

# Executive Summary

## Introduction

This summary presents the major findings of this Final ~~Draft~~ Environmental Impact Report (FEIR ~~DEIR~~) including the following:

- a summary of the California Environmental Quality Act (CEQA) process for the proposed project;
- a brief overview of the Pebble Beach Company's Del Monte Forest Preservation and Development Plan (Proposed Project);
- discussion of areas of known controversy;
- discussion of the results of analysis of key issues;
- a description of the alternatives considered and their impacts; and
- a summary of impacts and mitigation measures.

This executive summary is completed with strikeouts (for deletions) and underlining (for additions) to show the changes in the executive summary presented in the Draft EIR.

## Summary of CEQA Process

The key milestones to date for the CEQA process for this project are as follows:

- December 19, 2001 - Project application considered complete
- February 20, 2002 - Notice of Preparation (NOP) released for 30-day comment period
- September 25, 2002 - Scoping Meeting held in Monterey
- February 5, 2004 - Draft Environmental Impact Report released for 45-day comment period
- September 27, 2004 - Partial Revision of the Draft Environmental Impact Report released for 45-day comment period

- January 2005 - Final Environmental Impact Report including responses to comments on the DEIR and PRDEIR

## Project Overview

### Project Location

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

### Project Background

The currently Proposed Project is the third proposal for buildout and preservation of the applicant's undeveloped land in the Del Monte Forest. The project is being proposed by the Pebble Beach Company, the successor company of those who originally developed the Del Monte Forest. The Company currently owns and/or operates a number of facilities in the Forest, including the Lodge and Golf Links at Pebble Beach, the Inn and Golf Links at Spanish Bay, the Spyglass Hill Golf Course, the Peter Hay Golf Course, and the Pebble Beach Equestrian Center.

In addition, a land use initiative (Measure A) related to the project was passed in 2000 by the Monterey County voters. A brief review of the prior proposed projects and Measure A is provided below.

### Pebble Beach Lot Program

In 1992, the Pebble Beach Company submitted 16 applications with Del Monte Forest Area Land Use Plan (LUP) amendments and zoning changes to build out the remaining vacant land in the Pebble Beach area of the Del Monte Forest (Pebble Beach Lot Program). The Pebble Beach Lot Program proposed 403 residential units on 685 acres, including a 34-unit Planned Unit Development (PUD); 53 low-cost housing units; an 18-hole golf course, clubhouse, and related facilities; and expansion of an existing driving range.

### Refined Alternative 2

In response to public/agency input and concern regarding the intensity of development proposed and the effect on the quality of the Monterey pine forest and other resources, Pebble Beach Company submitted three additional

applications with design changes to the original project. These changes reduced the total number of housing units proposed to 364 units, relocated some housing units to different areas, and moved the golf course location from Area PQR to Area MNOUV. The new location of the golf course required relocating the existing Equestrian Center to the Sawmill site near the city of Pacific Grove. This revised proposal became known as Refined Alternative 2.

Both the Pebble Beach Lot program and Refined Alternative 2 were analyzed in a Final EIR (FEIR) in 1997. The project permits and FEIR were brought before the Monterey County Minor/Standard Subdivision Committee in spring of 1999. A staff recommendation of certification of the FEIR and approval of Refined Alternative 2 was made to the Monterey County Planning Commission in June 1999. However, by August 1999, the Pebble Beach Company was under new ownership, the project application was withdrawn, and the EIR was, therefore, not certified.

## Measure A

On November 7, 2000, the voters of Monterey County passed the Del Monte Forest Plan: Forest Preservation and Development Limitations, also known as Measure A. This countywide ballot measure changed the Del Monte Forest Local Coastal Program (LCP), including the LUP and zoning designations and policies, and identified areas within Del Monte Forest for preservation.

According to the preamble, the purpose of Measure A is: *“to preserve additional Monterey pine trees and related habitat in Del Monte Forest, to significantly reduce future residential development and increase open space in the Del Monte Forest, to encourage future visitor-serving development adjacent to existing visitor-serving or recreational facilities in the Del Monte Forest, to require that any future development in the Del Monte Forest area be consistent with the protections currently provided by the California Coastal Act, To require that any future development in the Del Monte Forest area be subject to full and complete environmental review and include public participation through the holding of public hearings.”*

Measure A would result in the following overall changes to the LCP:

- Increase forest open space by about 217 acres.
- Increase designated recreational open space by about 220 acres.
- Decrease the residential unit development potential allowed under the LCP’s land use designations by 856 lots from 7 planning areas with a decrease in density from medium to low, subject to other resource policies in the plan.
- Increase potential visitor-serving use with deletion of the specified limits of visitor-serving units at two locations in the Del Monte Forest and designation of an additional area (4 acres) of visitor-serving commercial use.

- Remove the Resource Constraint Overlay from much of the Pebble Beach Company owned constrained property in the Del Monte Forest.

The California Coastal Commission (CCC), which has jurisdiction over LCPs and amendments to LCPs, has not yet acted to certify the changes to the LCP as codified in Measure A.

While Measure A is not a part of the Proposed Project, the applicant has designed the various elements of the Proposed Project to be consistent with the Measure A changes to the LCP.

Although the existing (“pre-Measure A”) LCP is utilized by this document for analysis as the planning baseline, the development of the current project proposal by the applicant and the County’s acceptance of it for processing were done in recognition of the voter approval of Measure A and in anticipation of it becoming law.

## Comparison of Prior Projects to the Current Project

Compared to the Pebble Beach Lot Program and Refined Alternative 2, the Proposed Project would reduce the number of housing units in the Del Monte Forest, increase the number of visitor-serving units at The Lodge at Pebble Beach and The Inn at Spanish Bay and one other location, and dedicate larger areas for preservation of open space and habitat. The Pebble Beach Lot program proposed a golf course in Area PQR. The Proposed Project proposes a new golf course in Area MNOUV and relocation of the Equestrian Center to the Sawmill site, which is the same as in Refined Alternative 2. A comparison of the Pebble Beach Lot Program, Refined Alternative 2 and the Proposed Project is provided in Table ES-1.

1 **Table ES-1.** Comparison of Pebble Beach Lot Program, Refined Alternative 2, and Proposed Project

Land Use	1995 Lot Program	Refined Alternative 2	Proposed Project
Golf Course	New golf course and driving range in Area PQR	New golf course in Area MNOUV	New golf course in Area MNOUV New driving range at Spanish Bay
Equestrian Center	In existing location	Relocated to Sawmill Site	Relocated to Sawmill Site
Visitor-Serving Units	0	0	160 new units (1)
Additional Visitor-Serving Meeting and Hospitality Space	0	0	~17,790 square feet (2)
Residential Lots and Townhouses	403	364	33 new lots
Employee Housing Units	0	0	60
Inclusionary Housing Units	(53, included in 403 total above)	(48, included in 364 total above)	14 (included in employee housing total)
Preservation (3)	25 acres (6)	254 acres (7)	436 acres
Conservation (4)	52 acres (6)	31 acres (7)	56 acres
Resource Management (5)	204 acres (6)	114 acres (7)	32 acres
All habitat areas	281 acres	399 acres	524 acres

Notes:

- 1 Includes 91 units at The Inn at Spanish Bay, 58 units at The Lodge at Pebble Beach and 11 units with 24 bedrooms in a 4-acre space on the Proposed Golf Course location (Area M & N).
- 2 Includes 14,040 square feet of meeting space at The Inn at Spanish Bay, and 500 square feet of meeting space and 3,250 square feet of service support space at The Lodge at Pebble Beach.
- 3 "Preservation" defined as areas not within development site boundaries to be managed for the sole purpose of preservation of natural resources. Project totals do not include the Huckleberry Hill Natural Area which was previously dedicated by the applicant in relation to implementation of the DMF LUP and permit conditions for the original Spanish Bay resort project.
- 4 "Conservation" defined as areas within development site boundaries that are separable from development and can be managed for natural resources.
- 5 "Resource Management areas" defined as areas within development site boundaries that are not separable from development, but that would be managed for natural resources and for adjacent land use purposes.
- 6 Prior EIR did not use same categorization as this document. Preservation area in Area B and part of Area J. Total includes all areas identified in prior EIR as "open space forest" areas. Other areas for 1995 Lot Program are interspersed within proposed residential or golf course development and would thus meet this document's definition of conservation or resource management areas. Categorization by Jones & Stokes based on prior development layout
- 7 Prior EIR did not use same categorization as this document. Preservation areas in Area B, part of Area J and Area PQR. Total includes all areas identified in prior EIR as "open space forest" areas. Other areas for Refined Alternative 2 are interspersed within proposed residential or golf course development and would thus meet this document's definition of conservation or resource management areas. Categorization by Jones & Stokes based on prior development layout.

