

## Executive Summary

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2 The title of the proposed project is the “Pebble Beach Company Project.” The project applicant is the  
3 Pebble Beach Company (PBC), and the lead agency is the County of Monterey Resources  
4 Management Agency - Planning Department (County). The proposed project includes PBC’s  
5 application for renovation and expansion of visitor-serving uses; creation of single-family  
6 residential lots; road, infrastructure, and trail improvements; and preservation in the Del Monte  
7 Forest Land Use Plan (LUP) area. This Draft Environmental Impact Report (DEIR) has been prepared  
8 in compliance with the California Environmental Quality Act (CEQA) and CEQA Guidelines (Title 14  
9 California Code of Regulations section 15000 et seq).

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

- 11 • Overview, including the project location, background, goals and objectives, and brief project  
12 description.
- 13 • Areas of Known Controversy and Key Issues, including a brief description of impacts associated  
14 with those 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, a summary of the  
18 impacts for different alternatives and identification of the environmental superior alternative.
- 19 • Summary of Prior Projects, discussing the previous projects proposed by PBC for buildout of its  
20 properties in the Del Monte Forest.

## 21 Overview

### 22 Project Location

23 The proposed project would be located within Monterey County’s unincorporated Del Monte Forest  
24 area. The Del Monte Forest is located on California’s Pacific Coast and is bounded by the Pacific  
25 Ocean to the west and the cities of Pacific Grove, Monterey, and Carmel-by-the-Sea to the north, east,  
26 and south, respectively (Figure ES-1).

### 27 Background

28 PBC has submitted previous applications for development and preservation of its land within Del  
29 Monte Forest, including the Pebble Beach Lot Program in 1992, Refined Alternative 2 in 1996, and  
30 the Del Monte Forest Preservation and Development Plan in 2002 (which was consistent with the  
31 “Measure A” initiative approved by Monterey County voters in 2000). These prior projects are  
32 discussed at the end of this summary.

### 33 Project Objectives and Goals

34 The general objectives of Monterey County (the CEQA Lead Agency) are to:

- 1       • Protect the natural, cultural, and visual resources of the Del Monte Forest.
- 2       • Preserve and enhance public access and recreation opportunities.
- 3       • Enhance visitor-serving uses.
- 4       • Ensure a planned and balanced approach to development (both visitor-serving commercial and
- 5       residential) and preservation within the Del Monte Forest, specifically with regard to the build-
- 6       out of remaining undeveloped properties.

7       The Applicant's general objectives of the proposed project are to:

- 8       • Expand and improve existing priority visitor-serving uses.
- 9       • Develop a reduced number of primarily large residential lots from that allowed by the current
- 10      Del Monte Forest Land Use Plan (LUP) and concentrate such lots in or adjacent to already
- 11      developed areas.
- 12      • Formally preserve large undeveloped tracts of forested open space previously planned for
- 13      residential development.
- 14      • Provide management prescriptions to the preserve areas to enhance habitat values.
- 15      • Provide a reduced intensity build-out plan compared to prior proposals for the Del Monte Forest
- 16      that can obtain California Coastal Commission staff concurrence and that reduces the potential
- 17      for litigation over the interpretation and effect of the existing LCP.

18      The specific goals to expand and improve the visitor-serving uses include:

- 19      • Adding guest rooms to The Lodge at Pebble Beach and The Inn at Spanish Bay, and building a
- 20      new hotel at Spyglass Quarry.
- 21      • Modernizing and expanding existing meeting facilities.
- 22      • Relocating the Pebble Beach Driving Range to a larger area that can accommodate support
- 23      facilities, including a golf training facility.
- 24      • Renovating the Equestrian Center.
- 25      • Improving parking and circulation for visitors, employees, and residents.

## 26      **Project Description**

27      The proposed project includes PBC's application for renovation and expansion of visitor-serving

28      uses; creation of single-family residential lots; road, infrastructure, and trail improvements; and

29      preservation in the Del Monte Forest Land Use Plan (LUP) area. <sup>1</sup>

30      The PBC application (PLN100138) is for build-out (development and preservation) of the remaining

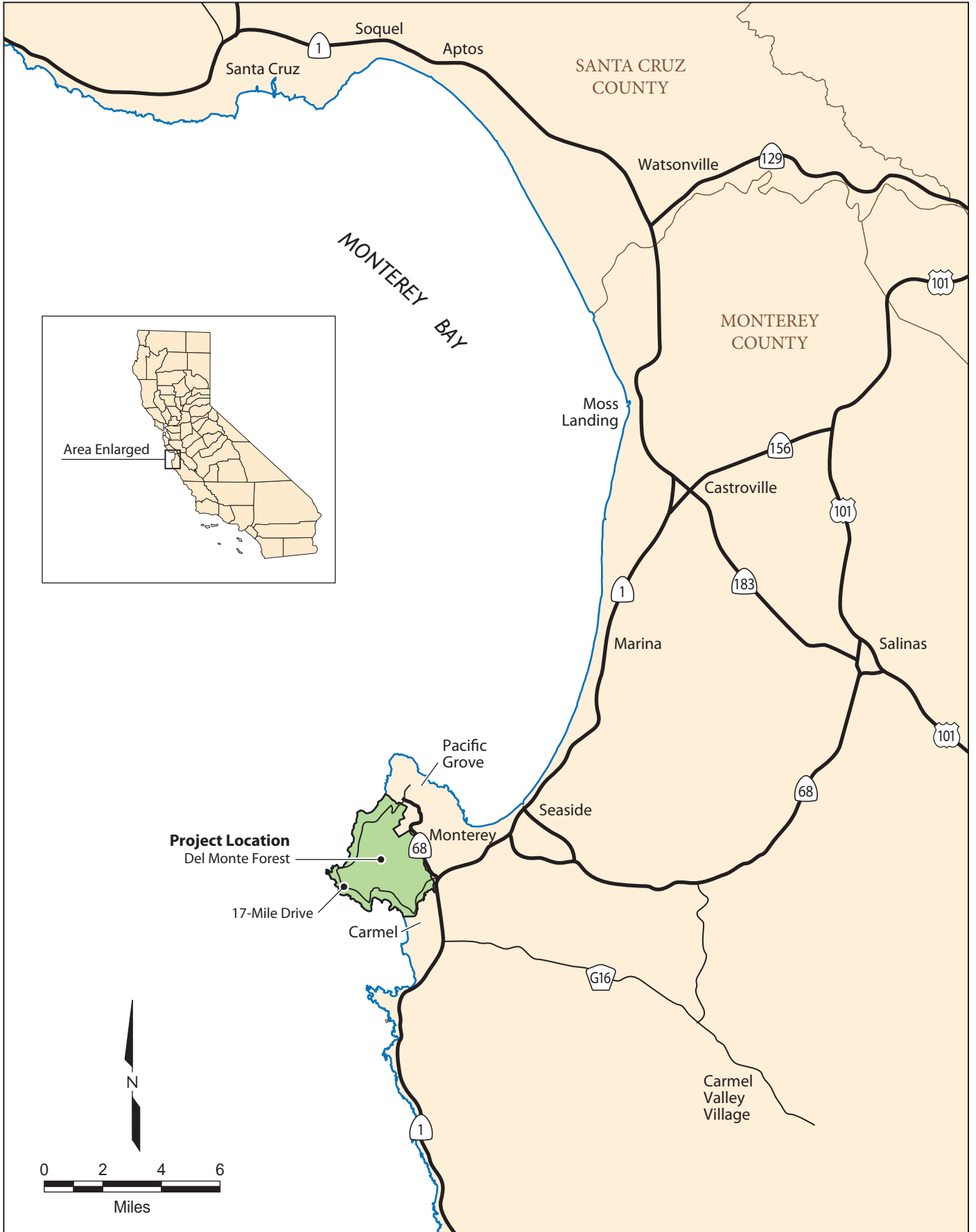
31      undeveloped PBC properties located in the Del Monte Forest LUP area. The development proposals

32      and preservation areas are summarized in Tables ES-1 and ES-2 in the order shown below, and

33      shown in Figure ES-2.

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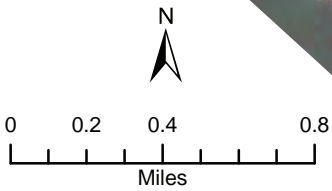
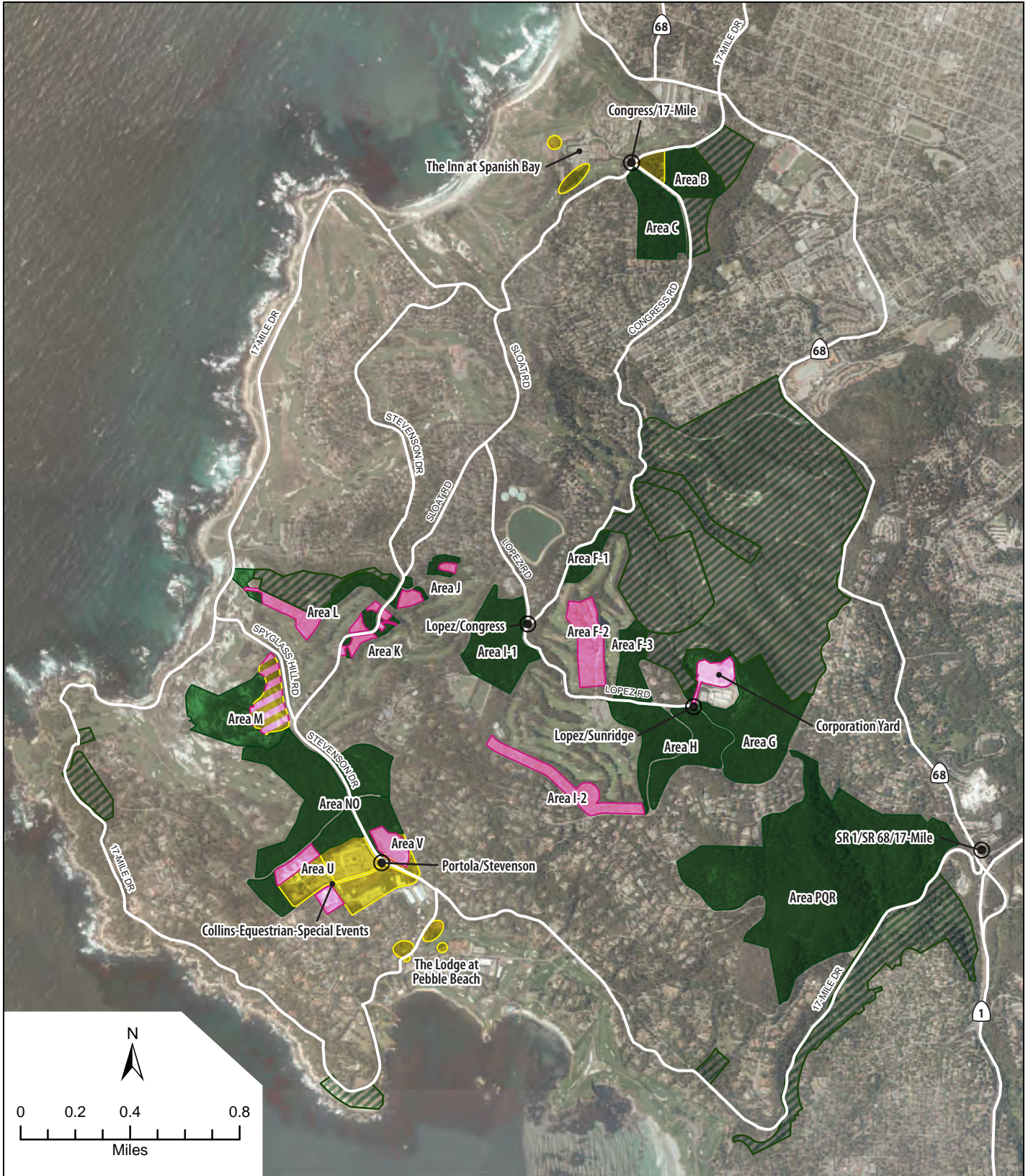
<sup>1</sup> As discussed in Chapter 2, Project Description, Monterey County and the California Coastal Commission also have been preparing a LCP amendment that includes changes relevant to this project. The LCP amendment is exempt from CEQA evaluation because it is processed through the CCC's certified regulatory program which is considered a functional equivalent to CEQA. The LCP amendment is not formally part of the "project" analyzed in this EIR.



Graphics...001065.11 (10-11)

**Figure ES-1**  
**Project Location**





**Legend**

- Residential Lot Subdivision
- Visitor-Serving/Recreation
- Area M Spyglass Hill  
Option 1: Visitor-Serving  
Option 2: Residential Lot Subdivision
- Roadway Intersection Improvement
- Preservation Area
- Existing Preservation Area

**Pebble Beach Company Project**

**Figure ES-2  
Development and Preservation Areas**

- 1       ● Visitor-Serving Development:
  - 2           ○ The Lodge at Pebble Beach.
  - 3           ○ The Inn at Spanish Bay.
  - 4           ○ Collins Field–Equestrian Center–Special Events Area.
  - 5           ○ Area M Spyglass Hill Option 1 (New Resort Hotel, 100 guest units and spa).
- 6       ● Residential Lot Subdivisions:
  - 7           ○ 90 to 100 new residential lots.<sup>2</sup>
- 8       ● Roadway, Infrastructure, and Trails:
  - 9           ○ Roadway Improvements.
  - 10          ○ Infrastructure Improvements.
  - 11          ○ Trail Improvements.
- 12      ● Preservation and Conservation Areas:
  - 13          ○ Preservation of 627 acres of Monterey pine forest and other native habitat.
  - 14          ○ Conservation of an additional 8 acres of Monterey pine forest and other native habitat.

15       There are two development options under consideration for Area M Spyglass Hill. Under Option 1, a  
16       100-room new resort hotel would be constructed; and under Option 2, 10 new residential lots  
17       would be created.

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<sup>2</sup> The proposed project includes 90 residential lots under Option 1 (New Resort Hotel) and 100 residential lots under Option 2 (New Residential Lots). If Option 2 is selected, 10 residential lots would be located in Area M. The remaining 90 residential lots would be located in eight other areas (Areas F-2, I-2, J, K, L, U, V, Collins Residence, and Corporation Yard). The Collins Residence is currently two lots with two residences, which would be subdivided into four lots with four residences. Therefore, when the existing residences are counted, the total additional residential lots would be 88 to 98 (instead of 90 to 100).

