

Section 3.8
Land Use and Recreation

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Section 3.8

Land Use and Recreation

This section discusses the applicable regulatory and environmental setting for land use and recreation, existing physical land uses and recreational facilities, the proposed project’s consistency with key regulatory requirements (primarily the Coastal Act), and the proposed project’s physical impacts on land uses and recreational facilities. The analysis in this chapter is based on the project application materials and plans (WWD Corporation 2011); review of the applicable sections of the Monterey County 1982 General Plan and the Coastal Act; aerial photos of the Pebble Beach area; and a site visit to the areas proposed for development. Identified impacts resulting from the proposed project are summarized in Table 3.8-1.

With the proposed LCP Amendment, the evaluation of consistency with the applicable local land use plan is a little different than other projects under CEQA. As noted briefly below, the proposed project is not consistent with portions of the existing LCP. For example, the existing LCP does not allow any additional visitor-serving units at The Lodge at Pebble Beach Lodge or The Inn at Spanish Bay, and many of the proposed preservation areas are designated for residential development at present. The LCP Amendment must be approved prior to the County approving the proposed project itself. As such, there is no need to analyze the proposed project’s consistency with the existing LCP on a policy by policy basis, because the proposed project’s approval will depend on its consistency with the LCP Amendment, if approved.

The proposed project’s consistency with the Coastal Act is analyzed in this section because the LCP Amendment must be consistent with the Coastal Act in order for it to be approved by the CCC and by Monterey County. As described in Chapter 2, Project Description, the LCP Amendment anticipates and allows for the proposed project to occur and thus in relation to new allowable development, the LCP Amendment and the proposed project are the same in their effect on the environment for the project locations. Also as described in Chapter 2, for areas not included in the proposed project, the LCP Amendment would not result in an increase in physical impacts on the environment compared to the existing LCP nor a relaxing of environmental protection requirements.

While the LCP Amendment is discussed in this section because of its relation to the project, as identified in Chapter 2, Project Description, the LCP is not part of the “project” being analyzed under CEQA in this EIR. The LCP Amendment is being separately processed under the requirements of the CCC’s certified regulatory program which is the functional equivalent of CEQA.

1 **Table 3.8-1. Summary of Project Impacts on Land Use and Recreation**

Project Impacts	Project Elements									Cumulative
	PBL	SBI	COL-EQC	Area M		RES SUB	RD	TRA	INF	
				MH	MR					
A. Land Use Compatibility										
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. Plan/Policy Consistency										
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)									○
C. Recreational Demand										
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.	○	○	○	○	○	○	—	—	—	—
D. Open Space Quality and Quantity										
LU-D1. The proposed project would not diminish the quality and quantity of open space used for recreation	—	—	—	—	—	○	—	—	—	—
<p>Notes:</p> <ul style="list-style-type: none"> ● = Significant unavoidable impact. ⊙ = Significant impact that can be mitigated to less than significant. ○ = Less-than-significant impact. — = No impact or not applicable to the development site. <p>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</p>										

1 **Regulatory Setting**

2 California planning law requires each city and county in the state to adopt a general plan for its
3 future development. In addition, the California Coastal Act requires cities and counties within the
4 Coastal Zone to adopt a local coastal program.

5 These plans identify the allowable uses of land within their boundaries and establish policies both
6 for development and for the protection of resources. They form the foundation for zoning and
7 coastal implementation plan ordinances that establish regulatory standards for development and
8 resource protection. As described in the following sections, the LCP and its constituent plans
9 provide a regulatory framework for the proposed project.

10 **Planning Overview**

11 **California Coastal Act**

12 Land use along California's coast is regulated under the California Coastal Act (Public Resources
13 Code Section 30,000 et seq.). The California Coastal Act established the CCC and set out policies for
14 the planning and protection of the coast. The CCC is responsible for protecting coastal resources and
15 regulating land uses within the Coastal Zone either directly, through the Coastal Development
16 Permit (CDP) process, or in an oversight capacity where local governments, such as Monterey
17 County, have had an LCP certified by the CCC.

18 Every city and county containing lands within the Coastal Zone may prepare an LCP and submit that
19 plan to the CCC for consideration and certification. An LCP must contain both an LUP and a CIP that
20 together advance the policies of the California Coastal Act. The CCC reviews each proposed LCP for
21 consistency with the California Coastal Act. If the Commission finds that the LCP conforms with all
22 policies of the California Coastal Act, it will certify the plan. This certification allows the city or
23 county to issue CDPs authorizing development projects within the Coastal Zone. Local CDPs are
24 subject to appeal to the CCC in certain cases. Amendments to a certified LCP must be reviewed and
25 certified by the CCC before they may take effect. In reviewing proposed amendments, the CCC may
26 approve, approve with modifications, or deny the proposal.

27 **Monterey County General Plan (1982/2010)**

28 The current applicable General Plan for the coastal portion of Del Monte Forest was originally
29 adopted in 1982. The General Plan update of October 2010 applies to only the inland area; the
30 coastal zone was not affected. Thus, the applicable General Plan for most of the proposed project
31 development is the 1982 General Plan. However, the 2010 General Plan does contain policies for
32 transportation that apply to inland roadways that might be affected by project-generated traffic.

33 Only those policies of the 1982 General Plan not superseded in the LUP are applicable in the coastal
34 portion of the project area. The overall intent of these policies is to beneficially guide development
35 within the County, taking into account the needs of County residents and the preservation of natural
36 resources.

37 The 2010 General Plan applies within the inland areas. The 2010 General Plan policies apply to
38 inland roadways (where the proposed project would contribute traffic).

1 Monterey County Local Coastal Program

2 The Coastal Zone of the County is divided into four areas governed by LUPs and CIPs, which together
 3 comprise the LCP for Monterey County. The four certified LUPs function as the General Plan (GP), as
 4 supplemented by the 1982 GP for matters not addressed by the LUP. The project area is within the
 5 Del Monte Forest area (coastal portion). Land use within the Coastal Zone in the project area is
 6 governed by the Del Monte Forest LUP, the CIP, and the coastal zoning ordinance (Title 20 of the
 7 County Code). There are several planning areas within the Del Monte Forest LUP. Elements of the
 8 proposed project are located within the Pebble Beach, Spanish Bay, Spyglass Cypress, Gowen
 9 Cypress, Middlefork, Huckleberry Hill, and Pescadero Planning Areas.

10 The existing LCP was certified by the CCC in 1987. This certification enables the County to consider
 11 and issue CDPs for projects that are consistent with the certified LCP.

12 The following LUP and CIP designations in Table 3.8-2 are pertinent to all project elements except
 13 the SR 1/SR 68/17-Mile Drive Intersection Reconfiguration, which is partially inside the Del Monte
 14 Forest LUP and partially within the California Department Transportation (Caltrans) right-of-way
 15 (ROW).

16 **Table 3.8-2. Existing and Proposed Land Use Designations in the Project Areas**

Proposed Development	Del Monte Forest Land Use Plan		
	Planning Area	Current Designation	Designation with LCP Amendment
The Lodge at Pebble Beach			
Meeting Facility Expansion	Pebble Beach	CGC	CGC
New Colton Building	Pebble Beach	VSC	VSC
Fairway One Reconstruction	Pebble Beach	CGC & LDR	VSC
Parking and Circulation Reconstruction	Pebble Beach	CGC	CGC
The Inn at Spanish Bay			
Conference Center Expansion	Spanish Bay	VSC	VSC
New Guest Cottages	Spanish Bay	OR & VSC	VSC
New Employee Parking	Spanish Bay	MDR & OF	VSC & OF
Collins Field–Equestrian Center–Special Events Area			
Pebble Beach Driving Range Relocation from Area V to Collins Field	Pebble Beach	MDR & OR	OR
Equestrian Center Reconstruction	Pebble Beach	OR	OR
Special Events Staging Area Grading and Expansion	Pebble Beach	OR	OR
Area M Spyglass Hill			
New Resort Hotel (Option 1)	Spyglass Cypress	MDR, OF, OR, and OS	VSC, OR, OS
New Residential Lots (Option 2)	Spyglass Cypress	MDR, OF, OR, and OS	LDR, OR, OS, and an Unclassified road and utility parcel

Del Monte Forest Land Use Plan			
Proposed Development	Planning Area	Current Designation	Designation with LCP Amendment
Residential Lot Subdivisions			
Area F-2	Gowen Cypress	MDR	LDR and an Unclassified road and utility parcel
Area I-2	Middle Fork	MDR	LDR and an Unclassified road and utility parcel
Area J	Spyglass Cypress	MDR	MDR
Area K	Spyglass Cypress	MDR	MDR, and Unclassified road and utility parcels
Area L	Spyglass Cypress	MDR	MDR, and an Unclassified road and utility parcel
Area U	Pebble Beach	LDR	MDR
Area V	Pebble Beach	MDR	MDR, OR and an Unclassified road and utility parcel
Collins Residence	Pebble Beach	LDR	MDR and two Unclassified road and utility parcels
Corporation Yard	Huckleberry Hill	CGC, IC	OR, MDR, and IC
Preservation Areas			
Area B	Spanish Bay	MDR, OF	OF
Area C	Spanish Bay	MDR, OF	OF
Area F-1	Gowen Cypress	MDR, OF	OF
Area F-3	Gowen Cypress	MDR	OF
Area G	Huckleberry Hill	MDR, OF	OF
Area H	Middle Fork	MDR, OF	OF
Area I-1	Middle Fork	LDR, MDR, OF	OF
Area I-2	Middle Fork	OF	OF
Area J	Spyglass Cypress	MDR	OF
Area K	Spyglass Cypress	MDR	OF
Area L	Spyglass Cypress	MDR	OF
Area MNOUV	Spyglass Cypress Pebble Beach	LDR, MDR, OF, OS	OF, OS
Area PQR	Pescadero	LDR, OF	OF
Corporation Yard	Huckleberry Hill	OF	OF
Roadway Improvements			
SR 1/SR 68/17-Mile Drive Intersection Reconstruction	Partially within Del Monte Forest, designated for transportation. Also within Caltrans ROW for SR 1 and SR 68		
Congress Road/17-Mile Drive Intersection Improvements	Spanish Bay		

Del Monte Forest Land Use Plan		
Proposed Development	Planning Area	Current Designation
Designation with LCP Amendment		
Congress Road/Lopez Road Intersection Improvements	Gowen Cypress, Middle Fork	
Lopez Road/Sunridge Road Intersection Improvements	Gowen Cypress, Middle Fork, Huckleberry Hill	
Portola Road/Stevenson Drive Intersection Improvements	Pebble Beach	
Trail Improvements		
Area F-2	Gowen Cypress, Area F	
Area I-2	Middle Fork, Area I	
Area J	Spyglass Cypress, Area J	
Area K	Spyglass Cypress, Area K	
Area PQR	Pescadero, Area PQR	
Corporation Yard	Huckleberry Hill	
Huckleberry Hill Natural Habitat Area	Huckleberry Hill	
Portions of 17-Mile Drive, Spyglass Road and Stevenson Drive	Various	
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		
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		

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2 **Residential Designations**

3 Residential land uses are described in terms of low-density residential and medium-density
 4 residential under the current LUP as follows:

- 5 • **Low Density Residential (LDR)** (maximum density of 1 dwelling unit (du)/acre): This
 6 designation includes a specific density of 1 unit/1.5 acres, 1 unit/2 acres, 1 unit/4 acres or a
 7 specific density that is assigned to an area.
- 8 • **Medium Density Residential (MDR)** (maximum of 4 du/acre): This designation includes a
 9 specific density of either 2 units/acre, 4 units/acre, or a site-specific assigned density that is
 10 assigned to an area.

