuals may not agree that these issues are controversial or may think that other issues, not  
15 discussed here, are controversial. The intent of this discussion is not a comprehensive discussion of  
16 issues and concerns; the intent is to highlight the issues of apparent greatest concern raised in  
17 comment to date.

- 18 ● Potential impacts on neighboring residences from new development, including increased noise,  
19 traffic, and light; loss of open space; and change in visual character.
- 20 ● Potential impacts on biological resources, including on Monterey pine forest, special status plant  
21 species, wetlands, and wildlife.
- 22 ● Cumulative impacts of the inclusionary housing project and the buildout project.
- 23 ● The relation of the inclusionary housing project to the buildout project.
- 24 ● Alternative sites including, but not limited to, a site at the 17-Mile Drive/Sunset Drive  
25 intersection, the new surface parking lot at The Inn at Spanish Bay, and the PBC Corporation  
26 Yard.

## 27 **Summary of Environmental Impacts and Mitigation** 28 **Measures for the Proposed Project**

29 The impacts of the Project, identified mitigation, and significance conclusions are discussed in detail  
30 in Chapter 3, *Environmental Setting, Impacts and Mitigation Measures*. **Table ES-1**, at the end of this  
31 Executive Summary, summarizes the impacts, mitigation measures, and levels of significance  
32 identified in this document by resource topic. Following is a brief discussion of significant impacts  
33 by resource topic, followed by a list of the significant and unavoidable impacts.

## 1 Significant Impacts by Resource Topic

2 **Aesthetics.** The Project would change the visual character of the project site. The impacts would be  
3 less than significant with implementation of the mitigation measure to incorporate native infill  
4 plantings around the development site, as described in Section 3.1, *Aesthetics*.

5 **Biological Resources.** The Project would result in the loss of and disturbance to environmentally  
6 sensitive habitat and trees (e.g., Monterey pine forest). The Project also could result in the loss of  
7 special-status wildlife and their habitat (e.g., California red-legged frog and other species) and  
8 degradation of waters (e.g., drainage to Sawmill Gulch). Additionally, the Project would contribute to  
9 cumulative impacts to these resources. The impacts would be less than significant with the  
10 Applicant-proposed preservation and implementation of the mitigation measures described in  
11 Section 3.3, *Biological Resources*. Mitigation includes implementing a site-specific resource  
12 management plan and dedicating conservation easements for the Project's open space preservation  
13 areas, and conducting pre-construction surveys for wildlife. In addition, the dedication of the Old  
14 Capitol site would provide additional benefit to the preservation of biological resources.

15 **Climate Change.** The Project would generate greenhouse gas (GHG) emissions during construction  
16 and operation, which would contribute to cumulative GHG impacts. The impacts would be less than  
17 significant with implementation of the mitigation measures to reduce GHG emissions, described in  
18 Section 3.4, *Climate Change*.

19 **Geology, Seismicity, and Soils.** Project construction (e.g., excavation for utilities installation in  
20 areas of shallow groundwater and weak soils) could result in seepage and exacerbate soil instability.  
21 The impact would be less than significant with implementation of the mitigation measure to  
22 dewater where excavation is 5 feet or greater, described in Section 3.6, *Geology, Seismicity, and Soils*.

23 **Land Use and Recreation.** The Project would increase recreational demand and use, which could  
24 result in and contribute to cumulative recreational impacts on biological resources. The impacts  
25 would be less than significant with implementation of the biological mitigation measure to  
26 implement a site specific resource management plan for the open space preservation areas,  
27 described in Section 3.8, *Land Use and Recreation*, and Section 3.3, *Biological Resources*.

28 **Noise and Vibration.** The Project would generate noise and ground-borne vibration during  
29 construction that could exceed exposure thresholds. Noise impacts overall would be less than  
30 significant with implementation of mitigation measures to reduce construction noise and for  
31 ground-borne vibration, described in Section 3.3, *Noise and Vibration*.

32 **Transportation and Circulation.** The Project would result in construction-related traffic that could  
33 disrupt traffic flow on area roadways. Once constructed, the Project would increase pedestrian  
34 circulation and roadway hazards. These impacts would be mitigated by implementing a traffic  
35 control plan during construction and extending the decomposed granite walkway along SFB Morse  
36 Drive. The Project would add vehicular traffic to specific far intersections and highway segments  
37 that would worsen existing unacceptable levels of service and for which the cumulative impact has  
38 been identified as significant and unavoidable. Therefore, although the Project would contribute a  
39 relatively smaller number of new trips to the impacted locations, it would be a significant and  
40 unavoidable impact. Implementation of mitigation measures described in Section 3.11,  
41 *Transportation and Circulation*, would reduce identified significant impacts. Mitigation includes  
42 paying a fair-share contribution to traffic fees. However, impacts related to certain roadways would  
43 remain significant and unavoidable even after mitigation.

1        **Water Supply and Demand.** As described in Section 3.12, *Water Supply and Demand*, the Project's  
2        water demand would represent an increase in water use compared to existing conditions. Although  
3        the new water demand would be within the applicant's current water entitlement and the project  
4        could be legally supplied with water by Cal-Am, regional water supplies are uncertain. Cumulative  
5        water demand on the Monterey Peninsula exceeds Cal-Am's current legal water supply requiring  
6        new regional water supplies to be developed. Thus, servicing the project could intensify regional  
7        water shortages until a regional water supply project is built. With regard to water infrastructure  
8        capacity, local water infrastructure is adequate to serve the project. However, developing regional  
9        water supply infrastructure and operations would have secondary environmental impacts that  
10       could be significant. Finally, if the State Water Board delays enforcement to cease withdrawals from  
11       the Carmel River (scheduled to begin in 2017), then the Project and other entitlements could  
12       increase withdrawals from the Carmel River, which would have significant unavoidable impacts on  
13       biological resources associated with the Carmel River compared to conditions without the project.  
14       Therefore, this impact is considered significant and unavoidable. However, it should be noted that  
15       the Applicant has previously financed the Recycled Water Project, which has resulted in  
16       substantially lower Carmel River aquifer withdrawals than would have happened without the  
17       Recycled Water Project.

## 18       **Significant and Unavoidable Impacts**

19       As described in the discussion above and in Sections 3.10, *Transportation and Circulation* and  
20       Section 3.12, *Water Supply and Demand*, the following are impacts that would remain significant and  
21       unavoidable, even with mitigation.

### 22       **A. Traffic during Project Construction**

- 23       • TRA-A1. Construction traffic would result in short-term increases in traffic volumes that would  
24       affect level of service and intersection operations.
- 25       • TRA-A1(C). Construction traffic combined with cumulative traffic would result in short-term  
26       increases in traffic volumes that would affect level of service and intersection operations.

### 27       **C. Impacts on Roadway Intersections**

- 28       • TRA-C1. The Project would add traffic to certain far intersections and highway segments that  
29       would worsen existing unacceptable levels of service.
- 30       • TRA-C2. The Project would add traffic to regional highway sections that are projected to operate  
31       at unacceptable levels of service.
- 32       • TRA-C2(C). The Project would considerably contribute to significant cumulative traffic impacts  
33       for far intersections.
- 34       • TRA-C3(C). The Project would considerably contribute to significant cumulative traffic impacts  
35       for highway segments.

### 36       **A. Water Supply and Demand**

- 37       • WSD-A1. The Project's water demand would represent an increase in water use compared to  
38       without project conditions, but would be within the applicant's current entitlement and could be  
39       legally supplied by Cal-Am. However, given the current uncertain nature of regional water  
40       supplies, the additional Project water demand could intensify water supply shortfalls and  
41       rationing starting in 2017 until a regional water supply project is built.

- 1       • WSD-A1(C). Cumulative water demand on the Monterey Peninsula exceeds current water  
2       supplies requiring new regional water supplies to be developed. The Project’s water demand  
3       would represent an increase in water use compared to without project conditions. In 2017 and  
4       after, given the current uncertain nature of regional water supply planning, the additional  
5       Project water demand could intensify cumulative water supply shortfalls and rationing until a  
6       regional water supply project is built.

