Section 3.5
Cultural Resources

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This chapter presents a discussion of existing cultural resources in the project area, an evaluation of potential impacts of the proposed project on those resources, and mitigation for significant impacts where feasible and appropriate.

Cultural resources include archaeological resources, historical resources and paleontological resources defined as follows:

- "Archaeological resources" for this report includes both surficial and buried prehistoric and historic cultural materials. Geoarchaeological resources are prehistoric cultural resources that have been buried under sediments due to river flows over time.
- "Historical resources" for this report includes historic building and other structures.
- "Paleontological resources" for this report includes surface and buried fossils containing information about past plants and wildlife.

A summary of the impacts and mitigation measures for proposed development is presented in Table 3.5-1.

Analysis of the impacts related to cultural resources was based on the following materials and sources:

- A review of existing published literature and cultural resource reports that were prepared for development in and immediately adjacent to the various project sites, and the professional opinions rendered in these documents.
- A review of plans for construction and grading at the various project sites.
- The professional judgment of an ICF archaeologist and an ICF architectural historian.

This section is based on a review and summary of the previous reports, which were assessed for their CEQA adherence, and a paleontological sensitivity analysis.

Table 3.5-1. Summary of Project Impacts on Cultural Resources

Project Impact	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M MH	Area M MR	RES SUB	RD	TRA	INF	
A. Historical Resources										
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. Archaeological Resources										
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.									
C. Human Remains										
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.									
D. Paleontological Resources										
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.									

Notes:

● = 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.

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

Regulatory Setting

Historical, Archaeological and Native American Resources

CEQA contains specific guidelines for evaluating the proposed project's impacts on cultural resources, including historical, archaeological, and Native American resources. The CEQA guidelines define significant historical resources as: 1) resources listed in or eligible for listing in the California Register of Historical Resources (CRHR); 2) resources listed in a local register of historical resources; and 3) any object, building, structure, site, area, or place a lead agency determines to be historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California (Public Resources Code [PRC] Section 5024.1, State CEQA Guidelines Section 15064.5[a]). CEQA also contains guidelines and regulations for evaluating and mitigating potential impacts on archaeological and Native American resources (State CEQA Guidelines Section 15064.5[c] and [d]).

A resource may be eligible for listing in the CRHR if it meets any of the following criteria:

- It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- It is associated with the lives of important historical figures.
- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual.
- It possesses high artistic value.
- It has yielded, or may be likely to yield, important prehistoric or historic information.

The question of integrity is an additional factor that must be addressed. Integrity is determined through application of seven factors: location, design, setting, workmanship, materials, feeling, and association. These factors can be roughly grouped into three types of integrity considerations. Location and setting address the relationship between the property and its environment. Design, materials, and workmanship, as they apply to historic buildings, relate to construction methods and architectural details. Feeling and association are the least objective of the seven criteria, and pertain to the overall ability of the property to convey a sense of the historical time and place in which it was constructed. Loss of integrity, if substantial, will render a property ineligible, irrespective of significance. Likewise, a resource can have complete integrity, but if it lacks significance it must also be considered ineligible.

The Monterey County Public Review Draft General Plan Environmental Impact Report (Monterey County 2010) provides a map of primary historical resources located in the county and listed on the Monterey County Inventory of Historic Resources (MCIHR). The MCIHR listing meets the requirements of PRC Section 5020.1(k), which states that properties officially designated or recognized as historically significant by a local government are considered significant resources for the purposes of CEQA. Unlike the CRHR, property owner consent is required for listing in the MCIHR. As of March 2002, more than 130 properties were listed in the MCIHR. None of the buildings or structures within the project vicinity are included on the map of the MCIHR.

The area of potential effects (APE) for archaeological resources includes all areas potentially affected by ground-disturbing activities related to the proposed project (Figure 3.5-1). For the

purposes of identifying historical resources (i.e., historic structures and buildings), the APE for this undertaking includes all areas that may be directly or indirectly affected by the proposed project, including the project area and adjacent parcels. A depiction of the archaeological and historical APE is shown in Figure 3.5-1.

Paleontological Resources

Under the California Environmental Quality Act (CEQA), destruction of a "unique paleontological resource or site or unique geologic feature" constitutes a significant impact. Appendix G of the State CEQA Guidelines provides a checklist of questions a lead agency should address. The question on the checklist with respect to paleontology is: "Would the project directly or indirectly destroy a unique paleontological resource?" The treatment of paleontological resources under CEQA generally requires an evaluation of resources in a project's area of potential effect; an assessment of potential impacts on significant or unique resources; and the development of mitigation measures for potentially significant impacts, which may include monitoring combined with data recovery or avoidance (or both).

The Society of Vertebrate Paleontology (SVP) Conformable Impact Mitigation Guidelines (SVP guidelines) (Society of Vertebrate Paleontology Conformable Impact Mitigation Guidelines Committee 1995; 1996) serve as a method to comply with CEQA and local ordinances and laws which protect paleontological resources. According to the SVP guidelines, significant paleontological resources are defined as fossils that provide important information on evolution, age of a sedimentary strata, past environments, and biotic history, and which are rare or in short supply.

Monterey County Local Coastal Program

Existing LUP

The existing Policy Guidance Statement for Archeological Resources states that "The Del Monte Forest Area's archaeological resources will be protected for their scientific and cultural heritage value. New land uses will be considered compatible with this objective only when they incorporate site planning and design features necessary to avoid impacts on archaeological resources."

Policies specific to cultural resources include identification and evaluation of cultural resources during project planning (Policy 60), surveying for such resources (Policy 61), consideration of avoidance of resources (Policy 62), minimization and avoidance of impacts on sites with cultural resources (Policy 63), exclusion of use of categorical exemptions for projects that affect cultural resources (Policy 64), preservation measures where avoidance is not possible (Policy 65), prohibition of unauthorized collection of artifacts (Policy 66), and limitation of public access to known archaeological or paleontological sites (Policy 67).