Source: Monterey County 1995, Monterey County 1997, Proposed Project Application material

## Project Goals and Objectives

As stated in the application materials, the overall objectives of the Proposed Project are to:

- “formally preserve large undeveloped tracts of forested open space previously planned for residential development,
- provide management prescriptions to the preserve spaces to enhance habitat values,
- convert land planned for residential development to recreation,
- minimize residential development to protect on-site resources, and
- allow the renovation and expansion of existing priority visitor serving uses.”

In the application, the applicant identifies that the Proposed Project seeks to expand the availability of visitor-serving uses by:

- “adding guest rooms to The Lodge at Pebble Beach and The Inn at Spanish Bay;
- enhancing the existing golf courses by adding a driving range and relocating the golf training facility nearer to the Spanish Bay golf course;
- increasing opportunities for world-class golf by adding a new 18-hole championship golf course; and
- adding new visitor accommodations in close proximity to and integrated with the overall design of the proposed golf course.”

The design of the golf course, according to the applicant, is intended to achieve the following objectives:

- avoid, protect, and enhance delineated wetland habitat and dune habitat, including Environmentally Sensitive Habitat Areas (ESHAs) in the LUP;
- avoid significant disruption to Yadon’s piperia and Pacific Grove clover habitat;
- limit removal of Monterey pine forest to only that necessary to achieve the project goals;
- maintain water quality and control the use of fertilizers and pesticides to eliminate the potential for contaminants to enter the Monterey Bay Marine Sanctuary and wetlands;
- avoid the potential for golf course runoff to enter the Carmel Bay Area of Special Biological Significance;
- maximize the use of existing roadways and disturbed areas in the design to provide flexibility to achieve the above objectives;

- provide continued and additional public trail access; and
- provide additional public restroom and parking facilities at the renovated driving range across from Peter Hay Par-3 Golf Course.

## Project Description

Pebble Beach Company (the applicant) submitted project applications for the Proposed Project in 2001. The Monterey County Planning and Building Inspection Department determined the application to be complete on December 19, 2001.

The Proposed Project includes the following elements:

- new development at several locations in the Del Monte Forest;
- proposed road, infrastructure, and trail improvements;
- dedication of conservation easements for the preservation and conservation of certain areas, and
- resource management of preservation/conservation areas and managed habitat areas within and adjacent to proposed development.

Development and preservation/conservation areas are shown on Figure ES-2. Road, infrastructure, and trail improvements are shown on figures in chapter 2.

## Development

Project development would include:

- construction of a new 18-hole golf course with clubhouse and 11 visitor-serving suites on the existing Pebble Beach Equestrian Center site and adjacent undeveloped lands (Area MNOUV);
- relocation of the existing equestrian center to the Sawmill borrow site with construction of clubhouse, dormitory building, arena, barns, and replacement employee housing;
- construction of 91 visitor-serving units, additional meeting space, a new underground parking lot and reconfigured surface parking lot, and a new driving range/golf teaching facility for the Spanish Bay Resort;
- construction of 63 visitor-serving units<sup>1</sup>, additional meeting and hospitality space, and new underground parking structure at the Lodge at Pebble Beach;
- creation of 33 residential lots in various locations; and

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<sup>1</sup> Five of these units will be replacing visitor-serving units being demolished.

- construction of 12 employee-housing units near Spanish Bay and 48 employee-housing units at the applicant's Corporation Yard.

## Road, Infrastructure, and Trail Improvements

Road, infrastructure and trail improvements would include:

- improvements to the Highway 1/Highway 68/17-Mile Drive interchange;
- abandonment, realignment, and improvements to certain internal roadways within the Del Monte Forest;
- sanitary sewer, potable water, joint utilities, and reclaimed water line extensions within and without project development sites;
- and relocation of existing trail segments and construction of new trail segments, for a net increase of 2.4 ~~3.6~~ miles of new trails.

## Preservation and Conservation

The project includes dedication of conservation easements for the preservation of approximately 436 acres and conservation of 56 acres within the Del Monte Forest. The project also includes resource management of the preservation and conservation areas, as well as an additional 32 acres within development site boundaries. Dedications would be to the Del Monte Forest Foundation (DMFF) or an equivalent organization approved by the Planning Director. Proposed preservation and conservation areas are shown on Figure ES-2 and detailed in Chapter 2.0 of the DEIR.

## Resource Management

The project includes the implementation of proposed resource management plans for the management, enhancement, and restoration of Monterey pine forest, coastal dunes, special-status plant and wildlife species, and wetlands. The applicant has also prepared a best management practices plan concerning management of drainage, erosion, irrigation and turf, fertilizers, pesticides, and herbicides. These proposed plans are part of the Proposed Project.

## Permit/Conservation Easement Amendment(s)

The Proposed Project also includes a request to amend certain conditions of a prior Monterey County use permit related to the original Spanish Bay Resort development and the use of the Sawmill site. The Proposed Project ~~will~~ may also require amendment of a coastal development permit issued by the California Coastal Commission for the Spanish Bay Resort development. In addition, these two permits resulted in the recordation of two conservation easements on the



Sawmill site; it is probable ~~that one or both of the existing easements would have to be amended as a result of~~ for the Proposed Project new equestrian center to be developed as proposed at the Sawmill site.

A more detailed Project Description is provided in Chapter 2.0 of the DEIR.

## Areas of Known Controversy

Through issuance of the Notice of Preparation (NOP), a scoping meeting held on September 25, 2002 and informal outreach, responsible agencies, interested organization, and individuals have been provided the opportunity to provide both written and oral comment concerning the scope of this DEIR, the alternatives to be considered, and issues of concern and controversy. The comments are on file with the Monterey County Planning and Building Inspection Department in Salinas, California. All comments provided were considered during the development of the DEIR, the PRDEIR, and consideration of alternatives.

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

- **Land Use.** Concern has been raised that the Proposed Project would introduce an incompatible use at the Sawmill site by relocating the existing Equestrian Center to this location. Concern has also been raised about the effect of proposed development on existing conservation easements, existing permit conditions, Huckleberry Hill Natural Area, and S.F.B. Morse Preserve. Concern has also been raised about the scale and intensity of proposed new development.

- **Monterey Pine Forest.** Within the Del Monte Forest, Monterey pine forest is the dominant biological community. The California Department of Fish and Game (DFG) recognizes Monterey pine forest as a sensitive natural community because of its restricted distribution and the substantial reduction from its historic extent. Monterey pine is considered by the California Native Plant Society (CNPS) to be “rare, threatened, or endangered in California” (CNPS List 1B). Local residents, conservation organizations, and resource agencies are concerned with the project’s potential to directly, ~~and~~ indirectly, and cumulatively impact undeveloped forest on the Monterey Peninsula.

- **Wetlands and ESHAs.** Project development and preservation areas contain wetlands within site boundaries as well as areas that meet the LUP definition of an environmentally sensitive habitat area (ESHA). Concern has been expressed that all wetlands and ESHA areas be properly identified, delineated, and avoided and project direct and indirect impacts be mitigated.

- **Special-Status and Rare Plants.** A number of special-status and rare plants would be affected by the implementation of the Proposed Project, including several species that are state or federally listed, most notably Yadon's piperia. Resource agencies, conservation organizations, and individuals have expressed concern with the impact of the project on these special-status and rare plants.
- **California Red-Legged Frog (CRLF).** California red-legged frogs, a federally listed threatened species, have been recently found within several areas proposed by the applicant for preservation in the lower watershed of Seal Rock Creek and at the Proposed Golf Course site. As this is the first documentation of this species within the Del Monte Forest, there is concern about the project's impact on the local population.
- **Water Supply.** Concern has also been raised about there being adequate potable water supply and reclaimed water supply for irrigation uses. Concern has also been raised that the applicant may transfer part of its water entitlement to other property owners in the Del Monte Forest as part of a financing proposal for improvements to the Carmel Area Wastewater District (CAWD)/ Pebble Beach Community Services District (PBSCD) Recycled Water Project.
- **Traffic.** Existing highways that serve the Del Monte Forest, including Highway 1 and Highway 68 currently operate at unacceptable levels of service. Most of the Proposed Project development locations are currently designated with a Resource Constraint Overlay that prohibits development until highway capacity and circulation solutions have been agreed upon and adopted. There is also concern raised about increased traffic within the Del Monte Forest and construction traffic as well as impact of the project on regional highways.
- **Construction Disruption.** Local residents within the Del Monte Forest and others have expressed concern about the level of construction traffic, dust, and noise resultant from the Proposed Project.