### 7       **B. Water Infrastructure Capacity**

- 8       • WSD-B1. Local water infrastructure is included to serve the Project and existing supply  
9       infrastructure outside the Project site is adequate to serve the Project. A regional water supply  
10      project will need to be built to serve existing demand and the increase in demand from the  
11      project. Regional water supply infrastructure and operations will have secondary environmental  
12      impacts.
- 13     • WSD-B1(C). Existing, Project, and other entitlement demand create a cumulative demand for a  
14     regional water supply project. Regional water supply infrastructure and operations may have  
15     significant and unavoidable secondary environmental impacts and the Project would contribute  
16     to the need for such infrastructure.

### 17     **C. Carmel River Biological Resources**

- 18     • WSD-C1. If the State Water Board enforces the limitation on Cal-Am withdrawals from the  
19     Carmel River starting in 2017, then the project would not have any impact on biological  
20     resources associated with the Carmel River. If the State Water Board delays enforcement, then  
21     the Project would likely increase withdrawals from the Carmel River aquifer compared to  
22     without project conditions and thus contribute to existing impacts on Carmel River biological  
23     resources until the limitations are fully enforced.
- 24     • WSD-C1(C). If the State Water Board enforces the limitation on Cal-Am withdrawals from the  
25     Carmel River starting in 2017, then the Project and other entitlement demand would not have  
26     any impact on biological resources associated with the Carmel River. If the State Water Board  
27     delays enforcement of the limitations, then the Project and other entitlements would likely  
28     increase withdrawals from the Carmel River aquifer and thus contribute to cumulative impacts  
29     on Carmel River biological resources until the withdrawal limits are fully enforced.

## 30     **Alternatives to the Proposed Project**

31     CEQA Guidelines require that an EIR describe and evaluate a reasonable range of alternatives to the  
32     proposed project that would feasibly attain most of the project’s basic objectives and would avoid or  
33     substantially lessen any identified significant environmental impacts of the proposed project. To  
34     develop a reasonable range of alternatives to the Project for analysis, the County considered the  
35     project objectives, significant impacts of the Project, and alternatives suggested during the DEIR  
36     scoping process. Refer to Chapter 5, *Alternatives*, for a detailed discussion about how the  
37     alternatives were selected.

## 38     **Alternatives Considered**

39     **Table ES-2** identifies the alternatives considered for evaluation in the EIR. They include alternatives  
40     that were suggested during public scoping and that reduce significant impacts. The alternatives



1 listed in **Table ES-2** were initially evaluated for their feasibility and their ability to achieve most of  
 2 the project objectives while avoiding, reducing, or minimizing significant impacts identified for the  
 3 Project. The only significant and unavoidable impacts are the minor contribution the project could  
 4 make to cumulative traffic and water supply impacts. Because all project alternatives would result in  
 5 a minor increase in vehicle trips and water supply use that could contribute to these significant and  
 6 unavoidable cumulative impacts, the alternatives selected for analysis focus on reducing impacts to  
 7 biological resources, as well as being responsive to public scoping comments. Refer to the discussion  
 8 in Chapter 5, *Alternatives*, for more information.

9 In **Table ES-2**, the list of alternatives considered is separated into those that are evaluated in the  
 10 DEIR and those that were dismissed from further analysis in the DEIR. The remainder of this  
 11 summary discussion focuses on those alternatives evaluated in the DEIR.

12 **Table ES-2. Summary of Alternatives Considered for Evaluation**

Alternative	Description	Meets 5 Project Objectives?	Feasible?
<b>Analyzed in Draft EIR</b>			
1. No Project	No inclusionary units on Project site, but potential for future Area D development consistent with current zoning. In-lieu fee for 24 units.	0/5	Yes
2. Sunset Drive/17-Mile Drive	24 inclusionary units. Includes Area D buildout potential.	4/5	Yes
3. Corporation Yard	18 inclusionary units, plus 10 market rate units already approved for the site (reconfigure 6.6 acre development footprint). Includes in-lieu fee for 7 units and Area D buildout potential.	3/5	Yes
4. Collins Residential Area	24 inclusionary units, plus 4 market rate units already approved for the site (reconfigure 3.8 development footprint). Includes Area D buildout potential.	4/5	Yes
5. Reduced Density On-Site	24 inclusionary units, at single family density on larger footprint.	5/5	Yes
6. Reduced Units On-Site	18 inclusionary units, at similar density on smaller footprint. Includes in-lieu fee for 7 units.	5/5	Yes
<b>Alternatives Considered but Dismissed from Further Analysis</b>			
Area V	24 inclusionary units, plus 14 market rate units already approved for the site (reconfigure 5.89 acre development footprint).	Dismissed because evaluating the nearby Collins Residential Area <sup>1</sup>	
Area U	24 inclusionary units, plus 7 market rate units already approved for the site (reconfigure 5.48 acre development footprint).	Dismissed because evaluating the nearby Collins Residential Area <sup>1</sup>	
Special Events Staging Area	24 inclusionary units and relocating staging area.	Dismissed because evaluating nearby Collins Residential Area <sup>1</sup> and because relocating the special events staging area is not feasible because no other area in the forest is large enough for PBC to use that is in close proximity to major special events.	

Alternative	Description	
Parking Lot at Spanish Bay Drive/17-Mile Drive	24 inclusionary units on parking lot, and existing 285-space surface parking relocated to new 285-space underground parking at The Inn at Spanish Bay.	Not financially feasible and dismissed because constructing a new underground structure would cost substantially more than paying the in-lieu fee. This alternative was analyzed as Alternative 4 in the Pebble Beach Company Project EIR (Monterey County 2011/2012).
Old Capitol Site	24 inclusionary units.	Not feasible and dismissed because 1) no water entitlement and 2) per Condition No. 143 in the approval of the Pebble Beach Company Project (buildout project), if the inclusionary housing is built, then PBC would dedicate the 135-acre Old Capitol Site, which has 75 acres of Monterey pine forest, to County.
410 Alvarado Street	24 inclusionary units.	Not feasible and dismissed because site not owned by PBC <sup>2</sup> and is deed restricted. There is an active building permit, and project is partially built.
Site between Del Monte Shopping Center and Highway 1	24 inclusionary units.	Not feasible and dismissed because the site (APN 001-761-037-000) is not owned by PBC <sup>2</sup> and does not have water entitlement.
Areas in Marina near Fort Ord	24 inclusionary units dispersed on properties in Marina.	Not feasible and dismissed because no specific sites were suggested, and potential sites not owned by PBC <sup>2</sup> and may not have water entitlement.
Housing Dispersed in Multiple Areas	24 inclusionary units dispersed on other properties in unidentified areas.	Not financially feasible and dismissed because no specific sites were suggested, specific locations would need to be identified and would need to be in the Del Monte Forest to qualify for PBC water, and land acquisition costs <sup>2</sup> and construction costs would be substantially higher than building 24 units on a single site and or paying the in-lieu fee.
Use Existing Housing as Rental Housing	Secure 15-year leases for rental housing from existing housing stock in forest.	Not financially feasible and dismissed because 18-25 existing housing units would need to be purchased in the Del Monte Forest to qualify for PBC water and would cost substantially more than building 24 units on a single site or paying the in-lieu fee. Additionally, County regulations require affordable housing units to be newly constructed and prohibit conversion of existing housing stock to affordable housing. <sup>2</sup>
In-lieu fee only with no new rental units	No inclusionary housing units.	Dismissed because the County's ultimate goals and requirements are to construct inclusionary housing.

<sup>1</sup> Comments on the NOP suggested consideration of several sites in the same general area. The Collins Residential Area was selected for reasons described in Table 5-1 (footnote 3) and text in Chapter 5, *Alternatives*.

<sup>2</sup> Section 18.40.080 of the Inclusionary Housing Ordinance states that off-site units must be newly constructed (A) and the property owned or controlled by the applicant at the time of first approval (C).