1 Note: Caretaker units, servant quarters, and other separate houses, but not senior citizen units, are
2 considered units of residential development for the purpose of calculating density per the current
3 LUP.

4 Golf courses can be allowed as a conditional use in the Low-Density Residential (LDR) and Medium
5 Density Residential (MDR) land use designations of Del Monte Forest per the current LUP.

6 **Commercial Designations**

7 Commercial designations include visitor-serving commercial, coastal general commercial, and
8 institutional commercial.

- 9 • **Visitor-Serving Commercial (VSC).** This category allows for uses providing basic support
10 services and visitor needs associated with coastal recreation and travel. Major hotel or inn
11 accommodations and support commercial facilities are principal uses. Residential uses
12 consistent with LUP land use maps and intensities may be permitted as secondary uses under
13 this category at the density specified.
- 14 • **Coastal General Commercial (CGC).** This category provides for commercial-use areas to
15 support community needs. Future uses will be required to be compatible with the general
16 retailing and community service character of this designation, as well as community services
17 and storage facilities.
- 18 • **Institutional Commercial (IC).** This designation is applied to a variety of uses, including the
19 Community Hospital of the Monterey Peninsula, Robert Louis Stevenson School, firehouses, and
20 a utility substation. The area of the PBC Corporation Yard immediately south of the proposed
21 employee housing is also designated institutional.

22 **Open Space Designations**

23 Three classes of open space are applicable to the proposed project:

- 24 • **Open Space Recreational (OR).** This category permits golf courses, the Beach & Tennis Club,
25 and the existing Equestrian Center, as well as necessary support and maintenance facilities such
26 as the pro shops, cart shops, parking areas, stables, and barns.
- 27 • **Open Space Forest (OF).** This category includes the SFB Morse Botanical Reserve riparian
28 corridors, rare plants and specimen trees, and geological hazard areas. Permitted developments
29 are trails, low-intensity recreational facilities, tree cutting, and public works only if consistent
30 with all other plan policies.
- 31 • **Open Space Shoreline (OS).** This category includes sandy beaches, rocky shorelines and
32 tidepools, and remnant sand dunes. Permitted uses are associated support areas for public
33 access, such as parking turnouts, trails, vista points, and related facilities, consistent with all
34 other plan policies.

35 **Proposed Local Coastal Program Amendment**

36 The Monterey County LUP was originally certified in 1984 and has subsequently been amended
37 multiple times. In 2001, the voters of Monterey County approved an amendment to the LCP
38 (Measure A) that proposed a new golf course, driving range, equestrian center, resort facility
39 expansions, guest rooms, single-family residences, employee housing units, and conservation
40 easement over 448 acres of sensitive habitat in Del Monte Forest. Because CCC approval is required

1 for all LCP amendments, the CCC reviewed Measure A in 2006 and 2007 and decided to deny the
2 amendment in June 2007. While acknowledging Measure A's proposed protected areas, the CCC
3 found that Measure A was inconsistent with the Coastal Act principally in relation to impacts on
4 environmentally sensitive habitat (including Monterey pine forest, the endangered Yadon's piperia,
5 and maritime chaparral); and was inconsistent with prior scenic easements and prior CDPs for the
6 Sawmill Gulch area, among other concerns.

7 Since 2007, PBC and CCC staff worked together to identify an amendment to the LCP and a project
8 that would allow some existing property that is owned by PBC and is adjacent to existing
9 development to be developed; would not include substantial new development (e.g., new golf
10 course, new driving range and new equestrian facility) in undeveloped and sensitive areas, thus
11 reducing impacts to sensitive habitat areas; and would preserve a substantial amount of
12 undeveloped land. The proposed LCP Amendment, which covers all remaining undeveloped Pebble
13 Beach Company-owned lands in the Del Monterey Forest coastal zone, would transfer and
14 concentrate this development potential in and adjacent to existing developed areas in Del Monte
15 Forest.

16 In 2009, the CCC staff and Pebble Beach Company agreed in principal to the LCP Amendment and
17 proposed project to allow new visitor-serving development including guest rooms, meeting rooms,
18 and parking; new single-family residential lot subdivisions; and preservation of 635 acres of
19 sensitive habitat (Pebble Beach Company 2009). While agreed upon by CCC staff, the LCP
20 Amendment and proposed project is subject to approval by Monterey County and the CCC to move
21 forward, and in no way binds the CCC itself, which must separately review and approve the LCP
22 Amendment for it to take effect.

23 The LCP Amendment would change the designated land uses within the proposed project areas as
24 indicated in Table 3.8-2. Relative to land use designations, the LCP Amendment includes a new
25 category – high density residential - referring to densities greater than 4 units/acre up to 15
26 units/acre. This designation is only applied to already developed areas with these higher densities
27 and does not designate new high-density residential areas that do not already exist. The proposed
28 LCP Amendment would also prohibit residential uses within Visitor-Serving Commercial (VSC)-
29 designated areas and would add driving ranges, clubhouses, trails, and neighborhood parks as
30 specifically allowable uses to the Open Space Recreation designation. For a summary of other key
31 proposed changes see Chapter 2, Project Description, and the proposed LUP and CIP included in
32 Appendix D.

33 Environmental Setting

34 Regional Conditions

35 Del Monte Forest is located on California's Pacific Coast and is bounded by the Pacific Ocean to the
36 west and the cities of Pacific Grove, Monterey, and Carmel-by-the-Sea to the north, east, and south,
37 respectively (Figure 2-1). The Del Monte Forest area includes residential areas, three resort hotels
38 (The Lodge at Pebble Beach, The Inn at Spanish Bay, and Casa Palmero), a small commercial center
39 (at The Lodge at Pebble Beach), seven 18-hole golf courses including clubhouses, one 9-hole
40 executive course, SFB Morse Botanical Reserve, HHNHA, Forest Lake Reservoir, Robert Louis

1 Stevenson School, Pebble Beach Equestrian Center, trails, and roads. PBC offices, the PBCSD, and
2 CAL FIRE local offices are also located within Del Monte Forest.

3 **Development Sites**

4 The existing conditions at the sites proposed for development are described below. Existing and
5 proposed land use designations are listed in Table 3.8-2.

6 Throughout this section, *resource constraints overlay* refers to the B-8 (building site) overlay on the
7 current LUP map that was originally applied due to prior water supply and sewer capacity
8 constraints and due to a prior lack of the adoption of highway capacity and circulation solutions. As
9 described in Section 3.10, Public Services and Utilities; Section 3.11, Transportation and Circulation;
10 and Section 3.12, Water Supply and Demand, the wastewater collection and treatment system has
11 been expanded to include adequate capacity for handling sewage; transportation improvements
12 both inside Del Monte Forest and to adjacent portions of SR 68 have been agreed upon (i.e., included
13 in relevant planning documents); and water supply has been provided for the proposed project
14 areas due to an entitlement derived from construction and operation of the PBC-funded water
15 recycling plant.

16 **The Lodge at Pebble Beach**

17 Existing land uses at The Lodge at Pebble Beach include hotel accommodations (161 rooms), a
18 restaurant, a commercial/retail area, two banks, offices, a tennis facility, and parking. Guest
19 accommodations are contained in The Lodge and a number of freestanding buildings (e.g., Flavin,
20 Morse, Jeffers, and McComas buildings) within the overall complex. The complex adjoins the Pebble
21 Beach Golf Links and low-density residential development (LDR—1 unit/1.5 acres development).

22 There are four development sites at The Lodge at Pebble Beach. A CDP and amendments to the
23 General Development Plan (GDP) would be required for all four project elements at The Lodge at
24 Pebble Beach (Figure 2-3).

25 **Meeting Facility Expansion**

26 The existing 5,000 sf meeting facility is within an approximately 33,000 sf, two-story structure with
27 meeting rooms located over retail shops. Adjacent land uses include a restaurant and retail shops to
28 the east and offices and retail shops to the west. Additionally, there is a pro shop, more retail shops,
29 a putting green, and The Lodge in the immediate vicinity. The proposed project would renovate and
30 expand the existing meeting facility at The Lodge at Pebble Beach by adding 2,100 sf of meeting
31 space and 2,900 sf of additional support/circulation areas along the north and west sides of the
32 building (refer to existing Building 2 in Figure 2-4). This area is currently designated Coastal General
33 Commercial (CGC) in the LUP, and the designation would not change with the LCP Amendment.

34 **New Colton Building**

35 Existing land uses at this development site is a 32-space parking lot, situated between existing guest
36 units (Morse Building and Flavin Building) and the first fairway of Pebble Beach Golf Links. The
37 proposed project would construct a new 20-unit guest room building (with parking in the
38 basement) on the site (Figure 2-5). This area is currently designated Visitor-Serving Commercial
39 (VSC) in the LUP, and the designation would not change with the LCP Amendment.

1 **Fairway One Reconstruction**

2 The existing land uses at this development site are the Fairway One complex, which has five guest
3 rooms, and the Bierne residence, which is vacant. Both properties are owned by the applicant.
4 Adjacent land uses include a private residence to the east of the first fairway of Pebble Beach Golf
5 Links to the south and the pro shop to the west. The proposed project would demolish the existing
6 Fairway One complex and Bierne residential structures and construct a new Fairway One complex
7 with 40 guest rooms in five cottages and a hospitality facility (Figure 2-6). In addition to the CDP and
8 amendments to the GDP, this component of the proposed project would require a lot line adjustment
9 and rezone to merge the current Fairway One complex lot and the Bierne Residence lot into one
10 parcel. This area is currently designated coastal general commercial and low density residential
11 (Coastal General Commercial [CGC] and Low-Density Residential [LDR]—1 unit/1.5 acres) in the
12 LUP, and the designation would be changed to Visitor-Serving Commercial (VSC) with the LCP
13 Amendment.

14 **Parking and Circulation Reconstruction**

15 The existing surface parking lot has 113 spaces and walkways connecting to the surrounding
16 buildings. Under the proposed project, the existing parking lot would be demolished, and the
17 parking lot and circulation pattern would be realigned as shown in Figure 2-7. A new two-level 224-
18 space parking facility, as well as a 23-space short-term parking lot, for guests, visitors, and
19 employees, would be constructed.

20 This area is currently designated Coastal General Commercial (CGC) in the LUP, and the designation
21 would not change with the LCP Amendment.

22 **The Inn at Spanish Bay**

23 The Inn at Spanish Bay is located in the northern portion of Pebble Beach (Figure 2-8). Existing land
24 uses at The Inn at Spanish Bay include a clubhouse, tennis courts, hotel accommodations (269
25 rooms and suites), and a conference center. Nearby land uses include The Links at Spanish Bay to
26 the west and southwest, townhouses north of the Inn, remnant Monterey pine forest within
27 development areas, Monterey pine forest and open space to the southeast (Areas B and C), and Low-
28 Density Residential (LDR) development to the south (in Del Monte Forest) and northeast (in Pacific
29 Grove).