## Analysis of Key Issues

This section discusses the key issues of concern raised above relative to the Proposed Project and the conclusions of this document regarding those issues. This is not a comprehensive discussion of impacts of the Proposed Project, for which the reader is directed to Table ES-2 at the end of this Chapter, the DEIR, the PRDEIR, and the rest of this document.

## Land Use

The Proposed Project represents a change in land use relative to that promoted by the existing LCP. The project, if approved, would result in a lesser amount and

density of residential development, an increase in recreational development, an increase in visitor-serving units, and preservation of large areas of open space forest and other areas compared to buildout under the existing LCP and the applicant's previously proposed projects.

The New Equestrian Center proposed for the Sawmill Site ~~will~~<sup>may</sup> require amendment of prior permits and associated easements. With approval of the proposed amendments of the relevant County permits and a finding that the proposed use is consistent with the County's recorded easement for the lower Sawmill, which is a portion of this project, the County will consider this impact relative to the County permits and easement a less than significant impact. Any approvals that may be issued by the County will be conditioned to require that the applicant obtain all necessary amendments to the Coastal Development Permit issued by the Coastal Commission relative to the Sawmill site and all necessary amendments/findings to the easement that covers the upper Sawmill site.

Most of the proposed development areas are currently constrained by a resource constraint overlay related to water and sewer capacity and highway capacity and circulation solutions. Removal of the resource constraint designation is only allowed when water and sewer capacity sufficient to serve such development becomes available and highway capacity and circulation solutions have been agreed upon and adopted. As determined by analysis in the DEIR and PRDEIR, ~~Chapter 3.5 and Chapter 4.4~~, there is adequate water supply and sewer capacity to meet the demands of the Proposed Project, with the mitigation identified in ~~Chapter 4.4~~. Traffic improvements included with the project and mitigation described in the DEIR, PRDEIR, and this document ~~Chapter 3.7 and 4.4~~ will make the project consistent with relevant LUP policies. Thus based on the analysis in this document, the resource constraint overlay can be removed on the applicant's properties included within the Proposed Project, with the imposition of all relevant mitigation as conditions of project approval.

## Monterey Pine Forest

The Proposed Project would result in the following direct impacts to Monterey pine forest:

- direct removal of 99 acres of undeveloped forest;
- conversion of 28 acres of undeveloped forest to suburban forest; and
- the lost opportunity to complete restoration of 23 acres to forest at the Sawmill site that was required by prior use permits.

The impact area totals 150 acres. This area equates to approximately 1.6% of the remaining known undeveloped native Monterey pine forest in Monterey County. Indirect impacts would also occur due to fragmentation, disturbance of roots and soil compaction from adjacent activity, changes in soil and hydrologic

conditions, increased exposure to fertilizers and herbicides; increased susceptibility to insects and diseases; edge effects and other indirect effects; and loss of genetic diversity for Monterey pine.

The project includes retention of forest *in situ*, restoration of a 15-acre non-forested area to Monterey pine forest, and preservation of areas containing approximately 458 acres of forest. The preservation areas represent approximately 5% of the remaining known undeveloped native Monterey pine forest in Monterey County. The applicant also proposes resource management measures to protect and enhance the retained forest and the forest within preservation areas.

The effect of cumulative development on Monterey pine forest was assessed on a regional basis. Potential cumulative development, including the project, could result in loss of approximately 1,500 acres of undeveloped Monterey pine forest, which is about 17% of the extant forest in the Monterey region.

Taking into account both the adverse and the beneficial effects of the Proposed Project, with the significance and mitigation framework used in this document, the project's overall impact on Monterey pine forest is considered *significant* and its contribution to cumulative impacts is *considerable*. Before mitigation, the project would not offset its impacts sufficiently to avoid contribution to an overall substantial loss of Monterey pine forest. In addition, the applicant's proposals for preservation and resource management do not provide sufficient rigor to guarantee that retention, restoration, preservation and resource management will be conducted in a manner to mitigate the project's adverse effects.

The DEIR identifies the following mitigation measures to reduce the impact of the Proposed Project on Monterey pine forest to a *less than significant level*, including:

- Development, implementation, and monitoring of agency-approved site-specific resource management plans (RMPs) for all proposed and required retention, restoration, and preservation areas with agency approval of all plans prior to issuance of grading permits or final maps for any portion of the Proposed Project.
- A guarantee of full funding, implementation, and monitoring by the applicant of all agency-approved resource management methods to be established in site-specific RMPs.
- Development and implementation of an annual work plan and monitoring reports with associated monitoring for a minimum period of 20 years.
- Reduction of building envelopes for all proposed residential lots to a maximum of 0.5 acre.
- Recordation of conservation ~~negative~~ easements for all retained areas with undeveloped forest areas at development sites and resource management in accordance with site-specific RMPs.

- Restoration of the applicant-proposed 15-acre area at the Proposed Golf Course, and resource management in accordance with the site-specific RMPs.
- Enhancement of several additional areas of forest, where native understory has been previously degraded.
- Dedication of all proposed preservation/conservation areas (458 acres of undeveloped Monterey pine forest) with conservation easements that contain specific restrictive language that permanently prohibits all future development in the dedication areas, with limited exceptions.
- For contributions to cumulative impacts, applicant participation in and support of County development of and adoption of a regional forest conservation plan for the Monterey pine forest.
- For contributions to cumulative impacts, dedication of additional areas (at least 362 244 acres) of undeveloped Monterey pine forest. ~~Potential~~ Additional native Monterey pine forest areas that are owned by the applicant that are required as mitigation will include: most of Area F-1 in the Del Monte Forest (9 40 acres); most of Area J undeveloped lots in the Del Monte Forest (8 9 acres); all of the Old Capitol Site (135 acres of which 74 acres is undeveloped forest); and a portion of the Aguajito site (270 795 acres).

With implementation of the applicant-proposed mitigation and the additional mitigation measures identified in this document, the project would retain the natural forested character in the Del Monte Forest within the project area to the maximum extent feasible consistent with allowable development, and would result in the long-term protection of the natural forest resource in the Del Monte Forest because it would adequately preserve forest plant associations, forest geographic and genetic diversity, native soil cover, and overall forest health. With the implementation of the measures identified for cumulative impacts, the project would not contribute considerably to the loss, conversion, and/or fragmentation of Monterey pine forest such that the future conservation of Monterey pine forest, would be uncertain.

Thus, the project's direct, indirect, and cumulative effects on Monterey pine forest would be *mitigated to a less than significant level*, with the implementation of the mitigation identified herein.

## Wetlands

Certain project development and preservation areas contain wetlands. The Proposed Golf Course, the Spanish Bay Driving Range, and the Sawmill Site (the location for the New Equestrian Center) contain wetlands most of which are seasonal, but some of which contain water for longer periods of time and are considered freshwater marsh. Wetlands are also found within nearly all of the proposed preservation areas.

The applicant has proposed to avoid all delineated wetlands, although in certain areas, the preliminary plans have not identified the specific means of avoidance. Grading plans near several holes at the Proposed Golf Course will need to be modified in order to achieve this goal. The applicant has also proposed restoration and enhancement of the existing wetlands at the Proposed Golf Course and Sawmill Site as well as resource management of wetland areas in preservation areas.

In addition to the overall resource mitigation noted above under Monterey pine forest, specific wetland mitigation identified in this DEIR includes:

- preparation of wetland water balances, site-specific best management practices and drainage infrastructure, post-construction monitoring, adaptive management, and corrective action as necessary to maintain existing hydrology for all wetlands found at development sites;
- redesign of two holes and the golf maintenance trail at the Proposed Golf Course to avoid all grading disturbance to wetlands;
- maintenance of a 100-foot buffer for ~~the~~ ESHA wetland areas and a 25-foot buffer for the seasonal wetland area in the lower Sawmill site for all permanent and temporary activity;
- use of clear-span bridges, boardwalks, or rerouting of all new recreational trails that cross wetlands as necessary; and
- public dedication of all ESHA wetlands and their 100' buffer area.