## 1 Alternatives Evaluated in this Draft EIR

2 The characteristics of Alternatives 1 to 6 are described below, and the associated impacts compared  
 3 to those identified for the Project are summarized below and in **Tables ES-3a** and **ES-3b** at the end

1 of this Executive Summary. The County's determination of the environmentally superior alternative  
2 is also included at the end of the discussion below. For additional detail, refer to Chapter 5,  
3 *Alternatives*.

#### 4 **Alternative 1—No Project**

5 The No Project alternative would not necessarily reduce significant project impacts because paying  
6 an in-lieu fee, instead of implementing the Project, could result in the construction of 24  
7 inclusionary housing units and the associated impacts occurring elsewhere in the Greater Monterey  
8 Peninsula Area Plan area (GMPAP), as well as buildout of Area D for market-rate housing.

##### 9 **In-Lieu Fee**

10 Under the No Project alternative, the 24 units of inclusionary housing would not be constructed at  
11 the Project site. Instead, the Applicant would pay an in-lieu fee to the County. Payment of an in-lieu  
12 fee may result directly or indirectly in construction of inclusionary housing at a location elsewhere  
13 outside of Pebble Beach. Given the multiplicity of uses to which in-lieu fees are used by the County to  
14 support inclusionary housing, it is speculative to conclude precisely when and where such units  
15 might be built, how many might be built, or what the site plan would be. Once such a project is  
16 defined and actually proposed, the County will ensure CEQA compliance and identification of project  
17 impacts and required mitigation. For the purposes of analysis, it is assumed that the location would  
18 be outside Pebble Beach, but within the GMPAP in an incorporated or unincorporated area.

19 The specific impacts of inclusionary housing development elsewhere cannot be identified because  
20 the specific location is not known. However, it is reasonable to assume that the impacts would be  
21 similar to those of the Project for many resource topics, such as air quality, climate change, public  
22 services/utilities, traffic, and water supply. Other impacts would be site-specific, such as aesthetics,  
23 biological resources, cultural resources, geology/soils, hydrology/water quality, land use and  
24 recreation, and noise. Although the noise and traffic generated would be similar, the impact on  
25 surrounding land uses could vary depending on the site.

##### 26 **Area D Buildout**

27 Without the development of inclusionary housing on 2.7 acres and the preservation of 10.5 acres as  
28 proposed, Area D could be built out (developed) in accordance with the current land use  
29 designations and zoning classifications. As described in Section 3.8, *Land Use and Recreation*, the  
30 County's land use designation is a combination of Medium Density Residential (MDR) and Open  
31 Space Forest (OF), and the zoning is currently split-zoned, as shown in **Figure 3.8-2**. Of the total  
32 13.2 acres, 7.7 acres are zoned MDR/4-D, which allows residential development of up to 4 units per  
33 acre subject to design review; and 5.5 acres are zoned RC/10, which preserves land as open space  
34 but would allow one residential unit. Therefore, based on current zoning, up to 31 market rate units  
35 could be constructed in Area D. Although it is reasonable to assume that most development would  
36 occur on the east side of SFB Morse Drive, because of the existing drainage and steeper slopes west  
37 of SFB Morse Drive, it is possible some development could occur on the west side.

38 Overall, impacts of the No Project alternative could be similar to or greater than those identified for  
39 the Project because there could be direct impacts for all resource topics from the possible  
40 construction of 24 inclusionary housing units elsewhere in the GMPAP, as well as from the possible  
41 construction of up to 31 market-rate residential units in Area D.

## 1 **Alternative 2—Sunset Drive/17-Mile Drive**

2 Under this offsite alternative, 24 units of inclusionary housing would be constructed at the  
3 southwest corner of Sunset Drive and 17-Mile Drive, located approximately 1 mile north of the  
4 Project site, within the city limits of Pacific Grove. The site is owned by Pebble Beach Company with  
5 an entitlement to water service. Existing uses on the site include vacant gas station/market and PBC  
6 corporation facilities. The development footprint would be approximately 1.6 acres of the  
7 developed/paved portion of the property to avoid tree removal and encroachment into the coastal  
8 zone to the south. The 1.6-acre site could accommodate the same development specifications as the  
9 Project site including 24 units in four 2-story buildings, with 6 dwelling units each.

10 In comparison with the Project, impacts at the Sunset Drive/17-Mile site would be less for biological  
11 resources, more for hazardous materials, and similar for other resource topics, with some slightly  
12 less and some slightly more. Additionally, as described under the No Project alternative, Area D  
13 could be developed with up to 31 market rate housing units on 13.2 acres which would result in  
14 impacts similar to the Project.

15 Overall, impacts would be similar to but greater than those identified for the Project, because there  
16 would be direct impacts from developing 24 units at the Sunset Drive/17-Mile Drive site and  
17 potential indirect impacts in Area D, which could be developed with up to 31 units in accordance  
18 with existing zoning.

## 19 **Alternative 3—Corporation Yard**

20 Under this offsite alternative, 18 units of inclusionary housing would be constructed at the Pebble  
21 Beach Company Corporation Yard, located on Haul Road near the Sunridge Road/Lopez Road  
22 intersection, approximately 1 mile south of the Project site. The site is within the unincorporated  
23 community of Pebble Beach and owned by Pebble Beach Company with an entitlement to water  
24 service. The site is currently within the coastal zone and approved for development of 10 market  
25 rate units. With this alternative, the 6.6-acre development footprint for the 10 market rate units  
26 would be reconfigured such that the 10 market rate units are on 2.3 acres, the 18 inclusionary units  
27 and 54 parking spaces are on 2.4 acres, and the roadway in between on 1.93 acres. The 18  
28 inclusionary housing units would be in three two-story buildings with six units each.

29 In comparison with the Project, impacts at the Corporation Yard would be less for biological  
30 resources and noise/vibration; more for geology/soils/hazardous materials, wildland fire hazard,  
31 construction-related air quality, traffic; and similar for other resource topics, with some slightly less  
32 and some slightly more. Additionally, as described under the No Project alternative, Area D could be  
33 developed with up to 31 market rate housing units on 13.2 acres which would result in similar  
34 impacts as the Project; and payment of the in-lieu fee for 7 units may result directly or indirectly in  
35 construction of inclusionary housing in locations outside Pebble Beach but within the GMPAP.

36 Overall, impacts would be similar to but greater than those identified for the Project, because there  
37 would be direct impacts from developing 18 units at the Corporation Yard site and potential indirect  
38 impacts in Area D, which could be developed with up to 31 units in accordance with existing zoning,  
39 and at an unknown location in the GMPAP if the in-lieu fee is used to develop 7 more units.

## 1 **Alternative 4—Collins Residential Area**

2 Under this offsite alternative, the 24 units of inclusionary housing would be constructed at the  
3 Collins Residential Area, located at the corner of Portola Road and Alva Lane, approximately two  
4 miles southwest of the Project site. The site is within the unincorporated community of Pebble  
5 Beach and owned by Pebble Beach Company with an entitlement to water service. The site is  
6 currently within the coastal zone and approved for development of 4 market rate units. With this  
7 alternative, the 3.8-acre development footprint for the 4 market rate units would be reconfigured  
8 such that the 4 market rate units are on 1.2 acres, and the inclusionary housing units are on  
9 approximately 2.6 acres. The 24 inclusionary housing units would be in four two-story buildings  
10 with 6 units each, and the development area would include a manager's office, landscaping and 58  
11 parking spaces.

12 In comparison with the Project, impacts at the Collins Area would be less for biological resources  
13 and similar for other resource topics, with some slightly less and some slight more. Because the site  
14 is within the coastal zone and currently designated MDR in the Del Monte Forest LCP (MDR allows  
15 up to 4 units/acre), this alternative would require an LCP amendment because current zoning only  
16 accommodates 7 units. Additionally, as described under the No Project alternative, Area D could be  
17 developed with up to 31 market rate housing units on 13.2 acres which would result in similar  
18 impacts as the Project.