1 **Table ES-1. Summary of Proposed Development**

Proposed Development	New Visitor-Serving			Del Monte Forest Land Use Plan		
	New Guest Units	Additional Square Feet <sup>a</sup>	New Residential Lots	Planning Area and Unit <sup>b</sup>	Current Designation	Designation with LCP Amendment
<b>The Lodge at Pebble Beach</b>						
Meeting Facility Expansion	Add 2,100 square feet (sf) meeting space and 2,900 sf support/circulation space to the existing facility.	5,000		Pebble Beach	CGC	CGC
New Colton Building	Construct new 20-unit guest facility.	20		Pebble Beach	VSC	VSC
Fairway One Reconstruction	Construct new 40-unit guest facility; demolish existing 5-unit facility and Bierne residence.	35		Pebble Beach	CGC & LDR	VSC
Parking and Circulation Reconstruction	Construct new two-level 224-space parking facility and 23-space short-term parking lot; demolish existing 113-space parking lot.			Pebble Beach	CGC	CGC
<b>The Inn at Spanish Bay</b>						
Conference Center Expansion	Add 4,660 sf meeting space and 4,155 sf support/circulation space to the existing facility.	8,815		Spanish Bay	VSC	VSC
New Guest Cottages	Construct new 40-unit guest facility.	40		Spanish Bay	OR & VSC	VSC
New Employee Parking	Construct new 285-space surface parking lot.			Spanish Bay Area B	MDR & OF	VSC & OF
<b>Collins Field-Equestrian Center-Special Events Area</b>						
Pebble Beach Driving Range Relocation from Area V to Collins Field	Relocate driving range to Collins Field and construct golf academy, ball kiosk/bathroom, and 26-space surface parking lot.	2,650		Pebble Beach	MDR & OR	OR

Proposed Development	New Visitor-Serving			Del Monte Forest Land Use Plan			
	New Guest Units	Additional Square Feet <sup>a</sup>	New Residential Lots	Planning Area and Unit <sup>b</sup>	Current Designation	Designation with LCP Amendment	
Equestrian Center Reconstruction	Demolish existing equestrian center and construct new equestrian center in its place with same uses plus covered arena.			Pebble Beach Area U	OR	OR	
Special Events Staging Area Grading and Expansion	Grade and slightly expand the special events staging area.			Pebble Beach	OR	OR	
<b>Area M Spyglass Hill</b>							
New Resort Hotel (Option 1)	Construct new resort hotel with 100 guest rooms, 6,677 sf restaurant/lounge, 5,120 sf meeting space, 301-space parking facility, and 17,000 sf spa with 41-space surface and underground parking lot.		100	28,797	Spyglass Cypress Area M	MDR, OR, OS, OF	VSC, OR, OS, OF
New Residential Lots (Option 2)	Create 10 single-family residential lots.			10	Spyglass Cypress Area M	MDR, OR, OS, OF	LDR, OR, OS, OF and an Unclassified road and utility parcel
<b>Residential Lot Subdivisions</b>							
Area F-2	Create 16 single-family residential lots.			16	Gowen Cypress Area F	MDR	LDR and an Unclassified road and utility parcel
Area I-2	Create 16 single-family residential lots.			16	Middle Fork Area I	MDR	LDR and an Unclassified road and utility parcel



Proposed Development	New Visitor-Serving			Del Monte Forest Land Use Plan		
	New Guest Units	Additional Square Feet <sup>a</sup>	New Residential Lots	Planning Area and Unit <sup>b</sup>	Current Designation	Designation with LCP Amendment
Area J	5		5	Spyglass Cypress Area J	MDR	MDR
Area K	8		8	Spyglass Cypress Area K	MDR	MDR, and Unclassified road and utility parcels
Area L	10		10	Spyglass Cypress Area L	MDR	MDR and an Unclassified road and utility parcel
Area U	7		7	Pebble Beach Area U	LDR	MDR
Area V	14		14	Pebble Beach Area V	MDR	MDR, OR and an Unclassified road and utility parcel
Collins Residence	2		2	Pebble Beach	LDR	MDR and two Unclassified road and utility parcels
Corporation Yard	10		10	Huckleberry Hill	CGC and IC	OR, MDR, and IC
<b>Roadway Improvements</b>						
SR 1/SR 68/17-Mile Drive Intersection Reconstruction	Reconfigure the intersection by demolishing median, widening, and modifying on-ramps/off-ramps, constructing a retaining wall, modifying signals.			NA		

Proposed Development	New Visitor-Serving			Del Monte Forest Land Use Plan		
	New Guest Units	Additional Square Feet <sup>a</sup>	New Residential Lots	Planning Area and Unit <sup>b</sup>	Current Designation	Designation with LCP Amendment
Congress Road/17-Mile Drive Intersection Improvements		Improve the intersection by adding a left-turn lane, restriping to incorporate crosswalks, and adding handicap ramps at crosswalks.		Spanish Bay		
Congress Road/Lopez Road Intersection Improvements		Improve the intersection by realigning to eliminate the intersecting angle and improve sight distance.		Gowen Cypress, Middle Fork		
Lopez Road/Sunridge Road Intersection Improvements		Improve the intersection by adding lane channelization and realigning to improve sight distance.		Gowen Cypress, Middle Fork, Huckleberry Hill		
Portola Road/Stevenson Drive Intersection Improvements		Improve the intersection by adding lane channelization and realigning to eliminate acute angle and improve sight distance.		Pebble Beach		
<b>Trail Improvements</b>						
Area F-2		Relocate portion of existing trail eastward between proposed residential development and Poppy Hills Golf Course (20 linear feet net increase in trail).		Gowen Cypress Area F		
Area I-2		Relocate portion of existing trail northward between proposed residential development and Poppy Hills Golf Course (70 linear feet net increase in trail).		Middle Fork Area I		

Proposed Development	New Visitor-Serving			Del Monte Forest Land Use Plan		
	New Guest Units	Additional Square Feet <sup>a</sup>	New Residential Lots	Planning Area and Unit <sup>b</sup>	Current Designation	Designation with LCP Amendment
Area J		Relocate portion of existing trail outside of new lots (130 linear feet net increase in trail).		Spyglass Cypress Area J		
Area K		Relocate portion of existing trail outside of new lots (56 linear feet net increase in trail).		Spyglass Cypress Area K		
Area PQR		Create 1.36 miles of new trails on existing dirt fire roads and 0.25 mile of new connector trails in the Pescadero planning area.		Pescadero Area PQR		
Corporation Yard		Create 0.15 mile of new trails on existing dirt fire roads to connect the proposed residential lot subdivision to the network of trails in the HHNHA and SFB Morse Preserve.		Huckleberry Hill		
Huckleberry Hill Natural Habitat Area		Create 0.59 mile of new trail following the existing Haul Road.		Huckleberry Hill		
Portions of 17-Mile Drive, Spyglass Road and Stevenson Drive <sup>c</sup>		Dedicate bicycle lane for 4.7 miles in each direction.				

**Infrastructure Improvements**

Infrastructure including water lines, sewer lines, reclaimed water lines, and storm drains would be installed to support the proposed development.

Source:

Pebble Beach Company 2011.

Notes:

NA = Not Applicable

<b>Proposed Development</b>	<b>New Visitor-Serving</b>			<b>Del Monte Forest Land Use Plan</b>		
	<b>New Guest Units</b>	<b>Additional Square Feet<sup>a</sup></b>	<b>New Residential Lots</b>	<b>Planning Area and Unit<sup>b</sup></b>	<b>Current Designation</b>	<b>Designation with LCP Amendment</b>

LDR = Low Density Residential  
 MDR = Medium Density Residential  
 CGC = Coastal General Commercial  
 IC = Institutional Commercial  
 VSC = Visitor Serving Commercial  
 OF = Open Space Forest  
 OR = Open Space Recreation  
 OS = Open Space Shoreline

- <sup>a</sup> The square footage is from the May 2011 application. It is expected that the square footage may change as the design plans for the facilities are finalized but the changes would not be substantial and would not change any impact determinations in Chapter 3.
- <sup>b</sup> The Del Monte Forest Land Use Plan includes eight Planning Areas (Spanish Bay, Spyglass Cypress, Middle Fork, Pescadero, Huckleberry Hill, Gowen Cypress, Pebble Beach, Country Club), which are further divided into lettered sub-planning areas delineated as Areas A through Y (Figure 2-32). Refer to the Monterey County Local Coastal Program Amendments section of this chapter for more information.
- <sup>c</sup> From north to south, the new bicycle lanes begins on and follows 17-Mile Drive, turns up Spyglass Hill Road, continues south along Stevenson Drive, and ends at the Stevenson Drive/17-Mile Drive intersection.

1 A detailed discussion of the proposed project is provided in Chapter 2, Project Description.  
 2 Additional specific information regarding the development proposal, including grading/drainage  
 3 plans and architectural renderings, can be found in the application plan set (Pebble Beach Company  
 4 2011).

5 **Table ES-2. Summary of Proposed Preservation**

<b>Preservation Area</b>	<b>Current LUP Designation</b>	<b>LUP Designation with LCP Amendment</b>	<b>New Dedication Area (acres)</b>	<b>New Conservation Easements (acres)<sup>a</sup></b>	<b>Total</b>
Area B	MDR, OF	OF	19.45	0.29	<b>19.74</b>
Area C	MDR, OF	OF	29.05	0.83	<b>29.88</b>
Area F-1	MDR, OF	OF	9.77	0.47	<b>10.24</b>
Area F-3	MDR	OF	16.81	0.31	<b>17.12</b>
Area G	MDR, OF	OF	59.97	0.56	<b>60.53</b>
Area H	MDR, OF	OF	49.81	1.08	<b>50.89</b>
Area I-1	LDR, MDR, OF	OF	38.16	0.66	<b>38.82</b>
Area I-2	OF	OF	0.28	0	<b>0.28</b>
Area J-1	MDR	OF	3.19	0.05	<b>3.24</b>
Area J-2	MDR	OF	1.59	0.26	<b>1.85</b>
Area J-3	MDR	OF	0.8	0.16	<b>0.96</b>
Area K	MDR	OF	4.7	1.14	<b>5.84</b>
Area L	MDR	OF	8.51	0.74	<b>9.25</b>
Area M	MDR,, OS	OS	34.12	0	<b>34.12</b>
Area N	LDR	OF	48.87	0	<b>48.87</b>
Area O	MDR, OF	OF	19.5	0.48	<b>19.98</b>
Area PQR	LDR, OF	OF	245.89	0	<b>245.89</b>
Area U	LDR	OF	16.69	0.75	<b>17.44</b>
Area V	MDR	OF	12.56	0.2	<b>12.76</b>
Corporation Yard Area	OF	OF	6.96	0	<b>6.96</b>
<b>Total</b>			<b>626.68 (627)</b>	<b>7.98 (8)</b>	<b>634.66 (635)</b>

Note:

LDR = low-density residential; MDR = medium-density residential; VSC = visitor-serving commercial; CGC = coastal general commercial; OR = open space recreation; OF = open space forest; OS = open space shoreline (including dune habitat).

<sup>a</sup> The conservation easements are for smaller buffer areas and setbacks around development, as opposed to the larger preservation areas. For purposes of the proposed project and EIR analysis, the 635 acres of dedication areas are considered the preservation areas.

6  
 7 In order to provide for integrated resource management of the proposed preservation areas, a  
 8 Master Resource Management Plan (Master RMP) has been developed by the County with technical  
 9 assistance from ICF. The Master RMP (located in Appendix C of the EIR) is considered part of the  
 10 mitigation framework because it is a necessary component to ensure proper management of the  
 11 preservation areas for the benefit of biological resources and establishes a framework for the

1 development of site-specific RMPs for each preservation area. The site-specific RMPs will include  
2 the CEQA mitigation identified in this EIR.

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

4 Through issuance of a Notice of Preparation (NOP) and a scoping meeting held on April 27, 2011,  
5 responsible agencies, interested organization, and individuals have been provided the opportunity  
6 to provide both written and oral comment concerning the scope of this DEIR, the alternatives to be  
7 considered, and issues of concern and controversy. The NOP and written comments have been  
8 included in Appendix A of this DEIR. All comments, which are on file with the Monterey County  
9 Planning Department in Salinas, were considered during the development of the DEIR and  
10 consideration of alternatives.

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

- 16 • **Monterey Pine Forest.** Within the Del Monte Forest, Monterey pine forest is the dominant  
17 biological community. The California Department of Fish and Game (DFG) recognizes Monterey  
18 pine forest as a sensitive natural community because of its restricted distribution and the  
19 substantial reduction from its historic extent. Monterey pine is considered by the California  
20 Native Plant Society (CNPS) to be “rare, threatened, or endangered in California” (CNPS List 1B).  
21 Monterey pine forest also includes maritime chaparral as understory in many parts of the Del  
22 Monte Forest, and maritime chaparral is also considered a sensitive vegetation community  
23 because it includes endemic species not found in other chaparral communities. Local residents,  
24 conservation organizations, and resource agencies are concerned with the project’s potential to  
25 directly and indirectly impact undeveloped forest on the Monterey Peninsula.
- 26 • **Huckleberry Hill Natural Habitat Area and Indian Village.** There are concerns regarding the  
27 potential indirect impacts on biological resources in Huckleberry Hill Natural Habitat Area  
28 (HHNHA) and Indian Village from adjacent residential development at the Corporation Yard and  
29 Area L. The HHNHA includes Monterey pygmy forest and other sensitive habitats. Indian Village  
30 includes occurrences of special-status and rare plant species (Hickman’s potentilla and Pacific  
31 Grove clover) and wildlife species (California red-legged frog).
- 32 • **Special-Status and Rare Plants.** A number of special-status and rare plants would be affected  
33 by the implementation of the Proposed Project, including several species that are state or  
34 federally listed. Resource agencies, conservation organizations, and individuals have expressed  
35 concern with the impact of the project on these special-status and rare plants.
- 36 • **California Red-Legged Frog (CRLF).** California red-legged frogs, a federally listed threatened  
37 species, have been identified in the lower watershed of Seal Rock Creek, in water hazards  
38 immediately adjacent to Spyglass Hill golf course, and in two locations in the proposed Area N  
39 preservation area.
- 40 • **Water Supply.** The water supply situation on the Monterey Peninsula is complex and future  
41 regional water supplies are uncertain. Concern has been expressed about the legal basis of PBC  
42 water entitlements.



- 1       • **Traffic.** Portions of existing highways that serve the Del Monte Forest, including State Route  
2       (SR) 1 and SR 68, currently operate at unacceptable levels of service. There is also concern  
3       raised about increased traffic within the Del Monte Forest, as well as construction-related traffic  
4       (discussed under “Construction Disruption”).
- 5       • **Construction Disruption.** Local residents within the Del Monte Forest have expressed concern  
6       about the level of construction traffic, dust, and noise.

7       This section discusses the key issues of concern raised above relative to the Proposed Project and  
8       the conclusions of this document regarding those issues. This is not a comprehensive discussion of  
9       impacts of the proposed project, for which the reader is directed to Chapter 3 of the document.

## 10   **Monterey Pine Forest**

11       The proposed project would result in direct loss of up to 41 acres of Monterey pine forest, which  
12       represents approximately 2% of the remaining undeveloped Monterey pine forest in the Del Monte  
13       Forest and less than 1% of the undeveloped forest in the Monterey region. Indirect effects on up to  
14       47 acres of Monterey pine forest would also occur in areas directly adjacent to direct removal and  
15       development activity.

16       The project would also result in preservation of 598 acres of Monterey pine forest, which would be  
17       5% of the total remaining native Monterey pine forest in the world, 6% of the total forest in the  
18       Monterey region, and 35% of the total forest in the Del Monte Forest.

19       In concept, the proposed preservation of such areas would substantially offset the direct and  
20       indirect effects of the project. However, the proposed project application includes no formal  
21       proposal for management of the preservation areas for the benefit of Monterey pine forest and  
22       maritime chaparral. Mitigation measures are required to formalize dedication of these areas and to  
23       prepare and implement site-specific resource management plans for preservation areas for the  
24       benefit of Monterey pine forest, including maritime chaparral.

## 25   **Huckleberry Hill Natural Habitat Area**

26       The HHNHA contains Monterey pygmy forest (Gowen cypress/Bishop pine), which DFG considers a  
27       sensitive biological community because it is restricted in distribution. HHNHA also contains  
28       occurrences of a number of other special status plant species as well as habitat for several special  
29       status animal species. The proposed project would result in residential development at the  
30       Corporation Yard, which is adjacent to HHNHA.

31       The proposed project would not result in the removal of any Monterey pygmy forest or other  
32       habitats in the HHNHA. The project may result in indirect effects due to increased trail use and  
33       indirect effects to wildlife within the HHNHA (which could include pallid bat, Monterey shrew,  
34       ringtail, CRLF and nesting raptors) due to lighting effects from the residential area at the  
35       Corporation Yard. The project would result in preservation of 4.25 acres of Monterey pine forest  
36       adjacent to the Corporation Yard residential area and 17.1 acres in Area F-3; both are adjacent to the  
37       HHNHA. In concept, the proposed preservation of such areas around the HHNHA substantially  
38       offsets the indirect effects of the project. However, mitigation measures identified in the EIR are  
39       required to formalize dedication of these adjacent areas, implement resource management plans for  
40       preservation areas for the adjacent areas, and manage indirect effects within the HHNHA due to  
41       increased trail use and lighting.

## 1 Special-Status and Rare Plants

2 The Proposed Project would result in significant impacts to a several federal- and state-listed and  
3 other special-status plant species before mitigation.