Proposed LUP Amendment

The proposed LUP Amendment retains the same intent as the existing LUP in regards to cultural resources with minor technical changes and clarifications.

The Key Policy Statement for Cultural resources states that: "The Del Monte Forest's cultural resources shall be maintained, preserved, and protected for their scientific and cultural heritage values. New land uses and development shall be considered compatible with this objective only

when they incorporate site planning and design features necessary to avoid impacts to cultural resources, and where impacts are unavoidable they shall be minimized and reasonably mitigated." This represents a change from the existing LUP in that the LUP Amendment acknowledges that in certain cases, impacts may be unavoidable and other measures may be required. This was actually acknowledged in the existing LUP under existing Policy 65, but the existing policy guidance would give the impression that only avoidance could occur. The change with the LUP amendment is to remove this inconsistency to reflect the pragmatic reality that already exists.

Policies specific to cultural resources include identification and evaluation of cultural resources during project planning (Policy 57), surveying for such resources (Policy 58), consideration of avoidance of resources (Policy 59 and 60), preservation and mitigation measures where avoidance is not possible (Policy 61), prohibition of unauthorized collection of artifacts (Policy 62), and limitation of public access to known archaeological or paleontological sites (Policy 63).

Environmental Setting

The regional conditions for cultural resources consist of the prehistoric, ethnographic, geoarchaeological, and historical contexts of the project area and surrounding lands. The following contexts were summarized from previous reports and other secondary sources.

Prehistoric Background

Archaeological evidence and radiocarbon dates establish human occupation of the California coast dating back at least 10,000 years. Evidence from coastal areas of Monterey County suggests settlement of this area by at least 7,000 years ago and possibly earlier. Archaeologists have identified early, middle, and late cultural components on the Monterey Peninsula (Monterey County 2005)). The early period dates to approximately 5,000 to 2,200 years ago (or 3000 B.C. to A.D. 200) and is characterized by hunters and gatherers (Binford 1980). People foraged for food on a daily basis and were mobile, traveling to local resources to gather what they needed. The population was small, as were the habitation sites, which show up as village sites in the archaeological record. As the middle period approached, these sites were abandoned (Monterey County 2005).

The sites that are dated to the end of the middle period show a distinct shift to larger residential centers, such as the Rancho San Carlos area south of Carmel. As technology advanced over the past 2000 years, the shift in population settlement patterns reveals that inhabitants of the Monterey Peninsula developed methods of specialized food collection as a result of their new technology. During this era, there were many special-purpose sites for gathering various resources, including shellfish processing sites (CA-Mnt-149) located near the project area in Spanish Bay. Many of the later-period specialized sites are located in the same areas as the early village sites.

The resources gathered at the specialized processing sites were transported back to the residential areas, revealing a diversity of site types in the archaeological record. This pattern of large residential sites with dispersed specialized food processing sites persisted until the beginning of the Historic Period (circa 1769) (Monterey County 2005).

There is a significant amount of archaeological evidence of settlements in the hills, the coast, and along the coastal bluffs attesting to these populations. The toolkits of these individuals tend to include large projectile points, in addition to milling stones, domed scrapers, large utilized flake

stones and many bone and shell tools. The artifacts found within the numerous sites on the Monterey Peninsula reveal that subsistence patterns of the people who lived there were based on the exploitation of marine resources such as mammals, net fishing, fishing, and intensive shellfish processing, and the use of terrestrial resources (Monterey County 2005).

Ethnographic Background

The project area is located within the territory of the Ohlone Indians. Historically, the Ohlone were called the Costanoan Indians. Costanoan is the name assigned to the group by the Spaniards, and is derived from the word *costaiios,* meaning "people of the coast." However, members of this group currently refer to themselves as Ohlone. The Ohlone are believed to have inhabited the area since A.D. 500 or earlier. Their territory extended along the coast from San Francisco Bay in the north to just beyond Carmel in the south, and as much as 60 miles inland. The Ohlone are a linguistically-defined group, speaking eight different but related languages and composed of several autonomous tribelets. The Ohlone languages, together with Miwok, comprise the Utian language family of the Penutian stock. (Levy 1978)

The specific Pebble Beach area relative to the proposed project was inhabited by the Rumsen group of Ohlone Indians at the time of contact. According to maps (Monterey County 2005Monterey County 2005), the Rumsen territory encompassed the Carmel River Valley and the Monterey Peninsula. Much of the information that has been gathered regarding this population was derived from baptismal records from the Carmel Mission. The closest Rumsen Village was likely named Achasta. (Monterey County 2005)

During the months of July and August, the Rumsen spent much of their time camped at the beach to enjoy the abundance of resources such as sea birds and fish. In autumn, the Rumsen would spend more time dispersed in search of acorns and various other resources that could be stored for the winter months ahead (Monterey County 2005). They would return to a more sedentary lifestyle in the winter months when they resided in the villages. In spring (particularly May and June) the Rumsen focused on intense gathering of edible and medicinal plant resources such as clover, goosefoot, wild peas, and lupine.

The Ohlone were hunter-gatherers, utilizing only the native flora and fauna. Acorns and various seafoods were heavily relied upon as a means of subsistence. However, a wide range of other foods was exploited. Included were assorted seeds, buckeye, berries, roots, land mammals, sea mammals, waterfowl, reptiles, and insects. The Ohlone practiced some forms of resource management that were close to agriculture. For example, some plants were pruned and re-seeded seasonally for optimum production. Acorns were among several of the foods stored for months at a time. Controlled burning of vast areas of land was carried out to promote the growth of seed-bearing annuals and to increase the available grazing areas for deer, elk, and antelope. (Levy 1978)

Geoarchaeology

The Monterey Bay has undergone a series of significant environmental changes since people first entered and inhabited the region. Studies suggest that climatically induced environmental fluctuations, most notably Holocene sea-level rise, were responsible for large-scale landscape changes in the area. These changes repeated episodes of widespread sediment deposition that buried large portions of the landscape once available for human use and occupation. As a result, the

region's archaeological record does not accurately reflect the timing or extent of human use, because older sites tend to have been destroyed, buried, or obscured by Holocene landscape evolution.