30 The Inn at Spanish Bay site is designated Visitor-Serving Commercial (VSC) with a resource
31 constraints overlay, with the area to the north of The Inn designated for medium-density residential
32 development (MDR—4 units/acre) with a resource constraints overlay. The adjacent golf course is
33 designated Open Space Recreational (OR) with a resource constraints overlay.

34 There are three development sites at The Inn at Spanish Bay. A CDP and amendments to the General
35 Development Plan would be required for all three project elements at The Inn at Spanish Bay. Each
36 of the various project components planned to occur at The Inn at Spanish Bay are described below.

37 **Conference Center Expansion**

38 Existing land uses at this development site are the conference center building itself and the paved
39 area around it. Adjacent land uses include retail shops and the first fairway of the Spanish Bay Golf
40 Links. The proposed project would expand the existing ballroom and reception area outward by

1 expanding the outside walls of the existing building onto area that is already paved (Figure 2-9).
2 Through this expansion, 4,155 sf of support and circulation area would be added. In addition, 4,660
3 sf of new meeting space would be added to the backside of The Inn along the fairway level and first
4 floor. This area is currently designated Visitor-Serving Commercial (VSC) with a resource
5 constraints overlay by the LUP. The designation would not change with the LCP Amendment, but the
6 resource constraints overlay would be removed.

7 **New Guest Cottages**

8 Existing land uses at this development site include the parking lot for adjacent guest units and an
9 undeveloped forest buffer between the parking lot and the 11th fairway of the Spanish Bay Golf
10 Links. The proposed project would construct 40 new guest rooms in two-story buildings fronting
11 the 11th fairway of the Spanish Bay Golf Links and a hospitality facility in the middle (Figure 2-10).
12 In addition, a new 285-space surface parking facility would be created across from the main
13 entrance of The Inn, and the intersection at the main entry would be improved to accommodate
14 pedestrian traffic from the parking lot (described below). In addition to the CDP and amendments to
15 the General Development Plan, this project component would require a rezone and lot line
16 adjustment.

17 Currently, this development area is designated Open Space Recreational (OR) and Visitor-Serving
18 Commercial (VSC) with a resource constraints overlay by the LUP; the designation would be
19 changed to Visitor-Serving Commercial (VSC) only and the resource constraints overlay would be
20 removed with the LCP Amendment.

21 **New Employee Parking**

22 Currently, Area B is primarily undeveloped Monterey pine forest. A portion of the area, set back
23 from the adjoining roads, is devoid of trees and vacant. The proposed project would construct a new
24 285-space surface parking lot at the intersection of 17-Mile Drive and Congress Road across from
25 the main entry to The Inn at Spanish Bay (Figure 2-11). In addition, a new pedestrian trail
26 (approximately 200 feet long) would be constructed to connect the new parking lot with the main
27 facility. The remainder of Area B would be left as open space and preservation. In addition to the
28 CDP and amendments to the GDP, this project component would require a rezone and subdivision.

29 This portion of Area B is currently designated Medium Density Residential (MDR) and Open Space
30 Forest (OF) with a resource constraints overlay. The designation would be changed to Visitor-
31 Serving Commercial (VSC) and Open Space Forest (for the area outside the parking lot), and the
32 resource constraints overlay would be removed with the LCP Amendment.

33 **Collins Field–Equestrian Center–Special Events Area**

34 The Collins Field–Equestrian Center–Special Events Area is located north of The Lodge at Pebble
35 Beach (Figure 2-12). There are three development sites in this area. All three would require a GDP
36 and CDP.

37 **Pebble Beach Driving Range Relocation**

38 The proposed project would relocate the Pebble Beach Driving Range from its current location in
39 Area V to the nearby area known locally as Collins Field, which is southwest of Area V. Collins Field
40 is approximately 16 acres and is an open field currently used for special events. Additionally,

1 Stevenson High School, located in Pebble Beach, has informally used Collins Field for sports.
2 Surrounding land uses include low density residential development to the east and south and the
3 Equestrian Center and Special Events Area to the north.

4 The proposed project includes constructing the driving range, tee box hitting stations, a 26-space
5 surface parking lot, ball machine, restroom, and golf academy (Figure 2-13). Construction of this
6 project component would require rezoning and a lot line adjustment (merge).

7 Currently, this area is designated Medium Density Residential (MDR) with a resource constraints
8 overlay, and Open Space Recreation (OR). With the LCP Amendment, this development area would
9 be designated Open Space Recreation (OR) only, and the resource constraints overlay would be
10 removed.

11 **Equestrian Center Reconstruction**

12 The existing Equestrian Center is located on approximately 12 acres, and the existing facilities
13 include barns and stalls, corrals, employee housing, vehicle storage, interior roadway, parking, and
14 accessory structures. Surrounding land uses include the Special Events Area to the east,
15 undeveloped forest area to the west, and low density residential development and Collins Field to
16 the south and southeast, respectively.

17 The proposed project would demolish the existing Equestrian Center and rebuild it at its current
18 location to consolidate existing uses (Figure 2-14). The rebuild would result in a minor capacity
19 reduction, and a new covered arena would be added. Construction of this project component would
20 require a minor subdivision. This area is currently designated Open Space Recreation (OR) by the
21 LUP, and the designation would not change with the LCP Amendment.

22 **Special Events Area**

23 The existing Special Events Area is approximately 14 acres. The adjacent land uses include the
24 Equestrian Center to the west, undeveloped forested land to the north, the existing Pebble Beach
25 Driving Range to the east, and Collins Field to the south. The proposed project would grade and
26 expand the existing Special Events Area slightly northward (Figure 2-15). Construction of this
27 project component would require a subdivision. This area is currently designated Open Space
28 Recreation (OR) by the LUP, and the designation would not change with the LCP Amendment.

29 **Area M Spyglass Hill**

30 Area M Spyglass Hill is located across from Spyglass Hill Golf Course at the Spyglass Hill
31 Road/Stevenson Drive intersection (Figure 2-16). The development site consists of an undeveloped
32 former quarry that closed in the 1960s, as well as undeveloped forest land and sand dunes. Adjacent
33 land uses include sand dunes to the west, sand dunes and undeveloped forest to the south,
34 undeveloped forest and the Spyglass Hill Golf Course to the east, and the Spyglass Hill Golf Course to
35 the north. Two development options are being considered at this site: New Resort Hotel (Option 1)
36 and New Residential Lots (Option 2).

37 **New Resort Hotel (Option 1)**

38 Under Option 1, a new resort hotel would be constructed with 100 guest rooms, a 6,677 sf
39 restaurant/lounge, 5,120 sf meeting space, and three-level parking facility (one surface and two

1 underground levels) that would accommodate 301 vehicles. In addition, a 17,000 sf spa with a 41-
2 space surface parking lot would be constructed. The resort would be constructed on an
3 approximately 16 acre lot, and guest rooms would be constructed in approximately 10 separate
4 single-story buildings that are terraced so all guest rooms have ocean views. See Figure 2-17 for a
5 visual depiction of proposed development. This project component would require rezoning,
6 subdivision, a CDP, and a new General Development Plan for Spyglass Hill.

7 This development area is currently designated Medium Density Residential (MDR) with a resource
8 constraints overlay and the adjacent proposed preservation area is designated Open Space Forest
9 (OF) and Open Space Shoreline (OS). With the LCP Amendment, the designations would be Visitor-
10 Serving Commercial (VSC), Open Space Forest (OF), and Open Space Shoreline (OS); and the
11 resource constraints overlay would be removed.

12 **New Residential Lots (Option 2)**

13 Under this design option, up to 10 single-family lots would be constructed in the same footprint as
14 described above for the New Resort Hotel (Option 1) (Figure 2-18). This project component would
15 require rezoning and a subdivision.

16 This existing land use designations are described above. With the LCP Amendment, this area would
17 be designated Low Density Residential (LDR) for the development area and Open Space Forest (OF)
18 and Open Space Shoreline (OS) for preservation area, and an Unclassified road and utility parcel. In
19 addition, the resource constraints overlay would be removed.

20 **Residential Lot Subdivisions**

21 The proposed project includes creating new residential lot subdivisions, which are described below
22 and shown in Figures 2-19 through 2-27. The proposed residential lot subdivisions are located in
23 nine areas within or adjacent to existing golf courses or other development.

24 **Area F-2**

25 Area F-2 is currently an undeveloped, forested area surrounded by the Poppy Hills Golf Course. The
26 proposed project would construct 16 residential lots on a 19.5-acre parcel located in the Gowen
27 Cypress Planning Area and surrounded by the Poppy Hills Golf Course on the north, east, and west.
28 In addition, the existing trail on the site would be relocated and extended. Development in Area F-2
29 would require rezoning, a CDP, and a subdivision (16 residential lots).

30 Currently, this area is designated Medium Density Residential (MDR) with a resource constraints
31 overlay. The LCP Amendment would change this designation to Low Density Residential (LDR), and
32 an Unclassified road and utility parcel and would remove the resource constraints overlay.

33 **Area I-2**

34 Area I-2 is currently an undeveloped, forested area between the Poppy Hills Golf Course and
35 Viscaino and Ronda Roads. Adjoining lands on the south side of Viscaino and Ronda Roads are
36 developed with residences zoned Low Density Residential (LDR).

37 The proposed project would construct 16 residential lots on an 18.74-acre parcel located within the
38 Middle Fork Planning Area and surrounded by Poppy Hills Golf Course to the north and west and
39 Viscaino and Lisbon Roads on the south. The existing trail on the site would be relocated and

1 extended. Development in Area I-2 would require rezoning, a CDP, and a subdivision (16 residential
2 lots).

3 The development area is currently designated by the LUP as Medium Density Residential (MDR)
4 with a resource constraint overlay and Open Space Forest (OF). With the LCP Amendment, the site
5 would be designated Low Density Residential (LDR) for the development area, Open Space Forest
6 (OF) for the small (0.28 acre) proposed preservation area, and an Unclassified road and utility
7 parcel; and the resource constraints overlay would be removed.

8 **Area J**

9 Currently, Area J consists of three, undeveloped, forested areas that adjoin Spyglass Hill Golf Course
10 and Medium Density Residential (MDR) development. The proposed project would develop 5
11 residential lots on two parcels, totaling 9.38 acres, located within the Spyglass Cypress Planning
12 Area with frontage on Spyglass Woods Drive. Three of the proposed lots front the 11th Fairway of
13 Spyglass Hill Golf Course. In addition, 5.58 acres would be dedicated to open space. Development in
14 Area J would require rezoning, a CDP, and a subdivision.

15 Area J is currently designated Medium Density Residential (MDR) with a resource constraints
16 overlay: with the LCP Amendment, Area J would be designated Medium Density Residential (MDR)
17 for the development area and Open Space Forest (OF) for the preservation area, and the resource
18 constraints overlay would be removed.

19 **Area K**

20 Area K consists of undeveloped, forested land between Stevenson Drive and the Spyglass Hill Golf
21 Course, both east and west of Stevenson Drive. The proposed project would develop the site with 8
22 residential lots on two parcels totaling 10.62 acres within the Spyglass-Cypress Planning Area. The
23 site is divided by Stevenson Drive with 3.94 acres to the west (3 residential lots) and 6.68 acres to
24 the east (5 residential lots). Development in Area K also includes 5.78 acres of land to be dedicated
25 to open space.