4 **Yadon's Piperia.** Direct and indirect effects on Yadon's piperia, which is federally listed as  
5 endangered, would occur primarily as a result of residential development. The project would result  
6 in the removal of up to 6 acres of occupied habitat and remove approximately 4,500 plants. The  
7 applicant has proposed to preserve extensive areas of occupied habitat (125 acres including an  
8 estimated 123,000 total plants, which is 94% of the 134 acres of occupied Yadon's piperia habitat in  
9 the project area). In concept, the proposed preservation of such extensive areas of habitat  
10 substantially offsets the direct and indirect effects of the project. However, mitigation measures  
11 identified in the EIR are required to formalize dedication of these areas and implement resource  
12 management plans for preservation areas for the benefit of Yadon's piperia.

13 **Gowen Cypress.** The project could result in the removal or disturbance of up to 16 individual  
14 Gowen cypress, which is federally listed as threatened. Implementing mitigation measures  
15 described in the EIR would require the applicant to restore habitat at the HHNHA, and ensure that  
16 preservation areas are effectively managed for the benefit of this species in order to preserve the  
17 Gowen cypress population.

18 **Pacific Grove Clover.** The project would eliminate one occurrence of Pacific Grove clover, a state-  
19 listed rare species that could be considered endangered, at Collins Field from relocation of the  
20 driving range. Additionally, a second occurrence at Indian Village could be indirectly affected by  
21 proposed adjacent residential subdivisions by changing the hydrology, introducing non-native plant  
22 species for landscaping, and increased recreational access. Implementation of Mitigation Measures  
23 identified in the EIR would either require redesign of the proposed driving range to avoid Pacific  
24 Grove clover, or would require establishment or enhancement of an off-site area of occupied habitat  
25 for this species.

26 **Pine Rose.** The project could affect pine rose, a state-listed rare species, because it is located in  
27 areas proposed for residential development. Pine rose is also located in several preservation areas.  
28 Implementing mitigation measures in the EIR would require minimization of impacts to this species.

29 **Hickman's Potentilla.** Hickman's potentilla is currently only known to exist at the Indian Village  
30 and at a second location in San Mateo County. The occurrence at Indian Village could be indirectly  
31 affected by proposed adjacent residential subdivisions due to changes in hydrology, introduction of  
32 non-native plant species for landscaping, and increased recreational access. Implementation of  
33 mitigation measures identified in the EIR would require avoidance of hydrological effects and  
34 expansion of existing protection and management of the Indian Village occurrence.

## 35 California Red-Legged Frog

36 The proposed project would not result in the removal of any aquatic habitat for the CRLF (a  
37 federally listed threatened species), but may result in mortality of individuals during construction,  
38 would remove upland habitat, and could indirectly degrade CRLF habitat due to project runoff. The  
39 project would also result in the preservation of CRLF habitat in certain areas. In concept, the  
40 proposed preservation of such areas substantially offsets the direct and indirect effects of the  
41 project. However, implementation of mitigation measures identified in the EIR are required to  
42 formalize dedication of these areas, implement resource management plans for preservation areas

1 for the benefit of CRLF, limit construction period impacts, and provide additional and enhanced  
2 compensatory frog breeding habitat.

### 3 **Water Supply**

4 The water supply situation on the Monterey Peninsula is complex. The majority of the existing  
5 public water supply has been provided by California-American Water Company (Cal-Am) from two  
6 sources: (1) the Carmel River alluvial aquifer and (2) the Seaside aquifer. The State Water Resources  
7 Control Board (SWRCB) is requiring Cal-Am to cease extracting water from the Carmel River by  
8 2017<sup>3</sup>, and the Seaside aquifer is oversubscribed and Cal-Am is required to reduce its withdrawals  
9 from this source as well. The regional water supply project (Regional Project) (or an equivalent),  
10 whose principal element is a desalination plant, has completed environmental review and been  
11 approved by the California Public Utilities Commission, and is planned to be completed by 2016 to  
12 replace the water that Cal-Am will no longer be able to withdraw from the Carmel River and the  
13 Seaside Aquifer. However, as discussed in Section 3.12, Water Supply and Demand, the Regional  
14 Project, although approved by the CPUC, is somewhat uncertain given unresolved issues concerning  
15 permits from the California Coastal Commission, costs, and governance, and may be delayed or  
16 possibly replaced by an alternative project. Alternatives to the Regional Project are currently being  
17 proposed, but none of them have completed environmental review and are thus speculative at this  
18 time.

19 The applicant has previously funded a Recycled Water Project that treats wastewater to provide an  
20 irrigation source for golf courses and other large landscaped areas within the Del Monte Forest in  
21 order to completely replace the use of potable water for these large irrigation uses. The applicant  
22 derived a water entitlement for approximately one-third of the reduction in water use. The applicant  
23 proposes to utilize a portion of this water entitlement for the proposed project.

24 The proposed project would create an estimated demand for water of up to 135 AFY in an average  
25 year. The project's water demand would represent an increase in water use above the 2011 existing  
26 conditions, but less than the remaining entitlement amount, meaning that Cal-Am can provide water  
27 to the project from the Carmel River through 2016. After 2016, the project could be supplied by  
28 water from either the Carmel River or the Regional Project (or an alternative); however, but given  
29 the current uncertain nature of regional water supplies, the additional project water demand could  
30 intensify water supply shortfalls and potential water rationing starting in 2017, if the Regional  
31 Project or its equivalent is not built by then. The project would directly and indirectly contribute to  
32 the need for regional water supply development which would in turn have secondary significant  
33 impacts to the environment. The project's demand would also increase withdrawals from the  
34 Carmel River through 2016 which would be a significant impact on the biological resources of the  
35 Carmel River due to the cumulative effects of withdrawals on river resources. After 2017, the project  
36 would not affect the biological resources of the Carmel River as Cal-Am's withdrawals are limited by

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<sup>3</sup> In October 2009, the SWRCB issued Order WR-2009-0060, a cease and desist order (CDO), which prescribes a series of significant cutbacks to Cal-Am's pumping from Carmel River from 2010 through December 2016. If a new water supply cannot be built by the end of 2016, the California Public Utilities Commission (CPUC), which regulates Cal-Am as a water utility, may require water rationing and/or a moratorium on new water permits for construction/remodels. Customers in Del Monte Forest using an entitlement from the Pebble Beach Wastewater Reclamation Project (including the proposed project) are not subject to the moratorium, but would be subject to any rationing program that affects the Cal-Am water system. Lawsuits have been filed challenging the CDO, and proceedings are pending in Santa Clara Superior Court. Ongoing litigation is not anticipated to be resolved until late 2011 (MPWMD 2011).

1 State Water Resources Control Board orders and the project demand would not change that amount  
2 of withdrawals.

### 3 **Traffic**

4 The proposed visitor-serving development and residential subdivisions would bring more people  
5 into Del Monte Forest and add traffic to intersections within Del Monte Forest and the immediate  
6 vicinity. The project includes roadway improvements at the SR 1/SR 68/17-Mile Drive intersection  
7 and four internal intersections. There would be a minor increase in traffic at the Del Monte Forest  
8 gates that would not create a significant impact

9 However, traffic operations at the following locations outside the Del Monte Forest would decrease  
10 from acceptable levels of service to unacceptable levels or would worsen existing unacceptable  
11 levels of service, resulting in significant impacts:

- 12 • SR 68/Skyline Forest Drive intersection.
- 13 • SR 68/Carmel Hill Professional Center intersection.
- 14 • SR 1/Ocean Avenue intersection.
- 15 • SR 1 northbound on-ramp merge from SR 68 (west).
- 16 • SR 1 from Munras Street to Fremont Street.
- 17 • SR 1 from Fremont Street to Fremont Boulevard.
- 18 • SR 1 north of SR 156.
- 19 • SR 68 west of Skyline Forest Drive.
- 20 • SR 68 east of Olmsted Road.
- 21 • SR 68 east of Laguna Seca.
- 22 • SR 156 from SR 1 to US 101.

23 Improvements to the intersections, on-ramp, and various parts of SR 1, SR 68, and SR 156 would be  
24 required to reduce this impact to a less than significant level, and the applicant would be required to  
25 pay a fair-share contribution to these improvements. The impacts would remain significant and  
26 unavoidable during the interim period between when the impact occurs and when the improvement  
27 is actually built. This impact would also remain significant and unavoidable if sufficient funds are  
28 not derived from other sources or if fair-share fees for this mitigation are instead concentrated to  
29 pay for other proposed mitigation.

30 Construction-related traffic is discussed below.

### 31 **Construction Disruption**

32 The proposed project would result in construction-related traffic, dust, and noise, as summarized  
33 below.

34 **Construction Traffic.** Construction traffic could impact traffic flow on adjacent streets and  
35 aggravate the operations of intersections previously identified as deficient. Mitigation identified  
36 includes scheduling truck trips to comply with the Del Monte Forest Architectural Board Guidelines,

1 development and implementation of a traffic control plan, review and approval for construction  
2 truck traffic routes from Monterey County and include the routes in all contracts, and  
3 implementation of the SR 1/SR 17/17-Mile Drive improvements early in the overall construction  
4 schedule.

5 **Construction Dust.** Construction of the proposed project would result in PM 10 emissions and  
6 fugitive dust from earth moving and site grading, construction worker vehicles, and mobile and  
7 stationary construction equipment exhaust. Mitigation has been identified, including: using after-  
8 market emissions control technology on on-road and off-road construction equipment to reduce  
9 diesel emissions, fugitive dust controls, and implementing measures to reduce construction-related  
10 exhaust emissions as recommended by MBUAPCD.

11 **Construction Noise.** Construction of the proposed project would result in exposure of outdoor  
12 activity areas of noise-sensitive land uses at certain locations to construction noise greater than 85  
13 dB at a distance of 50 feet during construction, under a worst case assumption. Mitigation has been  
14 identified including; limits on work hours, location of equipment and use of buffers and barriers, use  
15 of sound control devices, shielding/shrouding of impact tools, machinery management, truck  
16 routing, a noise complaint response/tracking program, and additional measures as identified as  
17 necessary to comply with the County's noise ordinance.

## 18 Summary of Environmental Impacts and Mitigation 19 Measures of the Proposed Project

20 The impacts of the proposed project, identified mitigation, and significance conclusions are  
21 discussed in detail in Chapter 3. Table ES-3, at the end of this chapter, summarizes the impacts,  
22 mitigation measures, and levels of significance identified in this document by resource topic.  
23 Following is a brief discussion of significant impacts by resource topic, followed by a list of the  
24 significant and unavoidable impacts.

### 25 Significant Impacts by Resource Topic

26 **Aesthetics.** The proposed project would change certain portions of existing views within Del Monte  
27 Forest. It would degrade the views where new development is visible from 17-Mile Drive (including  
28 views of residential development in Area F-2 and the Corporation Yard), and it would degrade the  
29 visual character and quality and introduce light and glare at some development sites. These impacts  
30 would be less than significant with implementation of the mitigation measures described in Section  
31 3.1, Aesthetics, of Chapter 3 Environmental Setting, Impacts, and Mitigation Measures.

32 **Air Quality.** The proposed project would result in increased emissions of priority pollutants and  
33 dust during construction and operation, as well as exposure of new sensitive receptors (residents in  
34 Area U) to odor from operation of the Equestrian Center. All but one of the impacts would be less  
35 than significant with implementation of the mitigation measures described in Section 3.2, Air  
36 Quality, of Chapter 3. Impact AQ-C1, which identifies a short-term increase in PM10 emissions due  
37 to grading and construction, would not be reduced to a less-than-significant level. Project elements  
38 that would result in substantial excavation at the development site include: Pebble Beach Driving  
39 Range Relocation from Area V to Collins Field, Area M Spyglass Hill New Resort Hotel (Option 1) or  
40 Area M New Residential Lots (Option 2), and Residential Lot Subdivision at the Corporation Yard.

1 **Biological Resources.** The proposed project would result in loss of sensitive habitat (e.g., Monterey  
2 pine forest and small areas of seasonal wetlands), special-status plants (e.g., Yadon's piperia and  
3 other species) and special-status wildlife habitat (e.g., California red-legged frog and other species).  
4 Monterey pine forest is affected by most project elements, but the primary effects are due to  
5 residential development. Impacts on plants, wildlife, and seasonal wetlands and other waters are  
6 also primarily due to residential development. The impacts would be less than significant with  
7 implementation of the mitigation measures described in Section 3.3, Biological Resources; however,  
8 the project would still result in a net reduction in the acreage of Monterey pine forest and of Yadon's  
9 piperia habitat and other biological resources, even with mitigation.

10 **Climate Change.** The proposed project would generate GHG emissions and contribute to cumulative  
11 greenhouse gas impacts. The impacts would be less than significant with implementation of the  
12 mitigation measures described in Section 3.4, Climate Change.

13 **Cultural Resources.** The proposed project would not result in degradation of known significant  
14 cultural or paleontological resources, but it could disrupt undiscovered cultural and paleontological  
15 resources. The impacts would be less than significant with implementation of the mitigation  
16 measures described in Section 3.5, Cultural Resources.

17 **Geology, Seismicity, and Soils.** The proposed project could result in exposure of structures and  
18 people to seismic hazards, unstable soils, and hazardous materials and could increase erosion and  
19 sedimentation. The impacts would be less than significant with implementation of the mitigation  
20 measures described in Section 3.6, Geology, Seismicity, and Soils.

21 **Hydrology and Water Quality.** The proposed project would result in alteration of drainage  
22 patterns, increased impervious surfaces and stormwater runoff, and water quality degradation from  
23 construction and sedimentation and contaminants in stormwater. The impacts would be less than  
24 significant with implementation of the mitigation measures described in Section 3.7, Hydrology and  
25 Water Quality, of Chapter 3.

26 **Land Use and Recreation.** The proposed project could result in incompatible land uses where  
27 residential use in Area U is proposed adjacent to the existing equestrian center. The proposed  
28 project could result in some inconsistencies with the land use designations and zoning contained  
29 within the existing LCP; however, these inconsistencies would be resolved by the LCP Amendment,  
30 once certified by the CCC. The impacts would be less than significant with implementation of the  
31 mitigation measures described in Section 3.8, Land Use and Recreation and conditions of approval.

32 **Noise and Vibration.** The proposed project would result in increased noise and vibration during  
33 construction. Additionally, the ventilation equipment for the underground parking structures would  
34 generate operational noise. Traffic noise increases would not be significant. Noise impacts overall  
35 would be less than significant with implementation of the mitigation measures described in Section  
36 3.3, Noise and Vibration.

37 **Public Services and Utilities.** The proposed project would expose people and structures to risk of  
38 wildland fire where proposed residential development is adjacent to undeveloped open space, most  
39 notably the Corporation Yard. The impacts would be less than significant with implementation of the  
40 mitigation measures described in Section 3.10, Public Services and Utilities.

41 **Transportation and Circulation.** The proposed project would result in construction-related traffic  
42 that would temporarily increase traffic volumes that would affect LOS and intersection operations.  
43 The project would add substantial traffic to intersections within and adjacent to Del Monte Forest  
44 and adjacent highway ramps, causing the levels of service to worsen, in certain locations from



1 acceptable to unacceptable. The proposed project would contribute to cumulative traffic on several  
2 highways outside Del Monte Forest that already operate at unacceptable LOS. Implementation of  
3 mitigation measures described in Section 3.11, Transportation, would reduce identified significant  
4 impacts, but impacts related to construction traffic and impacts related to certain roadways outside  
5 the Del Monte Forest where mitigation is payment of fair-share impact fees would remain significant  
6 after mitigation.