For the proposed project the types of soils present and currently mapped do not indicate the presence of stable, Holocene-era deposits that would be typical of the type expected to contain possibly buried archaeological sites. Soils present in the project area are generally dune sand and fine loamy sand (Figure 3.5-2). These types of soils are considered generally unstable, shifting, loose, and blowing. These soils are often deposited by wind and are stabilized by coastal vegetation and generally very permeable. The instability of dune sands and fine loamy sand make them hospitable for buried site deposit, although this does not discount the fact that habitation and use of these areas happened prehistorically.

There is a low potential to encounter buried archaeological deposits in the project area given the types of soils present. Furthermore, a better indication of the presence of an archaeological site in the project area may be attributed to the presence of shells/shell midden on the ground surface. Associated dark-stained soils, occupation horizons, and hearths present within the dune sands are observable from the ground surface.

Historical Background

Monterey County

Monterey Bay was the focus of several Spanish exploratory expeditions after it was first noticed by Juan Cabrillo in 1542. The bay was named for Conde de Monterrey, Viceroy of Spain, by Sebastian Vizcaino who sailed into it in 1602. The Franciscans founded three missions (San Carlos Borromeo, San Antonio de Padua, and Nuestra Sonora de Soledad) in what is now Monterey County. These missions became focal points of activity (as did the Presidio of Monterey when it was established in the late 1700s) and eight large ranchos formed from land concessions to Spanish army veterans.

When the Mexican Republic formed in 1822, the missions were secularized and new ranchos developed on 68 Mexican land grants. An agrarian economy emerged, based on cattle ranching on large ranchos. This economy received a boost when the Mexican regime opened Monterey harbor to foreign trade, enabling rancheros to trade their hides and tallow for products from the outside world. The Custom House in Monterey became the site for collection of duties, providing the main source of income for Alta California's government. This commercial vitality, supported by Monterey Bay's ideal harbor, led to Monterey's role as the Mexican capital of California.

Monterey continued to play a key role after the Americans took control of California in the late 1840s. For example, the convention to draft and sign California's new constitution convened at Colton Hall. This period coincided with the California Gold Rush, and during the 1850s the market for tallow and hides shifted to a demand for beef and grain to feed the population of gold prospectors. Simultaneously, dairy farming was introduced in the area around Gonzales and Soledad. This enterprise required irrigation to support alfalfa production, a practice based on rudimentary canal systems used earlier by friars at the missions.

Transportation soon became a major factor in supporting the County's growing economy. In 1872, Southern Pacific Railroad extended its line to Salinas from Pajaro and Hollister. As the railroad pushed farther south it opened new markets and stimulated settlement of new towns. From Salinas it extended southward to Chualar, followed by Gonzales and Soledad, as landowners donated right-of-way across their ranches. With this new transport capability, crops could be shipped to market

more efficiently. As improved irrigation systems were introduced to the area in the late nineteenth century, and as additional railroad connections were established, fruits and vegetables replaced grains as the leading agricultural products.

The economy of Monterey County diversified by the late nineteenth century, when it became a destination for tourism and resort activities. Three hot spring resorts with hotels were developed at Paraiso, Tassajara, and Slates Hot Springs. Pacific Grove was founded as a religious and cultural retreat, growing from a tent city to a town of small Victorian cottages. In the early 1900s, Pebble Beach was subdivided and became a fashionable summer resort. In Carmel, the Arts and Crafts movement took hold in local architecture as the town became a colony for artists and writers.

Monterey Peninsula and Del Monte Forest

Recreational development in the southern Monterey Peninsula began in 1878 when the Pacific Improvement Company acquired land in the area. This enterprise, a real estate holding company of the Southern Pacific Railroad, constructed the Hotel Del Monte in 1879–1880 to cater to wealthy tourists. Between 1878 and 1880, 17-Mile Drive was laid out between the Hotel Del Monte, Monterey, and Carmel. During the mid-1890s, the Del Monte Golf Course was constructed as a nine-hole course and expanded to 18 holes in 1903 (JRP 2001a; Gebhard et al. 1985).

Residential development in the Pebble Beach area began in 1909. Initial sales of residential lots were slow, so Samuel F. B. Morse of Pacific Improvement Company designed an ambitious plan for the southern shoreline, including a resort community, an 18-hole golf course, and easements to preserve the natural beauty. When Morse could not get backing from his own company, he teamed with Herbert Fleishhacker of San Francisco to form the Del Monte Properties Company. During the late 1910s and the 1920s, the new company developed the Del Monte Lodge (later renamed The Lodge at Pebble Beach[1]), the Pebble Beach Golf Links, and luxury residences. These amenities, along with tennis, horse racing, and polo, led to additional residential development. Development activity remained strong until the advent of the depression of the 1930s. (JRP 2001a)

Building designs from the 1910s and 1920s in the Pebble Beach and Del Monte Forest areas conform to a Mediterranean theme, typically the Spanish Colonial Revival, which strengthened the area's reputation as a New World Riviera. Most of California's major residential architects from that era contributed designs for houses in the area, including Bakewell and Brown; Lewis P. Hobart; Johnson, Kaufman & Coate; Bernard Maybeck; Miller and Warnecke; Addison Mizner; Julia Morgan; Willis Polk & Co.; and George Washington Smith. (Gebhard et al. 1985)

In the post–World War II era, in-fill new development continued, as well as redevelopment of older properties. For example, the Equestrian Center was greatly expanded during the 1960s, and numerous buildings were constructed in the area of The Lodge.