With implementation of the applicant's proposed preservation and resource management, and the identified mitigation, the Proposed Project's impacts on wetlands are considered *less than significant*.

## ESHAs (Including Huckleberry Hill Natural Area)

Certain project development and preservation areas contain areas that are designated or meet the LUP definition of an environmentally sensitive habitat area (ESHA) as specified in Appendix A of the LUP.

The applicant's proposed development, preservation, and resource management plans have, for the most part, been designed to avoid and protect ESHAs within project areas against significant disruption of habitat values.

Despite these measures, the Proposed Project could result in direct or indirect disturbance of the ESHAs within or adjacent to the Proposed Golf Course and the New Equestrian Center. The Proposed Project could also result in indirect effects to the Huckleberry Hill Natural Area (including SFB Morse Preserve) due to increased equestrian and pedestrian use of recreational trails. Specific mitigation measures are identified in this document for avoidance of ESHA areas

in development areas and avoidance of substantial disruption of their habitat values due to adjacent development or recreational use of preservation areas containing ESHA.

## Listed and Other Special-Status Plants

The Proposed Project would result in significant impacts to a number of federal- and state-listed and other special-status plant species.

In addition to the applicant's proposed preservation and resource management, mitigation is identified in the DEIR and PRDEIR to reduce the impacts of the Proposed Project on special status plant species. Mitigation identified includes those measures noted above for Monterey pine forest and site-specific and species-specific individual mitigation measures (see Table ES-2 at the end of this chapter). With these mitigation measures, direct, indirect impacts and cumulative contributions related to special-status plant species can be mitigated to a *less than significant* level.

The key project impact of concern related to special-status plant species is to Yadon's piperia, a federally listed endangered plant, found at the Proposed Golf Course site and a number of other proposed development sites, as well as at most of the proposed preservation and conservation areas. While applicant-proposed preservation, salvage and transplantation, and resource management would reduce the level of project-related impact to Yadon's piperia, the project, as proposed, would still result in a substantial adverse effect, either directly or through habitat modifications, on Yadon's piperia for the following reasons:

- The Proposed Project would remove a substantial number of individual plants and fragment the mostly unfragmented, ~~second largest known~~ occurrence at the Proposed Golf Course, which is one of the two largest known populations of this species. The result would be the creation of smaller occurrences that would be difficult to manage and more vulnerable to extirpation.
- The Proposed Project would reduce the total known population of this species by about 25% ~~10 to 12%~~, and the acreage of occupied habitat by about 10%. ~~Although salvage and transplantation is part of the proposed project, the applicant's proposals are insufficiently detailed to gauge their feasibility and probable success.~~
- Although the applicant has proposed to dedicate substantial preservation areas containing large occupied Yadon's piperia habitat and populations (about 19% of the known occupied habitat and 41% of the known population), preservation alone cannot offset the substantial losses of existing populations, particularly at the Proposed Golf Course.
- Other cumulative projects may also result in significant loss of Yadon's piperia, both in terms of direct and indirect impacts, and before mitigation,

the Proposed Project could contribute considerably to these cumulative impacts.

For these reasons, the impacts on Yadon's piperia from the Proposed Project and the cumulative contribution are considered *significant*, prior to mitigation.

In addition to the mitigation noted above for impacts to Monterey pine forest, a comprehensive suite of mitigation for project impacts Yadon's piperia was developed, including:

- ~~redesign of the Stevenson drive realignment portions of the golf course and avoidance of residential development, utility line construction and equestrian center development~~ within certain areas containing Yadon's piperia;
- dedication of the applicant proposed and additional preservation areas for Yadon's piperia with a total area of 139 ~~163~~ acres of occupied habitat and nearly 86,000 ~~38,000~~ individuals, representing approximately 46% ~~of the known occupied habitat and 48%~~ 43% of the known population;
- applicant funding and implementation of a final ~~Transplantation Design, Enhancement, and Adaptive Management (TEAM) Piperia~~ Plan for Yadon's piperia, to create expand new populations of Yadon's piperia larger than the net loss of occupied habitat acreage and individuals from the Proposed Project and to enhance existing populations to offset net indirect effects from the Proposed Project; and
- resource management of existing populations in preservation, conservation, and resources management areas and additional measures during construction and operations to reduce impact on Yadon's piperia.

Implementation of a comprehensive suite of avoidance, minimization, salvage/transplantation, enhancement, preservation, and resource management measures proposed by the applicant and required as mitigation for both Monterey pine forest and for Yadon's piperia would substantially reduce the level of project-related impact to Yadon's piperia. Therefore the project, as mitigated, is not considered to ultimately ~~would neither~~ hinder the recovery of the species nor result in a residual substantially adverse effect on this species, and thus the project impacts to Yadon's piperia would be mitigated to a *less than significant* level.

## California Red-legged Frog

California red-legged frogs, a federally listed threatened species, have been found within several areas proposed by the applicant for preservation in the lower watershed of Seal Rock Creek, and at the Proposed Golf Course site. Due to the nature of the wetland habitat at the Proposed Golf Course site, the wetlands provide foraging and dispersal habitat, but not breeding habitat. Wetlands and drainages in other portions of the Del Monte Forest also provide suitable breeding, foraging, and dispersal habitat; however surveys to date have not found



California red-legged frogs except within the lower watershed of Seal Rock Creek and at the Proposed Golf Course. It is possible that the two individual frogs found at the Proposed Golf Course dispersed from the lower Seal Rock Creek watershed, as it is the nearest known breeding location.

Golf course development would not eliminate any breeding habitat, but would eliminate forested areas between wetland habitat through which frogs travel. Golf course development would also result in indirect effects in proximity to wetland habitat such as increased runoff during construction and operation, pesticide and fertilizer use, and pedestrian use.

The Proposed Project includes the following measures to offset these impacts:

- creation of up to three new breeding ponds along and adjacent to the lower portion of Seal Rock Creek;
- preservation of wetland and riparian areas within the Seal Rock Creek watershed and within other parts of the Del Monte Forest that contain suitable habitat; and
- implementation of a wetland management plan that includes enhancement of wetlands at the Proposed Golf Course site;

Despite these measures, the potential direct and indirect impacts are *significant*. These impacts can be reduced to a *less-than-significant* level by the following mitigation identified in the DEIR.

- obtaining take authorization from USFWS;
- provision of upland native vegetation buffers around wetland habitat of a minimum width of 25' ~~30'~~ on each side on the Proposed Golf Course, where the area is not presently developed;
- preconstruction surveys, constructing monitoring, and worker education; and
- operational measures to reduce impact such as predator (e.g. bullfrogs) control, evaluation of alternatives to chemical weed control for non-native vegetation control, use of herbicides and pesticides that are compatible with aquatic systems; and prohibition of the introduction of mosquitofish into project area aquatic habitats.

## Water Supply

Given the restriction on development in the Del Monte Forest and the Monterey Peninsula in general due to water supply shortages, any contribution to potable water demand would be considered significant where water supplies are not assured.

The Proposed Project would create demand for both potable and reclaimed water as described below:

**Summary of Water Demand.** The Proposed Project would create an estimated direct demand for 91 acre-feet/year (AFY) of potable water. In addition, the Proposed Project would use reclaimed water from the existing CAWD/PBCSD Recycled Water Project to irrigate turf at the Proposed Golf Course, the New Equestrian Center, and the Spanish Bay Driving Range. ~~Irrigation would require an estimated 91 AFY in normal rainfall years and 229 AFY in a drier than normal year.~~ The existing Recycled Water Project has certain capacity and water quality constraints such that it cannot presently provide all the reclaimed water demanded by existing irrigation users nor the Proposed Project irrigation demand. Thus, as identified in the PRDEIR this document, some of the irrigation demand of the Proposed Project would be met by potable water. When the analysis of direct potable demand is combined with indirect irrigation use of potable water, the Proposed Project would use an estimated 191 ~~182~~ AFY of potable water in ~~normal~~ average years up to 346 320 AFY of potable water in ~~very dry~~ drier than normal years.