26 Area K is currently designated Medium Density Residential (MDR) with a resource constraints
27 overlay. With the LCP Amendment, the development site would be designated Medium Density
28 Residential (MDR) for the development area, Open Space Forest (OF) for the preservation area, and
29 Unclassified road and utility parcels; the resource constraints overlay would be removed.

30 **Area L**

31 Area L consists of undeveloped, forested land between Spyglass Hill Golf Course and the Indian
32 Village preserve area. Indian Village is a 21-acre parcel of Monterey pine forest with a park-like
33 clearing and picnic facilities that can be rented from the Del Monte Forest Foundation, and an
34 existing hiking trail extends through Indian Village on the north side of the access road. The
35 proposed project would develop 10 residential lots on a 20.92-acre area located within the Spyglass-
36 Cypress Planning Area with access off 17-Mile Drive, and the new lots would be on the south side of
37 the existing road that extends to the Indian Village preserve area. Lot development would require
38 road expansion to access the new units. Proposed development would also include 9.25 acres of
39 open space. Development in Area L would require rezoning, a CDP, and a subdivision.

1 Area L is currently designated Medium Density Residential (MDR) with a resource constraints
2 overlay. With the LCP Amendment, Area L would be designated Medium Density Residential (MDR)
3 for the development area, Open Space Forest (OF) for the preservation area, and an Unclassified
4 road and utility parcel; the resource constraints overlay would be removed.

5 **Area U**

6 Area U consists of undeveloped, partially degraded and partially forested land between Drake Road
7 and the Equestrian Center, which is also part of Area U. A forested area north of Drake Road adjoins
8 proposed residential development and the Cypress Point Golf Course. The proposed project would
9 subdivide an area totaling 22.28 acres in the Pebble Beach Planning Area to provide seven
10 residential lots. The new residential lots would be located on the south side of and fronting Drake
11 Road, with the Equestrian Center to the south and open space preserve areas to the east and west
12 (also in Area U) and across Drake Road to the north (in Area N). Open space would total 16.69 acres.
13 Proposed development would require rezoning, a CDP, and a subdivision.

14 The portion of Area U to be developed with residential lots is currently designated Low Density
15 Residential (LDR) with a resource constraints overlay. With the LCP Amendment, the development
16 area would be designated Medium Density Residential (MDR) for the development area and Open
17 Space Forest (OF) for the preservation area, and the resource constraints overlay would be
18 removed.

19 **Area V**

20 Currently, Area V is partially developed with the Pebble Beach Driving Range. The area east of
21 Forest Lake Road is developed with Low Density Residential (LDR), and the area west of Stevenson
22 Drive is the Special Events Area. The proposed project would develop 14 residential lots on a 23.06-
23 acre parcel located within the Pebble Beach Planning Area with frontage on Stevenson Road (near
24 Portola Road). The driving range, which is undersized by modern standards, would be relocated to
25 Collins Field (discussed above). Two parcels around the south, southeast, and southwest of the
26 proposed residential lots would be dedicated to open space, totaling 15.47 acres, and a 12.56-acre
27 parcel to the north would be dedicated to preservation. Proposed development would require
28 rezoning, a CDP, and a subdivision.

29 The development area is currently designated Medium Density Residential (MDR) with a resource
30 constraints overlay. With the LCP Amendment, the development area would be designated Medium
31 Density Residential (MDR) for the residential area, Open Space Forest (OF) for the preservation
32 area, Open Space Recreational (OR), and an Unclassified road and utility parcel; the resource
33 constraints overlay would be removed.

34 **Collins Residence**

35 Currently, the site is developed with one residence built in the 1970s (a second residence, the
36 Collins Studio, was previously destroyed in a storm and subsequently demolished and removed).
37 The extant residential structures are adjacent to Low Density Residential (LDR) development to the
38 west and south, Collins Field to the east, and the Equestrian Center and Special Events Area to the
39 north. The proposed project would create 4 single-family residential lots out of 2 existing residential
40 lots totaling 3.85 acres located within the Pebble Beach Planning Area with frontage on Alva Lane.
41 The proposed changes would require rezoning, CDPs, and a single subdivision on two parcels. Both
42 existing lots would be reconfigured to accommodate four new lots.

1 The site is currently designated Low Density Residential (LDR) and would be designated Medium
2 Density Residential (MDR) and two Unclassified road and utility parcels with the LCP Amendment.

3 **Corporation Yard**

4 The proposed development site is a 22.46-acre parcel at the PBC Corporation Yard site and is
5 developed with Pebble Beach Company offices, maintenance facilities and outdoor stockpiles
6 (greenwaste, composting, recycling), and a former quarry site (opened in 1969, closed in 2007). The
7 site is adjacent to the HHNHA. The proposed project would create a 10-lot residential subdivision.
8 The portion of the parcel along the northwestern edge adjacent to the HHNHA would remain open
9 space (1.45 acres). This open space would be used for low-impact passive recreation (e.g., playing
10 Frisbee, walking dogs) and would have no formal recreation structures (e.g., no playground,
11 basketball courts, etc.).

12 Trails would be created on existing dirt roads, connecting the subdivision to the existing trail system
13 in the HHNHA. The PBC offices to the south would remain in use. Maintenance activities would
14 continue to occur, but the activities and stockpiles would be relocated from the site to an area east of
15 the offices. A landscaped berm would be installed along the south side of the residential
16 development to provide a buffer from activity in the Corporation Yard. Proposed development at the
17 site would require rezoning, a CDP, and a subdivision.

18 The proposed development site is currently designated Coastal General Commercial (CGC) and
19 Institutional Commercial (IC) with a resource constraints overlay and Open Space Forest. With the
20 LCP Amendment, the site would be designated Open Space Recreational (OR), Medium Density
21 Residential (MDR), and Institutional Commercial (IC) and the resource constraints overlays would
22 be removed for the development area and Open Space Forest for the preservation area.

23 **Roadway Improvements**

24 Improvements to existing intersections are included in the proposed project to facilitate traffic flow.
25 See Section 3.11, Transportation and Circulation, for a discussion of transportation impacts and
26 mitigation measures for the proposed project. The intersection locations and a description of
27 proposed improvements are provided below and shown in Figure 2-28.

28 **State Route 1/State Route 68/17-Mile Drive Intersection**

29 A portion of this intersection (southbound off-ramp) is outside the Del Monte Forest Planning Area
30 boundary and is located within the Caltrans ROW. The proposed project would reconfigure the
31 existing intersection by demolishing the median, widening and modifying on-ramps and off-ramps,
32 constructing a retaining wall, and modifying signals. This proposed use is consistent with the
33 fundamental purpose of the ROW.

34 **Congress Road/17-Mile Drive Intersection**

35 This intersection is in the Spanish Bay Planning Area. The proposed project would improve the
36 intersection by adding a left-turn lane, restriping to incorporate crosswalks, and adding wheelchair
37 accessible ramps at crosswalks.

1 **Congress Road/Lopez Road Intersection**

2 This intersection is adjacent to both the Gowen Cypress and Middle Fork Planning Areas. The
3 proposed project would improve the existing intersection by providing a left-turn channel and
4 realigning to eliminate the intersecting angle and improve sight distance.

5 **Lopez Road/Sunridge Road Intersection**

6 This intersection is adjacent to the Gowen Cypress, Middle Fork, and Huckleberry Hill Planning
7 Areas. The proposed project would improve the intersection by adding lane channelization and
8 realigning to improve sight distance.

9 **Portola Road/Stevenson Drive Intersection**

10 This intersection is in the Pebble Beach Planning Area. The proposed project would improve the
11 intersection by adding lane channelization and realigning the intersection to eliminate the existing
12 acute angle and to improve sight distance.

13 **Trails**

14 There are approximately 31.5 miles of existing hiking and equestrian trails within Del Monte Forest.
15 The proposed project would add 2.4 miles of trails, for a total of 33.9 miles. There would be 2.35
16 miles of new trails, and the balance of 0.05 mile would result from relocating existing trails to
17 nearby adjacent alignments currently occupied by undeveloped forest adjacent to existing golf
18 courses. The areas of existing, relocated, and new trails are described in Chapter 2, Project
19 Description, under Trail Improvements and shown in Figure 2-30.

20 **Recreation**

21 Del Monte Forest contains several recreational facilities. These include: seven 18-hole golf courses,
22 one 9-hole golf course, the SFB Morse Botanical Reserve, HHNHA, Pebble Beach Equestrian Center
23 and Collins Field, beach access, and several equestrian, bike, and hiking trails (Figure 2-30).
24 Additionally, as described under Residential Lot Subdivisions in Area L, Indian Village is a 21-acre
25 parcel of Monterey pine forest with a park-like clearing and picnic facilities that can be rented from
26 the Del Monte Forest Foundation.

27 Golf is the predominant recreational activity in Del Monte Forest. The area is renowned for its
28 championship quality golf courses, which host Professional Golf Association (PGA) tournaments as
29 well as major amateur and professional-amateur tournaments. The applicant owns and manages
30 four golf courses in Del Monte Forest: Pebble Beach Golf Links, The Links at Spanish Bay, Spyglass
31 Hill Golf Course, and Peter Hay Golf Course (nine-hole, par-three course), all of which are open to the
32 public. Non-applicant owned and managed golf courses located within Del Monte Forest include
33 Cypress Point Golf Course, Poppy Hills Golf Course, and the Monterey Peninsula Country Club Dunes
34 and Shore Golf Courses.

35 As part of the proposed project, the Pebble Beach Driving Range would be relocated from its current
36 location in Area V to a larger area at the nearby Collins Field. Collins Field is currently used by PBC
37 for special events and by Stevenson High School for sports. Collins Field is adequate size to
38 accommodate the proposed driving range and support facilities (Figure 2-13). Relocation of the
39 driving range would require rezoning and a lot line adjustment (merge). Currently, the proposed

1 development area is designated Medium Density Residential (MDR) with a resource constraints
2 overlay and Open Space Recreational (OR). With the LCP Amendment, this development area would
3 be designated Open Space Recreational (OR) only, and the resource constraints overlay would be
4 removed.

5 **Preservation Areas**

6 Under the proposed project, the applicant would formally preserve 635 acres of land, composed of
7 Monterey pine forest and other native habitat, within Del Monte Forest, as described in Table 2-4.
8 Preservation of these lands is proposed to be accomplished through amendments to the LCP to
9 change land uses and densities, dedication of conservation easements to the Del Monte Forest
10 Foundation, and management of the newly dedicated lands by PBC. Areas of preservation, current
11 land use designations under the existing LUP, and proposed land use designations with the LCP
12 Amendment are described in Table 3.8-2 and shown in Figure 2-31. The amendment would
13 designate all preservation areas Open Space Forest (OF) and remove the resource constraints
14 overlay.

15 **Impacts Analysis**

16 **Methodology**

17 **Approach**

18 In order to evaluate potential impacts on land use and recreation resulting from the proposed
19 project, the project elements were evaluated against the criteria for determining significance. Some
20 of the project elements increase the intensity of land uses and demand for recreation because they
21 generate additional visitors, employees, and permanent residents in the Pebble Beach area. Table
22 3.10-4 in Section 3.10, Public Services and Utilities, includes the estimated daily population increase
23 from the proposed project.