[1] The Del Monte Lodge was constructed in 1919 and replaced a log cabin that was originally located on 17-Mile Drive near the same site, but burned in 1917. Later, in 1977, the Pebble Beach Company was established and changed the name of The Del Monte Lodge to The Lodge at Pebble Beach.

Site-Specific Conditions

Archaeological Resources

All of the proposed development sites have been investigated for presence of archaeological resources. The records searches found that there are numerous archaeological sites recorded on the coast in Del Monte Forest, but no recorded sites are found within the proposed development sites (Archaeological Consulting, 1989, 1993, 1996, 2002). While there are several previously recorded archaeological resources within the Spanish Bay vicinity, there are no known archaeological resources considered significant for the purposes of CEQA within the area of this project component. The previously recorded archaeological sites in the vicinity are not within the actual development area and would not be affected by the proposed project.

Based on previous records searches and field investigations, there is no evidence of archaeological resources considered significant for the purposes of CEQA, or known burial sites within any of the project development sites (Archaeological Consulting, 1989, 2001, 2001a, 2001b, 2002). However, it should be noted there is an area adjacent to the archaeological APE in Area L that is known as Indian Village. This area is not a formally recorded archaeological site, and no archaeological materials have been noted in this location during previous archaeological surveys in and adjacent to the area. Local literature and folklore indicate the Indian Village site was a Native American campground. In the 1870s and 1880s, the area was a favored picnic ground area for churches and other organizations that frequented the spot and said "arrowheads" were found there (Clark 1991). The Indian Village area presently contains a plaque naming it as such, and the picnic area is open to the public by making reservations through the Del Monte Forest Foundation. The area is part of designated open space area, will remain open space, and will not be directly affected by the proposed project.

Historical Resources

The main sources of information used to prepare the Historical Resources portion of this chapter include historic property evaluation reports (JRP 2002a–b, 2001a–c, 1996; and LSA 2001), which are on file with the Monterey County Planning Department. Archaeological investigations for the project sites were reviewed to include those conducted in the recent past (Monterey County 2005; Archaeological Consulting Services 2001, 2002, 1996, 1995, 1993, 1989, 1985).

The only development sites that have structures more than 50 years old and could be considered historical resources eligible for listing on the CRHR are located at The Lodge at Pebble Beach and the Collins Field–Equestrian Center–Special Events Area. Most of the buildings are of modern construction and are not considered historical resources for the purposes of CEQA. Two buildings at The Lodge at Pebble Beach, the Fairway One House and The Lodge itself, are older than 50 years. Two buildings within the Collins Field–Equestrian Center–Special Events Area, the Collins Studio and Building No. 9 at the Equestrian Center, are older than 50 years. Four project elements would affect these structures. Fairway One Reconstruction would remove the existing structures and construct new guest units and a conference facility, and Meeting Facility Expansion would modify and expand the existing meeting facilities called the Lodge Annex located across Cypress Drive from The Lodge. Equestrian Center Reconstruction would demolish all existing structures at the Equestrian Center including Building No. 9. Residential Lot Subdivision Collins Residence would result in the removal of all existing structures on the site, including Collins Cottage.

The Fairway One House was previously evaluated for eligibility for listing in the CRHR (JRP 2001c). This Spanish-Eclectic style house was built between 1925 and 1926 as a private residence. Citing a lack of significant historic associations and a lack of historic integrity, the previous evaluation recommended that this property is not eligible for the CRHR. The house is one of many constructed on the Del Monte properties during the 1920s, and the original owner, C. Fritz Howard Jarvis, does not appear to have achieved the special significance required for CRHR listing. Furthermore, the house is a modest example of the Spanish-Eclectic style that appears to have been designed by a local contractor/builder and does not embody distinctive characteristics of that style. Therefore, the Fairway One House is not considered a historical resource for the purposes of CEQA.

The Lodge Annex was built in 1949, but its architectural integrity has been compromised by multiple alterations to the interior and exterior occurring over the past 30 years (JRP 2002a). It was designed by San Francisco architect Gardner Daily, but is not considered representative of his better-known works and is not known to be directly associated with persons important to the history of the region, state, or nation. The development of the Annex for commercial purposes during the post–World War II period is not considered a historic context that warrants recognition as an important event in local, state, or national history (JRP 2002a). Although the Annex is within sight of The Lodge[2], the Annex was built much later and, therefore, is itself an intrusion into the historic setting of The Lodge. Furthermore, the only alterations outside of the existing footprint would be to the north and west elevations and would not be visible from The Lodge. In an evaluation conducted in September 2002, the Lodge Annex was recommended as not eligible for listing in the CRHR (JRP 2002a). Therefore, the Annex is not a historical resource for the purposes of CEQA, and its alteration would not constitute a significant change in the setting of a historical resource.

Building No. 9 at the Equestrian Center is quadrangle-type stable built in 1924 as the Del Monte Properties Pebble Beach Stables. It also was evaluated previously for eligibility for listing in the CRHR as part of an evaluation of the entire Equestrian Center complex (Monterey County 2005). Citing a lack of significant historic associations and a lack of historic integrity, the previous evaluation recommended that this complex is not eligible for the CRHR. The building and the overall complex do not retain historic integrity to the early period of Pebble Beach establishment (pre–World War II). Therefore, Building No.9 is not considered a historical resource for the purposes of CEQA.

