

Draft Environmental Impact Report
Volume I

Pebble Beach Company Project

State Clearinghouse No: 2011041028



Monterey County Planning Department

November 2011



DRAFT ENVIRONMENTAL IMPACT REPORT PEBBLE BEACH COMPANY PROJECT

VOLUME I

STATE CLEARINGHOUSE No: 2011041028

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November 2011



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Acronyms and Abbreviations

µg/m ³	micrograms per cubic meter
AFY	acre-feet per year
AMBAG	Association of Monterey Bay Area Governments
Antidegradation Policy	Statement of Policy with Respect to Maintaining High Quality Waters in California (SWRCB Resolution No. 68-16)
APN	assessor parcel numbers
AQMP	air quality management plan
ARB	California Air Resources Board
ASBS	Area of Special Biological Significance
ASR	Aquifer Storage and Recovery
Assembly Bill 32	Assembly Bill 32, the California Global Warming Solutions Act of 2006
Basin Plan	Water Quality Control Plan for the Central Coast Region
BAU	business as usual
BLM	U.S. Bureau of Land Management
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-Am	California-American Water Company
California Coastal Act	California Coastal Act of 1976
Caltrans	California Department Transportation
CAR	Climate Action Reserve
Carl Moyer Program	Carl Moyer Memorial Air Quality Standards Attainment Program
CAWD	Carmel Area Wastewater District
CCAA	California Clean Air Act
CCC	California Coastal Commission
CCRWQCB	Central Coast Regional Water Quality Control Board
CDFG	California Department of Fish and Game
CDHS	California Department of Health Services
CDM	Clean Development Mechanism
CDMG	California Division of Mines and Geology
CDO	cease and desist order
CDP	Coastal Development Permit
CEQ	Council on Environmental Quality
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
cfs	cubic feet per second
CFS	calls for service
CGC	Coastal General Commercial
CGS	California Geological Survey

CH ₄	methane
CHP	California Highway Patrol
CIP	Coastal Implementation Plan
CMP	corrugated metal pipe
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	CO ₂ equivalent
Construction General Permit	NPDES General Permit for Construction Activities
CPCN	Certificate of Public Convenience and Necessity
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources
CRLF	California red-legged frog
CUBC	California Uniform Building Code
CUSD	Carmel Unified School District
CVFP	Carmel Valley Filter Plant
CVSIM	Carmel Valley Simulation Model
CWA	Clean Water Act
CWA	Clean Water Act
cy	cubic yards
CZMA	Coastal Zone Management Act
dB	Decibel
dBA	A-Weighted Decibel
DMF PDP	Del Monte Forest Preservation and Development Plan
DPF	diesel particulate filter
DPM	diesel particulate matter
DSOD	California Division of Safety of Dams
du	dwelling unit
DUI	driving under the influence
EGRH	Emergency Guaranteed Ride Home program
EHB	Monterey County Health Department Environmental Health Bureau
EIR	Environmental Impact Report
EO	Executive Order
EPA	U.S. Environmental Protection Agency
ESA	federal Endangered Species Act
ESHA	environmentally sensitive habitat area
ETS	Environmental & Turf Services
F	Fahrenheit
FHSZ	Fire Hazard Severity Zone
Fire Code	Chapter 18.10, Fire Code, Section K105.3, of the Monterey County Code of Ordinances
FTA	Federal Transit Administration
g/l	micrograms/ liter
GHG	greenhouse gas