24 Potential constraints related to water, sewer, and traffic are discussed in Section 3.10, Public
25 Services and Utilities Other than Water; Section 3.11, Transportation and Circulation; and 3.12,
26 Water Supply and Demand.

27 **Criteria for Determining Significance**

28 In accordance with CEQA, the State CEQA Guidelines, Monterey County plans and policies, and
29 agency and professional standards, a project impact would be considered significant if the project
30 would:

31 **A. Land Use Compatibility**

- 32 • Introduce new land uses into an area that could be considered incompatible with the
33 surrounding land uses or with the general character of the area, including disruption to and/or
34 division of the physical arrangement of an established community.

1 **B. Plan/Policy Consistency**

- 2 • Conflict with the applicable land use plan or applicable land use policies adopted for the purpose
3 of avoiding or mitigating an environmental effect.¹

4 **C. Recreational Demand**

- 5 • Increase the use of existing neighborhood and regional parks or other recreational facilities such
6 that substantial physical deterioration of the facility would occur or be accelerated and/or
7 expansion of facilities would be required.

8 **D. Open Space Quality and Quantity**

- 9 • Diminish the quality or quantity of open space areas.

10 The proposed project would not conflict with any applicable HCP or NCCP because the project area
11 is not located within an HCP or NCCP; therefore, this topic is not addressed further.

12 **Project Impacts and Mitigation Measures**

13 **A. Land Use Compatibility**

14 **Impact LU-A1: The proposed project could introduce new land uses that could be**
15 **incompatible with surrounding land uses or with the general character of the area. (Less than**
16 **significant with mitigation)**

17 Current land uses within and adjacent to the project area include golf courses with associated
18 clusters of resort and clubhouse facilities; dispersed low-and medium-density residential
19 development within the setting of the coast, forest; and undeveloped open space that is
20 predominately forest and dune. A discussion of compatibility and consistency of proposed land uses
21 at the specific development sites with adjacent land uses and the surrounding environment is
22 provided below.

23 **Proposed Visitor-Serving/Commercial Uses**

24 **The Lodge at Pebble Beach.** The proposed Meeting Facility Expansion, New Colton Building,
25 Fairway One Reconstruction, and Parking and Circulation Reconstruction would be within an
26 existing developed area and adjacent to existing visitor-serving facilities and golf course. Although
27 the intensity of the land uses at The Lodge would increase with the proposed project, the increase
28 would not be substantial, and it would be consistent and compatible with the existing and
29 surrounding visitor-serving uses.

30 **The Inn at Spanish Bay.** The proposed Conference Center Expansion and New Guest Cottages
31 would be within an existing developed area and adjacent to existing visitor-serving facilities and golf
32 course. The New Employee Parking would be adjacent to The Inn at Spanish Bay entrance, across
33 the street (17-Mile Drive) from the developed portion of The Inn and the golf course, and it would be

¹ It should be noted that a mere inconsistency with a land use policy, plan, or regulation does not necessarily result in a significant impact. The inconsistency must be related to a direct or indirect physical impact on the environment and result in a significant level of impact (as determined by application of significance criteria in this EIR for the affected resource) in order to be identified as a significant impact related to plan/policy consistency.

1 between 17-Mile Drive and Congress Road. The New Guest Cottages and New Employee Parking
2 would require tree removal, which is addressed in Section 3.3, Biological Resources. Overall, the
3 proposed development would increase the intensity of the land uses at The Inn, yet the increase
4 would not be substantial, and would be consistent and compatible with existing visitor-serving uses
5 at The Inn.

6 **Collins Field–Equestrian Center–Special Events Area.** The proposed Relocation of Pebble Beach
7 Driving Range, Equestrian Center Reconstruction and Special Events Area Grading and Expansion
8 would result in the same or similar uses at these development sites in this area. Relocating the
9 driving range would intensify recreation use of Collins Field, but it is considered compatible with
10 surrounding land uses. Additionally, as discussed in Section 3.1, Aesthetics (under Impacts AES-A1
11 and AES-B1), the proposed project would not significantly alter the existing visual character of the
12 area. As discussed in Section 3.9, Noise and Vibration (Impact NOI-A1), outdoor noise levels for
13 noise-sensitive uses would be well below Monterey County standards.

14 Relocating the driving range to Collins Field would displace existing informal recreational uses of
15 Collins Field, including sports, intramural games, and other recreation activities. Existing equestrian
16 uses would be accommodated at the Equestrian Center and Special Events Area. Stevenson High
17 School, which is located nearby in Pebble Beach, has been informally using Collins Field for lacrosse
18 and soccer during a portion of the school year. However, the high school has plans to develop their
19 upper field area for athletic use and can accommodate the activities that have been occurring at
20 Collins Field on the school campus. Both county and coastal approvals for the upper field project
21 have been obtained, and the project is expected to be constructed in the 2012–2013 timeframe. The
22 school does not anticipate any hiatus between availability of its new upper field area and the
23 conversion of Collins Field to the driving range (Wandke pers. comm.).

24 Collins Field is a private facility owned by the applicant and used by local residents with the
25 permission of the owner. It is not a public facility that the public has an implicit right to use. Del
26 Monte Forest has local beaches, dozens of miles of trails, four golf courses open to the public, and
27 hundreds of acres of open space. As described in Chapter 2, Project Description, there are currently
28 685 acres of undeveloped open space that is formally preserved (either in fee title or easement)
29 and 31.5 miles of existing hiking and equestrian trails. The proposed project would result in
30 additional 635 acres of preserved open space and additional 2.4 miles of designated trails, and it
31 would retain an equestrian center within Del Monte Forest. In this context, the loss of Collins Field is
32 not considered a significant impact on recreation. Therefore, the proposed project elements in this
33 area would be considered compatible and consistent with existing land uses.

34 **Area M Spyglass Hill.** The development site is currently undeveloped land near the intersection of
35 Stevenson Drive and Spyglass Hill Road. Most of the approximately 16-acre development site is a
36 former quarry, and other portions of the site are dunes and fragmented forest. The site is adjacent to
37 dunes, forest, and the Spyglass Hill Golf Course resort and fairways. Under Option 1, there would be
38 a New Resort Hotel and more intensive use of the site than under Option 2 which would result in 10
39 new residential lots. Under both options, new land use(s) would be introduced to an undeveloped
40 area adjacent to undeveloped forest and open space preserve with dunes to the south and west,
41 respectively.

42 The development site is located at the intersection of Stevenson Drive and Spyglass Hill Road, with
43 most of the site extending along Spyglass Hill Road. The Spyglass Hill Golf Course clubhouse is
44 situated on the other side of the Stevenson Road/Spyglass Hill Road intersection. The Spyglass Hill

1 Golf Course fairways are located approximately 500 feet to the north and east, with some parts of
2 the fairway adjacent to the development site or right across Spyglass Hill Road. The Cypress Point
3 Golf Course is located approximately 700 feet to the southwest, on the other side of the dune/forest
4 buffer. In the context of the surrounding area and Del Monte Forest as a whole, the proposed
5 development would adjoin the Spyglass Hill Golf Course to the west with open space areas to the
6 east, which is consistent with existing development patterns in Del Monte Forest. The new land uses
7 would be considered compatible with adjacent and nearby visitor-serving recreation uses.

8 Additionally, as described in Chapter 2, the resort hotel buildings would be designed to be single
9 story with a low profile, and building materials would include stone veneer and cedar board siding
10 to be compatible with the surrounding natural environment. For the new residential development, a
11 design approval application is required prior to the issuance of planning permits for construction of
12 any proposed residential structures to ensure compatibility of design and scale, because the LUP
13 designates all of Del Monte Forest within a Design Control District (D District, Section 20.44 of the
14 CIP—Title 20). Due to this review process, neither the new resort hotel (Option 1) or new
15 residences (Option 2) would be considered to be incompatible with the surrounding land uses or
16 with the general character of the area, nor would either option disrupt and/or divide the physical
17 arrangement of an established community. Therefore, this impact is considered to be less than
18 significant.

19 **Residential Lot Subdivisions**

20 There are nine areas proposed for residential lot subdivisions, and all nine areas are proposed
21 within or adjacent to existing development. Areas F-2, I-2, J, K, and L would be located adjacent to
22 existing golf courses. Areas I-2, J, V, and the Collins Residence would be located adjacent to existing
23 residential development of similar density. The residential lot subdivision at the Corporation Yard
24 would be located adjacent to the existing Corporation Yard where the PBC offices are located and
25 some maintenance activities would continue. With the exception of the Corporation Yard, these land
26 use relationships are typical of existing developments within the proposed project area and are
27 found throughout Del Monte Forest.

28 The LUP designates the entire Del Monte Forest Coastal Zone as a Design Control District (D District,
29 Section 20.44 of the CIP—Title 20). To ensure compatibility of design and scale, a design approval
30 application is required prior to the issuance of planning permits for construction of any proposed
31 residential structures.

32 Two residential development sites (Area F-2 and I-2) would displace existing recreation trails. As
33 part of the proposed project, the trails would be relocated before any homes are constructed, so
34 there would be no temporary disruption of trail use during trail relocation. This issue is addressed
35 further below (see Trail Improvements).

36 The following residential development sites could be perceived to have potential incompatibility
37 with existing or proposed land use and therefore are addressed in greater detail below.

38 **Area L (10 Lots).** This linear residential lot subdivision would be situated between the Cypress Hills
39 Golf Course and the Indian Village preserve area, which has an existing trail extending through it.
40 Indian Village is a 21-acre preserve area of Monterey pine forest with a park-like clearing and picnic
41 facilities that can be rented from the Del Monte Forest Foundation. The proposed residential
42 development would be situated between the improved access road and the golf course, and would
43 not disrupt Indian Village. The addition of 10 homes in the area would add a small amount of

1 residential traffic and noise, but not to the extent that it would be incompatible with the Indian
2 Village preserve and picnic area, which is situated approximately 400 feet north of the proposed
3 residential area with a forested buffer in between. Therefore, this residential development is
4 considered compatible with surrounding land uses.

5 **Area U (7 lots).** This residential lot subdivision would be adjacent to the existing Equestrian Center
6 which is proposed for reconstruction and would continue as an equestrian center. The Equestrian
7 Center is an established land use, and future residences would be aware of its proximity.
8 Nonetheless, the residents could be exposed to nuisance odors, and this exposure could be
9 perceived as an incompatible land use. To provide a conservative assessment of this potential
10 incompatibility, this impact is considered significant but would be reduced to a less-than-significant
11 level with implementation of Mitigation Measures AQ-E1, which requires manure management at
12 the Equestrian Center.

13 **Mitigation Measure AQ-E1: Prepare and implement a manure management plan.**

14 Prior to issuance of a building permit for the Equestrian Center reconstruction, the applicant
15 will prepare a manure management plan and submit it to the Monterey County Health
16 Department EHB for review and approval. The plan will require daily management of liquid and
17 solid wastes, and disposal of these wastes off the site at least twice weekly or as required by
18 EHB. In accordance with EHSP04—Manure Management Plan, the Plan will include:

- 19 ● The volume of waste generated, method and time frame of continual disposal off-site, and
20 necessary controls for vector, odor, and waste run-off.
- 21 ● A detailed timeline to provide evidence to EHB that the plan is being implemented and the
22 methods in place are controlling vectors, odor, and waste run-off.
- 23 ● An appropriate mechanism to allow for public comment of neighbors to assess compliance
24 of the plan.