The Collins (James) Cottage was previously evaluated for eligibility for listing in the CRHR (JRP 2001a). This Craftsman-style house was built between 1912 and 1913 as a private residence. Citing a lack of significant historic associations, the previous evaluation recommended that this property is not eligible for the CRHR. Although the original owner, Austin James, was active in the early twentieth century Carmel art scene, he does not appear to have achieved the special significance necessary for CRHR consideration. Additionally, the house is a modest example of the Craftsman style as compared to others in the area and is not distinctive. Although the cottage retains a good degree of integrity of workmanship, design and materials, its setting has been substantially altered by construction of a much larger house and barn nearby. Therefore, the Collins (James) Cottage is not considered a historical resource for the purposes of CEQA.

The Collins Studio was located adjacent to the Collins Cottage; however, it was destroyed by a storm and subsequently demolished through a County-issued demolition permit (file no. BP020099) .

[2] The Lodge was constructed in 1919 but has not been evaluated for historical significance.

Paleontological Resources

The potential for presence of paleontological resources is based on the paleontological sensitivity of the geology. The geology and soils of the project area are shown in Figure 3.5-2. The SVP guidelines identify three categories to describe the likelihood that a geologic unit contains significant fossil materials: high potential, low potential, and undetermined potential (Table 3.5-2). The project area is situated on Pleistocene terrace deposits and Miocene to Paleocene marine sedimentary formations. These surficial deposits and bedrock formations have been rated as High Potential (High Sensitivity) to contain significant, non-renewable paleontological resources based on the SVP guidelines (Society of Vertebrate Paleontology Conformable Impact Mitigation Guidelines Committee 1995; 1996). In December 2010, two fossilized Ice Age Columbian mammoths were discovered in Monterey County, in surficial Pleistocene deposits that are correlative in age and paleoenvironment to that of the Pleistocene deposits within the project area (Allen 2011). Therefore, the project area is considered to be highly sensitive for paleontological resources.

Table 3.5-2. Society of Vertebrate Paleontology Geologic Unit Sensitivity Designations

Sensitivity Designation	Characteristics of Geologic Units in This Category
High Potential (High Sensitivity): Pleistocene Units, Monterey Formation (Tm), Los Laureles Sandstone, Vaqueros-Temblor, Formations (Tus), Carmelo Formation	This category consists of rock units known to contain significant vertebrate, invertebrate, or plant fossils anywhere within their geographic extent, including sedimentary rock units that are suitable for the preservation of fossils, as well as some volcanic and low-grade metamorphic rock units. This category includes rock units with the potential to contain: • Abundant vertebrate fossils. • A few significant vertebrate, invertebrate, or plant fossils that might provide new and significant taxonomic, phylogenetic, ecologic, and/or stratigraphic data. • Areas that might contain datable organic remains older than Recent. • Areas that might contain unique new vertebrate deposits, traces, and/or trackways. • Fossiliferous deposits with very limited geographic extent or an uncommon origin (e.g., tar pits and cave deposits).
Undetermined Potential	This category includes sedimentary rock units for which little information is available are considered to have undetermined fossiliferous potentials. Field surveys by a qualified vertebrate paleontologist to specifically determine the potentials of the rock units are required before programs of impact mitigation for such areas may be developed. Note that sedimentary rocks expected to contain vertebrate fossils are considered highly sensitive, because vertebrates are generally rare and found in more localized strata.
Low Potential (Low Sensitivity): Holocene Dune Sand (Qd) and Holocene Alluvium (Qal) Plutonic Rocks (Kgdp)	This category includes rock units of intrusive igneous origin, most extrusive igneous rocks, and moderate- to high-grade metamorphic rocks.

Source:
Society of Vertebrate Paleontology 1995, 1996.

Impacts Analysis

Methodology

Approach to Analysis

Historical and Archaeological Resources

Section 15046.5 of the State CEQA Guidelines defines the resources considered to be historical resources, as discussed above. Section 15064.5[a][3] states that a resource is generally considered "historically significant," (is considered to be a historical resource) if the resource meets the criteria for listing in the CRHR (PRC Section SS5024.1, CCR, Title 14, Section 4852).

Section 15064.5 of the State CEQA Guidelines provides that, in general, a resource not listed on state or local registers of historical resources be considered by the lead agency to be historically significant if the resource meets the criteria for listing in the CRHR. This section also provides standards for determining what constitutes a "substantial adverse change" on archaeological or historical resources, including physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be materially impaired (State CEQA Guidelines Section 15064.5[b][1]).

The significance of a historical resource is considered to be materially impaired when a project demolishes or materially alters in an adverse manner those characteristics that convey its historical significance and that justify its inclusion on an historical resource list (State CEQA Guidelines 15064.5[b][2]). CEQA also requires that the effects of a project on an archaeological resource be taken into consideration, and if a project might affect an archaeological resource that it first be determined if the archaeological resource is a "historical resource"—that is, if the archaeological resource meets the criteria for listing in the CRHR (CEQA Guidelines Sections 15064.5[a][1] and [3] and [c][1] and [2]).

Generally, an archaeological resource that qualifies as a historical resource under CEQA qualifies for listing under Criterion D of the CRHR (CEQA Guidelines Section 15064.5[a][3][D]). An archaeological resource might qualify for listing under Criterion D if it can be demonstrated that the resource has the potential to significantly contribute to questions of scientific or historical importance. Archaeological resources that are not historical resources according to the criteria may be unique archaeological resources as defined in PRC Section 21083.2, which generally provides that non-unique archaeological resources do not receive any protection under CEQA. If an archaeological resource is neither a unique archaeological resource nor a historical resource, the effects of a project on those resources are not considered significant.

Criterion A, related to whether the proposed project could cause a substantial adverse change in the significance of a historical resource, is addressed under Impact CR-1. Criterion B, related to whether the proposed project could cause a substantial adverse change in the significance of an archaeological resource, is addressed under Impact CR-2. Criterion D, related to whether the proposed project could disturb any human remains, is addressed under Impact CR-3.