19 Overall, impacts would be similar to but greater than those identified for the Project, because there  
20 would be direct impacts from developing 24 units at the Collins site and potential indirect impacts in  
21 Area D, which could be developed with up to 31 units in accordance with existing zoning.

## 22 **Alternative 5—Reduced Density On-Site**

23 Under this onsite alternative, 24 units of inclusionary housing would be constructed in the 7.7-acre  
24 currently zoned MDR at the Project site, instead of 24 units on the proposed 2.7-acre development  
25 footprint. The assumed gross density would be 3.1 dwelling units per acre, which would be less than  
26 the Proposed Project's density of approximately 9 dwelling units per acre (based on 24 units in 2.7  
27 acres). To determine the reduced density for this alternative, the residential densities of the  
28 surrounding neighborhoods were considered, as described in Chapter 5, *Alternatives*. For the  
29 purposes of this analysis, it is assumed that the 24 units would be single-story, single-family homes.

30 In comparison with the Project, impacts would be similar for aesthetics, noise, public services, traffic  
31 and water; slightly less for land use; and slightly more for air quality, biological resources, climate  
32 change, geology, hydrology due to dispersed development. Overall, impacts would be similar to but  
33 greater than those identified for the Project because the development is dispersed over a larger  
34 area.

## 35 **Alternative 6—Reduced Units On-Site**

36 Under this onsite alternative, 18 units of inclusionary housing would be constructed on 2.0 acres at  
37 the Project site, instead of 24 units on 2.7 acres. There would be three 2-story buildings, each with 6  
38 units (instead of four 2-story buildings, each with 6 units). The density would be approximately 9  
39 units per acre, similar to the Project; but with fewer units, a smaller development footprint would be  
40 required.

1 In comparison with the Project, impacts of this Reduced Units alternative would be similar for water  
2 and slightly less for all other resource topics because of the slightly smaller amount of development  
3 on a slightly smaller footprint. Additionally, as described under the No Project alternative, payment  
4 of the in-lieu fee from 7 units may result directly or indirectly in construction of inclusionary  
5 housing in locations outside Pebble Beach but within the GMPAP.

6 Overall, impacts would be similar to those identified for the Project, because there would be direct  
7 impacts from developing 18 units at the Project site and potential indirect impacts at an unknown  
8 location in the GMPAP if the in-lieu fee is used to develop 7 more units.

## 9 **Environmentally Superior Alternative**

10 A key consideration in identifying the environmentally superior alternative is that the alternatives  
11 vary in terms of impacts associated with inclusionary housing development, as well as in terms of  
12 impacts associated with in-lieu fees, and with the reasonably foreseeable buildout potential for Area  
13 D. Thus, this discussion identifies: 1) the environmentally superior alternative when considering  
14 only the impacts of constructing inclusionary housing, and 2) the environmentally superior  
15 alternative when considering the totality of development and associated impacts that are reasonably  
16 foreseeable under each alternative, which includes the combined impact of building inclusionary  
17 housing plus other reasonably foreseeable impacts, whether from use of an in-lieu fee or from  
18 buildout of Area D consistent with existing zoning. Refer to Chapter 5, *Alternatives*, for a more  
19 detailed discussion on the rationale for determining the environmentally superior alternative.

### 20 **Inclusionary Housing Only**

21 Alternatives 2 (Sunset Drive/17-Mile Drive) and 4 (Collins Residential Area) would result in similar  
22 overall environmental impacts, especially since both sites are previously fully disturbed, and both  
23 could be considered the environmentally superior alternative. If one were to choose, Alternative 2  
24 would be less compatible with adjacent commercial/light industrial land uses, compared to the  
25 general compatibility of residential use adjacent to Alternative 4. In addition, Alternative 2 would  
26 require more substantial construction due to the removal of residual contamination. Therefore,  
27 **Alternative 4 (Collins Residential Area)** is considered the Environmentally Superior Alternative,  
28 when considering only the inclusionary housing.

### 29 **Inclusionary Housing, In-Lieu Fees, and/or Area D Buildout Combined**

30 Alternatives 5 (Reduced Density On-Site) and 6 (Reduced Units On-Site) would both result in 24  
31 inclusionary housing units overall, although Alternative 6 would result in only 18 units on-site and 7  
32 offsite. Thus, regionally, Alternatives 5 and 6 would have similar impacts as the Project and  
33 compared to each other. On-site, Alternative 6 would result in fewer impacts than the Project and  
34 Alternative 5 because it would have a smaller development footprint and smaller associated impacts  
35 on biological resources and other resource areas. Therefore, **Alternative 6 (Reduced Units On-  
36 Site)** is considered the Environmentally Superior Alternative, when considering the combination of  
37 inclusionary housing, in-lieu fee, and/or Area D buildout.

**Table ES-1. Summary of Project Impacts and Mitigation Measures**

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<b>3.1 Aesthetics</b>			
<b>A. Scenic Vistas and Corridors</b>			
<b>AES-A1.</b> The Project could have substantial adverse visual effects on public viewing in or near “visually prominent” areas identified in the GMPAP or within scenic route corridors, including 17-Mile Drive.	No Impact	None required	--
<b>B. Visual Character</b>			
<b>AES-B1.</b> The Project could degrade the visual character and quality of the Project site.	Significant	AES-B1. Incorporate native infill plantings in areas outside of the development footprint	Less than Significant
<b>C. Light and Glare</b>			
<b>AES-C1.</b> The Project would introduce new sources of light and glare at the Project site, which could affect nighttime views or activities in the area.	Less than Significant	Not required	--
<b>Cumulative Aesthetic Impacts</b>			
<b>AES-1(C).</b> Cumulative development in Pebble Beach could result in separate aesthetics impacts, but the Project would not contribute to any cumulative aesthetic impacts.	No contribution	Not required	--
<b>3.2 Air Quality</b>			
<b>A. Air Quality Plan Consistency</b>			
<b>AQ-A1.</b> The Project would be consistent with the 2008 Air Quality Management Plan.	Less than Significant	None required	--
<b>B. Long-Term Emissions</b>			
<b>AQ-B1.</b> The Project would result in a long-term increase in ROG, NOx, CO, and PM10 emissions from vehicular traffic.	Less than Significant	None required	--
<b>C. Construction Emissions</b>			
<b>AQ-C1.</b> The Project would result in a short-term increase in PM10 emissions due to grading and construction.	Less than Significant	None required	--
<b>D. Sensitive Receptors</b>			
<b>AQ-D1.</b> The Project would result in the emission of toxic air contaminants from diesel truck and equipment use during construction.	Less than Significant	None required	--
<b>AQ-D2.</b> The Project would not expose sensitive receptors to substantial CO concentrations from project-related traffic.	Less than Significant	None required	--

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<b>E. Odors</b>			
<b>AQ-E1.</b> The Project could expose new sensitive receptors to objectionable odors.	Less than Significant	None required	--
<b>Cumulative Air Quality Impacts</b>			
<b>AQ-1(C).</b> Cumulative development on the Monterey Peninsula and beyond could result in cumulative air quality impacts, but the Project would not considerably contribute to any cumulatively significant air quality impacts.	Less than considerable contribution	Not required	--
<b>3.3 Biological Resources</b>			
<b>A. Sensitive Habitats</b>			
<b>BIO-A1.</b> The Project would result in direct removal and could result in indirect impacts on Monterey pine forest.	Significant	BIO-A1. Develop and implement a site-specific resource management plan for the Project's open space preservation area.  BIO-A2. Dedicate conservation easements to the Del Monte Forest Conservancy for the open space preservation area.	Less than Significant
<b>B. Waters and Wetlands</b>			
<b>BIO-B1.</b> The Project could degrade quality of waters extending through the Project site.	Significant	BIO-B1. Avoid, minimize and/or compensate for degradation of water quality and loss of waters; and implement resource management measures to maintain waters and water quality in the project preserve areas.	Less than Significant
<b>C. Special-Status Species</b>			
<b>BIO-C1.</b> The Project could result in direct mortality of California red-legged frog, degradation of aquatic habitat, and loss and degradation of upland habitats.	Significant	BIO-A1, BIO-A2, BIO-B1. See above.  BIO-C1. Conduct preconstruction surveys for California red-legged frog, implement protection measures if found, and conduct construction monitoring.	Less than Significant
<b>BIO-C2.</b> The Project could result in loss of or disturbance to habitat occupied by non-listed special-status wildlife species.			



Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
Black or Silvery Legless Lizards	Significant	BIO-A1, BIO-A2. See above.  BIO-C2. Conduct preconstruction surveys for legless lizard and implement protection measures if found.	Less than Significant
California Horned Lizard	Less than Significant	None required	--
Western Pond Turtle	Less than Significant	None required	--
Pallid Bats	Significant	BIO-C3. Conduct a preconstruction survey for bat roosts, and implement construction monitoring during tree removal activities.	Less than Significant
Hoary bat	Less than Significant	None required	--
Ringtail and Monterey Ornate Shrew	Significant	BIO-A1, BIO-A2. See above.	Less than Significant
<b>BIO-C3.</b> Project construction and development would result in loss of Monterey pine, a California Rare Plant Rank of 1B.1 special-status species.	Significant	BIO-A1, BIO-A2. See above.	Less than Significant
<b>D. Common Wildlife Habitat/Populations/Plant Communities</b>			
<b>BIO-D1.</b> The project would remove habitat of common wildlife species and plant communities within the Project site.	Less than significant	None required	--
<b>E. Indirect Impacts on Habitat Resulting from Human Use</b>			
<b>BIO-E1.</b> The Project could increase human disturbance of Monterey pine forest within the proposed open space preservation area.	Significant	BIO-A1, BIO-A2. See above.	Less than Significant
<b>F. Wildlife Movement</b>			
<b>BIO-F1.</b> The Project would fragment existing forested habitats and could interfere with wildlife movement.	Less than Significant	None required	--
<b>G. Wildlife Breeding and Nesting</b>			
<b>BIO-G1.</b> Project construction, including tree removal and grading, could result in potential disturbance to nesting raptors and migratory birds, including several special-status raptor species, if present during construction.	Less than Significant	None required	--
<b>H. Tree Removal</b>			
<b>BIO-H1.</b> The Project would result in removal or disturbance of native Monterey pine trees and coast live oak trees.	Significant	BIO-A1, BIO-A2. See above	Less than Significant
<b>Cumulative Biological Resources Impacts</b>			

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<b>BIO-1(C).</b> Cumulative development would result in significant loss of Monterey pine forest, but the Project’s contribution would be less than significant with mitigation.	Considerable	BIO-A1, BIO-A2. See above	Less than considerable
<b>BIO-2(C).</b> Cumulative development could result in direct and indirect effects on wetlands and waters, but the Project’s contribution would be less than significant with mitigation.	Considerable	BIO-B1. See above.	Less than considerable
<b>BIO-3(C).</b> Cumulative development could result in direct mortality of California red-legged frog, degradation of aquatic habitat, and loss of and degradation of upland habitats, but the Project’s contribution would be less than significant with mitigation.	Considerable	BIO-A1, BIO-A2, BIO-B1, BIO-C1. See above.	Less than considerable
<b>BIO-4(C).</b> Cumulative development could result in potential loss or disturbance to habitat occupied by non-listed special-status wildlife species, but the Project’s contribution would be less than significant with mitigation.	Considerable	BIO-A1, BIO-A2, BIO-C2, BIO-C3. See above.	Less than considerable
<b>BIO-5(C).</b> Cumulative development would remove habitat of common wildlife species and plant communities within Pebble Beach, but the Project’s contribution would be less than significant.	Less than considerable	None required	--
<b>BIO-6(C).</b> Cumulative development would increase human disturbance of Monterey pine forest within the proposed open space preservation area, and the Project’s contribution to this effect would be less than significant with mitigation.	Considerable	BIO-A1, BIO-A2. See above.	Less than considerable
<b>BIO-7(C).</b> Cumulative development would fragment certain existing forested habitats and could interfere with wildlife movement, and the Project’s contribution would be less than significant with mitigation.	Considerable	BIO-A1, BIO-A2. See above.	Less than considerable
<b>BIO-8(C).</b> Cumulative development, including tree removal and grading, could result in potential disturbance to nesting raptors, including several special-status raptor species, if present during construction, and the Project’s contribution would be less than significant with mitigation.	Considerable	BIO-A1. See above	Less than considerable
<b>BIO-9(C).</b> Cumulative development would result in removal or disturbance of native Monterey pine trees and coast live oak trees, and the Project’s contribution would be less than significant with mitigation.	Considerable	BIO-A1, BIO-A2. See above	Less than considerable

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<b>3.4 Climate Change</b>			
<b>A. Contribute to Climate Change Impacts</b>			
<b>CC-A1.</b> The Project would result in project-related greenhouse gas emissions, during construction and from operation that would contribute to climate change impacts and be inconsistent with the goals of Assembly Bill 32.	Significant	<p>CC-A1. Implement best management practices for GHG emissions during construction.</p> <p>CC-A2a. Reduce annual greenhouse gas emission by 24% relative to business as usual using a combination of design features, replanting, and/or offset purchases.</p> <p>CC-A2b: Validate the greenhouse gas emission offset value of preserving Monterey pine forest on the Old Capitol Site using the Climate Action Registry Forest Project Protocol and preserve the lands in perpetuity.</p>	Less than Significant
<b>B. Effects of Climate Change</b>			
<b>CC-B1.</b> The Project would not result in significant exposure of persons or property to reasonably foreseeable impacts of climate change.	Less than Significant	None required	--
<b>Cumulative Climate Change Impacts</b>			
<b>CC-1(C).</b> Cumulative development on the Monterey Peninsula and beyond could result in cumulatively significant greenhouse gas emissions, but the Project would not contribute considerably to cumulative emissions, with mitigation.	Considerable	CC-A1, CC-A2. See above.	Less than considerable
<b>3.5 Cultural Resources</b>			
<b>A. Historical Resources</b>			
<b>CR-A1.</b> The Project would not cause a substantial adverse change in the significance of a historical resource.	No Impact	None required	--
<b>B. Archaeological Resources</b>			
<b>CR-B1.</b> Project grading and excavation could result in disturbance to previously undiscovered archaeological resources and cause substantial adverse change in the significance of a unique archaeological resource.	Less than Significant	None required	--

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<b>C. Human Remains</b>			
<b>CR-C1.</b> Project grading and excavation could result in disturbance to previously undiscovered human remains.	Less than Significant	None required	--
<b>D. Paleontological Resources</b>			
<b>CR-D1.</b> Project grading and excavation could result in disturbance and destruction of a previously undiscovered unique paleontological resource or site or unique geologic feature.	Less than Significant	None required	--
<b>Cumulative Cultural Resources Impacts</b>			
<b>CR-1(C).</b> Cumulative development in Pebble Beach might have substantial adverse effects on historical, archaeological, or paleontological resources, but the Project's potential contribution would be less than significant.	Less than considerable	None required	--
<b>Section 3.6 Geology, Seismicity, and Soils</b>			
<b>A. Seismic Hazards</b>			
<b>GSS-A1.</b> Placement of new structures could result in potential structural damage and associated human safety hazards resulting from ground shaking caused by earthquakes on nearby active and potentially active faults.	Less than Significant	None required	--
<b>B. Landslides and Slope Stability</b>			
<b>GSS-B1.</b> The Project would not result in slope failure during project operation.	No Impact	None required	--
<b>C. Erosion</b>			
<b>GSS-C1.</b> Grading and excavation could result in substantial soil erosion, loss of topsoil, and sedimentation during construction.	Less than Significant	None required	--
<b>D. Soils Constraints</b>			
<b>GSS-D1.</b> Excavation activities in areas of shallow groundwater and weak soils could result in inadequate drainage and structural failure during construction.	Significant	GSS-D1. During Project construction, dewater where excavation activities would be 5 feet or greater and shore temporary cuts.	Less than Significant
<b>GSS-D2.</b> Project operation would not result in increased risks associated with expansive soils or unconsolidated fill.	Less than Significant	None required	--
<b>E. Hazardous Materials</b>			
<b>GSS-E1.</b> Project construction would not create a significant hazard to the public or the environment through the release of hazardous materials into the environment.	Less than Significant	None required	--