**Direct Impact Analysis.** Relative to a current (2002) baseline, the increased demand would result in increased withdrawals by Cal-Am from the Carmel River aquifer and/or the Seaside aquifer. Impacts of this increased demand were analyzed in respects to (a) whether sufficient water can legally be supplied to service the Proposed Project and (b) whether net increases in water diversions from the Carmel River or the Seaside aquifer would occur.

The applicant has a remaining potable water entitlement of 355 AFY. The MPWMD has previously identified that this amount is available for development on the applicant's properties in the Del Monte Forest pursuant to the applicant's entitlement. Provision of up to 355 AFY of water for the Proposed Project by Cal-Am is not constrained by the requirements of SWRCB Order WR 95-10. Thus, sufficient water can be legally supplied to support the Proposed Project.

~~While~~ The project would increase withdrawals by Cal-Am from the Carmel River aquifer and/or the Seaside aquifer relative to a current (2002) baseline., ~~the County has determined that the applicant has offset this increase by its prior participation in guaranteeing financing of the existing Recycled Water Project. Without the Recycled Water Project, potable water use and Carmel River and Seaside aquifer withdrawals would be 550 to 780 AFY greater than at present, based on the amount of reclaimed water presently used for irrigation in the Del Monte Forest. This amount of reduced potable water use is greater than the amount of project related increase in potable water use. Thus, net withdrawals from the Carmel River and/or the Seaside basin would not increase when the reductions in use resultant from the Recycled Water Project are taken into account., and this is considered a significant water supply impact and a significant impact on the biological resources of the Carmel River, as described in detail in the PRDEIR.~~

~~The County's determination is consistent with the prior determination of other regulatory agencies that have examined the applicant's entitlement. The MPWMD has identified that use of the applicant's remaining entitlement would not result in any increase in diversions from the Carmel River because the water~~

entitlement was derived from the applicant's financial involvement with the reclamation plant, which has lowered Del Monte Forest potable use by at least 500 AF. The Monterey County Water Resources Agency has determined that the project will result in a "net increase of zero AFY due to its being within the jurisdiction of the exempt Pebble Beach Company—Benefited Properties" and because such use "is consistent with MPWMD Ordinance #70 and Board of Supervisors action dated October 11, 1994".

Because the project's potable water demand can be legally provided pursuant to the applicant's entitlement and because the potable water demand has been offset by the potable water saved by the Recycled Water Project, this is considered a *less than significant* direct impact.

Mitigation is identified in the PRDEIR to require the applicant to (a) fund the Phase II improvements of the existing Recycled Water Project; (b) avoid use of potable water for irrigation at the Proposed Golf Course, the Spanish Bay Driving Range, and the New Equestrian Center; and (c) fund the provision of tertiary treated water to Carmel Lagoon, provide additional conservation, or provide recycled water to offset other existing potable water use to offset the project's net increase in summer withdrawals from the Carmel River aquifer during wet years. Implementation of these mitigation measures is identified in the PRDEIR as reducing the water supply and associated biological resource impacts to a *less than significant* level.

**Cumulative Impact Analysis.** The cumulative analysis examined the additional demand of cumulative demand for potable water and also examined the effect of the proposed Phase II improvements to the CAWD/PBCSD Recycled Water Project including the applicant's proposed financing mechanism. The Phase II improvements, once implemented, would decrease the use of potable water for irrigation in the Del Monte Forest and would also decrease the use of potable water for the proposed project. The sale and conveyance transfer of some of the up to 175 AFY of the applicant's entitlement to other residential properties within the Del Monte Forest would result in increased water demand beyond that of the proposed project and, if not limited, could result in a cumulative water demand greater than the applicant's total remaining entitlement. Mitigation is proposed in this document to limit the maximum amount of water entitlement that the applicant could theoretically transfer to other users in the Del Monte Forest to ensure that the total facilitated water use is less than the remaining entitlement total. The mitigation described in the PRDEIR was designed to take into account the potential residential potable use of Phase II investors and would offset the combined potable demand of both the project and the Phase II investors.

## Traffic

The Proposed Golf Course, residential subdivisions, and expansion of resort facilities will bring more people into Del Monte Forest and would therefore

increase traffic within the Del Monte Forest , along Highways 68 and 1, and on regional highways.

The Proposed Project includes the Phase 1B Interim Improvement at the Highway 1/Highway 68/17-mile Drive interchange as well as certain road improvements and changes within the Del Monte Forest. The project would have significant impacts or contribute to cumulative impacts at the following locations:

**Congress Road/Forest Lodge Road.** The Congress Road/Forest Lodge Road intersection operates at an acceptable level of service now, but with the project as well as with cumulative conditions, operations would decline to an unacceptable level. Mitigation has been identified to require the applicant to pay a fair share portion to install stop-sign controls at all approaches to this intersection. Which would reduce this impact to *a less than significant* level.

**Highway 68/Highway 1 SB Interchange.** The project includes the Phase 1B Interim Improvements at this intersection. The Proposed Project would also contribute to traffic to this intersection. The intersection operates under an unacceptable level of service (F) under baseline and anticipated cumulative (without project) conditions during both peak hours. ~~With the project, more capacity would be provided at this interchange in excess of the contributed traffic and conditions would improve at this location and the project's impacts would be less than significant.~~ The applicant's funding of the Phase 1B improvements would represent a contribution of approximately 9% of the cost of the overall Highway 68 widening project; whereas the project's traffic contribution is about 3%. Thus, the funding of Phase 1B represents a fair-share contribution in excess of the project's impact to this portion of Highway 68 (Holman Highway).

**Highway 68 Intersections at Skyline Forest Drive, Beverly Manor, and Aguajito Drive.** Although no project traffic is anticipated to be added directly to the critical side-street movements at these intersections, project traffic will further minimize the size and availability of gaps in mainline Highway 68 traffic that would be sufficient for traffic movements onto Highway 68. Mitigation is identified to require the applicant to pay a fair-share proportion of the cost for ~~one of four improvements at to signalize Skyline Forest Drive and Beverly Manor intersections~~ and to install a median acceleration lane at the intersection of Highway 68/Aguajito Road, which would reduce the project's impact and cumulative contributions to less than significant. The Beverly Manor intersection is included within the Highway 68 widening project area and thus the applicant's funding of Phase 1B also addresses its fair-share contribution concerning project impacts at this intersection.

**Highway 1 Intersections at Carpenter Street, Rio Road, Ocean Avenue and Carmel Valley Road.** Under cumulative plus project conditions, the Proposed Project would contribute considerably to the cumulative volume to critical movements that would cause operations to decline at peak hours at Highway 1. Mitigation is proposed to require the applicant to pay a traffic impact fee for the

Highway 1 Project Study Report improvements, which would reduce the project's contribution to a cumulative impact to *less than significant*.

**Regional Highways (Highway 1, 68 (Salinas – Monterey), 101, and 156).** As described in the PRDEIR, under baseline plus project and cumulative plus project conditions, the Proposed Project would contribute to worsening of deficient operations or failed operations along portions of regional highways in Monterey County. Mitigation is proposed to require the applicant to pay a fair-share traffic impact fee for specified highway improvements, which would reduce the project's direct impact and contribution to a cumulative impact to *less than significant*.

Site circulation, emergency access, and parking are also evaluated in the DEIR Chapter 3.7, "Transportation and Circulation" and in Chapter 4.4, "Cumulative Impacts." Impacts identified were either considered less than significant or mitigation was identified that can reduce the impacts too less than significant. Construction traffic is discussed separately below.

## Construction Disruption

Construction period disruption related to construction traffic, dust, and noise are analyzed in the DEIR Chapter 3.7, "Transportation and Circulation", Chapter 3.8, "Air Quality", and Chapter 3.9, "Noise", as revised in this document.

**Construction Traffic.** Traffic associated with construction truck trips could impact traffic flow on adjacent streets, aggravate the operations of intersections previously identified as deficient, and degrade the quality of life of residents near the construction sites. Mitigation has been identified, including implementation of the mitigation noted above for interchanges, scheduling of truck trips to comply with the Del Monte Forest Architectural Board Guidelines, implementation of traffic control measures, routing construction truck travel on collector and arterial roads, and implementation of Highway 1/68/17-Mile improvements, the Lopez/Congress improvement, and the Congress Road improvements early in the overall construction schedule. These measures would reduce the project's impact to *less than significant*.