Paleontological Resources

Under CEQA, the destruction of a unique paleontological resource or site or unique geologic feature constitutes a significant impact on paleontological resources (CEQA Guidelines Appendix G). The SVP guidelines serve as a method to identify the potential for such resources and comply with CEQA. Consistent with prevailing professional practice and guidance in the SVP guidelines, the impact analysis focuses on the potential for the proposed project to disturb paleontologically sensitive geologic units (Table 3.5-2).

Criteria for Determining Significance

For purposes of this EIR, the County of Monterey considers that the proposed project would have a significant impact on cultural resources if it would result in:

A. Historical Resources

- Substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.

B. Archaeological Resources

- Substantial adverse change in the significance of a unique archaeological resource pursuant to CEQA Guidelines Section 15064.5.

C. Human Remains

- Disturbance to any human remains, including those interred outside of formal cemeteries.

D. Paleontological Resources

- Destruction of a unique paleontological resource or site or unique geologic feature.

Project Impacts and Mitigation Measures

A. Historical Resources

Impact CR-A1. The proposed project would not cause a substantial adverse change in the significance of a historical resource. (No impact)

The proposed project would not result in an adverse change to the significance of a historical resource because no historical resources would be affected by the proposed project. As described in the Setting section, the only development sites that have structures more than 50 years old and could be considered eligible for the CRHR are located at The Lodge at Pebble Beach and at the Collins Field–Equestrian Center–Special Events Area. No buildings or structures within the project area, including the structures in these two areas, are included on the MCIHR or have been determined to be historical resources in this CEQA analysis. Therefore, no impacts to historical resources would occur.

B. Archaeological Resources

Impact 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. (Less than significant with mitigation)

No known archaeological resources would be affected as a result of grading and excavation activities at development sites, including the creation of new underground parking facilities at The Lodge at Pebble Beach and Area M Spyglass Hill where substantial excavation would occur; removal of existing structures; or construction of new structures. However, there is always the possibility that ground-disturbing activities could adversely affect unknown archaeological sites and resources including cultural deposits. This is considered a potentially significant impact, but the impact would be reduced to a less-than-significant level with implementation of Mitigation Measures CR-B1 and CR-B2.

Mitigation Measure CR-B1: Conduct worker awareness training for archaeological and paleontological resources prior to ground-disturbing construction activities.

Prior to the initiation of any site preparation and/or start of construction, the applicant will ensure that all construction forepersons and field supervisors receive training overseen by a qualified professional archaeologist and paleontologist as defined by SVP's Conformable Impact Mitigation Guidelines Committee (Society of Vertebrate Paleontology Conformable Impact Mitigation Guidelines Committee 1995; 1996) and who are experienced in teaching non-specialists, to ensure that forepersons and field supervisors can recognize archaeological and paleontological resources (e.g., areas of shellfish remains, chipped stone or groundstone, historic debris, building foundations, human bone, fossil materials) in the event that any are discovered during construction. Training will also be provided to all other construction workers, but might include videotape of the initial training and/or the use of written materials rather than in-person training. Training will identify portions of the proposed project that possess a high sensitivity for paleontological resources (i.e., areas underlain by Pleistocene terrace deposits and Miocene to Paleocene marine sedimentary formations).

This mitigation applies to all project elements, including the residential lot subdivisions because it is anticipated that excavation will be required to install building foundations and infrastructure for access roads, utilities and drainage facilities. Regarding future residential construction contracted by private property owners, the applicant will inform the new property owners of the requirement at the time lots are purchased, and the County will include the requirement in the conditions of approval applied to residential development. The requirement will be applicable to construction involving future excavation (e.g., basement, cellar, swimming pool).

Mitigation Measure CR-B2: Stop work if buried cultural deposits or human remains are encountered during ground-disturbing construction activities.

The applicant will ensure the construction specifications for all ground-disturbing activities (e.g., grading and excavation) include the following stop work order, consistent with the County's standard conditions of approval (PD003[A][B]).

If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources), work will be halted immediately within

50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Examples of such resources include, but are not limited to, shellfish remains, chipped stone or groundstone, historic debris, building foundations, and bone. The Monterey County Resource Management Agency (RMA)—Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) will be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist will immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

If buried resources in the form of bones or human remains are accidentally discovered during construction, the following steps will be taken:

- There will be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the county coroner is contacted to determine that no investigation of the cause of death is required.
- If the coroner determines the remains to be Native American:
    - The coroner will contact the Native American Heritage Commission and the RMA—Planning Department within 24 hours.
    - The Native American Heritage Commission (NAHC) will identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone, and Chumash tribal groups, as appropriate, to be the most likely descendent.
    - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or
    - Where the following conditions occur, the landowner or his authorized representatives will rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:
        1. The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission.
        2. The descendent identified fails to make a recommendation; or
        3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

The applicant will submit the contract with a Registered Professional Archaeologist to the Director of the RMA—Planning Department for approval. The requirements of this condition will be included as a note on all grading and building plans, on the Subdivision Improvement Plans, in the codes, covenants, and restrictions, and will be included as a note on an additional sheet of the final map.

C. Human Remains

Impact CR-C1. Project grading and excavation could result in disturbance to previously undiscovered human remains. (Less than significant with mitigation)

No known human remains would be affected as a result of grading and excavation activities at development sites, including the creation of new underground parking facilities at The Lodge at Pebble Beach and Area M Spyglass Hill where substantial excavation would occur. However, there is always the possibility that ground-disturbing activities could disturb previously unknown human remains below the ground surface. This is considered a potentially significant impact but would be reduced to a less-than-significant level with implementation of Mitigation Measures CR-B1, CR-B2.