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<b>GSS-E2.</b> Project operation would not create a significant hazard to the public or the environment through the release of hazardous materials into the environment.	No Impact	None required	--
<b>Cumulative Geology, Seismicity, and Soils Impacts</b>			
<b>GSS-1(C).</b> Cumulative development in Pebble Beach would include new structures that may result in exposure to seismic hazards, or could expose people and structures to geologic hazards, but the Project’s contribution would be less than significant.	Less than considerable	None required	--
<b>3.7 Hydrology and Water Quality</b>			
<b>A. Groundwater</b>			
<b>HYD-A1.</b> The Project would not substantially deplete groundwater supplies or interfere with groundwater recharge.	Less than Significant	None required	--
<b>B. Alteration of Drainage Patterns</b>			
<b>HYD-B1.</b> The Project would result in the alteration of surface drainage patterns, but would not alter the course of a stream or river in a manner that would result in substantial erosion or siltation on or off the site.	Less than Significant	None required	--
<b>C. Stormwater Runoff and Drainage Infrastructure</b>			
<b>HYD-C1.</b> The Project would result in increased stormwater runoff due to an increase in impervious surfaces and topographic alterations.	Less than Significant	None required	--
<b>D. Water Quality</b>			
<b>HYD-D1.</b> The Project would degrade surface water quality due to an increase in sediment and pollutant loading in stormwater drainage during construction and from operation.	Less than Significant	None required	--
<b>E. Flood Hazards</b>			
<b>HYD-E1.</b> The Project would not place housing or structures within a 100-year flood hazard area and would not expose people or structures to a significant risk of loss, injury, or death involving flooding.	No Impact	None required	--
<b>Cumulative Hydrology and Water Quality Impacts</b>			
<b>HYD-1(C).</b> Cumulative development in Pebble Beach would result in increased stormwater runoff and could alter surface drainage patterns, but the Project’s contribution would be reduced to a less-than-significant level with mitigation.	Less than considerable	None required	--

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<b>HYD-2(C).</b> Cumulative development on the Monterey Peninsula and beyond could degrade onshore and offshore water quality, but the Project’s contribution would be reduced to a less-than-significant level with mitigation.	Less than considerable	None required	--
<b>Section 3.8 Land Use and Recreation</b>			
<b>A. Land Use Compatibility</b>			
<b>LU-A1.</b> 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>B. Plan/Policy Consistency</b>			
<b>LU-B1.</b> The Project is consistent with the 2010 Monterey County General Plan and the Greater Monterey Peninsula Area Plan.	Less than Significant	None required	--
<b>C. Recreational Demand</b>			
<b>LU-C1.</b> 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	--
<b>D. Open Space Quality and Quantity</b>			
<b>LU-D1.</b> The Project would not diminish the quality and quantity of open space used for recreation.	Less than Significant	None required	--
<b>Cumulative Land Use and Recreation Impacts</b>			
<b>LU-1(C).</b> Cumulative development in Pebble Beach or in the Greater Monterey Peninsula Area Plan area might conflict with the applicable land use plans or land use policies adopted for the purpose of avoiding or mitigating an environmental effect, but the Project is consistent with the 2010 General Plan and the GMPAP and would not considerably contribute to this impact.	Less than considerable	None required	--
<b>LU-2(C).</b> Cumulative development in Pebble Beach is limited and would not result in a recreational demand that would result in the need for new recreational facilities, and the project’s contribution to cumulative impacts associated with increased recreational demand and use would be less than significant with mitigation.	Considerable	BIO-A1. See above.	Less than considerable
<b>3.9 Noise and Vibration</b>			
<b>A. Long-Term Noise Increases</b>			
<b>NOI-A1.</b> The Project could result in exposure of persons to noise levels in excess of standards established in the County’s Land Use Compatibility for Community Noise chart.	Less than Significant	None required	--

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<b>B. Short-Term Noise Increases</b>			
<b>NOI-B1.</b> The Project would result in exposure of outdoor activity areas of noise-sensitive land uses to construction noise greater than 85 dB at a distance of 50 feet during construction.	Significant	NOI-B1. Implement Noise Control Measures to Reduce Construction Noise during Project Construction.	Less than Significant
<b>C. Vibration</b>			
<b>NOI-C1.</b> The Project could result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels during construction activities.	Significant	NOI-C1. Identify specific timeframe for construction activities that result in vibration and provide advance notice to adjacent residents; conduct vibration testing, and offer temporary relocation to select residents if vibration levels exceed Federal Transit Administration vibration thresholds.	Less than Significant
<b>Cumulative Noise and Vibration Impacts</b>			
<b>NOI-1(C).</b> Cumulative development in Pebble Beach could result in cumulative noise impacts, but the Project would not contribute considerably to any cumulatively significant noise impacts.	Less than considerable	None required	--
<b>3.10 Public Services and Utilities</b>			
<b>A. Police and Fire Protection</b>			
<b>PSU-A1.</b> The Project would increase demand for fire and first-responder emergency medical services.	Less than Significant	None required	--
<b>PSU-A2.</b> The Project would increase demand for police services.	Less than Significant	None required	--
<b>B. Emergency Access</b>			
<b>PSU-B1.</b> The Project could interfere with emergency access routes to open space areas and an adopted emergency access plan during construction.	Less than Significant	None required	--
<b>C. Wildland Fire Hazard</b>			
<b>PSU-C1.</b> The Project could expose people and structures to a significant risk of loss, injury, or death involving wildland fires.	Less than Significant	None required	--
<b>D. Schools</b>			
<b>PSU-D1.</b> The Project could result in increased student enrollments.	Less than Significant	None required	--

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<b>E. Wastewater Collection and Treatment</b>			
<b>PSU-E1.</b> The Project could result in increased wastewater treatment requirements.	Less than Significant	None required	--
<b>PSU-E2.</b> The Project could increase need for sewer lines and wastewater treatment facility capacity.	Less than Significant	None required	--
<b>F. Utility Disruption</b>			
<b>PSU-F1.</b> The Project could result in utility service disruptions during construction.	Less than Significant	None required	--
<b>G. Solid Waste</b>			
<b>PSU-G1.</b> The Project would increase solid waste, green waste, and mixed recyclables disposal needs.	Less than Significant	None required	--
<b>Cumulative Public Services and Utilities Impacts</b>			
<b>PSU-1(C).</b> Cumulative development would increase demand for fire, first responder emergency medical services, and police services but not to a level that would result in the need for new physical facilities for these services, and the cumulative impact would be less than significant.	Less than considerable	None required	--
<b>PSU-2(C).</b> Cumulative development could expose people and structures to wildland fire risk, but the Project's contribution would be less than significant.	Less than considerable	None required	--
<b>PSU-3(C).</b> Cumulative development would result in increased student enrollments which would increase demand for new school facilities, but fees paid at the time of construction of residential lots would offset any potential physical impacts as a result of new or expanded facilities at PGUSD pursuant to Government Code Section 65995(e) and the Project's contribution to cumulative impacts would be less than significant.	Less than considerable	None required	--
<b>PSU-4(C).</b> Cumulative development would result in increased wastewater treatment requirements, but, because there is adequate PBCSD allotted wastewater capacity and no need for additional sewer lines or wastewater treatment facility, the Project would not contribute to a significant cumulative impact.	Less than considerable	None required	--
<b>PSU-5(C).</b> Cumulative development could result in construction-related utility service disruption, but the Project's contribution would be reduced to a less-than-significant level with mitigation.	Less than considerable	None required	--



Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<b>PSU-6(C).</b> Cumulative development would increase solid waste, green waste, and recycling disposal needs, but solid waste services and facilities are sufficient to accommodate cumulative development and the Project would not contribute to a significant cumulative impact.	Less than considerable	None required	--
<b>3.11 Transportation and Circulation</b>			
<b>A. Traffic during Project Construction</b>			
<b>TRA-A1.</b> Construction traffic would result in short-term increases in traffic volumes that would affect level of service and intersection operations.	Significant	TRA-A1. Develop and implement a construction traffic control plan.	Significant and unavoidable
<b>B. Pebble Beach Gates</b>			
<b>TRA-B1.</b> The Project would result in a minor increase in traffic at the Pebble Beach gates in the near term.	Less than Significant	None required	--
<b>C. Impacts on Roadway Intersections</b>			
<b>TRA-C1.</b> The Project would add traffic to certain far intersections and highway segments that would worsen existing unacceptable levels of service.	Significant	TRA-C1. Pay fair-share contribution based on an improvement at SR 68/Skyline Forest Drive, but County to redirect fair-share amount to higher-probability roadway improvements affected by the project's traffic contribution  TRA-C2. Pay fair-share traffic impact fee through TAMC's Regional Development Impact Fee Program	Significant and unavoidable
<b>TRA-C2.</b> The project would add traffic to regional highway sections that are projected to operate at unacceptable levels of service.	Significant	TRA-C2. See above.	Significant and unavoidable
<b>D. Access and Circulation</b>			
<b>TRA-D1.</b> The Project would not create new roadways that do not meet the design criteria established in the Del Monte Forest Transportation Policy Agreement, substantially increase hazards because of roadway design or internal circulation patterns, or result in inadequate emergency access.	Less than Significant	None required	--
<b>TRA-D2.</b> The Project would add more pedestrians to the Project site and vicinity increasing pedestrian circulation and roadway hazards.	Significant	TRA-D2. Extend decomposed granite walkway southward along SFB Morse Drive.	Less than Significant

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<b>E. Parking</b>			
<b>TRA-E1.</b> Project land uses would create a need for additional parking.	Less than Significant	None required	--
<b>F. Transit and Alternative Transportation</b>			
<b>TRA-F1.</b> The Project would not conflict with adopted policies, plans, or programs supporting alternative transportation.	Less than Significant	None required	--
<b>G. Bicycles and Trails</b>			
<b>TRA-G1.</b> The Project would not conflict with adopted policies, plans, or programs supporting bicycles and trails.	Less than Significant	None required	--
<b>Cumulative Transportation and Circulation Impacts</b>			
<b>TRA-A1(C).</b> Construction traffic combined with cumulative traffic would result in short-term increases in traffic volumes that would affect level of service and intersection operations, contributing to a significant and unavoidable impact, thus a considerable contribution.	Considerable	TRA-A1. See above.	Considerable and unavoidable
<b>TRA-B1(C).</b> The Project would result in a minor increase in traffic at the Pebble Beach gates in the cumulative condition (2030).	Less than considerable	None required	--
<b>TRA-C1(C).</b> The Project would not contribute considerably to significant cumulative traffic impacts for the near intersections.	Less than considerable	None required	--
<b>TRA-C2(C).</b> The Project would considerably contribute to significant cumulative traffic impacts for far intersections.	Considerable	TRA-C1, TRA-C2. See above.  TRA-C3(C). Pay fair-share contribution based on an improvement at Sunset Drive/Congress Avenue, but County to redirect fair-share amount to higher-probability roadway improvements affected by the project's traffic contribution.  TRA-C4(C). Pay fair-share contribution based on an improvement at SR 68/Aguaquito Road but County to redirect fair-share amount to higher-probability roadway improvements affected by the project's traffic contribution.	Considerable and unavoidable

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<b>TRA-C3(C).</b> The Project would considerably contribute to significant cumulative traffic impacts for highway segments.	Considerable	TRA-C2. See above. TRA-C5(C). Pay fair-share contribution based on an improvement to the SR 1 northbound merge at SR 68 (west) but County to redirect fair-share amount to higher-probability roadway improvements affected by the project's traffic contribution.	Considerable and unavoidable
<b>TRA-D1(C).</b> The project would not create new roadways that do not meet the design criteria established in the Del Monte Forest Transportation Policy Agreement, substantially increase hazards because of roadway design or internal circulation patterns, or result in inadequate emergency access but no other projects would contribute to this impact.	No cumulative impact	None required	--
<b>TRA-E1(C).</b> Project land uses would create a need for additional parking but no other projects would contribute to parking demand at the same location as the project.	No cumulative impact	None required	--
<b>TRA-F1(C).</b> Cumulative development in Del Monte Forest other than the project would be required to be consistent with Del Monte Forest transit and alternative transportation requirements.	No cumulative impact	None required	--
<b>TRA-G1(C).</b> Cumulative development with the project would not conflict with adopted policies, plans, or programs supporting bicycles and trails.	No cumulative impact	None required	--
<b>3.12 Water Supply and Demand</b>			
<b>A. Water Supply and Demand</b>			
<b>WSD-A1.</b> The Project's water demand would represent an increase in water use compared to without project conditions, but would be within the applicant's current entitlement and could be legally supplied by Cal-Am. However, given the current uncertain nature of regional water supplies, the additional Project water demand could intensify water supply shortfalls and rationing starting in 2017 until a regional water supply project is built.	Significant	None feasible <sup>a</sup>	Significant and unavoidable
<b>B. Water Infrastructure Capacity</b>			
<b>WSD-B1.</b> Local water infrastructure is included to serve the Project and existing supply infrastructure outside the Project site is adequate to serve the Project. A regional water supply project will need to be built to serve existing demand and the increase in demand from the Project. Regional water supply infrastructure and operations will have secondary environmental impacts.	Significant	None feasible <sup>a</sup>	Significant and unavoidable

Impact	Significance Before Mitigation	Mitigation	Significance After Mitigation
<b>C. Carmel River Biological Resources</b>			
<b>WSD-C1.</b> If the State Water Board enforces the limitation on Cal-Am withdrawals from the Carmel River starting in 2017, then the Project would not have any impact on biological resources associated with the Carmel River. If the State Water Board delays enforcement, then the Project would likely increase withdrawals from the Carmel River aquifer compared to without project conditions and thus contribute to cumulative impacts on Carmel River biological resources until the limitations are fully enforced.	Significant	None feasible <sup>a</sup>	Significant and unavoidable
<b>Cumulative Water Supply and Demand Impacts</b>			
<b>WSD-A1(C).</b> Cumulative water demand on the Monterey Peninsula exceeds current water supplies requiring new regional water supplies to be developed. The Project's water demand would represent an increase in water use compared to without project conditions. In 2017 and after, given the current uncertain nature of regional water supply planning, the additional Project water demand could intensify cumulative water supply shortfalls and rationing starting until a regional water supply project is built.	Considerable	None feasible <sup>a</sup>	Considerable and unavoidable
<b>WSD-B1(C).</b> Existing, Project, and other entitlement demand create a cumulative demand for a regional water supply project. Regional water supply infrastructure and operations may have significant and unavoidable secondary environmental impacts and the Project would contribute to the need for such infrastructure.	Considerable	None feasible <sup>a</sup>	Considerable and unavoidable
<b>WSD-C1(C).</b> If the State Water Board enforces the limitation on Cal-Am withdrawals from the Carmel River starting in 2017, then the Project and other entitlement demand would not have any impact on biological resources associated with the Carmel River. If the State Water Board delays enforcement of the limitations, then the Project and other entitlements would likely increase withdrawals from the Carmel River aquifer and thus contribute to cumulative impacts on Carmel River biological resources until the withdrawal limits are fully enforced.	Considerable	None feasible <sup>a</sup>	Considerable and unavoidable

(C) = Cumulative Impact

-- = Not applicable.

<sup>a</sup> Mitigation is not feasible because any additional mitigation would be disproportionate to the impact of the Project given the applicant's prior financing of the infrastructure for the Carmel Area Wastewater District/Pebble Beach Community Services District Recycled Water Project. The applicant's use of water for this project is pursuant to a valid, legal water entitlement affirmed by Monterey Peninsula Water Management District, Cal-Am, and the State Water Resources Control Board.