**Construction Dust.** The Proposed Project would result in fugitive dust entrained into the air from construction activities and diesel exhaust emissions. Mitigation recommended by MBUAPCD has been identified that include the use of water trucks or sprinkler systems (or other measures) to be used to prevent dust from leaving the construction site and the use of diesel particulate filters and low-sulfur diesel fuel for diesel-powered construction vehicles. These measures would reduce the project's direct impact to *less than significant*.

**Construction Noise.** Significant construction period noise impacts were identified at certain locations. Mitigation has been identified including; limits on work hours, location of equipment and use of buffers and barriers, use of

sound control devices, shielding/shrouding of impact tools, machinery management, truck routing, a noise complaint response/tracking program, best management practices for blasting and pile-driving (if conducted), and additional measures as identified as necessary to comply with the County's noise ordinance. These measures would reduce the project's direct impact to *less than significant*.

## Alternatives Considered

After considering the input provided in comments on the NOP, at the scoping meeting, the prior RDEIR and FEIR, and the results of the impact analysis in the DEIR in Chapter 3, and the cumulative impact analysis in Chapter 4, a range of alternatives and alternative options was identified with the potential to avoid or substantially reduce the significant impacts of the project. While the number of conceivable alternatives that might be considered for a project of this nature is vast, the range of alternatives considered was determined to represent a reasonable range for the purposes of analysis, considering the nature of development proposed and the significant impacts identified for the Proposed Project.

Alternatives were screened for feasibility, their ability to meet some or all of the project objectives, and their potential to avoid or substantially reduce significant impacts of the project.

The following alternatives were initially considered but dismissed from more detailed impact analysis because they are either considered infeasible, would not meet at least some of the project objectives, or would not avoid or substantially lower the significant impacts identified for the Proposed Projects. The rationale for this determination is explained in Table 5.0-1 in Chapter 5 in the DEIR as revised in Chapter 3 of this document.

- Alternative A. Refined Alternative 2 from 1997 FEIR
- Alternative B. Original PBC Lot Program
- Alternative C. Revised Layout for 18-hole Championship Golf Course at Area MNOUV
- Alternative D. Non-Championship 18-hole Golf Course at Area MNOUV
- Alternative E. Nine-hole executive golf course expansion of Peter Hay at MNOUV
- Alternative F. New Golf Course on Huckleberry Hill (Alternative 3 from 1995 RDEIR)
- Alternative G. New Golf Course at Area PQR
- Alternative H. New Golf Course at Sites Outside the DMF
- Alternative I. Transfer of Development Rights (TDR)

The remaining alternatives were analyzed further in the document. A summary of analysis is provided below. Unless otherwise noted, aspects of the alternatives outside the locations specifically discussed are the same as in the Proposed Project.

## Alternative 1 - No Project

There would be no changes to existing land uses. Current conditions of the proposed development sites would remain for an undefined amount of time. Proposed preservation sites would not be secured with new conservation easements. Management of open space would continue as at present.

Other than the Proposed Project, no pending applications or permit approvals exist for development within the properties contained with the current proposal. Without the project and its proposed subdivisions, it is still possible that single-family residential development could occur on certain existing legal lots within the project area.

Single-family residential development on existing lots (1 dwelling unit per existing legal lot on residentially-designated areas) could have environmental impacts particularly if proposed within sensitive resource areas or hazard areas. However, the scale of such development would likely be far less than the Proposed Project. As one example, ~~using the analysis in Chapter 5 of the DEIR,~~ single-family residential development (of 41 legal lots) could result in removal of about ~~9-5~~ acres of Monterey pine forest (assuming 0.22 acre loss per residence) and type conversion of about ~~11~~ acres (assuming 0.5 acre building envelopes) ~~12~~ acres (compared to 99 acres and 28 acres respectively in the Proposed Project). In addition, in the event of such residential development, permit review is likely to require conditions to reduce impacts to a less than significant level.

Other development may occur on other existing vacant lots in the Del Monte Forest as noted in Chapter 4.4, "Cumulative Impacts", but this development is external to the Proposed Project.

## Alternative 2 - Project Redesign

This alternative includes the following components:

- a 9-hole expansion of Spyglass Hill Golf Course;
- preservation of central portion of Area MNOUV;
- consolidated 60 employee housing units at the Corporate Yard;
- smaller Spanish Bay Driving Range at Area C;
- clustered residential development;

- reduced (65) visitor-serving units at the Lodge and Inn; and
- the rest of development as in the Proposed Project.

**Feasibility.** The 9-hole expansion of Spyglass Hill Golf Course is technically feasible, in that it can be built on the site at Area MNOUV and its operations can be integrated into the operation of a 27-hole championship golf facility. Economically, expansion by nine holes could increase the rounds of golf at Spyglass Hill Golf Course substantially. An independent economic analysis has not been conducted, thus it cannot be identified definitively at this time if this conceptual course is economically feasible. However, for this purpose of the FEIR ADEIR, based on a preliminary financial review and given the substantial increase in golf rounds and the likely greens fees, it is considered *potentially* economically feasible.

No specific design has been developed for consolidated 60 units of employee housing at the Corporation Yard; thus the technical feasibility of this component to deal with existing slope constraints is undetermined. A smaller driving range and clustering of residential lots and the reduced number of visitor-serving units are feasible.

**Ability to Meet Project Objectives.** This alternative would meet the project objectives but would only partially meet several of the applicant's specific project goals.

This alternative meets the general objectives of the Proposed Project but not the applicant's specific goals of "adding a new 18-hole championship golf course" and "relocating the golf training facility nearer to the Spanish Bay golf course." This alternative also does not meet the applicant's goals for size of location of some of the residential lots and amount of visitor-serving units.

As noted above, according to CEQA Guidelines section 15126.6 (a), alternatives evaluated in an EIR need to attain "most of the basic objectives of the project." According to CEQA Guidelines section 15126.6(b), discussion of alternatives can include analysis of alternatives that "would impede to some degree the attainment of the project objectives, or would be more costly."

**Summary of Impacts.** Taking into account all alternative components, direct removals of Monterey pine forest were estimated at around 72 acres, or 27 acres less than the Proposed Project. This alternative would preserve larger amounts of native forest including areas of Yadon's piperia *in situ* in larger contiguous areas than the Proposed Project.

This alternative would also lower traffic levels, traffic-related emissions and demand for water/reclaimed water relative to the Proposed Project. There are also potential slope constraints and related impacts at Corporation Yard for expanded employee housing. This alternative would lower average lot size in Area F-2 and require additional access road improvement for fire access. Other environmental impacts of this alternative are similar to the Proposed Project.



## Alternative 3 - Reduced Land Use Intensity

This alternative would include the following components:

- a 9-hole expansion of Spyglass Hill Golf Course;
- preservation of central portion of Area MNOUV;
- smaller equestrian center at Sawmill site;
- consolidated parking at Spanish Bay;
- reduced residential development (20 lots);
- reduced visitor-serving units (65 ~~76~~ units); and
- the rest of development/preservation as in the Proposed Project.

**Feasibility.** Feasibility of the 9-hole golf course expansion is as discussed for Alternative 2. A smaller equestrian center at the Sawmill site would eliminate the ability to host large equestrian events in the Del Monte Forest (see discussion below). Increased underground parking at Spanish Bay should be technically feasible, although the geotechnical challenges noted for the underground parking for the Proposed Project would be greater for this component. Reduced residential development is feasible. Reduced visitor-serving units at Lodge at Pebble Beach and Inn at Spanish Bay are feasible.

**Ability to Meet Project Objectives.** This alternative would meet most, but not all of the project objectives. This alternative would meet some of the project's specific goals entirely and some of the goals partially.

The 9-hole expansion component meets project objectives, but not all applicant specific goals, as discussed above for Alternative 2. While a smaller equestrian center would allow for continued equestrian use, the inability to accommodate large equestrian events would reduce existing visitor-serving recreational opportunities, and thus this component would only partially meet the objective to allow the renovation and expansion of existing priority visitor serving uses. The consolidated parking at Spanish Bay would accommodate increased demand and would thus meet project objectives. Reduced residential development would meet the project objectives, but not goals for number of residential lots. Reduced visitor-serving units at Lodge at Pebble Beach and Inn at Spanish Bay would meet project objectives, but not applicant's goals for number of visitor-serving units.