Mitigation Measure CR-B1: Conduct worker awareness training for archaeological and paleontological resources prior to ground-disturbing construction activities. See above**.**

Mitigation Measure CR-B2:Stop work if buried cultural deposits or human remains are encountered during ground-disturbing construction activities. See above.

D. Paleontological Resources

Impact 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. (Less than significant with mitigation)

No known paleontological resources would be affected as a result of grading and excavation activities at development sites. However, the project area is situated on surficial deposits (Pleistocene terrace) and bedrock formations (Miocene to Paleocene marine sedimentary) that have been rated as High Potential (High Sensitivity) to contain significant, non-renewable paleontological resources based on the SVP guidelines (Society of Vertebrate Paleontology Conformable Impact Mitigation Guidelines Committee 1995; 1996). Therefore, the project area is considered to be highly sensitive for paleontological resources. It is possible that ground-disturbing activities could adversely affect unknown unique paleontological (e.g., fossil) or unique geologic resources. This is considered a potentially significant impact, but the impact would be reduced to a less-than-significant level with implementation of Mitigation Measures CR-B1 and CR-D1.

Mitigation Measure CR-B1: Conduct worker awareness training for archaeological and paleontological resources prior to ground-disturbing construction activities. See above.

Mitigation Measure CR-D1: Implement stop work order if vertebrate fossil materials are encountered during ground-disturbing construction activities.

If any indication of a paleontological resource is discovered during any project activity (e.g., vertebrate fossil materials), all ground-disturbing work within 50 feet of the find will stop immediately until a qualified paleontologist can assess the nature and importance of the find in a timely manner and recommend appropriate treatment. Recommendations could include modifications to the stop-work radius based on the nature of the find, site geology, and the activities occurring on the site; and could include continued monitoring.

Paleontological monitoring, if required, will consist of periodically inspecting disturbed, graded, and excavated surfaces. The monitor will have authority to divert grading or excavation away

from exposed surfaces temporarily in order to examine disturbed areas more closely, and/or recover fossils. The monitor will coordinate with the construction manager to ensure that monitoring is thorough but does not result in unnecessary delays.

The paleontologist's recommendations for any required treatment will be consistent with SVP guidelines (Society of Vertebrate Paleontology Conformable Impact Mitigation Guidelines Committee 1995; 1996) and currently accepted scientific practice. If required, treatment for fossil remains may include preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection, and may also include preparation of a report for publication describing the finds. The applicant will be responsible for ensuring that treatment is implemented and that information on the nature, location, and depth of all finds is readily available to the scientific community through university curation or other appropriate means.

Cumulative Impacts and Mitigation Measures

The general methodology for determining cumulative impacts is described under Analysis of Cumulative Impacts at the beginning of Chapter 3.

The focus of the analysis of cumulative impacts for cultural resources is Del Monte Forest because this is the only location in which the proposed project could directly contribute cumulative impacts on cultural resources. However, within the Monterey Peninsula and beyond, there is a possibility of a "net loss" of prehistoric and historical resources (i.e., individually small losses at multiple sites resulting in a net substantial overall loss of cultural resources). Construction activities included in the proposed project, as well as construction activities for other existing, approved, proposed, and reasonably foreseeable development in Del Monte Forest could affect archaeological resources, human remains, and paleontological resources in the region. However, implementation of mitigation measures discussed below and proposed under Project Impacts and Mitigation Measures, would reduce cumulative impacts on archaeological resources, human remains, and paleontological resources, and the proposed project's contribution to cumulative cultural resource impacts would be considered less than considerable.

A. Historical Resources

Impact CR-A1(C). No historical resources would be affected by the proposed project. Therefore, the proposed project would not contribute to a cumulative historical resources impact.

B. Archaeological Resources

Impact CR-B1(C). Cumulative development in Del Monte Forest might have substantial adverse effects to archaeological resources, but the proposed project's potential contribution would be reduced to a less-than-significant level with mitigation.

Cumulative development may have a substantial adverse effect on unique archaeological resources. However, development of individual lots with single-family residences would be required to individually assess potential for archaeological resources and would be subject to individual measures and regulations to reduce potential impacts. As identified under Project Impacts and Mitigation Measures, there are no known archaeological sites that would be affected by grading and

excavation activities at development sites. To address the possibility that ground-disturbing activities could affect archaeological resources; implementation of Mitigation Measures CR-B1 and CR-B2 would include worker awareness training and procedures for stopping work if cultural resources are encountered during construction activities. Therefore, although cumulative development impacts related to unique archaeological resources are considered to be potentially significant, the proposed project's contribution would not be considerable with mitigation.