**Table ES-3a. Comparison by Resource Topic of Environmental Impacts of Project Alternatives and Proposed Project Related to Inclusionary Housing Units Only.**

Resource Topic	Proposed Project	Project Alternatives <sup>1</sup>					
		1. No Project <sup>2, 3</sup>	2.Sunset Drive/17-Mile Drive <sup>3</sup>	3.Corporation Yard <sup>3</sup>	4.Collins Residential Area <sup>3</sup>	5. Reduced Density On-Site <sup>3</sup>	6. Reduced Units On-Site <sup>3</sup>
Aesthetics	LTSM	Likely similar, possibly more or less	Less	Similar, but less	Similar	Similar, may be more or less depending on individual perception	Similar, but slightly less
Air Quality	LTS	Likely similar	Slightly more for construction due to demolition	Similar, but more for construction	Similar, but slightly less for construction	Similar, but slightly more during construction	Similar, but slightly less
Biological Resources	LTSM	Unknown, possibly more or less	Less	Less	Less	Similar, but more due to dispersed development	Similar, but slightly less
Climate Change	LTSM	Likely similar	Similar	Similar, but slightly less	Similar	Similar, but slightly more during construction	Similar, but slightly less during construction
Cultural Resources	LTS	Likely similar	Similar, but slightly less for archeology	Similar, but slightly less	Similar	Similar, but slightly more during construction.	Similar, but slightly less
Geology, Seismicity, Soils	LTSM	Likely similar	Similar for geology/soils, but more for hazardous materials	More	Similar	Similar, but slightly more during construction	Similar, but slightly less
Hydrology and Water Quality	LTS	Unknown, likely similar, possibly more or less	Similar, but less	Similar	Similar	More due to dispersed development	Similar, but slightly less
Land Use and Recreation	LTS	Unknown	Similar, but slightly less	Similar	Similar, but slightly less	Similar, but slightly less	Similar, but slightly less
Noise and Vibration	LTSM	Likely similar	Similar	Less	Similar, but slightly less	Similar	Similar, but slightly less
Public Services and Utilities	LTS	Likely similar	Similar, but slightly less for wildland fire hazard	Similar, but slightly less	Similar, but slightly less	Similar	Similar, but slightly less
Transportation and Circulation	SU	Likely similar and possibly more or less	Similar for traffic, but better transit access	Similar for operational traffic, but more for construction traffic and worse transit access.	Similar for traffic, but potential better for access to transit/employment areas.	Similar	Similar, but slightly less
Water Supply and Demand	SU	Water supply may not be available	Similar	Similar	Similar	Similar	Similar

Notes:

<sup>1</sup> Refer to the text in Chapter 5, *Alternatives*, under “Alternative Characteristics” and the summary description in Table 5-1.

<sup>2</sup> Location of housing unknown but assumed in GMPAP.

<sup>3</sup> Impact summary does not include indirect impacts of paying an in-lieu fee for six units (under Alternatives 3, 6) or the development of Area D in accordance with current zoning (Alternatives 2, 3, 4). See Table 5-4 b which includes these.

LTS = Less than significant impact without mitigation; LTSM = Less than significant impact with mitigation; SU = Significant and unavoidable impact (even with mitigation).

**Table ES-3b. Comparison by Resource Topic of Environmental Impacts of Project Alternatives and Proposed Project Including both Inclusionary Housing Units and Area D buildout**

Resource Topic	Proposed Project	Project Alternatives <sup>1</sup>						5. Reduced Density On-Site <sup>5</sup>	6. Reduced Units On-Site <sup>4</sup>
		Area D Buildout Only (Alternatives 1, 2,3 and 4) <sup>2</sup>	1. No Project <sup>3,4</sup>	2.Sunset Drive/17-Mile Drive <sup>4</sup>	3.Corporation Yard <sup>4</sup>	4.Collins Residential Area <sup>4</sup>			
Aesthetics	LTSM	Similar	Similar	Similar	Similar	Similar	Similar, may be more or less depending on individual perception	Similar but less on-site	
Air Quality	LTS	Similar, likely less for construction and slightly more for operation	Operational emissions higher due to larger buildout	Operational emissions higher due to larger buildout	Operational emissions higher due to larger buildout	Operational emissions higher due to larger buildout	Similar, but slightly more during construction	Similar, but less on-site and same regionally	
Biological Resources	LTSM	More	More due to higher impacts at Area D and due to no dedication of Old Capitol	More due to higher impacts at Area D.	More due to higher impacts at Area D.	More due to higher impacts at Area D.	More than the project	Similar, but less on-site	
Climate Change	LTSM	Similar, likely less for construction and more for operation	Higher GHG emissions due to larger buildout	Higher GHG emissions due to larger buildout	Higher GHG emissions due to larger buildout	Higher GHG emissions due to larger buildout	Similar, but slightly more during construction	Similar, but less on-site and same regionally	
Cultural Resources	LTS	Similar	Similar	Similar	Similar	Similar	Similar, but slightly more during construction.	Similar, but slightly less on-site	
Geology, Seismicity, Soils	LTSM	Similar, slightly less for construction	Similar	Similar	Similar	Similar	Similar, but slightly more during construction	Similar, but slightly less on-site	
Hydrology and Water Quality	LTS	Similar, possibly more	Similar	Similar	Similar	Similar	More due to dispersed development.	Similar, but slightly less on-site	
Land Use and Recreation	LTS	Similar, less dense development, but more units.	Similar (compatible at inclusionary housing site, but less dense development and more units at Area D)	Similar (compatible at inclusionary housing site, but less dense development and more units at Area D)	Similar (compatible at inclusionary housing site, but less dense development and more units at Area D)	Similar (compatible at inclusionary housing site, but less dense development and more units at Area D)	Similar, but slightly less due to lower density	Similar, but slightly less on-site	
Noise and Vibration	LTSM	Similar, possibly less for construction and slightly more for operation	Similar, but higher overall traffic noise due to larger buildout	Similar, but higher overall traffic noise due to larger buildout	Similar, but higher overall traffic noise due to larger buildout	Similar, but higher overall traffic noise due to larger buildout	Similar	Similar, but slightly less onsite and same for regional traffic noise	
Public Services and Utilities	LTS	Similar	Similar, but slighter higher demands with larger buildout	Similar, but slighter higher demands with larger buildout	Similar, but slighter higher demands with larger buildout	Similar, but slighter higher demands with larger buildout	Similar	Similar, but slightly less on-site demands and same regionally	
Transportation and Circulation	SU	Similar, possibly less for construction and slightly more for operation	More traffic due to larger buildout.	More traffic due to larger buildout.	More traffic due to larger buildout.	More traffic due to larger buildout.	Similar	Similar, but slightly less on-site and same for traffic regionally	
Water Supply and Demand	SU	Similar, slightly more	Higher water demand due to larger buildout	Higher water demand due to larger buildout	Higher water demand due to larger buildout	Higher water demand due to larger buildout	Similar	Similar	

Notes:

<sup>1</sup> Refer to the text in Chapter 5, *Alternatives*, under “Alternative Characteristics” and the summary description in Table 5-1.

<sup>2</sup> Area D (where the Project site is located) development per current zoning which allows up to 31 market rate units on 4.4 acres. Impacts are relative to Proposed Project impacts on Area D.

<sup>3</sup> Location of housing unknown but assumed in GMPAP.

<sup>4</sup> Impact summary includes inclusionary housing impacts plus indirect impacts of paying an in-lieu fee for six units (under Alternatives 3, 6) and/or the development of Area D in accordance with current zoning (Alternatives 2, 3, 4).

<sup>5</sup> This alternative would not result in any use of an in-lieu fee or any off-site development and thus all impacts are the same as in Table 5-4a and all occur in Area D.

LTS = Less than significant impact without mitigation; LTSM = Less than significant impact with mitigation; SU = Significant and unavoidable impact (even with mitigation).