**Summary of Impacts.** Taking into account all alternative components, direct removals of Monterey pine forest were estimated at around 62 acres, or 37 acres less than the Proposed Project. This alternative would preserve larger amounts of native forest including areas of Yadon's piperia *in situ* in larger contiguous areas than the Proposed Project.

This alternative would eliminate ability to hold large equestrian events in the Del Monte Forest, which would be a significant unmitigated impact on recreation.

This alternative would also lower traffic levels, traffic-related emissions, and demand for public services relative to Proposed Project. There may be geotechnical challenges in increasing the amount of underground parking at Spanish Bay as proposed in this alternative. Other impacts of this alternative are similar to the Proposed Project.

## Alternative 4 - Alternative Uses

This alternative would include the following components:

- use of a portion of Area M and N for other recreational, residential visitor-serving uses;
- preservation of central portion of Area MNOUV;
- no relocation of the equestrian center;
- Spanish Bay Driving Range at Sawmill site;
- Consolidated 60 employee housing units at the Corporate Yard;
- clustered residential development; and
- the rest of development/preservation as in proposed project

**Feasibility.** Use of part of Area M and N for other recreation, residential use, or other visitor serving uses, is technically feasible, given the amount of space. No economic study has been conducted as to the economic feasibility of expanded recreational facilities, residential or other visitor-serving uses at Area M and N. Some of these facilities may not be complementary with expanded visitor-serving accommodation. Thus, the economic feasibility of these alternative uses is presently undetermined. In addition, these alternative uses at Area M and N would require an amendment and/or would not be consistent with the LCP, as amended by Measure A.

Placing the Spanish Bay Driving Range at the Sawmill site is feasible, although site modifications may need to be made to accommodate this use and a shuttle service would be needed between the range and the golf course. No specific design has been developed for the consolidated 60 units of employee housing at the Corporation Yard; thus the technical feasibility of this component to address potential slope constraints is undetermined. Clustered residential development is feasible.

**Ability to Meet Project Objectives.** This alternative would meet most of the project objectives and some of the applicant's specific goals.

Use of a portion of Area M and N for other recreational use would allow renovation or expansion of existing visitor-serving uses, minimize residential development to protect on-site resources, and convert land planned for residential development to recreation. However, this component would not provide any

increased opportunities for world-class golf, which is one of the applicant's specific goals for this project and would generate fewer visits to the Del Monte Forest to support the other proposed aspects of the project. Residential use of a portion of Area M and N not allow for renovation or expansion of existing visitor-serving uses because it would not generate new visits and would not convert land planned for residential development to recreation. Use of a portion of Area M and N for other visitor-serving uses would generate new visits, but may not support expansion of existing visitor-serving uses at the Lodge and Inn. This option would also not meet the project objective of converting land planned for residential development to recreation at this site.

The Spanish Bay Driving Range at the Sawmill site, consolidated employee housing and clustered residential components would meet project objectives.

**Summary of Impacts.** Taking into account all alternative components, direct removals of Monterey pine forest were estimated at around 52 acres, or 47 acres less than the Proposed Project. This alternative would preserve larger amounts of native forest including areas of Yadon's piperia *in situ* in larger contiguous areas than the Proposed Project.

The residential use option in this alternative at Area M and N would have higher demand for public services than the Proposed Project. The other visitor serving uses option at Area M and N (inn/conference center or a concert hall/arena) would result in increased traffic, emissions, and noise. There are also potential slope constraints and related impacts at Corporation Yard for expanded employee housing. Other impacts of this alternative area similar to proposed project.

## Summary of Impacts and Mitigation Measures and Levels of Significance

The impacts of the Proposed Project, proposed mitigation, and significance conclusions are discussed in detail in the DEIR, the PRDEIR as revised in this document ~~Chapter 3 and Chapter 4~~. Table ES-2 summarizes the revised impacts, mitigation measures, and levels of significance identified in this document.

IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
<b>3.1 Land Use (LU)</b>												
A. Land Use Compatibility												
A1. The project introduces new land uses, but they are not incompatible with adjacent land uses.		○ Applies to project as a whole										—
A2. The Relocated Equestrian Center may conflict with applicable County and CCC Spanish Bay Resort and Sawmill site permits and associated conservation easement.	A2. Amend development conditions and easements on the Sawmill site.	—	⊙	—	—	—	—	—	—	—	—	⊙
B. Plan/Policy Consistency												
B1. Proposed Project elements may be inconsistent with LUP, Area Plan, or General Plan policies.	See Appendix D and Chapter 3.1 for details	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙	⊙
B2. The Proposed Project would be inconsistent with existing general plan policies because it would include development in areas currently designated with a resource constraints overlay.	See Appendix D and Chapter 3.1 for details	⊙	—	⊙	⊙	⊙	—	⊙	⊙	—	—	⊙
B3. Proposed Project elements conflict with applicable adopted land use designations.	See Chapter 3.1 for details	⊙	⊙	⊙	—	—	⊙	—	—	—	—	⊙
<b>3.2 Geology, Seismicity, and Soils (GSS)</b>												
A. Seismic Hazards												
A1. Placement of new structures could result in potential structural damage and associated human safety hazards resulting from ground shaking caused by earthquakes on nearby active and potentially active faults.	A1. Design all proposed structures in accordance with the requirements of the California Building Code, current edition, and recommendations contained in site-specific geologic and geotechnical reports.	⊙ Applies to project as a whole										
A2. Placement of new structures at the New Equestrian Center could result in potential structural damage and associated human safety hazards from liquefaction caused by earthquakes on nearby, active and potentially active faults.	A2. Conduct further geotechnical investigations at the New Equestrian Center and design all proposed structures in accordance with the requirements of the California Building Code, current edition, and recommendations contained in site-specific geologic and geotechnical reports.	—	⊙	—	—	—	—	—	—	—	—	—

Note: Includes DEIR and PRDEIR mitigation as revised in this document

● = 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

**GC** – Golf Course; **EC** – Equestrian Center; **SBI** – Inn at Spanish Bay; **SBE** – Spanish Bay Employee Housing; **SBR** – Spanish Bay Driving Range; **PBL** – The Lodge at Pebble Beach; **SUB** – Residential Subdivisions; **CY** – Corporation Yard Employee Housing; **RD** – Internal Roadways; **HWY** – Highway 1/Highway 68/17-Mile Drive Improvement; **CUMUL** – Cumulative Impact

IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
B. Landslides and Slope Stability												
B1. Placement of buildings and grading on steep and/or unstable slopes could result in potential structural damage and associated human safety hazards from mass movements (landslides and debris flow).	B1-1. Revise tentative maps to exclude all portions of residential lots in Area F-3 and Area PQR with slopes greater than 30% from residential subdivision lots ( <u>or exclude these areas from building envelopes</u> ) and dedicate conservation easements for these areas.  B1-2. Implement recommended design criteria of the Geotechnical Engineer of Record at the Proposed Golf Course and Corporation Yard Employee Housing sites where structures are proposed in areas of steep slopes or slope instability.  B1-3. Implement recommended design criteria of the Geotechnical Engineer of Record at the Proposed Golf Course and New Equestrian Center where steep slopes would be manufactured.											
C. Erosion												
C1. Grading and excavation could result in substantial soil erosion, loss of topsoil, and sedimentation.	C1-1. Prepare and Implement an Erosion and Sediment Control Plan.  C1-2. Wet season grading additional erosion control measures.	☉ Applies to project as a whole										
D. Soil Constraints												
D1. Construction in areas of expansive soils could result in substantial damage to overlying building foundations and roadways.	D1. Design all proposed structures in accordance with the requirements of the California Building Code, current edition and recommendations contained in site-specific geologic and geotechnical reports.	☉ Applies to project as a whole										
D2. Construction of underground structures in the presence of shallow groundwater and weak surrounding deposits could result in inadequate drainage and structural failure during construction or operation.	D2. Dewater excavations and shore temporary cuts during construction of the underground parking structures at the Inn and Lodge. Develop and implement an engineered drainage plan to handle surface and subsurface runoff. Implement all other relevant recommendations of the geotechnical engineer of record.											