GP	General Plan
gpd	gallons per day
gpm	gallons per minute
HCP	Habitat Conservation Plan
HFCs	hydrofluorocarbons
HHNHA	Huckleberry Hill Natural Habitat Area
HI	hazard index
IC	Institutional Commercial
IPCC	Intergovernmental Panel on Climate Change
IPM	integrated pest management
ITP	incidental take permit
K-12	kindergarten through grade twelve school
KLI	Kinnetic Laboratories, Inc.
LCFS	low carbon fuel standard
LCP	Del Monte Forest Local Coastal Program
L _{dn}	Day-Night Level
LDR	Low Density Residential
L _{eq}	Equivalent Sound Level
LF	Linear Feet
L _{max}	Maximum Sound Level
L _{min}	Minimum Sound Level
LOS	level of service
LUP	Del Monte Forest Area Land Use Plan
L _v	vibration noise levels
L _{xxx}	Percentile-Exceeded Sound Level
Master RMP	Master Resource Management Plan
MBTA	Migratory Bird Treaty Act
MBUAPCD	Monterey Bay Unified Air Pollution Control District
MCIHR	Monterey County Inventory of Historic Resources
MCWD	Marina Coast Water District
MCWRA	Monterey County Water Resources Agency
MDR	Medium Density Residential
MF/RO	microfiltration/reverse osmosis
mg/L	milligrams per liter
mgd	million gallons per day
MOU	memorandum of understanding
mph	miles per hour
MRWMD	Monterey Regional Waste Management District
MST	Monterey Salinas Transit Agency
MT	metric tons
N	nitrate as nitrogen
N ₂ O	nitrous oxide
NAAQS	national ambient air quality standards
NAHC	Native American Heritage Commission
NCCAB	North Central Coast Air Basin
NHPA	National Historic Preservation Act

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
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NRCS	Natural Resources Conservation Service
NWP	Nationwide Permit
Ocean Plan	Water Quality Control Plan for Ocean Waters of California, Resolution No. 90-27
OF	Open Space Forest
OPR	Office of Planning and Research
OR	Open Space Recreational
OS	Open Space Shoreline
OSAC Plan	Del Monte Forest Open Space Management Plan
Pb	lead
PBC	Pebble Beach Company
PBCSD	Pebble Beach Community Services District
PCO	Pest Control Operator
Pebble Beach Lot Program	1992 applications, amendments, and zoning changes to build out the remaining vacant land in the Pebble Beach area of Del Monte Forest
PFC	perfluorinated carbon
PG&E	Pacific Gas and Electric
PGA	Professional Golf Association
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
POM	Presidio of Monterey
Porter-Cologne Act	Porter-Cologne Water Quality Control Act
ppm	parts per million
PPV	peak particle velocity
proposed project	Pebble Beach Company's Del Monte Forest Plan
PSR	Project Study Report
PUD	Planned Unit Development
QAC	Qualified Applicator Certificate
RCP	reinforced concrete pipe
Regional Project	Monterey Regional Water Supply Project
RES	Renewable Energy Standard
RM	River Mile
RMA	Resource Management Agency
ROG	reactive organic gasses
ROW	right-of-of-way
RPMP	Monterey Presidio Real Property Master Plan

RPS	Renewable Portfolio Standard
RTIP	Regional Transportation Improvement Program
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SB 97	Senate Bill 97
SCWRCB	State Water Resources Control Board
SEL	Sound Exposure Level
sf	square feet
SF ₆	sulfur hexafluoride
SO ₂	sulfur dioxide
SR	State Route
SRTP	Short-Range Transit Plan
STIP	State Transportation Improvement Program
SVP	Society of Vertebrate Paleontology
SWANCC	Solid Waste Agency of Northern Cook County
SWPPP	stormwater pollution prevention plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
TAMC	Transportation Agency for Monterey County
TDS	total dissolved solids
the applicant	Pebble Beach Company
the Board	California State Geology and Mining Board
The Inn	The Inn at Spanish Bay
The Lodge	The Lodge at Pebble Beach
USACE	U.S. Army Corps of Engineers
USC	U.S. Government Code
USFWS	U.S. Fish and Wildlife Service
USGS	US Geological Survey
v/c	volume-to-capacity
VdB	vibration decibels
VOC	volatile organic compounds
vph	vehicles per hour
VSC	Visitor-Serving Commercial
WDRs	Waste Discharge Requirements
WEG	Wind Erodibility Group
WQC	water quality criteria
WRCB	State Water Resources Control Board
WSA	water supply assessment