25 Additionally, the plan will include the following measures.

- 26 ● **Odor complaint tracking and abatement program.** The applicant will design and
27 implement an odor complaint tracking and abatement program to address and respond to
28 odor complaints for the Equestrian Center. The program will require the project applicant to
29 post a telephone number and contact person at the project site where odor complaints may
30 be made. The program will detail how, upon receipt of an odor complaint, the project
31 applicant will evaluate facility operations to ensure that odor complaints are tracked,
32 investigated, and minimized. The program will be developed after the Equestrian Center is
33 reconstructed and before residential lots in Area U are prepared for development
34 (whichever occurs first), and the program will be developed in coordination with and
35 approved by the County.
- 36 ● **Place manure and waste receptacles as far as possible from sensitive receptors.** The
37 applicant will locate manure and waste receptacles as far as possible from sensitive
38 receptors to reduce the potential for exposure of sensitive receptors to odors from animal
39 waste. The location will be included in the final design plans, which will be approved by the
40 County.
- 41 ● **Include additives and supplements to feedstock to help reduce manure odors.** Various
42 feedstock additives and supplements are available that will help minimize odor-generating

1 microorganisms and compounds. The applicant will make available additives and
2 supplements to animals housed or using the Equestrian Center at cost to help reduce odors
3 from animal waste.

4 The approved manure management plan will be on file at EHB, File Number APN008-313-
5 001/000/008-991-001-000 and available to the public upon request. The applicant will operate the
6 Equestrian Center in a manner consistent with the plan and any additional requirements set forth by
7 EHB.

8 **Area V (14 lots).** This residential lot subdivision would be near the Special Events Area located
9 across Stevenson Drive. Constructing residences adjacent to the Special Events Area could result in
10 nuisance noise impacts on future residents; but as stated in Impact NOI-A1 of Section 3.9, Noise and
11 Vibration, noise from the remodeled Equestrian Center and associated Special Events Area would
12 not be expected to increase noise levels in excess of applicable noise standards or result in a
13 significant noise impact because these sources are part of the existing noise environment, and noise
14 sources are not expected to change with project implementation. Therefore, this residential
15 development is considered compatible with surrounding land uses.

16 **Collins Residence (4 lots).** This residential lot subdivision would be located adjacent to the
17 proposed Pebble Beach Driving Range, which would be relocated from Area V to Collins Field. This
18 could potentially result in an incompatible land use because of noise generated by activities at the
19 proposed Driving Range, but (as stated in Impact NOI-A1 of Section 3.9, Noise and Vibration) noise
20 resulting from the proposed Driving Range would not result in a significant noise impact on new or
21 existing residents. Therefore, this residential development is considered compatible with
22 surrounding land uses.

23 **Corporation Yard (10 lots).** This residential lot subdivision would be north of the Corporation
24 Yard, and the northern boundary of the subdivision would be adjacent to the HHNHA. It is consistent
25 with existing development patterns in Del Monte Forest to place residential uses adjacent to open
26 space areas. Trails within the HHNHA extend from the Corporation Yard site, and it is anticipated
27 that the proposed residential development may increase the use of existing trails in the HHNHA, but
28 this is considered a compatible land use. The trails are buffered from residential noise with distance,
29 topography and forest buffer.

30 At the Corporation Yard site, current maintenance would continue to occur in an area east of the
31 PBC office. This could result in an incompatible land use because residents of the new subdivision
32 could be exposed to nuisance noise, truck traffic and associated adverse visual effects associated
33 with the continued maintenance activities at the Corporation Yard. As described in Chapter 2,
34 Project Description, the activities and stockpiles would be relocated to an area east of the PBC
35 offices, further away from the proposed residential lots. As stated in Impact NOI-A1 of Section 3.9,
36 Noise and Vibration, activities at the Corporation Yard would not result in a significant noise impact
37 on future residents. The proposed roadway improvements at the Sunridge Road/Lopez Road
38 intersection include lane channelization and minor realignment to improve sight distance and
39 turning radii and to more clearly delineate the intersection which would improve traffic flow. The
40 maintenance vehicles would enter the active Corporation Yard area before entering the residential
41 area. As described in Chapter 2, Project Description, a landscaped berm, to be installed along the
42 south side of the residential subdivision, would minimize adverse noise and visual effects.
43 Therefore, potential noise, traffic, and visual impacts occurring at the Corporation Yard would not
44 create a land use incompatibility.

1 **Roadway Improvements**

2 The proposed roadway improvements would occur at existing intersections and would not result in
3 incompatible land uses. Increased noise from additional traffic generated by the proposed project
4 would result in increased traffic noise on internal roadways and SR 68. This impact was determined
5 to be less than significant (refer to Impact NOI-A1 in Section 3.9, Noise and Vibration). Therefore,
6 the roadway improvements are considered compatible with surrounding land uses.

7 **Trail Improvements**

8 The proposed project would result in 2.4 miles of new trails as described below and shown in Figure
9 2-30.

- 10 ● **Area F-2:** Relocate existing trail so it extends between new residential development and golf
11 course for a net increase of 20 linear feet.
- 12 ● **Area I-2:** Relocate existing trail to the north so it extends between new residential development
13 and golf course for a net increase of 70 linear feet.
- 14 ● **Area J:** Relocate existing trail adjacent to new residential development for a net increase of 130
15 linear feet.
- 16 ● **Area K:** Relocate existing trail adjacent to new residential development for a net increase of 56
17 linear feet net increase in trail.
- 18 ● **Area PQR:** Create 1.36 miles of new trails in the Pescadero planning area, primarily along
19 existing dirt and fire roads with a 0.25-mile new trail connection between fire road #20 and fire
20 road #21.
- 21 ● **Corporation Yard Area:** Create 0.40 mile of new trails with 0.15 mile on existing dirt fire roads
22 and 0.25 mile of new connector trails to connect the proposed residential lot subdivision to the
23 network of trails in the HHNHA and SFB Morse Botanical Reserve.
- 24 ● **HHNHA:** Create 0.59 mile of new trails following the existing Haul Road.

25 Potential impacts on biological resources from new trails are addressed in Section 3.3, Biological
26 Resources; proposed mitigation ensures that new trails avoid tree removal and direct impacts on
27 special-status plant species and waterways. Potential impacts relative to trail crossings at roadways
28 are addressed in Section 3.11, Transportation and Circulation (Impact TRA-H2). The trail crossings
29 at forest roads would be designed based on the guidance in the Del Monte Forest Transportation
30 Policy Agreement. The PBC is working with the Pebble Beach Riding and Trails Association to
31 incorporate proposed trails into the monthly trail day activities to maintain and improve the trails,
32 and with the CCC to incorporate design elements from the California Coastal Trail network into the
33 Del Monte Forest network. The proposed trail improvements are considered compatible with
34 surrounding land uses. Therefore, this impact is considered to be less than significant.

35 **Infrastructure Improvements**

36 Infrastructure improvements would occur within existing roadways, disturbed areas, and areas
37 planned for development to provide public service and utilities. Construction-related impacts
38 associated with potential service disruption, construction-related noise, air quality, and traffic are
39 addressed in Section 3.10, Public Services and Utilities; Section 3.9, Noise and Vibration; Section 3.2,
40 Air Quality; and Section 3.11, Transportation and Circulation, respectively. The proposed

1 infrastructure is considered a compatible land use within the development sites. Therefore, this
2 residential development is considered compatible with surrounding land uses.

3 In summary, the Residential Lot Subdivision in Area U is the only project element that could be
4 perceived as an incompatible land use with the adjacent Equestrian Center because it could expose
5 residents to nuisance odors. This impact is considered to be less than significant with
6 implementation of Mitigation Measures AQ-E1 to AQ-E3.

7 **B. Plan/Policy Consistency**

8 **Impact LU-B1: While the project is inconsistent with the existing LCP, the proposed project is**
9 **consistent with the proposed LCP Amendment which is consistent with the Coastal Act and**
10 **which would need to be approved prior to any project approval (less than significant).**

11 Two land use plans or regulations are applicable to the proposed project: (1) the Del Monte Forest
12 LCP and (2) the Coastal Act Area. The Del Monte Forest Area segment of the Monterey County LCP is
13 composed of the LUP and the CIP, which is codified in Title 20 of the County Code (coastal zoning
14 ordinance).

15 The proposed project is not consistent with the existing LUP and CIP. Among other elements, the
16 proposed development would be inconsistent with current LCP provisions related to biological
17 resources and potentially with certain policies related to forest resources. In addition, as noted
18 above, the current LCP does not allow additional visitor-serving units at The Lodge at Pebble Beach
19 or The Inn at Spanish Bay and designates most of the proposed preservation areas for residential
20 development.

21 With the LCP Amendment, the evaluation of consistency with the applicable local land use plan is
22 different from other projects under CEQA that do not always include an amendment of the
23 applicable land use plan. The LCP Amendment must be approved prior to the County being able to
24 approve the proposed project itself. As such, there is no need to analyze the proposed project's
25 consistency with the existing LCP on a policy-by-policy basis because the proposed project's
26 approval will depend on its consistency with the LCP Amendment, if approved.

27 As described in Chapter 2, Project Description, the LCP Amendment includes the proposed project
28 specifically and anticipates and facilitates the proposed project to occur. Thus, by definition, the
29 proposed project is consistent with the LCP Amendment.

30 As noted above, the LCP is being processed separately through the certified regulatory program
31 under the CCC and is exempt from CEQA. The following discussion of consistency with the Coastal
32 Act is provided for background disclosure purposes only.

33 The standard of review for the LCP Amendment is the Coastal Act itself. The standard of review for
34 proposed modifications to the CIP/Title 20 is that they must be consistent with and adequate to
35 carry out the policies of the LUP. In general, Coastal Act policies set broad statewide directions that
36 are generally refined by local government LUP policies, giving local guidance regarding the kinds,
37 locations, and intensities of coastal development. Typically, CIP and zoning standards then further
38 refine LUP policies to provide guidance.

39 As described in the proposed LCP Amendment, the PBC Concept Plan (which is equivalent to the
40 proposed project described in this EIR), provides a plan for a majority of the remaining development

1 potential in Del Monte Forest. The Concept Plan is intended to balance development potential with
2 protection of resources by:

- 3 • **Reducing and locating lands designated for development to areas where there are fewer**
4 **resources (e.g. degraded areas near existing development).** The Concept Plan proposes
5 visitor-serving and recreational development to be focused at existing areas of development
6 (The Lodge at Pebble Beach, The Inn at Spanish Bay, the former sand quarry in Area M,
7 Equestrian Center, and Collins Field). Concept Plan residential subdivisions reduce density and
8 are generally located in degraded areas within or adjacent to existing golf courses or other
9 development.
- 10 • **Dedicating large areas of contiguous forest/habitat for permanent preservation.** The
11 Concept Plan proposes dedication to the Del Monte Forest Foundation of approximately 635
12 acres in areas B, C, F-1, F-3, G, H, I-1, J, K, L, M, N, O, U, V, PQR, and the Corporation Yard,
13 including contiguous areas with sensitive habitat. These large undeveloped tracts of forested
14 open space were previously planned for residential development. The Concept Plan will also
15 require management of the newly dedicated lands for the benefit of biological resources.
16 Approximately 350 acres (the proposed preservation/conservation areas in Areas F-3, G, H,
17 PQR, and at the Corporation Yard) are located contiguous with the existing 550 open space
18 forest acres within the HHNHA, SFB Morse Botanical Reserve, and Pescadero Canyon watershed.
19 The Concept Plan will maintain contiguous areas of undisturbed land in open space uses that
20 will protect wildlife values, including those of ESHA contained within their boundaries.