7 **Water Supply and Demand.** As described in Section 3.12, Water Supply and Demand, the proposed  
8 project would generate demand for water. The project's water demand would be an increase in  
9 demand over 2011 existing conditions but would be less than the Applicant's remaining unused  
10 entitlement and would have a less than significant water supply impact through 2016. However,  
11 starting in 2017, servicing the project demand could intensify water shortages in the event the  
12 Regional Project (or an equivalent) is not completed by the end of 2016, and could worsen potential  
13 water rationing for other water users in 2017 and after which is a significant and unavoidable  
14 impact. In addition, the project's water demand would directly or indirectly contribute to the need  
15 for new regional water supply infrastructure. The project would also increase withdrawals from the  
16 Carmel River compared to 2011 existing conditions through the end of 2016, which is a significant  
17 and unavoidable impact on river-dependent biological resources. After 2016, Cal-Am withdrawals  
18 from the Carmel River would be sharply curtailed and the project demand would not change the  
19 amount of allowed withdrawals.

## 20 Significant and Unavoidable Impacts

21 Impacts determined to be significant and unavoidable include the following: air quality, traffic, and  
22 water supply impacts. Mitigation has been identified to reduce impacts, but not to a less than  
23 significant level. These impacts are also discussed under "Key Issues" above.

### 24 Air Quality

- 25 • AQ-C1. The proposed project would result in a short-term increase in PM10 emissions due to  
26 grading and construction.

### 27 Traffic

- 28 • TRA-A1. Construction traffic would result in short-term increases in traffic volumes that would  
29 affect level of service and intersection operations.
- 30 • TRA-C1. The proposed project would add substantial traffic to certain intersections along SR 68  
31 or SR 1 to decrease from acceptable levels of service to unacceptable levels or to worsen existing  
32 unacceptable levels of service.
- 33 • TRA-C2. The proposed project would add traffic to regional highway sections that are projected  
34 to operate at unacceptable levels of service.
- 35 • TRA-C3. The proposed project would add traffic to a SR 68 highway ramp projected to operate  
36 at an unacceptable level of service.

### 37 Water Supply

- 38 • WSD-A1. The project's water demand would represent an increase in water use above the 2011  
39 existing conditions, but would be within the Applicant's current entitlement and could be legally  
40 supplied by Cal-Am through 2016. However, given the current uncertain nature of regional

- 1 water supplies, the additional project water demand could intensify water supply shortfalls and  
2 rationing starting in 2017 if the Regional Water Supply Project or its equivalent is not built by  
3 then.
- 4 • WSD-B1. Local water infrastructure is included to serve the proposed project, and existing  
5 supply infrastructure outside the project area is adequate to serve the project through 2016.  
6 The Regional Project (or its equivalent) will need to be built by 2017 to serve existing demand  
7 and the increase in demand from the project; regional water supply infrastructure and  
8 operations will have secondary environmental impacts.
  - 9 • WSD-C1. The project's water demand would result in increased withdrawals from the Carmel  
10 River through 2016 and thus would have a significant and unavoidable impact on Carmel River  
11 biological resources. After 2017, SWRCB mandated reductions in Cal-Am withdrawals from the  
12 Carmel River will not be changed by the project demand.

## 13 Alternatives to the Proposed Project

14 CEQA Guidelines require that an EIR describe and evaluate a reasonable range of alternatives to the  
15 proposed project that would feasibly attain most of the project's basic objectives, but that would  
16 avoid or substantially lessen any identified significant environmental impacts of the project. An EIR  
17 must consider a reasonable range of potentially feasible alternatives that will foster informed  
18 decision making. To develop a reasonable range of alternatives to the project for analysis, the  
19 County considered the following:

- 20 • Project Objectives (described above).
- 21 • Significant Impacts of the Proposed Project (described above).
- 22 • Alternatives Suggested during the Scoping Process (described below).

23 The scoping comments included the following suggestions for analyzing project alternatives:

- 24 • Underground parking garage for employees at The Inn at Spanish Bay rather than a surface  
25 parking lot in Area B (analyzed in the EIR).
- 26 • Roundabout at the SR 68/SR 1 intersection off-ramp (analyzed in the EIR).
- 27 • New road to alleviate traffic on upper Sunridge Road near the SR 1 gate (not analyzed in the EIR  
28 because it does not meet any project objectives nor is an alternative to any project element).

## 29 Alternatives Considered

30 The alternatives considered for evaluation are identified in Table ES-4. They include alternatives  
31 that were suggested during public scoping and that reduce significant impacts. Because it was  
32 determined there were no feasible alternatives to completely avoid significant and unavoidable  
33 impacts, the alternatives selected for analysis focus on reducing impacts to biological resources, air  
34 construction quality, construction and operational traffic, and water demand. The County also  
35 considered alternatives that require meeting the County's affordable housing requirements through  
36 construction of inclusionary units inside the Del Monte Forest.

37 The alternatives listed in Table ES-4 were initially evaluated for their feasibility and their ability to  
38 achieve most of the project objectives while avoiding, reducing, or minimizing significant impacts

1 identified for the proposed project. The list of alternatives is separated into those that are analyzed  
 2 in the Draft EIR and those that were considered but dismissed from further analysis in the Draft EIR.

3 **Table ES-4. Summary of Alternatives Considered for Evaluation**

<b>Alternative</b>	<b>Meets Most Project Objectives?</b>	<b>Feasible?</b>	<b>Further Reduces Significant Impacts<sup>a</sup>?</b>	<b>Reduces Impacts<sup>1</sup> to Less than Significant?</b>	<b>Creates Additional Significant impacts?</b>
<b>Analyzed in Draft EIR</b>					
1A. Clustered Development Option A	Yes	Yes	Yes	No	No
1B. Clustered Development Option B	Yes	Yes	Yes	No	No
1C. Clustered Development Option C	Yes	Yes	Yes	Yes	No
2A. Reduced Development Option A	Yes	Yes	Yes	No	No
2B. Reduced Development Option B	Yes	Yes	Yes	No	No
2C. Reduced Development Option C	Yes	Yes	Yes	Yes	No
3. Driving Range Redesign	Yes	Yes	Yes	Yes	No
4. Spanish Bay Underground Employee Parking	Yes	Yes	Yes	No	Yes
5. Roundabout at the SR 68/SR 1/ 17-Mile Drive Interchange	Yes	Yes	No	No	No
<b>Alternatives Considered but Dismissed from Further Analysis</b>					
Alternative A—New Access Road near SR 1 Gate	No	No	No	No	Yes
Alternative B—Residential Development at Sawmill Gulch	Yes	No	No	No	Yes
Alternative C—No Residential Development	No	Yes	Yes	Yes	No
Alternative D – No Visitor-Serving Development	No	Yes	Yes	Yes	No
Alternative E – Reduced Visitor-Serving Development	No	Yes	Yes	No	No

<sup>a</sup> Reduces at least one (but not all) significant impacts.

4

5 **Alternatives Evaluated**

6 The characteristics of Alternatives 1 to 5 are described briefly below and in Table ES-5. The ability of  
 7 these alternatives to substantially lower the significant impacts identified for the proposed project is  
 8 summarized below. Table ES-6 includes a comparison of the alternative impacts to the proposed  
 9 project. For additional detail, refer to Chapter 5, Alternatives.

10 **Alternative 1—Clustered Development Options**

11 Multiple options exist to cluster residential development to reduce the level of impact on biological  
 12 resources. Three options (1A, 1B and 1C) were developed to reduce the level of impact on Monterey  
 13 pine forest and Yadon’s piperia. All three options have the same visitor-serving component as the

**Table ES-5. Summary of Characteristics for Alternatives Evaluated in the Draft EIR**

Alternative <sup>1</sup>	VSC Units	Residential Units			Alternative Description	
		Total Residential Units in DMF	Market Rate Residential Units in DMF	Inclusionary Housing	Notes	Lot Modifications
<b>Proposed Project</b>	195	90	90	In Lieu Fee	Refer to Ch 2, Project Description for description of residential lot subdivisions and other project elements.	
<b>Alternative 1: Clustered Development</b>						
<b>1A:</b> Clustered Development to Avoid Impacts to Areas J and K	195	108	90	18 units In Corporate Yard (MDR)	Preserve Areas J and K by concentrating residential development in Areas F-2 and I-2 and change to MDR, Change Corp Yard LDR (10 units) to MDR.	Add 6 lots to F-2 and 7 lots to I-2. F-2: Split lots 3, 4, 11, 12, 13, 14 I-2: Split lots 7, 8, 9, 13, 14, 15, 16
<b>1B:</b> Clustered Development to Avoid Impacts to Areas K and L	195	108	90	18 units In Corporate Yard (MDR)	Preserve Area K and L by concentrating in F-2 and I-2. Change F-2 and I-2 to MDR. Change Corp Yard LDR (10 units) to MDR.	Add 9 lots each to F-2 and I-2. F-2: Split lots 3, 4, 6, 7, 10-14 I-2: Split lots 7-11, 13-16
<b>1C:</b> Clustered Development to Avoid Impacts to Yadon's Piperia	195	108	90	18 units In Corporate Yard (MDR)	Avoids YP entirely by focusing growth away from YP at each site as feasible and minor relocation of lots. Eliminate 6 lots in Area K and relocate to Area L. Change Corp Yard LDR (10 units) to MDR.	F-2: Modify lots 1, 2, 5, 6, 8, 9, 10, 11, 15 to avoid YP; eliminate Lot 16, and Split Lot 4 I-2: Delete lots 1, 3, 4, 5, 6, 12; Split lots 2, 7, 8, 9, 13, 14 J: Delete lots 1 and 5; split lots 2, 3, modify Lot 5 to avoid YP K: Modify Lot 1 and 5 to avoid YP; delete Lots, 2-4, 6-8. L: Split Lots 1-5, 8 U: Modify Lot 7 to avoid YP V: Delete Lot 11, modify Lot 10 to avoid YP; reconfigure to add new lot 11 but avoid all YP. Modify special events center to avoid YP.
<b>Alternative 2: Reduced Development</b>						
<b>2A:</b> Reduced Development to Avoid Impacts to Areas J and K	195	93	77	16 units In Corporate Yard (MDR)	Preserve Area J and K by eliminating units. Change Corp Yard LDR (10 units) to MDR.	Area J and K - Delete all 13 lots
<b>2B:</b> Reduced Development to Avoid Impacts to Areas K and L	195	87	72	15 units In Corporate Yard (MDR)	Preserve Area K and L by eliminating units. Change Corp Yard LDR (10 units) to MDR.	Area K and L - Delete all 18 lots
<b>2C:</b> Reduced Development to Avoid Impacts to Yadon's Piperia	195	77	64	13 units In Corporate Yard (MDR)	Avoids YP entirely by deleting certain lots in Areas F-2, I-2, J, K, U and V. Change Corp Yard LDR (10 units) to MDR.	F-2: Delete lots 1, 2, 5, 6, 8, 9, 15, 16 I-2: Delete lots 1, 3, 4, 5, 6, 12 J: Delete lots 1, 4, 5 K: Delete all 8 lots U: Modify Lot 7 to avoid YP V: Delete Lot 11, modify Lot 10 to avoid YP. Modify special events center to avoid YP.
<b>Alternative 3: Driving Range Redesign</b>	195	90	90	In Lieu Fee	Redesign driving range (being relocated from Area V to Collins Field) to avoid Pacific Grove clover in northwest corner.	
<b>Alternative 4: Spanish Bay Underground Employee Parking</b>	195	90	90	In Lieu Fee	Relocate 290-space surface parking lot from Area B to underground at the Inn at Spanish Bay to reduce impacts to Monterey pine forest.	
<b>Alternative 5: Roundabout at the SR 68/SR 1/17-Mile Drive Interchange</b>	195	90	90	In Lieu Fee	Intersection modified to include two roundabouts instead of a traffic signal. A smaller single-lane roundabout would be located at the intersection of the SR 1 southbound on-ramp and 17-Mile Drive, and a larger roundabout would be located at the intersection of the SR 1 southbound off-ramp and SR 68 intersection.	

Notes: **DMF** = Del Monte Forest; **LDR** = Low Density Residential; **MDR** = Medium Density Residential; **VSC** = Visitor-Serving Commercial

<sup>1</sup> The proposed project presented in the first row and all alternatives proposed assume Option 1 New Resort Hotel would be implemented in the Area M Spyglass Hill area, which includes construction of a new resort hotel instead of 10 residential lots.

Resource Topic	Impacts of Proposed Project	Impacts of Alternatives								
		1. Clustered Development Options			2. Reduced Development Options			3. Driving Range Redesign	4. Spanish Bay Underground Employee Parking	Alternative 5: Roundabout at the SR 68/SR 1/17-Mile Drive Interchange
		1A: Option A	1B: Option B	1C: Option C	2A: Option A	2B: Option B	2C: Option C			
Aesthetics	<ul style="list-style-type: none"> <li>Adverse change in views; visual degradation; increased light and glare.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impacts. Slightly <u>more</u> for views and light in Areas F-2, I-2 and Corporate Yard and <u>less</u> in Areas J and K.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impacts. Slightly <u>more</u> for views and light in Areas F-2, I-2 and Corporate Yard and <u>less</u> in areas K and L.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impacts. Slightly <u>more</u> for views and light in Areas F-2, I-2 and Corporate Yard.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impacts. Slightly <u>more</u> for views and light in Corporate Yard and <u>less</u> in Areas J and K.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impacts. Slightly <u>more</u> for views and light in Corporate Yard and <u>less</u> in Areas K and L.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impacts. Slightly <u>more</u> for views and light in Corporate Yard.</li> </ul>	<ul style="list-style-type: none"> <li>Same impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impacts. Slightly <u>less</u> for new light/tree removal in Area B.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impacts. Slightly <u>less</u> because fewer trees removed and less retaining wall structure.</li> </ul>
Air Quality	<ul style="list-style-type: none"> <li>Construction-related PM10.</li> <li>Construction-related diesel; odors from equestrian.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impacts. Slightly <u>less</u> near Areas J and K and slightly <u>more</u> near F-2, I-2 and Corporate Yard for emissions from construction.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impacts. Slightly <u>less</u> near Areas K and L and slightly <u>more</u> near F-2, I-2 and Corporate Yard for emissions from construction.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impacts. Slightly <u>more</u> near Corporate Yard or emissions from construction.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impacts. <u>Less</u> near Areas J and K and slightly <u>more</u> near Corporate Yard for emissions from construction.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impacts. <u>Less</u> near Areas K and L and slightly <u>more</u> near Corporate Yard for emissions from construction.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impacts. <u>Less</u> in Areas F-2, I-2, J, K and slightly <u>more</u> near Corporate Yard for emissions from construction.</li> </ul>	<ul style="list-style-type: none"> <li>Same impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impacts. <u>More</u> at SBI for construction-related emissions.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impacts. Slightly <u>less</u> because less grading but offset by slightly larger disturbance area.</li> </ul>
Biological Resources	<ul style="list-style-type: none"> <li>Adverse effects and loss of sensitive habitat and special status plants and wildlife.</li> </ul>	<ul style="list-style-type: none"> <li><u>Less</u> impact to MPF, YP, streams and wetlands and CRLF habitat.</li> </ul>	<ul style="list-style-type: none"> <li><u>Less</u> impact to MPF, YP, streams and wetlands and CRLF habitat.</li> </ul>	<ul style="list-style-type: none"> <li><u>Less</u> impact to MPF, YP, streams and wetlands and CRLF habitat.</li> <li>Yadon's piperia</li> </ul>	<ul style="list-style-type: none"> <li><u>Less</u> impact to MPF, YP, streams and wetlands and CRLF habitat.</li> </ul>	<ul style="list-style-type: none"> <li><u>Less</u> impact to MPF, YP, streams and wetlands and CRLF habitat.</li> </ul>	<ul style="list-style-type: none"> <li><u>Less</u> impact MPF, YP, streams and wetlands and CRLF habitat.</li> <li>Yadon's piperia</li> </ul>	<ul style="list-style-type: none"> <li>Similar impacts overall</li> <li>Less impacts to Pacific Grove clover</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> to Monterey pine forest.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> because fewer Monterey pine trees removed but need to evaluate small unsurveyed areas.</li> </ul>
Climate Change	<ul style="list-style-type: none"> <li>Contribute to climate change impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> contribution.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> contribution.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> contribution.</li> </ul>	<ul style="list-style-type: none"> <li>Same impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Slightly <u>more</u> impact during construction</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> contribution because less grading and less idling due to shorter traffic queues.</li> </ul>
Cultural Resources	<ul style="list-style-type: none"> <li>Potential disturbance to unknown resources from excavation and grading</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> excavation from residential development</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> excavation from residential development</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> excavation from residential development</li> </ul>	<ul style="list-style-type: none"> <li>Same impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>more</u> contribution during construction.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> excavation but need to evaluate small unsurveyed areas.</li> </ul>
Geology and Soils	<ul style="list-style-type: none"> <li>Potential structural damage from seismic hazards and unstable soils/slopes; increased erosion and sedimentation; exposure to hazardous materials at Corp Yard</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>more</u> due to 18 more units in Corp Yard.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>more</u> due to 18 more units in Corp Yard.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>more</u> due to 18 more units in Corp Yard.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> exposure to soil hazards due to less residential. Slightly <u>more</u> due to more units in Corps Yard.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> exposure to soil hazards due to less residential. Slightly <u>more</u> due to more units in Corps Yard.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> exposure to soil hazards due to less residential. Slightly <u>more</u> due to more units in Corps Yard.</li> </ul>	<ul style="list-style-type: none"> <li>Same impacts.</li> </ul>	<ul style="list-style-type: none"> <li><u>More</u> impact due to increase in potential for structural failure with additional underground structure and because in area of shallow groundwater and weak surrounding deposits</li> </ul>	<ul style="list-style-type: none"> <li>Similar impacts. Slightly <u>less</u> because less grading but offset by slightly larger disturbance area.</li> </ul>