C. Human Remains

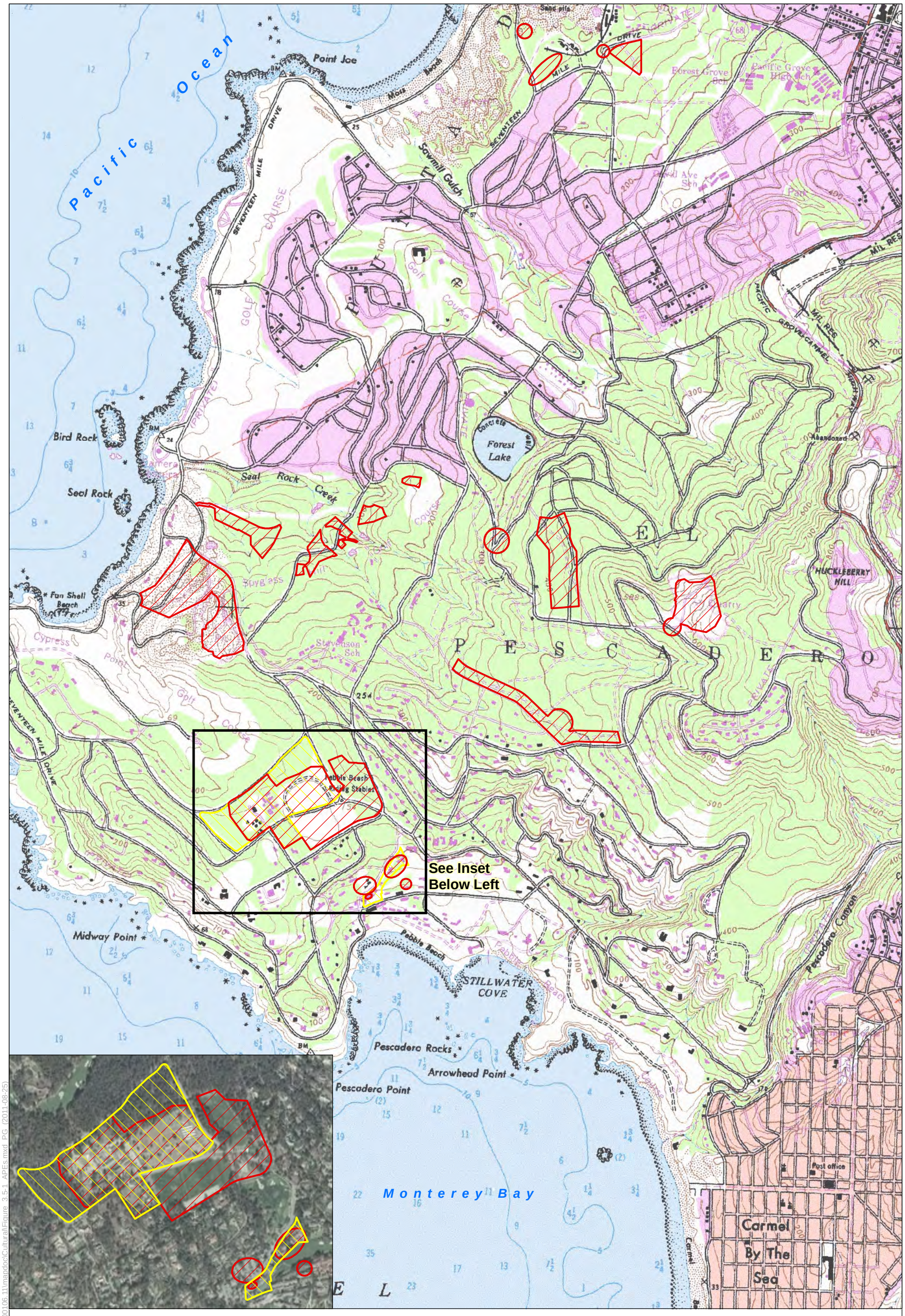
Impact CR-C1(C). Cumulative development in Del Monte Forest might have a substantial adverse effect on previously undiscovered human remains, but the proposed project's contribution would be reduced to a less-than-significant level with mitigation.

No known human remains would be affected as a result of the proposed project. Ground-disturbing activities of the proposed project and cumulative development both have the potential to adversely affect unknown archaeological resources including human remains. However, the proposed project's contribution to a cumulative impact would be reduced to a less-than-significant level by Mitigation Measures CR-B1 and CR-B2 (see Project Impacts and Mitigation Measures), which would include worker awareness training and procedures for stopping work if human remains are encountered during construction activities. Therefore, although cumulative development impacts related to human remains are considered to be potentially significant, the proposed project's contribution would not be considerable.

D. Paleontological Resources

Impact CR-D1(C). Cumulative development in Del Monte Forest, including the proposed project, might have a substantial adverse effect to unique paleontological resources, but the proposed project's contribution would be reduced to a less-than-significant level with mitigation.

No known paleontological resources would be affected as a result of the proposed project. Ground-disturbing activities of the proposed project and cumulative development both have the potential to adversely affect unknown paleontological resources in sensitive geological units. However, the proposed project's contribution to a cumulative impact would be reduced to a less-than-significant level by Mitigation Measures CR-B1 and CR-D1 (see Project Impacts and Mitigation Measures), which would include worker awareness training, and procedures for stopping work if vertebrate fossil materials are encountered during construction activities. Therefore, although cumulative development impacts related to paleontological resources would be considered potentially significant, the proposed project's contribution would not be considerable.



Pebble Beach Company
Del Monte Forest Plan

Figure 3.5-1
Archaeological and Architectural Areas of Potential Effects

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Pacific Ocean

Monterey Bay

Soil Types

- Baywood sand, 2 to 15 percent slopes
- Chamise shaly loam, 9 to 15 percent slopes
- Coastal beaches
- Dune land
- Elder very fine sandy loam, 2 to 9 percent slopes
- Elkhorn fine sandy loam, 9 to 15 percent slopes
- Gazos silt loam, 15 to 30 percent slopes
- Gazos silt loam, 30 to 50 percent slopes
- Los Osos-Millsholm complex
- Narlon loamy fine sand, 15 to 30 percent slopes
- Narlon loamy fine sand, 2 to 9 percent slopes
- Oceano loamy sand, 2 to 15 percent slopes
- Pits and dumps
- Rock outcrop-xerorthorent association
- Santa Lucia shaly clay loam, 15 to 30 percent slopes
- Santa Lucia shaly clay loam, 30 to 50 percent slopes
- Santa Lucia-Reliz association
- Sheridan coarse sandy loam, 15 to 30 percent slopes
- Sheridan coarse sandy loam, 30 to 75 percent slopes
- Sheridan coarse sandy loam, 5 to 15 percent slopes
- Tangair fine sand, 2 to 9 percent slopes
- Reservoir

SOURCE: USDA SSURGO Soils Data, Monterey County

N

0 0.125 0.25 0.5

Miles

Archaeological APE

Pebble Beach Company
Del Monte Forest Plan

Figure 3.5-2
Soils in the Archaeological Area of Potential Effects

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