21 The Concept Plan has been designed so that its implementation is consistent with the proposed LCP
22 Amendment. Overall, the proposed LCP Amendment is more protective of the natural, cultural, and
23 visual resources of Del Monte Forest than the existing LCP (i.e., the LCP Amendment formally
24 preserves large undeveloped tracts of forested open space previously planned for residential
25 development); provides management prescriptions to the preserve areas to enhance
26 habitat/resource values); preserves and enhances public access and recreation opportunities;
27 enhances visitor-serving uses; and ensures a planned and balanced approach to development
28 (visitor-serving commercial, recreation, and residential) and preservation within Del Monte Forest,
29 specifically with regard to the buildout of remaining undeveloped properties.

30 The following provides a consistency analysis of the Concept Plan and LCP Amendment overall with
31 the Coastal Act:

- 32 • Coastal Act, Chapter 3, Article 2, Public Access: “Development does not interfere with the
33 public’s access to the sea.” Consistent: Proposed LUP access policies provide equal or greater
34 protection for continued public access to the sea or access areas than the existing LUP policies.
35 The Concept Plan development areas are not located along the shoreline and would not block
36 any access to the shoreline. The Concept Plan visitor-serving areas will allow more visitors to
37 visit and stay within Del Monte Forest. Additional trails are being provided within Del Monte
38 Forest to allow more outdoor use of the existing and planned open space areas.
- 39 • Coastal Act, Chapter 3, Article 3, Recreation: “Coastal areas suited for recreation shall be
40 protected.” Consistent: The proposed LCP Amendment includes land use map changes that
41 increase the amount of land designated for preservation and open space recreational use by
42 approximately 635 acres. Implementation of the Concept Plan would retain and enhance
43 existing recreational uses (e.g. equestrian center, trails, and golf courses). Also see the
44 discussion above for consistency with Article 2.

- 1 • Coastal Act, Chapter 3, Article 4, Marine Environment: “Marine resources shall be maintained,
2 enhanced and restored.” Consistent: LUP policies relative to the protection of marine resources
3 are not significantly affected by the LUP amendments, which update the policies with language
4 related to today’s standards related to the protection of water quality. The Concept Plan reduces
5 the potential development footprint within the Del Monte Forest marine environment and
6 focuses potential development in areas where forest resources are currently degraded.
- 7 • Coastal Act, Chapter 3, Article 5, Land Resources: “Environmentally sensitive habitat shall be
8 protected.” Partially Inconsistent: The Concept Plan and the LCP Amendment would partially
9 conflict with the Coastal Act and applicable land use plans and policies. The Concept Plan would
10 concentrate existing residential development potential and new visitor-serving development
11 adjacent to existing developed areas of Del Monte Forest that are able to accommodate such
12 development in a manner that would reduce impacts to ESHA, but it would still allow some non-
13 resource-dependent development in ESHA, which is prohibited under the Coastal Act and LUP,
14 particularly in relation to residential development. The proposed LCP Amendment is designed
15 to accommodate the proposed Concept Plan, but it also includes clarification and amplification
16 of policies that protect environmentally sensitive habitat areas (ESHA) and includes the
17 permanent preservation and conservation of approximately 635 acres of ESHA (e.g., Monterey
18 pine forest habitat and remnant sand dune habitat).
- 19 • Coastal Act, Chapter 3, Article 6, Development: “New development shall be located within or
20 near existing developed areas. Scenic resources are to be preserved.” Consistent: The LCP
21 Amendment reduces overall development potential and density allowed by the current LCP
22 within Del Monte Forest by re-designating residentially designated land to open space and
23 preservation, and enhancing LUP policies relative to the protection of scenic and visual
24 resources. The Concept Plan ensures a planned and balanced approach to development (visitor-
25 serving commercial, recreation, and residential) and preservation within Del Monte Forest,
26 specifically with regard to the buildout of remaining undeveloped properties.

27 Where conflicts between different parts of the Coastal Act occur in application to a local coastal plan,
28 Coastal Act Section 30007.5 directs that such conflicts be resolved in a manner that is, on balance,
29 most protective of significant resources: “The Legislature further finds and recognizes that conflicts
30 may occur between one or more policies of the division. The Legislature therefore declares that in
31 carrying out the provisions of this division such conflicts be resolved in a manner which on balance
32 is the most protective of significant coastal resources. In this context, the Legislature declares that
33 broader policies which, for example, serve to concentrate development in close proximity to urban
34 and employment centers may be more protective, overall, than specific wildlife habitat and other
35 similar resource policies.”

36 The County views the LCP Amendment as balanced under the Coastal Act conflict resolution section
37 requirements, which results in an overall determination of consistent. On balance, the preservation
38 and conservation of 635 acres of contiguous forest and dune areas added to existing forest and dune
39 preservation areas, and relocating potential development to areas where habitat has been degraded
40 would be more protective of coastal resources than would be development under the existing LCP.

41 A portion of the SR 1/SR 68/17-Mile Drive improvement is outside Del Monte Forest and is within
42 the Caltrans ROW. The purpose of the Caltrans ROW is transportation and the roadways are
43 designated for transportation in the LCP. As such, the proposed improvements are consistent with
44 the LCP (both existing and proposed) and the purposes of the Caltrans ROW.

1 C. Recreational Demand

2 **Impact LU-C1. The proposed project would add new recreational trails and would increase**
3 **the use of existing parks and recreation facilities, but would not require the construction or**
4 **expansion of recreational facilities not included in the proposed project that might have an**
5 **adverse physical effect on the environment. (Less than significant)**

6 **Construction**

7 As described in Chapter 2, Project Description, development at The Inn at Spanish Bay would
8 involve screening and fencing along the 11th Fairway of The Links at Spanish Bay Golf Course, and
9 use of this area for storage of materials and construction staging for approximately 16 months in
10 2017–2018. During this time, the course and the 11th Fairway at The Links at Spanish Bay Golf
11 Course would remain open and playable using local rules (PGA of America). Because the course
12 would remain open for use during construction and there are other golf courses available, impacts
13 related to use of recreational facilities would be temporary and potential deterioration of other
14 recreational facilities used during this period would be negligible. Therefore, this impact would be
15 less than significant.

16 **Operation**

17 The proposed project would result in an estimated 190 to 211 new residents in Del Monte Forest
18 with development of the residential lot subdivisions, depending on whether Option 1 or 2 is selected
19 for Area M Spyglass Hill. Under Option 1 (New Resort Hotel), there would be an increase of
20 approximately 190 residents in Del Monte Forest. Under Option 2 (New Residential Lots), there
21 would be an increase of approximately 211 residents because of the 10 additional single-family
22 homes, instead of a resort hotel (Table 3.10-4 in Section 3.10, Public Services and Utilities). The
23 increased population would potentially create an increase in demand for active recreation facilities.

24 In particular, the residential lot subdivision at the Corporation Yard would increase use of and
25 potential impacts to existing and proposed trails in the HHNHA because of its proximity to HHNHA
26 and the two proposed trails connecting to the Corporation Yard residential lot subdivision with the
27 existing trail system in HHNHA, as described under Trail Improvements. This subdivision would
28 generate an estimated 21 residents (Table 3.10-4 in Section 3.10, Public Services and Utilities), and
29 it is expected that residents from other areas would use these trails. The increased use of these trails
30 would not result in substantial physical deterioration of existing trails or require the expansion of
31 trails beyond what is proposed as part of the proposed project.

32 Although there could be an increased demand for recreational facilities by visitors and residents, the
33 wide variety of existing and proposed recreational facilities located throughout Del Monte Forest, as
34 well as Monterey County as a whole, would accommodate the small increase in demand. According
35 to the 2010 Monterey County General Plan, almost 14% of Monterey County's land is devoted to
36 parks and recreational facilities, 10% of which is comprised of County parks (Monterey County
37 2007:PS-2). In addition, as discussed previously, golf is the predominant recreational activity in Del
38 Monte Forest, and eight golf courses within Del Monte Forest accommodate residents and visitors.

39 Additional recreation facilities that would be provided as part of the proposed project include 2.4
40 miles of new recreation trails and 4.7 miles of new dedicated bicycle lanes in each direction (Figure
41 2-30). From north to south, the new bicycle lanes begin on and follow 17-Mile Drive, turn up

1 Spyglass Hill Road, continue south along Stevenson Drive, and end at the Stevenson Drive/17-Mile
2 Drive intersection.

3 The expanded trail system is an important recreational link from neighborhoods to more active
4 recreational opportunities. Figure 3.8-1 shows the proposed Residential Lot Subdivisions in relation
5 to the larger trail network. The proposed project would result in the reduction of some specific
6 recreation opportunities. As described above for Impact LU-A1, the proposed project would relocate
7 the Pebble Beach Driving Range from its current location in Area V to Collins Field because it is a
8 larger area that can accommodate the driving range and support facilities (e.g., golf training facility)
9 on one site. However, relocation of the Pebble Beach Driving Range would displace existing informal
10 recreational uses of Collins Field, including sports, intramural games, and other recreation activities.
11 Existing equestrian uses would be accommodated in the Equestrian Center and Special Events Area.
12 Stevenson High School, which is located nearby in Pebble Beach, has been informally using the field
13 area for sports; however, the high school will be renovating and expanding its sports field and can
14 accommodate the activities on the Stevenson campus; therefore, they do not need to use Collins
15 Field (Wandke pers. comm.). Further, Collins Field is a private facility owned by the applicant and
16 used by local residents with the permission of the owner, not a public facility that the public has an
17 implicit right to use. Therefore, this is not considered a substantial loss of recreation facilities.

18 As described for Impact LU-A1, portions of existing trails in Residential Lot Subdivision Areas F-2
19 and I-2 would be displaced by the residential lots and relocated slightly eastward and northward of
20 their existing locations, respectively, to nearby adjacent alignments. This relocation would occur
21 well before any homes are constructed, so there would be no temporary disruption of trail use
22 during trail relocation. The connection points of relocated segments to existing trails would not
23 change, and the relocation of these trails would result in a net increase in 20 linear feet of trail in
24 Area F-2 and 70 linear feet of trail in Area I-2. Therefore, this is not considered a loss of recreation
25 facilities.

26 In addition, the proposed project would preserve approximately 635 acres of open space for passive
27 recreational use. All recreational facilities in Del Monte Forest have been planned for and are
28 maintained to accommodate a high degree of recreational usage, so they can accommodate the
29 expected increase in demand.

30 In summary, the increased usage of and changes to existing park and recreation facilities is not
31 anticipated to create or accelerate substantial physical deterioration of existing facilities or create a
32 demand for new or expanded facilities because of the small number of new residents and visitors
33 likely to use existing recreation facilities, the high number of recreational facilities in the area that
34 are maintained to be visitor serving, and the increase in recreational facilities and dedicated open
35 space. Therefore, this impact would be less than significant.