Resource Topic		Impacts of Alternatives								
		1. Clustered Development Options			2. Reduced Development Options			3. Driving Range Redesign	4. Spanish Bay Underground Employee Parking	Alternative 5: Roundabout at the SR 68/SR 1/17-Mile Drive Interchange
		1A: Option A	1B: Option B	1C: Option C	2A: Option A	2B: Option B	2C: Option C			
Hydrology and Water Quality	<ul style="list-style-type: none"> <li>Alteration of drainage patterns; increased impervious surface; degraded water quality</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>more</u> local impact due to 18 more units in Corp Yard</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>more</u> local impact due to 18 more units in Corp Yard</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>more</u> local impact due to 18 more units in Corp Yard</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> due no residential development in Areas J and K. Slightly <u>more</u> due to more units in Corp Yard</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> due no residential development in Areas K and L. Slightly <u>more</u> due to more units in Corp Yard</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> due to removing lots in several areas. Slightly <u>more</u> due to more units in Corp Yard</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>more</u> due more underground construction at SBI</li> </ul>	<ul style="list-style-type: none"> <li>Similar impacts. Slightly <u>less</u> because less grading but offset by slightly larger disturbance area.</li> </ul>
Land use and Recreation	<ul style="list-style-type: none"> <li>Potential incompatibility of new residential by equestrian center</li> <li>Consistency determination</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Same impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Same impacts. Additional bicycle paths beneficial.</li> </ul>
Noise and Vibration	<ul style="list-style-type: none"> <li>Construction related noise and vibration; operation noise at PBL parking structure</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> construction noise to residents near Area J and slightly <u>more</u> to residents near Area I-2.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>more</u> construction noise to residents near Area I-2.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> construction noise to residents near Area J.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Same impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. <u>More</u> construction related noise and vibration and operation noise from parking ventilation fans at SBI</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>
Public Services and Utilities	<ul style="list-style-type: none"> <li>Exposure of people/structures to risk of wildland fire.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Same impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact.</li> </ul>	<ul style="list-style-type: none"> <li>Same impacts.</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>Construction related traffic increases at intersections; operation related traffic to regional highways</li> <li>Increased traffic at intersections within DMF and highway ramps; potential design hazards from new roadways; increased risk to bicyclists</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>more</u> local traffic due to 18 more residences at Corporate Yard but same regional traffic.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>more</u> local traffic due to 18 more residences at Corporate Yard but same regional traffic.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>more</u> local traffic due to 18 more residences at Corporate Yard but same regional traffic.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>more</u> local traffic due to more residents in Del Monte Forest. Less regional traffic due to less residential units.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> local and regional traffic</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. Slightly <u>less</u> local and regional traffic</li> </ul>	<ul style="list-style-type: none"> <li>Same impacts.</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. <u>More</u> traffic within SBI</li> </ul>	<ul style="list-style-type: none"> <li>Similar impact. <u>Less</u> impacts from shorter queues and less backup but requires Caltrans design exception. Additional study required to determine additional improvements required.</li> </ul>



Resource Topic		Impacts of Alternatives								
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		1A: Option A	1B: Option B	1C: Option C	2A: Option A	2B: Option B	2C: Option C			
Water Supply and Demand	<p>● Demand for potable water and infrastructure extension would be accommodated through 2016. If Regional Project not built, project would intensify potential rationing. Project contributes to need for Regional Project, which has secondary impacts</p>	● Similar impact.	● Similar impact.	● Similar impact.	● Less water demand since less residential development.	● Less water demand since less residential development.	● Less water demand since less residential development.	● Same impacts.	● Similar impact.	● Similar impact. Slightly more water demand for additional landscaping with roundabout.

Note: These are the impacts overall, considering all the impacts combined and the wors

- = Significant unavoidable impact.
- ⊙ = Significant impact that can be reduced to less than significant.
- = Less-than-significant impact.
- = No impact or not applicable to the development site.

1 proposed project (with Area M Spyglass Hill New Resort Hotel [Option 1]) and the same  
2 transportation improvements and preservation areas. Unlike the proposed project (whereby the  
3 applicant contributes an in-lieu fee for affordable housing), these three options include an additional  
4 18 inclusionary housing units in the Corporation Yard to comply with the County's affordable  
5 housing program, which increases the total residential development within Del Monte Forest to 108  
6 residential units (90 market-rate and 18 inclusionary).

7 Table ES-5 includes a summary of the alternative characteristics for each option, including the total  
8 number of residential units (market rate and inclusionary), a description of how the residential  
9 units would be clustered, and the biological resource impacts being avoided or reduced. Table ES-6  
10 includes a comparison of the alternative impacts to the proposed project.

11 All three Alternative 1 options would meet most of the project objectives, but the lots in certain  
12 subdivisions would be significantly reduced in size and therefore would not meet the specific  
13 project objectives for large lots.

14 Because all three Alternative 1 options have the same number of market-rate units, visitor-serving  
15 development, and infrastructure as the proposed project, the primary differences in impacts have to  
16 do with the arrangement of residential units (clustering) and the addition of 18 units of inclusionary  
17 housing at the Corporation Yard site. All three options would have lower impacts to biological  
18 resources, in particular to Monterey pine forest and Yadon's piperia as well as other resources. The  
19 impacts of housing at the Corporation Yard location would be higher than the project, but it is  
20 expected that indirect impacts to increased trail use within HHNHA could be managed using  
21 mitigation similar to that proposed for the proposed project. Impacts to resources other than  
22 biological resources would be mostly similar to the proposed project.

## 23 **Alternative 2—Reduced Development Options**

24 Multiple options exist to reduce the development level to reduce the level of impact on biological  
25 resources. Three options (2A, 2B and 2C) were developed to reduce the level of impact on Monterey  
26 pine forest and Yadon's piperia through reduction of the number of market-rate lots. Similar to  
27 Alternative 1, all three options have the same visitor-serving component as the proposed project  
28 under Option 1 (Area M Spyglass Hill New Resort Hotel) and the same transportation improvements  
29 and preservation areas. Unlike the proposed project, these three Alternative 2 options include an  
30 additional 13 to 16 inclusionary housing units in the Corporation Yard to comply with the County's  
31 affordable housing program, instead of the applicant contributing an in-lieu fee. Because these  
32 alternatives would have fewer market-rate residential lots, the requirements for inclusionary  
33 housing units are also less than those of the proposed project. Therefore, under this alternative,  
34 there would be 77 to 93 residential units (64 to 77 market-rate and 13 to 16 inclusionary).

35 Table ES-5 includes a summary of the alternative characteristics for each option, including the total  
36 number of residential units (market rate and inclusionary), a description of how the residential  
37 units would be clustered, and the biological resource impacts being avoided or reduced. Table ES-6  
38 includes a comparison of the alternative impacts to the proposed project.

39 All three Alternative 2 options would meet all of the project objectives, including increasing the  
40 number of residential lots, but they would not provide for as many lots as the proposed project  
41 would provide. All three Alternative 2 options would not meet the specific project objective for large  
42 lots at the Corporation Yard due to the addition of inclusionary units.

1 Because all three Alternative 2 options have fewer residential units than the proposed project, these  
2 options would all lower impacts related to construction air quality overall, biological resources,  
3 construction and operational traffic, and water supply. All three options would have substantially  
4 lower impacts to biological resources, in particular to Monterey pine forest and Yadon's piperia as  
5 well as other resources. The impacts of housing at the Corporation Yard location would be higher  
6 than the project, but it is expected that indirect impacts to increased trail use within HHNHA could  
7 be managed using mitigation similar to that proposed for the proposed project. Impacts to resources  
8 other than biological resources, traffic, water supply and construction air quality would be mostly  
9 similar to the proposed project.

### 10 **Alternative 3—Driving Range Redesign**

11 This alternative would redesign the relocated Pebble Beach Driving Range to avoid the 0.2-acre  
12 habitat area with Pacific Grove clover in the far northwest corner of Collins Field near the proposed  
13 tee box (refer to Figure 2-13 in Chapter 2, Project Description). The tee box would be relocated  
14 elsewhere on site within the proposed development footprint. Entry into the area containing Pacific  
15 Grove clover would be discouraged by a low fence installed around the perimeter with signage  
16 indicating that the area is closed for the protection of a sensitive natural resource. The area would  
17 be monitored annually to document the condition of the population and determine which factors are  
18 affecting the population. The population would be maintained in perpetuity through the use of  
19 adaptive management to compensate for factors adversely affecting the population and promoting  
20 factors that benefit the population.

21 Table ES-5 includes a summary of the alternative characteristics, including the total number of  
22 residential units (market rate and inclusionary). Table ES-6 includes a comparison of the alternative  
23 impacts to the proposed project. Alternative 3 would meet all the project objectives.

24 The impacts of this alternative would be the same as the proposed project except that direct impacts  
25 to Pacific Grove clover would be less than the proposed project.

### 26 **Alternative 4—Spanish Bay Underground Employee Parking**

27 This alternative would include a 285-space underground parking lot at The Inn at Spanish Bay, to  
28 replace the proposed 285-space surface employee parking lot in Area B, to avoid impacts on  
29 Monterey pine forest in Area B.

30 The underground parking lot would be located nominally under the tennis courts in approximately  
31 the same location as the 443-space underground parking garage that was proposed as part of the  
32 prior project and studied in the 2005 EIR. Underground parking would be available 24 hours daily.  
33 The entry road would be realigned via a new driveway south of the underground parking structure.  
34 Separate access to the residential portion of the site would be located east of the parking garage.  
35 Paths would allow resident access to the tennis courts. Additional parking and circulation needs for  
36 The Inn at Spanish Bay, including arrival and parking areas serving the existing Inn as well as  
37 proposed new guestrooms and meeting rooms, would be reconfigured to provide visitor access and  
38 service.

39 Table ES-5 includes a summary of the alternative characteristics, including the total number of  
40 residential units (market rate and inclusionary). Table ES-6 includes a comparison of the alternative  
41 impacts to the proposed project. Alternative 4 would meet all the project objectives.

1 The impacts of this alternative would be the same as the proposed project except that construction  
2 of the underground parking lot would have greater construction air quality, noise, geology and soils  
3 and disruption than construction of a surface parking lot. The underground parking lot would also  
4 require likely noise mitigation for ventilation fans. This alternative would lower biological resource  
5 impacts by a few acres by avoiding the disturbance of Monterey Pine Forest in the area south of the  
6 Inn at Spanish Bay.

## 7 **Alternative 5—Roundabout at the SR 1/SR 68/17-Mile Drive Interchange**

8 This alternative was developed by the City of Monterey and has been included in this analysis upon  
9 their request because it would result in better traffic conditions at this interchange than either the  
10 proposed Phase 1B improvement or the RTP's Highway 68 Widening Project.

11 However, as described in Section 3.11, Transportation and Circulation, the Phase 1B improvement  
12 included in the proposed project would substantially improve traffic conditions compared to a no  
13 project condition. As a result, the roundabout is an alternative to this project element, but is not  
14 necessary to address a significant impact of the project.

15 Under Alternative 5, all the project elements would be the same as those of the proposed project  
16 except the SR 1/SR 68/17-Mile Drive Intersection Reconfiguration. Under Alternative 5, the  
17 intersection would be modified to include two roundabouts instead of a traffic signal. A smaller  
18 single-lane roundabout would be located at the intersection of the SR 1 southbound on-ramp and  
19 17-Mile Drive, and a larger roundabout would be located at the intersection of the SR 1 southbound  
20 off-ramp and SR 68 intersection (refer to Figure 5-1 in Chapter 5). Refer to Chapter 5 for a list of the  
21 specific interchange modifications included for this alternative.

22 The footprint of the roundabout (Alternative 5) is similar to the footprint of the proposed project  
23 modifications. Compared to the proposed project, Alternative 5 results in an increase in the  
24 disturbed area to the east and west of the southbound off-ramp to accommodate the Class I bike  
25 lane, and on the south side of the ramp lanes leading from SR 68 to the Pebble Beach gate. There  
26 would be small decreases in the disturbed area at other locations (e.g., west side of the  
27 northernmost portion of the southbound off-ramp, northwest of the corner of SR 68 and the Carmel  
28 Hills Professional Center driveway, south side of SR 68 adjacent to Sunridge Road, east of the  
29 southbound on-ramp and a small piece to the west of the southbound on-ramp). The retaining walls  
30 required under Alternative 5 would be similar to the proposed project, except along the Sunridge  
31 Road corridor where they are higher and longer with the proposed project to accommodate the  
32 third eastbound lane.

33 Table ES-5 includes a summary of the alternative characteristics, including the total number of  
34 residential units (market rate and inclusionary). Table ES-6 includes a comparison of the alternative  
35 impacts to the proposed project. Alternative 5 would meet all the project objectives.

36 The impacts of this alternative would be the same as the proposed project except at the SR1 / SR  
37 68/ 17-Mile Drive interchange. Construction of the roundabout would have similar impacts as the  
38 proposed Phase 1B improvements included in the project, but somewhat less grading due to fewer  
39 retaining walls, which would also have a lower aesthetic impact. The roundabout would have better  
40 operational traffic level of service than the Phase 1B improvements and shorter queuing. However,  
41 it should be noted that the Phase 1B and the currently proposed Highway 68 Widening Project  
42 would also result in acceptable traffic conditions and queuing. As such, the roundabout is an

1 alternative to the Phase 1B improvements, but is not mandated as mitigation for project impacts on  
2 traffic.

### 3 **Environmentally Superior Alternative**

4 Based on the assessment of environmental impacts for the feasible alternatives described above, the  
5 environmentally superior alternative is the No Project Alternative, which would have lesser  
6 significant adverse impacts than the proposed project, particularly as it relates to biological  
7 resources, and would reduce, but not completely avoid the unavoidable impacts associated with air  
8 quality, traffic, and water supply. It should be noted that the No Project Alternative would also not  
9 result in the dedication of the proposed preservation areas. As noted above, the environmental  
10 impact of one single-family dwelling unit per existing lot of record (perhaps as many as 41 units  
11 overall, of which only 20 would be in areas considered ESHA with perhaps 8 acres of disturbance in  
12 ESHA) with implementation of conditions through the permit review process, is expected to be less  
13 than the 90 to 100 units included in the proposed project including 76 units in areas considered to  
14 be mostly or entirely ESHA (Areas F-2, I-2, J, K, L, U, and V) with associated disturbance of sensitive  
15 habitat over 40 acres. The No Project Alternative would result in fewer units than any action  
16 alternative (77 to 108 units within the Del Monte Forest, depending on alternative) reducing traffic  
17 and water supply impacts). While it is possible that foregoing formal dedication of conservation  
18 easements for substantial areas within Del Monte Forest could leave the window open for more  
19 extensive subsequent future development of these areas, such potential is not considered in this  
20 determination.