36 **D. Open Space Quality and Quantity**

37 **Impact LU-D1. The proposed project would not diminish the quality and quantity of open** 38 **space used for recreation (Less than significant).**

39 Proposed development would remove portions of undeveloped open space (currently designated
40 for residential use) in Del Monte Forest in Area B (for new employee parking); Areas F-2, I-2, J, K, L,
41 U, and V (for residential development); Area M (for resort hotel or residential development); and
42 Collins Field (for relocation of the driving range).

1 Recreational trails for hiking and equestrian use exist in several of the areas proposed for
2 development (Areas F-2, I-2, J and K). There would also be new recreation trails connecting the
3 Corporation Yard area with the existing trail system in HHNHA and SFB Morse Botanical Reserve
4 and in Area PQR. The existing trails within development Areas F-2, I-2, J and K that would be
5 relocated would be relocated to nearby adjacent alignments before residential development would
6 occur, so there would be no disruption to actual trail use. Proposed trails would accommodate
7 increased recreational activity within or adjacent to open space areas. Neither the proposed trails
8 nor the new residential development would diminish the quality or quantity of open space areas
9 because new residential development is situated within and adjacent to existing developed areas
10 and all affected existing trails would be relocated to continue to provide recreational amenities.

11 The proposed project includes dedication of 635 acres of open space areas and would increase the
12 amount of dedicated open space in Del Monte Forest.

13 Under the proposed project, existing hiking and equestrian trails would remain unchanged or
14 relocated (resulting in a minor net increase of trail length), new trails would be added, and 635
15 acres of land within Del Monte Forest would be preserved permanently for passive recreational use.
16 For these reasons, implementation of the proposed project would not diminish the quantity and
17 quality of open space, from a recreational point of view. Therefore, this impact on open space used
18 for recreation is considered to be less than significant.

19 Cumulative Impacts and Mitigation Measures

20 The impact zone for analysis of cumulative land use impact is Del Monte Forest because this impact
21 concerns consistency with the existing LCP and impacts on local recreational demand. The
22 methodology for determining cumulative impacts is described under Analysis of Cumulative Impacts
23 at the beginning of Chapter 3.

24 A. Land Use Compatibility

25 **Impact LU-A1(C). Cumulative development in Del Monte Forest would be compatible with**
26 **adjacent land uses. No cumulative impact is identified.**

27 Although both the proposed project and development of up to 105 other new single-family
28 residential_ units² in Del Monte Forest would introduce new land uses to the area, they would be
29 compatible with surrounding land uses and with the general character of the area. Thus, cumulative
30 land use-compatible impacts are considered to be less than significant.

² As described in Table 3-2 in the introduction to Chapter 3, there are 96 undeveloped (vacant) existing residential lots, 8 new lots allowed in Area X based on County-issued certificates of compliance, and 1 new lot allowed in Area Y based on the presumption that presence of environmentally sensitive habitat area (ESHA) may prevent further subdivision – thus the potential for up to 105 new dwelling units.

1 **B. Plan/Policy Consistency**

2 **Impact LU-B1(C). Cumulative development in Del Monte Forest, including the proposed**
3 **project, might conflict with the applicable land use plans or land use policies adopted for the**
4 **purpose of avoiding or mitigating an environmental effect but the project is consistent with**
5 **the proposed LCP amendment and would not considerably contribute to this impact.**

6 As described above, the proposed project is inconsistent with the existing land use plan for the Del
7 Monte Forest. The LCP would need to be amended before the proposed project could be approved.
8 The proposed project is consistent with the proposed LCP Amendment, and the LCP amendment is
9 consistent overall with the Coastal Act (which it must be in order to be approved by the CCC). Thus if
10 the LCP Amendment is approved, the proposed project would be consistent with the applicable land
11 use plan at that time. As described above, the County has determined that the LCP Amendment is
12 consistent with the Coastal Act overall. Because the proposed project would be consistent with the
13 applicable land use plan and policies (which would be the LCP Amendment), it would not contribute
14 to any future cumulative conflict with applicable land use plans or policies.

15 **C. Recreational Demand**

16 **Impact LU-C1(C). Cumulative development in Del Monte Forest is limited and would not**
17 **result in a recreational demand that would result in the need for new recreational facilities,**
18 **and the proposed project would increase recreational opportunities in the form of new trails.**

19 Other than the proposed project, up to 105 new single-family dwelling units could be built in Del
20 Monte Forest. Population generated by new units would also use existing parks and recreational
21 facilities. However, cumulative growth would be within projections anticipated by the LUP, there are
22 extensive recreational opportunities at present, and cumulative growth is not anticipated to result in
23 a substantial increase in overall demand that might result in the need for new recreational facilities.
24 Therefore, cumulative impacts related to recreational demand are considered to be less than
25 significant. Implementation of the proposed project would include 2.4 miles of new recreational
26 trails and 4.7 miles of new dedicated bicycle lanes and would increase recreational facilities.

27 **D. Open Space Quality and Quantity**

28 **Impact LU-D1(C). Cumulative development in Del Monte Forest would not have a significant**
29 **impact on open space quantity but could contribute to resource impacts along existing Del**
30 **Monte Forest trails, but the proposed project's contribution to trail impacts would be less**
31 **than significant with mitigation.**

32 As previously discussed, other than the proposed project, 105 new dwelling units could be
33 developed with single-family residential uses in Del Monte Forest. Population generated by these
34 new units would likely also use existing open space for recreation. However, the growth is within
35 projections anticipated by the LUP and is not anticipated to result in a substantial increase in overall
36 demand that would result in the need for additional open space. However, additional residents and
37 visitors in Del Monte Forest would increase impacts on biological resources along existing and
38 proposed trails. As discussed in the cumulative analysis of biological resources in Section 3.3,
39 Biological Resources, this is considered a potentially significant impact and the proposed project
40 would contribute considerably by facilitating new residents and visitors. The proposed project's
41 contribution to this cumulative impact would be reduced by implementation of Mitigation Measures

- 1 BIO-B3 and BIO-G1, discussed under Project Impacts and Mitigation Measures, which would require
- 2 measures to avoid and reduce indirect trail use impacts on sensitive biological resources.
- 3

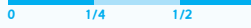
Del Monte Forest Hiking and Equestrian Trails








LEGEND

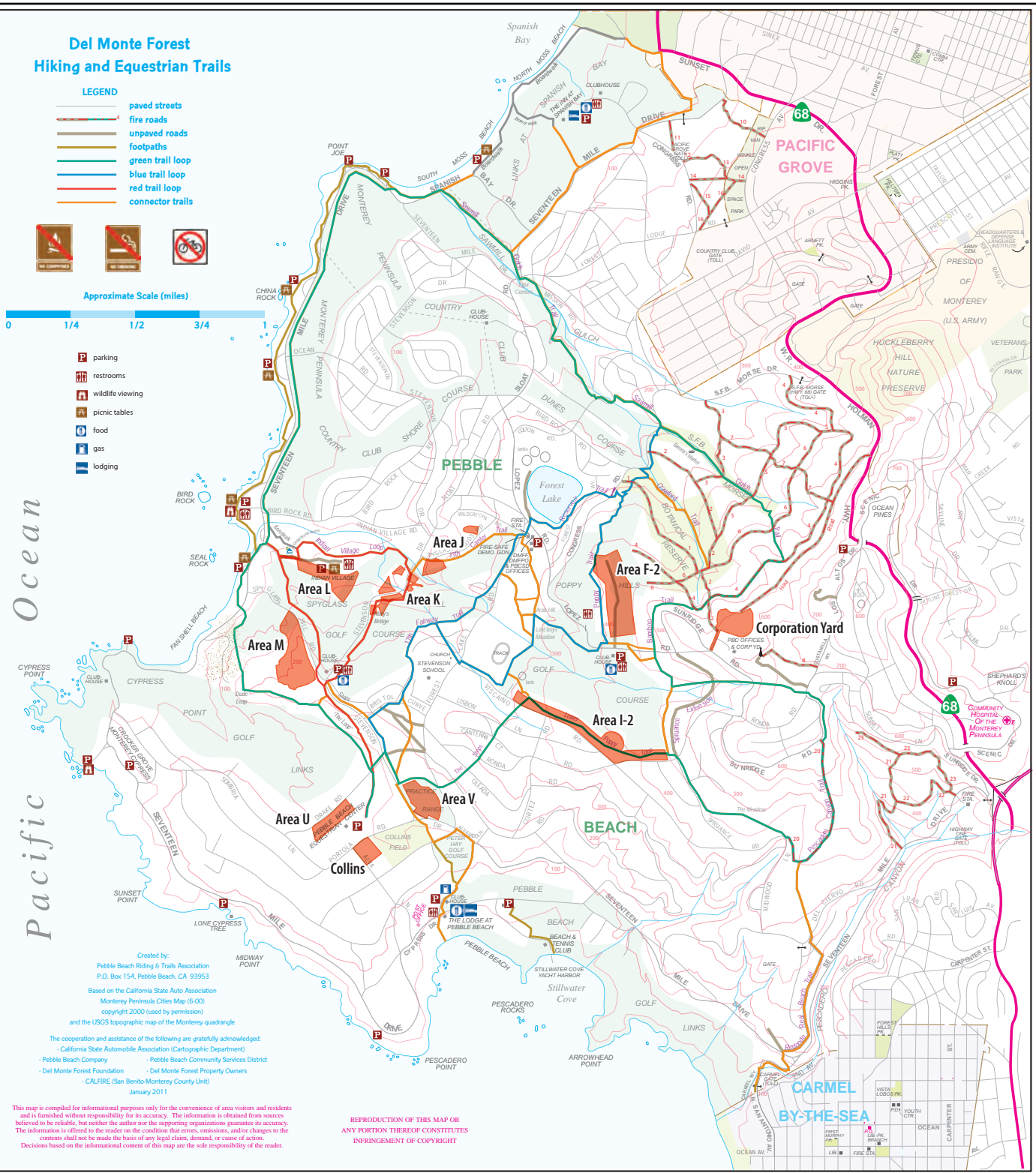
-  paved streets
-  fire roads
-  unpaved roads
-  footpaths
-  green trail loop
-  blue trail loop
-  red trail loop
-  connector trails



Approximate Scale (miles)



-  parking
-  restrooms
-  wildlife viewing
-  picnic tables
-  food
-  gas
-  lodging




Created by:
Pebble Beach Riding & Trails Association
P.O. Box 154, Pebble Beach, CA 93953
Based on the California State Auto Association
Monterey Peninsula Cities Map (6-00)
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and the USGS topographic map of the Monterey quadrangle
The cooperation and assistance of the following are gratefully acknowledged:
- California State Automobile Association (Cartographic Department)
- Pebble Beach Company - Pebble Beach Community Services District
- Del Monte Forest Foundation - Del Monte Forest Property Owners
- CALFIRE (San Benito-Monterey County Unit)
January 2011

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Legend

-  New Residential Lot Subdivisions

Notes:

- Residential lot boundaries are approximate.
- Area M Spyglass Hill is Visitor-Serving in Option 1 and Residential Lot Subdivision in Option 2.
- Base map source: Pebble Beach Riding and Trails Association, 2011.

**Figure 3.8-1
New Residential Lot Subdivisions on
Del Monte Forest Hiking and Equestrian Trails Map**