21 If the No Project Alternative is selected as the environmentally superior alternative, the State CEQA  
22 Guidelines require that an environmentally superior alternative among the other analyzed  
23 alternatives be identified. Based on the assessment of environmental impacts above and  
24 summarized in Table ES-6 and the analysis in Chapter 5, Alternatives, the environmentally superior  
25 “action” alternative is Alternative 2C (Clustered Development Alternative C) because it reduces the  
26 impacts on biological resources (Monterey pine forest and Yadon’s piperia, in particular), has lower  
27 air quality impacts (due to less construction), less traffic and a lower water demand compared to the  
28 other action alternatives (as well as the proposed project). This alternative would also reduce the  
29 levels of impact related noise and water quality. This alternative would reduce but not eliminate any  
30 of the significant unavoidable impacts of the proposed project.

### 31 **Summary of Prior Projects**

32 The following projects were previously proposed by PBC for buildout of their lands in the Del Monte  
33 Forest.

#### 34 **Pebble Beach Lot Program**

35 In 1992, PBC submitted applications, including Del Monte Forest Area Land Use Plan (LUP)  
36 amendments and zoning changes, to build out the remaining vacant land in the Pebble Beach area of  
37 Del Monte Forest (Pebble Beach Lot Program). The Pebble Beach Lot Program proposed 403  
38 residential units on 685 acres, including a 34-unit Planned Unit Development (PUD); 53 low-cost  
39 housing units; an 18-hole golf course, clubhouse and related facilities; and expansion of an existing  
40 driving range.

## 1 Refined Alternative 2

2 In response to public/agency input and concern regarding the intensity of the proposed  
3 development and the effect on the Monterey pine forest and other resources, PBC submitted three  
4 additional applications with design changes to the original project proposal. These changes reduced  
5 the total number of proposed housing units to 364, relocated some housing units to different areas,  
6 and moved the golf course location from Area PQR to Area MNOUV. The new location of the golf  
7 course required relocating the existing Equestrian Center to the Sawmill Gulch site near the city of  
8 Pacific Grove. This revised proposal became known as Refined Alternative 2.

9 Both the Pebble Beach Lot program and Refined Alternative 2 were analyzed in a Final EIR (FEIR) in  
10 1997. The project permits and FEIR were brought before the Monterey County Standard Subdivision  
11 Committee in spring of 1999. A staff recommendation of certification of the FEIR and “approval” of  
12 Refined Alternative 2 was made to the Monterey County Planning Commission in June 1999.

13 However, by August 1999, PBC was under new ownership, the project application was withdrawn,  
14 and the FEIR was never certified.

## 15 Del Monte Forest Preservation and Development Plan

16 The Del Monte Forest Preservation and Development Plan was a subsequent project which was  
17 represented on county-wide ballot in November 2000 as “Measure A” (The Del Monte Forest Plan:  
18 Forest Preservation and Development Limitations). Measure A was supported by 63.5% of Monterey  
19 County voters. Measure A included proposed changes to the Del Monte Forest Local Coastal Program  
20 (LCP), including the LUP and zoning designations and policies, and identified areas within Del Monte  
21 Forest for preservation.<sup>4</sup>

22 Measure A included five overall proposed changes to the LCP:

- 23 ● Increase forest open space by approximately 217 acres.
- 24 ● Increase designated recreational open space by approximately 220 acres.
- 25 ● Decrease the residential unit development potential allowed under the LCP’s land use  
26 designations by 856 lots within 7 planning areas, with a decrease in density from medium to  
27 low, subject to other resource policies in the plan.
- 28 ● Increase potential visitor-serving use by removing limitations on the number of visitor-serving  
29 units allowed at two locations in Del Monte Forest, and the designation of an additional 4-acre  
30 area for visitor-serving commercial use.
- 31 ● Remove the Resource Constraint Overlay from much of the PBC-owned property in Del Monte  
32 Forest in response to a finding that the subject resource constraints had been relieved.

33 The Del Monte Forest Preservation and Development Plan included the following elements:

- 34 ● New development at several locations in Del Monte Forest:
  - 35 ○ Construction of a new 18-hole golf course with clubhouse and 11 visitor-serving suites on  
36 the existing Pebble Beach Equestrian Center site and adjacent undeveloped lands (Area  
37 MNOUV).

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<sup>4</sup> Amendments to LCPs require approval of both the local jurisdiction and the California Coastal Commission (CCC). As a local referendum, Measure A represented local jurisdiction approval of the amendments of the LCP. However, the CCC denied Measure A in 2007. Thus, the Measure A changes never took effect.

- 1           ○ Relocation of the existing Equestrian Center to the Sawmill Gulch borrow site with  
2           construction of clubhouse, dormitory building, arena, barns, and replacement employee  
3           housing.
- 4           ○ Construction of 91 visitor-serving units, additional meeting space, a new underground  
5           parking lot and reconfigured surface parking lot, and a new driving range/golf instruction  
6           facility for the Spanish Bay Resort.
- 7           ○ Construction of 63 visitor-serving units, additional meeting and hospitality space, and new  
8           underground parking structure at the Lodge at Pebble Beach.
- 9           ○ Creation of 33 residential lots in various locations.
- 10          ○ Construction of 12 employee-housing units near Spanish Bay and 48 employee-housing  
11          units at the Pebble Beach Company Corporation Yard.
- 12          ● Proposed road, infrastructure, and trail improvements:
  - 13           ○ Improvements to the State Route (SR) 1/SR 68/17-Mile Drive interchange.
  - 14           ○ Abandonment, realignment, and improvements to certain internal roadways within Del  
15           Monte Forest.
  - 16           ○ Sanitary sewer, potable water, joint utilities, and reclaimed water line extensions within and  
17           without project development sites.
  - 18           ○ Relocation of existing hiking/equestrian trail segments and construction of new trail  
19           segments, for a net increase of 3.6 miles of new trails.
- 20          ● Dedication of conservation easements for the preservation and conservation of certain areas:
  - 21           ○ Dedication of conservation easements for the preservation of approximately 436 acres and  
22           conservation of 56 acres within Del Monte Forest.
  - 23           ○ Resource management of the preservation and conservation areas, as well as an additional  
24           32 acres of preservation/conservation areas within development site boundaries.
- 25          ● Permit/conservation easement amendments:
  - 26           ○ Requests to amend certain conditions of a prior Monterey County use permit related to the  
27           original Spanish Bay Resort development and the use of the Sawmill Gulch site.
  - 28           ○ Potential amendment of conservation easements on the Sawmill Gulch site.

29          The Del Monte Forest Preservation and Development Plan was analyzed in a FEIR that was certified  
30          by the County of Monterey Board of Supervisors and approved by Monterey County in March 2005.  
31          Measure A was analyzed in a separate environmental analysis prepared in 2005; as a voter initiative,  
32          Measure A was not subject to review under the California Environmental Quality Act (CEQA).

33          The project approval was subsequently appealed to the California Coastal Commission (CCC) and the  
34          project EIR was legally challenged. Measure A was denied by the CCC in June 2007. As a result, the  
35          project appeals were never considered by the CCC, and the legal challenge to the EIR was  
36          withdrawn. Subsequently, the PBC and CCC staff worked on a compromise project, which has  
37          resulted in the current proposed project.

## 1 **Comparison of Prior Projects to the Current Proposed Project**

2 Compared to the Pebble Beach Lot Program, the Refined Alternative 2, and the Del Monte Forest  
3 Preservation and Development Plan (DMF/PDP), the current project proposes less area for new  
4 development and more area for preservation. Three major prior development proposals (new golf  
5 course in Area MNOUV, relocation of the Equestrian Center to the Sawmill Gulch site, and new  
6 driving range at The Inn at Spanish Bay) have been eliminated. Relative to the DMF/PDP, the  
7 proposed project would increase the number of single family residential lots from 33 to 90 (or 100  
8 with the Area M Residential Option), but decrease the number of residential units. The proposed  
9 project would result in buildout in the Del Monte Forest of 195 to 205 residential units (including 90  
10 to 100 residential units with the proposed project, 96 units on existing vacant lots, and 9 units in  
11 areas outside the project area) compared to 284 units with the DMF PDP (33 single-family dwelling  
12 units and 60 employee housing units with that project, plus 144 units on existing vacant lots and 47  
13 units in non-project subdivisions). Also compared to the DMF/PDP, the proposed project would  
14 increase the number of visitor-serving units in Del Monte Forest under one option (Option 1) but  
15 slightly decrease the number of visitor-serving units under another option (Option 2), and would  
16 dedicate larger areas for preservation. A comparison of the proposed project with previously  
17 proposed projects is provided in Table ES-7.



1 **Table ES-7. Comparison of Proposed Project with Previously Proposed Projects**

<b>Land Use</b>	<b>1992 Pebble Beach Lot Program</b>	<b>1994 Refined Alternative 2</b>	<b>2000 Del Monte Forest Preservation and Development Plan</b>	<b>2010 Proposed Project (Pebble Beach Company Project)</b>
Golf Course/Driving Range	New golf course and driving range in Area PQR	New golf course in Area MNOUV	New golf course in Area MNOUV New driving range at Spanish Bay	No new golf course No new driving range at Spanish Bay Relocation of Pebble Beach driving range from Area V to Collins Field
Equestrian Center	In existing location	Relocated to Sawmill Site	Relocated to Sawmill Site	In existing location
Visitor-Serving Guest Units	0	0	160 new units	95 new units <sup>1</sup>
Visitor-Serving Meeting Space	0	0	~17,790 square feet (sf)	~ 13,815 sf <sup>2</sup>
Residential Units/Lots	403 new units	364 new units	33 new lots	90 new lots
<b>Area M Spyglass Hill</b>				
Option 1, New Resort Hotel				100 new units 28,797 sf <sup>3</sup>
Option 2, New Residential Lots				10 new lots
Employee Housing Units	0	0	60 units	0
Inclusionary Housing Units <sup>4</sup>	53 (included in 403 total above)	48 (included in 364 total above)	14 (included in employee housing total)	Applicant pay in-lieu fee
Preservation <sup>5</sup>	25 acres <sup>8</sup>	254 acres <sup>9</sup>	436 acres	627 acres
Conservation <sup>6</sup>	52 acres <sup>8</sup>	31 acres <sup>9</sup>	56 acres	8 acres
Resource Management Areas <sup>7</sup>	204 acres <sup>8</sup>	114 acres <sup>9</sup>	32 acres	0 acres
All habitat areas	281 acres	399 acres	524 acres	635 acres

Sources:

Monterey County 2005, Pebble Beach Company 2011.

Notes:

- <sup>1</sup> Includes an additional 40 units at The Inn at Spanish Bay and 55 units at The Lodge at Pebble Beach (20 units Colton Building, 35 Fairway One). There are already 5 units at Fairway One. Additional guest units would be located in Area M Spyglass Hill under Option 1 (see separate row).
- <sup>2</sup> Includes an additional 5,000 sf at The Lodge at Pebble Beach (2,100 sf meeting and 2,900 sf support/circulation) and 8,815 sf at The Inn at Spanish Bay (4,660 sf meeting and 4,155 sf support/circulation).
- <sup>3</sup> Includes a 6,677 sf restaurant/lounge, 5,120 sf meeting space, and 17,000 sf spa/fitness center.
- <sup>4</sup> The amount of inclusionary housing required depends on the amount of market-rate housing being developed (Monterey County Inclusionary Housing Ordinance requires 20%). The proposed project includes 90 market-rate units under Option 1 (requiring 18 inclusionary units) and 100 market-rate units under Option 2 (requiring 20 inclusionary units); however, the applicant instead proposes to pay an in-lieu fee.
- <sup>5</sup> *Preservation* is defined as areas not within development site boundaries to be managed for the sole purpose of preservation of natural resources. Project totals do not include the Huckleberry Hill Natural Habitat Area, which was previously dedicated by the applicant in relation to implementation of the DMF LUP and permit conditions for the original Spanish Bay resort project.

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<b>Land Use</b>	<b>1992 Pebble Beach Lot Program</b>	<b>1994 Refined Alternative 2</b>	<b>2000 Del Monte Forest Preservation and Development Plan</b>	<b>2010 Proposed Project (Pebble Beach Company Project)</b>
<p><sup>6</sup> <i>Conservation</i> is defined as areas within development site boundaries that are separable from development and can be managed for natural resources.</p> <p><sup>7</sup> <i>Resource management areas</i> are defined as areas within development site boundaries that are not separable from development, but that would be managed for natural resources and for adjacent land use purposes.</p> <p><sup>8</sup> The prior EIR did not use same categorization as this document. Preservation areas are in Area B and part of Area J. Total includes all areas identified in prior EIR as “open space forest” areas. Other areas for 1995 Lot Program are interspersed within proposed residential or golf course development and would thus meet this document’s definition of conservation or resource management areas. Categorization by Jones &amp; Stokes based on prior development layout.</p> <p><sup>9</sup> The prior EIR did not use same categorization as this document. Preservation areas are in Area B, part of Area J, and PQR. Total includes all areas identified in prior EIR as “open space forest” areas. Other areas for Refined Alternative 2 are interspersed within proposed residential or golf course development and would thus meet this document’s definition of conservation or resource management areas. Categorization by Jones &amp; Stokes based on prior development layout.</p>				

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3.1. Aesthetics

Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL - EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
<b>A. Scenic Vistas and Corridors</b>										
AES-A1. The proposed project could have substantial adverse visual effects on public viewing in or near “visually prominent” areas identified in the LUP and along the 17-Mile Drive corridor.	○	⊙	○	⊙	⊙	⊙	-	○	-	⊙
AES-A2. The proposed roadway improvements could adversely affect views from 17-Mile Drive.	-	-	-	-	-	-	⊙	-	-	⊙
Mitigation Measures:	AES-A1. Incorporate design features and landscaping requirements in design plans and specifications for all development sites that involve construction of new structures or modification of existing structures. AES-A2. Prepare and implement a landscape plan for SR 1/SR 68/17-Mile Drive intersection reconfiguration and internal roadway improvements.									
<b>B. Visual Character/Building Scale and Mass</b>										
AES-B1. The proposed project could degrade the visual character and quality of some development sites (at The Inn at Spanish Bay, Area M Spyglass Hill, Residential Lot Subdivisions, and 17-Mile Drive intersections).	○	⊙	⊙	⊙	⊙	⊙	⊙	○	-	⊙
Mitigation Measures:	AES-A1, AES-A2. See above.									
<b>C. Light and Glare</b>										
AES-C1. The proposed project would introduce new sources of light and glare at development sites, which could affect nighttime views or activities in the area.	⊙ (Applies to proposed project as a whole)									
Mitigation Measures:	AES-C1. Incorporate light and glare reduction measures in design plans and specifications.									

Notes:

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- = Less-than-significant impact. - = No impact or not applicable to the development site.

**PBL** – The Lodge at Pebble Beach; **SBI** – The Inn at Spanish Bay; **COL-EQC** – Collins Field–Equestrian Center–Special Events Area; **MH** – Area M Spyglass Hill—New Resort Hotel (Option 1); **MR** – Area M Spyglass Hill—New Residential Lots (Option 2); **RES SUB** – Residential Lot Subdivisions; **RD** – Roadway Improvements; **TRA** – Trail Improvements; **INF** – Infrastructure Improvements; **Cumulative** – Proposed Project’s Contribution to Cumulative Impacts

3.2 Air Quality

Project Impact	Project Elements									Cumulative
	PBL	SBI	COL-EC	Area M		SUB	RD	TRA	INF	
				MH	MR					
<b>A. Air Quality Plan Consistency</b>										
AQ-A1. The proposed project would be consistent with the 2008 Air Quality Management Plan.	— (Applies to proposed project as a whole)									○
<b>B. Long-Term Emissions</b>										
AQ-B1. The proposed project would result in a long-term increase in ROG, NOx, CO, and PM10 emissions due to vehicular traffic generated by development, but would not exceed air quality standards of daily emissions thresholds.	○ (Applies to proposed project as a whole)									○
<b>C. Construction Emissions</b>										
AQ-C1. The proposed project would result in a short-term increase in PM10 emissions due to grading and construction.	● (Applies to proposed project as a whole)									●
Mitigation Measures:	AQ-C1. Implement measures to control fugitive dust emissions. AQ-C2. Implement measures to control construction-related exhaust emissions.									
<b>D. Sensitive Receptors</b>										
AQ-D1. The proposed project would result in the emission of diesel toxic air contaminants, which pose a risk to human health, from diesel truck and equipment use during construction.	⊙	○	⊙	○	○	⊙	⊙	⊙	⊙	⊙
Mitigation Measures:	AQ-D1. Implement after-market emissions control technology on on-road and off-road construction equipment.									
AQ-D2. The proposed project would expose sensitive receptors to less-than-substantial pollutant concentrations of CO from project-related traffic.	○ (Applies to proposed project as a whole)									⊙
<b>E. Odors</b>										
AQ-E1. The proposed project would expose new sensitive receptors to objectionable odors from the Equestrian Center.	○	○	⊙	○	○	⊙	○	○	○	—
Mitigation Measures:	AQ-E1. Prepare and implement a manure management plan.									

Notes:

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3.3 Biological Resources

Impact Topic	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
<b>A. Environmentally Sensitive Habitat Areas</b>										
BIO-A1. Project development would result in direct removal and indirect disturbance to ESHA areas while preserving far larger areas of ESHA.	—	—	⊙	⊙	⊙	⊙	⊙	—	⊙	⊙
Mitigation Measures:	BIO-A1. Develop and implement a site-specific resource management plan, based on the Master RMP, for each preservation area. BIO-A2. Dedicate conservation easements to the Del Monte Forest Foundation for all preservation areas. Additional Mitigation Measures for individual resources are noted below (BIO-B1, BIO-B2, etc.)									
<b>B. Sensitive Habitats</b>										
BIO-B1. Project development would result in direct disturbance and indirect impacts on Monterey pine forest (including maritime chaparral) while preserving far larger areas of Monterey pine forest (including maritime chaparral).	—	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙
Mitigation Measures:	BIO-A1, BIO-A2. See above. BIO-B1(C). Dedicate additional area of undeveloped Monterey pine forest.									
BIO-B2. Project development would result in potential direct and indirect disturbance of coastal dune habitat near Areas M and L while preserving the entire remnant dune area in Area M.	—	—	—	⊙	⊙	⊙	—	—	—	⊙
Mitigation Measures:	BIO-A1, BIO-A-2. See above. BIO-B2. Include additional measures in the resource management plan to avoid indirect impacts on dune habitat near Areas M and L.									
BIO-B3. Project would indirectly disturb Monterey pygmy forest and other sensitive plant habitat areas and plant and wildlife species in the HHNHA due to increased trail use and adjacent residential use.	—	—	—	—	—	⊙	—	—	—	⊙

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Impact Topic	Project Elements										Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF		
				MH	MR						
Mitigation Measures:	BIO-A1, BIO-A2. See above. BIO-B3. Include additional measures in the resource management plan for Huckleberry Hill Natural Habitat Area to avoid indirect trail use impacts on sensitive resources and use directed lighting at the Corporation Yard residential area.										
<b>C. Wetlands/Waters</b>											
BIO-C1. Project development would result in potential disturbance of 0.06 acre of wetlands/drainages and result in indirect effects to wetlands and waters in and adjacent to project development areas.	—	—	⊙	—	—	⊙	—	—	—	⊙	
Mitigation Measures:	BIO-C1. Avoid or compensate for the loss of wetlands and implement resource management measures to maintain wetlands in the preservation areas. HYD-A1. Ensure on-site detention of stormwater run-off at development sites and oil/grease separators at parking lots; prepare final drainage plan with flow calculations and construction detail, and implement approved drainage plan. HYD-A2. Maintain and monitor drainage and flood control facilities, and prepare annual report(s) that describe the condition, maintenance performed, and required improvements of drainage and flood control facilities. HYD-C1. Prepare and implement a stormwater pollution prevention plan to prevent and reduce sediments and contaminants in stormwater runoff during construction. HYD-C2. Provide regular inspection and maintenance of operational best management practices to ensure function and minimize the discharge of pollutants to surface water. HYD-C3. Prepare and implement an integrated pest management program for the relocated Pebble Beach Driving Range.										
<b>D. Special-Status Plant Species</b>											
BIO-D1. Project development would result in the direct loss of individual Yadon’s piperia plants and habitat and indirect impacts on adjacent occupied piperia habitat, while preserving far larger areas of occupied piperia habitat.	—	—	—	—	—	⊙	—	—	—	⊙	
Mitigation Measures:	BIO-A1, BIO-A2. See above. BIO-D1. Implement resource management measures to maintain and enhance Yadon’s piperia habitat.										

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Impact Topic	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
BIO-D2. Project development would result in potential loss or disturbance of up to 16 Gowen cypress trees due to residential development while preserving 3.5 acres of Gowen cypress/Bishop pine pygmy forest.	—	—	—	—	—	⊙	—	—	—	⊙
Mitigation Measures:	BIO-A1, BIO-A2. See above. BIO-D2. Restore 1.6 acres of Gowen cypress/Bishop pine habitat at the Huckleberry Hill Natural Habitat Area, and implement resource management measures to maintain and enhance Gowen cypress habitat.									
BIO-D3. Project development would result in loss of one occurrence (0.2 acre) of Pacific Grove clover and indirect effects to a second occurrence.	—	—	⊙	—	—	⊙	—	—	—	⊙
Mitigation Measures:	BIO-D3. Redesign the proposed driving range to avoid Pacific Grove clover, or create or enhance a 0.2-acre compensation area for this species within another preservation area on the Monterey Peninsula. BIO-D4. Manage the Indian Village occurrence of Pacific grove clover to ensure its continued survival.									
BIO-D4. Project development would result in direct loss and indirect impacts to Hooker’s manzanita habitat while preserving larger areas of habitat.	—	—	—	—	—	○	—	—	—	○
BIO-D5. Project development could result in potential loss or disturbance of pine rose and habitat for pine rose while preserving larger areas of development.	—	—	—	—	—	⊙	—	—	⊙	⊙
Mitigation Measures:	BIO-A1, BIO-A2. See above. BIO-D5. Conduct preconstruction surveys for pine rose, implement avoidance and protection measures, if found, and conduct construction monitoring.									
BIO-D6. Project development in Area L could result in indirect effects on one occurrence of Hickman’s potentilla.	—	—	—	—	—	⊙	—	—	—	⊙
Mitigation Measures:	BIO-D6. Avoid hydrological effects to the Indian Village Hickman’s potentilla population and expand existing protection and management.									

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Impact Topic	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
BIO-D7. Trail development could result in small amounts of lost habitat for special-status plant species.	—	—	—	—	—	—	—	⊙	—	⊙
Mitigation Measures:	BIO-D7. Minimize special-status species habitat disturbance during trail construction.									
<b>E. Special-Status Wildlife Species</b>										
BIO-E1. Project construction could result in direct mortality to California red-legged frog, degradation of aquatic habitat, loss of and degradation of upland habitats, which would be partially offset by preservation of existing known occupied and suitable habitat.	—	—	—	—	—	⊙	—	—	—	⊙
Mitigation Measures:	BIO-A1, BIO-A2. See above. BIO-E1. Conduct preconstruction surveys for California red-legged frog, implement protection measures if found, and conduct construction monitoring. BIO-E2. Design new California red-legged frog breeding habitat along Seal Rock Creek in accordance with criteria to establish California red-legged frog habitat characteristics.									
BIO-E2. Development in Areas L and M could result in loss of Smith’s blue butterfly host plants, while preservation of Area M dunes will preserve host plant and habitat.	—	—	—	○	○	○	—	—	—	—
BIO-E3. Stormwater runoff from project developments during construction and operation could degrade nearshore water quality and result in indirect impacts on the southern sea otter, western snowy plover, California brown pelican and other marine resources, including the Carmel Bay Area of Special Biological Significance.	⊙ (Applies to proposed project as a whole)									⊙
Mitigation Measures:	HYD-A1, HYD-A2, HYD-C1, HYD-C2, HYD-C3. See above. GSS-C1. Prepare and implement an erosion and sediment control plan. GSS-D1. Dewater excavations and shore temporary cuts during construction of underground parking facilities.									

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Impact Topic	Project Elements										Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF		
				MH	MR						
BIO-E4. Project construction and development would result in potential loss or disturbance to habitat occupied by certain non-listed special-status wildlife species while preserving large, unfragmented areas of habitat for these species.	See below by specific species										
Legless Lizard	—	—	—	⊙	⊙	⊙	—	—	—	—	⊙
Mitigation Measures:	BIO-A1, BIO-A2, BIO-B2. See above. BIO-E5. Conduct pre-construction surveys for legless lizard, implement protection measures if found, and conduct construction monitoring for ground-disturbing construction activities.										
California Horned Lizard	—	—	—	○	○	○	—	—	—	—	○
Western Pond Turtle	—	—	—	—	—	○	—	—	—	—	○
Monterey Dusky-Footed Woodrat	—	—	—	—	—	⊙	—	—	—	—	⊙
Mitigation Measures:	BIO-E6. Conduct a preconstruction survey for woodrats and woodrat nests, and implement protection measures if found for ground-disturbing construction activities.										
Pallid bat	—	—	—	—	—	⊙	—	—	—	—	⊙
Mitigation Measures:	BIO-E7. Retain dead trees or snags wherever feasible in development and preservation areas to provide roosting habitat for pallid bats.										
Ringtails and Monterey Ornate Shrew	—	—	—	—	—	⊙	—	—	—	—	⊙
Mitigation Measures:	BIO-A1, BIO-A2, BIO-B2. See above.										
<b>F. Common Wildlife Habitat/Populations/Plant Communities</b>											
BIO-F1. The project would remove habitat of common wildlife species and plant communities within Del Monte Forest while preserving far larger areas of habitat for common species.	⊙ (Applies to proposed project as a whole)										⊙
Mitigation Measures:	BIO-A1, BIO-A2. See above.										
<b>G. Indirect Impacts on Habitat Resulting from Human Use</b>											
BIO-G1. The project would increase trail use by pedestrians and equestrians and could adversely affect common and rare wildlife and plant species within existing and proposed preservation areas.	⊙ (Applies to proposed project as a whole)										⊙

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Impact Topic	Project Elements										Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF		
				MH	MR						
Mitigation Measures:	BIO-B2, BIO-B3, BIO-D4, BIO-D6. See above. BIO-G1. Include additional measures in the resource management plan for Preservation Areas J, K and PQR to avoid indirect trail use impacts on sensitive resources.										
<b>H. Wildlife Movement</b>											
BIO-H1. The project would fragment certain existing forested habitats and could interfere with wildlife movement while preserving larger, unfragmented areas of habitat providing wildlife movement opportunities.	—	—	—	—	—	⊙	—	—	—	—	⊙
Mitigation Measures:	BIO-A1. BIO-A2. See above.										
<b>I. Wildlife Breeding and Nesting</b>											
BIO-I1. Project construction, including tree removal and grading, could result in potential disturbance to nesting raptors, including several special-status raptor species, if present during construction.	⊙ (Applies to proposed project as a whole)										⊙
Mitigation Measures:	BIO-I1. Conduct pre-construction and breeding-season raptor surveys and implement protection measures.										
<b>J. Tree Removal</b>											
BIO-J1. Project construction and development could result in removal or disturbance of native Monterey pine trees and coast live oak trees while preserving far larger areas and numbers of trees in the Del Monte Forest.	⊙ (Applies to proposed project as a whole)										⊙
Mitigation Measures:	BIO-A1, BIO-A2. See above. BIO-J1. Incorporate specific tree removal and replanting guidelines into the site-specific RMPs. BIO-J2. Protect retained trees from construction disturbance.										

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3.4 Climate Change

Project Impacts	Project Elements									
	PBL	SBI	COL- EQC	Area M		RES SUB	RD	TRA	INF	Cumulative
				MH	MR					
<b>A. Contribute to Climate Change Impacts</b>										
CC-A1. The proposed project would result in project-related greenhouse gas emissions, during construction and from operation that could considerably contribute to climate change impacts and be inconsistent with the goals of Assembly Bill 32.	◎ (Applies to proposed project as a whole)									
Mitigation Measures:	CC-A1. Implement best management practices for GHG emissions during construction. CC-A2-A. Reduce annual greenhouse gas emission by 26% relative to business as usual using a combination of design features, replanting, and/or offset purchases. OR CC-A2-B. Validate the greenhouse gas emission offset value of preserving Monterey Pine Forest designated for development using the Climate Action Registry Forest Project Protocol and preserve the lands in perpetuity.									
<b>B. Effects of Climate Change</b>										
CC-B1: The project would not result in significant exposure of persons or property to reasonably foreseeable impacts of climate change.	○ (Applies to proposed project as a whole)									

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3.5 Cultural Resources

Project Impact	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
<b>A. Historical Resources</b>										
CR-A1. The proposed project would not cause a substantial adverse change in the significance of a historical resource.	— (Applies to proposed project as a whole)									—
<b>B. Archaeological Resources</b>										
CR-B1. 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.	⊙ (Applies to proposed project as a whole)									⊙
Mitigation Measures:	CR-B1. Conduct worker awareness training for archaeological and paleontological resources prior to ground-disturbing construction activities. CR-B2. Stop work if buried cultural deposits or human remains are encountered during ground-disturbing construction activities.									
<b>C. Human Remains</b>										
CR-C1. Project grading and excavation could result in disturbance to previously undiscovered human remains.	⊙ (Applies to proposed project as a whole)									⊙
Mitigation Measures:	CR-B1, CR-B2. See above.									
<b>D. Paleontological Resources</b>										
CR-D1. Project grading and excavation could result in disturbance and destruction of a previously undiscovered unique paleontological resource or site or unique geologic feature.	⊙ (Applies to proposed project as a whole)									⊙
Mitigation Measures:	CR-B1. See above. CR-D1. Implement stop work order if vertebrate fossil materials are encountered during ground-disturbing construction activities.									

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3.6 Geology, Seismicity, and Soils

Impact Topic	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
<b>A. Seismic Hazards</b>										
GSS-A1. 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.	●	●	●	●	●	●	●	—	—	●
Mitigation Measures:	GSS-A1. Ensure final design and construction specifications include recommendations contained in the site-specific geologic and geotechnical reports.									
<b>B. Landslides and Slope Stability</b>										
GSS-B1. Placement of buildings and grading on steep and/or unstable slopes could result in potential structural damage and associated human safety hazards from mass movements (landslides and debris flow).	—	—	—	●	●	●	—	—	—	●
Mitigation Measures:	GSS-A1. Ensure final design and construction specifications include recommendations contained in the site-specific geologic and geotechnical reports.									
<b>C. Erosion</b>										
GSS-C1. Grading and excavation could result in substantial soil erosion, loss of topsoil, and sedimentation.	● (Applies to proposed project as a whole)									●
Mitigation Measures:	GSS-C1. Prepare and implement an erosion and sediment control plan.									
<b>D. Soils Constraints</b>										
GSS-D1. Construction in areas of expansive soils could result in substantial damage to overlying building foundations and roadways.	—	●	●	●	●	●	●	—	—	●
GSS-D2. Construction of underground structures in the presence of shallow groundwater and weak surrounding deposits could result in inadequate drainage and structural failure during construction or operation.	●	—	—	●	●	●	—	—	—	●

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Impact Topic	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
GSS-D3. Construction in areas of unconsolidated fill could result in settlement and substantial damage to overlying building foundations.	—	⊙	—	⊙	⊙	⊙	—	—	—	⊙
Mitigation Measures:	GSS-A1. Ensure final design and construction specifications include recommendations contained in site-specific geologic and geotechnical reports. GSS-D1. De-water excavations and shore temporary cuts during construction of the underground facilities. HYD-A1. Ensure on-site detention of stormwater run-off at development sites and oil/grease separators at parking lots; prepare final drainage plan with flow calculations and construction detail; and implement approved drainage plan. HYD-A2. Maintain and monitor drainage and flood control facilities, and prepare annual reports that describe the condition, maintenance performed, and required improvements of drainage and flood control facilities.									
<b>E. Hazardous Materials</b>										
Impact GSS-E1. Potential hazardous materials and methane off-gassing related to materials in the fill at the Corporation Yard could result in worker and/or resident exposure to hazardous materials or hazardous conditions.	—	—	—	—	—	⊙	—	—	—	⊙
Mitigation Measures:	GSS-E1. Conduct Phase II investigation consisting of subsurface soil borings and initiate remedial action if warranted at Corporation Yard. GSS-E2. Assess potential for methane off-gassing at the Corporation Yard fill area and incorporate methane controls and/or venting into construction plans and final design if warranted.									

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3.7 Hydrology and Water Quality

Project Impact	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
<b>A. Alteration of Drainage Patterns</b>										
HYD-A1. The proposed 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.	●	●	●	●	●	●	—	—	—	●
Mitigation Measures:	HYD-A1. Ensure on-site detention of stormwater run-off at development sites and oil/grease separators at parking lots; prepare final drainage plan with flow calculations and construction detail, and implement approved drainage plan. HYD-A2. Maintain and monitor drainage and flood control facilities, and prepare annual reports that describe the condition, maintenance performed, and required improvements of drainage and flood control facilities.									
<b>B. Stormwater Run-off and Drainage Infrastructure</b>										
HYD-B1. The proposed project would result in increased stormwater run-off due to an increase in impervious surfaces and topographic alterations.	○	●	●	●	●	●	○	—	—	●
Mitigation Measures:	HYD-A1, HYD-A2. See above.									
<b>C. Water Quality</b>										
HYD-C1. The proposed project would degrade surface water quality due to an increase in sediment and pollutant loading in stormwater drainage during construction and from operation.	● (Applies to proposed project as a whole)									●
Mitigation Measures:	HYD-A1, HYD-A2. See above. HYD-C1. Prepare and implement a stormwater pollution prevention plan to prevent and reduce sediments and contaminants in stormwater run-off during construction. HYD-C2. Provide regular inspection and maintenance of operational best management practices to ensure function and minimize the discharge of pollutants to surface water. GSS-C1. Prepare and implement an erosion and sediment control plan. GSS-D1. Dewater excavations and shore temporary cuts during construction of the underground facilities.									

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Project Impact	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
HYD-C2. The proposed project could degrade water quality due to pesticide, herbicide, and fertilizer use from the Pebble Beach Driving Range Relocation from Area V to Collins Field.	—	—	⊙	—	—	—	—	—	—	⊙
Mitigation Measures:	HYD-C3. Prepare and implement an integrated pest management program for the relocated Pebble Beach Driving Range.									

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3.8 Land Use and Recreation

Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
<b>A. Land Use Compatibility</b>										
LU-A1. The proposed project could introduce new land uses that could be incompatible with surrounding land uses or with the general character of the area.	○	○	○	○	○	●	○	○	—	—
Mitigation Measures:	AQ-E1. Prepare and implement a manure management plan.									
<b>B. Plan/Policy Consistency</b>										
LU-B1. While the project is inconsistent with the existing LCP, the proposed project is consistent with the proposed LCP Amendment which is consistent with the Coastal Act and which would need to be approved prior to any project approval.	○ (Applies to proposed project as a whole)									○
<b>C. Recreational Demand</b>										
LU-C1. The proposed project would add new recreation trails and would increase the use of existing parks and recreation facilities, but would not require the construction or expansion of recreational facilities not included in the proposed project that might have an adverse physical effect on the environment.	○	○	○	○	○	○	—	—	—	—
<b>D. Open Space Quality and Quantity</b>										
LU-D1. The proposed project would not diminish the quality and quantity of open space used for recreation	—	—	—	—	—	○	—	—	—	—

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3.9 Noise

Project Impacts	Project Elements									Cumulative	
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF		
				MH	MR						
<b>A. Permanent Increase in Noise due to Project Operations</b>											
NOI-A1. The proposed 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 from operation of ventilation fans for underground parking structure at The Lodge at Pebble Beach, but not from operation of other project elements.	●	○	○	○	○	○	○	○	○	○	●
Mitigation Measures:	NOI-A1. Employ noise-reducing treatments on parking structure fan systems.										
<b>B. Short-Term Noise Increases due to Construction</b>											
NOI-B1. The proposed 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.	● (Applies to proposed project as a whole)									●	
Mitigation Measures:	NOI-B1. Limit hours of construction activities. NOI-B2. Locate equipment as far from noise-sensitive receptors as practicable. NOI-B3. Use sound-control devices on combustion-powered construction equipment. NOI-B4. Shield/shroud any impact tools used during construction. NOI-B5. Shut off machinery when not in use during construction. NOI-B6. Use shortest practicable traveling routes during construction. NOI-B7. Disseminate essential information to residences and implement a complaint response/tracking program during construction. NOI-B8. Implement additional mitigation measures, as needed, to reduce exposure of outdoor activity areas of noise-sensitive land uses to sustained construction noise levels greater than 85 dBA during construction.										

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Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
<b>C. Construction-Related Vibration</b>										
NOI-C1. The proposed project could result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels during construction at The Lodge at Pebble Beach and Area M Spyglass Hill Option 1 (New Resort Hotel).	●	○	○	○	○	○	○	○	○	—
Mitigation Measures:	NOI-C1. Limit construction activities that result in vibration to specified times, provide advance notice to adjacent residents of such schedules, and temporarily relocate residents if requested and if vibration testing demonstrates that levels exceed Federal Transit Administration vibration thresholds.									

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3.10 Public Services and Utilities

Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
<b>A. Police and Fire Protection</b>										
PSU-A1. The proposed project would increase demand for fire and first-responder emergency medical services.	○	○	○	○	○	○	—	—	—	○
PSU-A2. The proposed project would increase demand for police services.	○	○	○	○	○	○	—	—	—	○
<b>B. Emergency Access</b>										
PSU-B1. The proposed project could interfere with emergency access routes to open space areas and an adopted emergency access plan during construction.	—	—	—	—	—	○	—	—	—	○
<b>C. Wildland Fire Hazard</b>										
PSU-C1. The proposed project could expose people and structures to a significant risk of loss, injury, or death involving wildland fires.	● (Applies to proposed project as a whole)									●
Mitigation Measures:	PSU-C1. Implement vegetation management plans and maintenance in high-risk fire areas. PSU-C2. Implement fire safety precautions during the declared fire season when performing maintenance on natural open space areas. PSU-C3. Improve water flow requirements where needed to ensure proper fire flow.									
<b>D. Schools</b>										
PSU-D1. The proposed project could result in increased student enrollments.	—	—	—	—	○	○	—	—	—	○
<b>E. Wastewater Collection and Treatment</b>										
PSU-E1. The proposed project could result in increased wastewater treatment requirements.	○ (Applies to proposed project as a whole)									○
PSU-E2. The proposed project could increase need for sewer lines and wastewater treatment facility.	○ (Applies to proposed project as a whole)									○

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Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
<b>F. Utility Disruption</b>										
PSU-F1. The proposed project could result in utility service disruptions during construction.	◎ (Applies to proposed project as a whole)									◎
Mitigation Measures:	PSU-F1. Coordinate with the appropriate utility service providers and related agencies to reduce service interruptions prior to construction.									
<b>G. Solid Waste</b>										
PSU-G1. The proposed project would increase solid waste, green waste, and recycling disposal needs.	○ (Applies to proposed project as a whole)									○

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3.11 Transportation

Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
<b>A. Traffic during Project Construction</b>										
TRA-A1. Construction traffic would result in short-term increases in traffic volumes that would affect level of service and intersection operations.	● (Applies to proposed project as a whole)									●
Mitigation Measures:	TRA-A1. Schedule construction work and truck trips to comply with Del Monte Forest Architectural Board Guidelines. TRA-A2. Develop and implement a traffic control plan. TRA-A3. Obtain approval for construction truck traffic routes from Monterey County and include these routes in all contracts. TRA-A4. Implement SR 1/68/17-Mile Drive Intersection Reconstruction early in the overall construction schedule.									
<b>B. Del Monte Forest Gates</b>										
TRA-B1. The project would result in a minor increase in traffic at the Del Monte Forest gates.	○ (Applies to proposed project as a whole)									○
<b>C. Impacts to Roadway Intersections and Segments</b>										
TRA-C1. The proposed project would add substantial traffic to intersections in Del Monte Forest and the immediate vicinity to decrease from acceptable levels of service to unacceptable levels or to worsen existing unacceptable levels of service.	● (Applies to proposed project as a whole)									●
Mitigation Measures:	TRA-C1. Pay fair-share contribution to install a traffic signal at the intersection of SR 68/Skyline Forest Drive and widen SR 68 from two to four lanes through the intersection. TRA-C2. Pay fair-share contribution to construct the full SR 68 Widening Project. TRA-C3. Pay fair-share contribution to construct new turn lanes and establish new traffic signal timings at the SR 1/Ocean Avenue intersection. TRA-C6(C). Pay fair-share contribution to restripe the westbound approach at the Sunset Drive/Congress Avenue intersection to provide a left-turn pocket. TRA-C7(C). Pay fair-share contribution to optimize signal timings and phasing at the Forest Avenue/David Avenue intersection. TRA-C8(C). Pay fair-share contribution to construct the full SR 68 Widening Project (as required by TRA-C2) and to add third lane and to construct a third eastbound lane on SR 68 from east of the									

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Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
	Carmel Hill Professional Center driveway through the SR 1 intersection, with one lane going to the SR 1 southbound on-ramp and two lanes proceeding across the SR 68 overcrossing. TRA-C9(C). Pay fair-share contribution to construct a refuge lane on SR 68 for traffic turning left out of the Aguajito Road intersection. TRA-C10(C). Pay fair-share contribution to optimize signal timings at the SR 1/Carpenter Street intersection.									
TRA-C2. The project would add traffic to regional highway sections that are projected to operate at unacceptable levels of service.	● (Applies to proposed project as a whole)									●
Mitigation Measures:	TRA-C4. Pay fair-share traffic impact fee for various improvements to SR 1, SR 68, and SR 156 based on the conditions described in the Transportation Agency of Monterey County’s Regional Development Impact Fee Program.									
TRA-C3. The project would add traffic to a highway ramp projected to operate at an unacceptable level of service.	● (Applies to proposed project as a whole)									●
Mitigation Measures:	TRA-C5. Pay fair-share contribution to replace the SR 1 northbound merge at SR 68 (west) with an auxiliary lane between SR 68 (west) and Munras Avenue.									
<b>D. Access and Circulation</b>										
TRA-D1. The project would 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.	◎ (Applies to proposed project as a whole)									—
Mitigation Measures:	TRA-D1. Ensure compliance with the Del Monte Forest Transportation Policy Agreement. TRA-D2. Incorporate a 25-foot transition between all driveways and roadways that has no more than a 2% grade. TRA-D3. At The Lodge at Pebble Beach, add a crosswalk to address a pedestrian desire line (i.e., places pedestrians will walk) crossing the circulation road. TRA-D4. At The Lodge at Pebble Beach, modify the design of the two traffic circles to facilitate efficient vehicle flow. TRA-D5. At The Lodge at Pebble Beach, install yield signs to control the three-leg traffic circle while the other traffic circle should have no vehicle traffic controls.									

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Project Impacts	Project Elements										Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF		
				MH	MR						
	TRA-D6. At The Lodge at Pebble Beach, add sidewalks or paths to serve pedestrian movements between the Fairway One Complex, Peter Hay Golf Course, and The Lodge at Pebble Beach. TRA-D7. At the Colton Building, improve sight distance at the intersection between the existing driveway and Cypress Drive. TRA-D8. At the Colton Building, install a warning sign or lights at the entry to the parking facility, or widen the opening to at least 22 feet. TRA-D9. At The Inn at Spanish Bay, modify the 17-Mile Drive/Congress Road intersection to an all-way stop-controlled intersection, installing stop signs at all approaches. TRA-D10. At the Pebble Beach Links Driving Range, add a pedestrian crosswalk that connects the driving range to the Peter Hay Golf Course.										
<b>E. Parking</b>											
TRA-E1. Project land uses would create a need for additional parking.	○	○	○	—	○	—	—	—	—	—	—
<b>F. Special Events</b>											
TRA-F1. The project could change traffic volumes at Del Monte Forest gates during special events.	○ (Applies to proposed project as a whole)										—
TRA-F2. The project could change traffic volumes on internal roads during special events.	○ (Applies to proposed project as a whole)										—
TRA-F3. The project could change parking conditions during special events.	○ (Applies to proposed project as a whole)										—
<b>G. Transit and Alternative Transportation</b>											
TRA-G1. The project would be inconsistent, in part, with Del Monte Forest Land Use Plan alternative transportation policies and Monterey County trip reduction requirements.	⊙ (Applies to proposed project as a whole)										—
Mitigation Measures:	TRA-G1. Prepare and implement an alternative transportation plan, emphasizing specific trip reduction measures for proposed visitor, resident, and employee uses. TRA-G2. Expand the existing shuttle and valet system to incorporate the Spyglass Hotel as part of the overall parking management system (Option 1 only).										

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Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
<b>H. Bicycles and Trails</b>										
TRA-H1. The project would introduce additional traffic along 17-Mile Drive between Spanish Bay Drive and the Pacific Grove Gate, which could compromise the effectiveness of existing bicycle signage.	◎ (Applies to proposed project as a whole)									—
Mitigation Measures:	TRA-H1. Stencil “Route” after the bicycle symbols on the designated route for bicycling between the Pacific Grove Gate and Stevenson Drive at Ondulado Road.									
TRA-H2. The project would not conflict with adopted policies, plans, or programs supporting trails.	○ (Applies to proposed project as a whole)									—

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3.12 Water Supply and Demand

Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
<b>A. Water Supply and Demand</b>										
WSD-A1. The project’s water demand would represent an increase in water use above the 2011 Existing Conditions, but would be within the Applicant’s current entitlement and could be legally supplied by Cal-Am through 2016. 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, if the Regional Project (or its equivalent) is not built by then.	● (Applies to project as a whole)									●
Mitigation Measures:	Mitigation is not feasible because any additional mitigation would be disproportionate to the impact of proposed project given Applicant’s prior financing of the Recycled Water Project. The Applicant’s use of water for this project is pursuant to a valid, legal water entitlement affirmed by MPWMD, Cal-Am, and SWRCB.									
<b>B. Water Infrastructure Capacity</b>										
WSD-B1. Local water infrastructure is included to serve the proposed project, and existing supply infrastructure outside the project area is adequate to serve the project through 2016. The Regional Project (or its equivalent) will need to be built by 2017 to serve existing demand and the increase in demand from the project; regional water supply infrastructure and operations will have secondary environmental impacts.	● (Applies to project as a whole)									●
Mitigation Measures:	Mitigation is not feasible because any additional mitigation would be disproportionate to the impact of proposed project given Applicant’s prior financing of the infrastructure for the Recycled Water Project. The Applicant’s use of water for this project is pursuant to a valid, legal water entitlement affirmed by MPWMD, Cal-Am, and SWRCB.									

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Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
<b>C. Carmel River Biological Resources</b>										
WSD-C1. The project's water demand would result in increased withdrawals from the Carmel River through 2016 and thus would have a significant and unavoidable impact on Carmel River biological resources. After 2017, SWRCB mandated reductions in Cal-Am withdrawals from the Carmel River will not be changed by the project demand.				●						●
				(Applies to project as a whole)						●

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