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IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
D3. Construction in areas of unconsolidated fill could result in settlement and substantial damage to overlying building foundations.	D3. Design all proposed structures in accordance with the requirements of the California Building Code, current edition and implement recommendations of project geotechnical and geologic reports.											
E. Hazardous Materials												
E1. Potential hazardous materials and methane off-gassing related to materials in the fill at the Corporation Yard may result in worker and/or resident exposure to hazardous materials or hazardous conditions.	<p>E1-1. Conduct Phase II investigation consisting of subsurface soil borings, collect samples for analysis of hazardous constituents that may be present in the fill, submit results to MCDEH and DTSC; initiate remedial action if warranted to protect workers during construction or future residents in accordance with applicable local, state, and federal regulations.</p> <p>E1-2. Assess potential for methane off-gassing at the Corporation Yard fill area; submit results to MCDEH; incorporate into construction plans and final design methane controls and/or venting as necessary to avoid hazardous conditions.</p>											

Note: Includes DEIR and PRDEIR mitigation as revised in this document

● = 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

**GC** – Golf Course; **EC** – Equestrian Center; **SBI** – Inn at Spanish Bay; **SBE** – Spanish Bay Employee Housing; **SBR** – Spanish Bay Driving Range; **PBL** – The Lodge at Pebble Beach; **SUB** – Residential Subdivisions; **CY** – Corporation Yard Employee Housing; **RD** – Internal Roadway; **HWY** - Highway 1/Highway 68/17-Mile Drive Improvement; **CUMUL.** - Cumulative Impact

IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
3.3 Biological Resources (BIO)												
A. Environmentally Sensitive Habitat Areas (ESHAs)												
A1. Project development could result in potential disturbance of coastal dune habitat along a golf access trail and associated ESHA special-status plant species, which will be offset by dedication of conservation easements for remnant dune areas as well as dune enhancement, restoration, creation, and management.	A1-1. Redesign the proposed golf trail as an elevated pedestrian trail which avoids locations of special status species, designate <del>the line of play areas at Hole 16 within</del> the Dune ESHA as out of play, and incorporate positive physical barriers between the golf course and delineated Dune ESHA and along designated trails. <u>Implement drainage, landscape, pesticide, fertilizer, and irrigation controls around the Dune ESHA edge to reduce indirect effects of golf course maintenance.</u>  A1-2. Include dune species habitat management and performance criteria into the Master RMP and the Site-Specific RMPs as required by Mitigation Measure BIO-B1-1  <u>[Implemented through Master RMP and Site-Specific RMP for Signal Hill Dune Conservation Area. See section 5.1 of the Master RMP]</u>											
A2. With the exception of the New Equestrian Center, project development will avoid all riparian areas. Installation of sewer, water, and reclaimed water line to serve the New Equestrian Center could affect riparian areas along drainages crossed.	A2. Utility line installation across drainages shall avoid all in-water work, removal of riparian and hydrophytic vegetation, and temporary or permanent disturbance of natural drainages.											
A3. Project development will result in encroachment and alteration of the seasonal pond ESHA in Drainage I in the Proposed Golf Course location.	A3. Redesign Hole 13 to maintain a 40-foot out-of play native vegetation buffer (including overstory and understory) from the seasonal pond ESHA, dedicate the ESHA area and the buffer, and provide a bridged crossing for the golf maintenance trail of Drainage I.  <u>[Implemented through Master RMP and Site-Specific RMP for Proposed Golf Course Resource Management Area. See Section 3.4 and 5.1 of the Master RMP]</u>											

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IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
A4. Residential development in Lot 1 in Area F-3 could result in degradation of areas of the endemic Bishop pine/Gowen cypress association, which is considered ESHA.	A4. Revise the tentative map for Area F-3 Lot 1 to exclude the Bishop pine/Gowen cypress area and <u>provide for a buffer that contains the area within 3 times the radius of the canopy of any Bishop pine/Gowen cypress near the edge of the ESHA area and expand the proposed dedication area to include all of the ESHA area and the buffer area.</u>  <u>[Implemented through Master RMP and Site-Specific RMP for Residential Areas. See Section 3.2 and 5.1 of the Master RMP]</u>											
A5. Increased equestrian and pedestrian activity on existing and new trails in the HHNA (including SFB Morse Preserve), could result in indirect disturbance to environmentally sensitive habitat areas, including Monterey pygmy forest, special status plant species and wetland and riparian areas.	A5. Protect special status plants, Monterey pygmy forest, and other sensitive biological resources in the HHNA from substantial disruption due to increased equestrian and pedestrian use.  <u>[Implemented through Master RMP and Site-Specific RMP for HHNA and Contiguous Areas. See Sections 3, 4, and 5 of the Master RMP]</u>											
A6. Increased equestrian and pedestrian traffic on the Green Trail between Congress Road and Spanish Bay could adversely effect sensitive biological resources.	A6. Implement measures to protect Sawmill Gulch, wetlands, remnant dunes and other sensitive biological resources along the Green Trail between Congress Road and Spanish Bay from substantial disruption due to increased equestrian use. <u>Implement trail safety measures at Green Trail road crossings and along golf course fairways.]</u>  <u>Implemented through Master RMP and Site-Specific RMP for HHNA and Contiguous Areas. See Sections 3, 4, and 5 of the Master RMP]</u>											

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IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
B. Sensitive Habitats (Non-ESHA)												

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IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
B1. Project development will result in direct removal of 99 acres of undeveloped Monterey pine forest, conversion of 28 acres from undeveloped to suburban forest, fragmentation and other indirect impacts; and foregone restoration at the Sawmill site of 23 acres. Undeveloped Monterey pine forest is a sensitive natural community. Impacts on Monterey pine forest are partially offset by the applicant's proposed retention areas, dedication of conservation easements for preservation of 458 acres of forest, and resource management of existing and proposed preservation areas.	<p>B1-1. Develop, implement, and monitor Monterey County-approved Master RMP and site-specific RMPs (<u>SSRMPs</u>) for all proposed and additionally required retention, restoration, and preservation areas. Develop and implement Annual Work Plan and Monitoring Reports and conduct monitoring for a minimum period of 20 years.</p> <p>B1-2. Minimize the loss of Monterey pine forest due to residential development by reducing the building envelope for all proposed lots to a maximum of 0.5 acre</p> <p>B1-3. Minimize the loss of Monterey pine forest by selecting a reclaimed water line routing to the New Equestrian Center that requires no forest removal.</p> <p>B1-4. Record <del>negative</del> <u>conservation</u> easements for all retention areas and conduct resource management in accordance with the Master RMP and Site-Specific RMPs.</p> <p>B1-5. Restore Monterey Pine Forest in the proposed 15-acre area at the Proposed Golf Course, evaluate and enhance rural/suburban forest in portions of Area J and the Old Capitol Site, record easements, and conduct resource management in accordance with the Master RMP and Site-Specific RMPs.</p> <p>B1-6. Dedicate <u>conservation easements</u> for all proposed preservation <del>and conservation</del> areas (458 acres) and incorporate specific development prohibitions in easements; and provide a guarantee of funding of resource management.</p> <p>B1-1(C) Development of and adoption of a regional forest conservation plan for the Monterey pine forest. Applicant involvement and support for a regional conservation plan.</p> <p>B1-2(C). Dedication of additional areas (<u>&gt;362 244 acres</u>) of undeveloped Monterey pine forest.</p> <p><u>[Implemented through Master RMP and Site-Specific RMPs. See Sections 3, 4, and 5 of the Master RMP]</u></p>											

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IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
C. Wetlands												
C1. Project development could result in potential disturbance and/or indirect impacts to 5.9 acres of wetlands within project development areas, of which <del>0.3</del> <del>4.3</del> acres are designated environmentally sensitive habitat areas, that will be partially offset by dedication of conservation easements in areas containing 4.6 acres of wetlands and restoration and enhancement of wetlands found on development and preservation areas.	<p>C1-1. Redesign project elements to avoid wetlands to include: redesign of Holes No. 8, <del>10</del> and 11 and the golf maintenance trail at the Proposed Golf Course as necessary to avoid all grading disturbance to wetlands; maintain 100-foot buffer for the ESHA-wetland area <u>and a 25-foot buffer for the seasonal wetland area</u> in the lower Sawmill site for all permanent and temporary activity; avoid any utility line encroachment into wetland areas; use a clear-span bridge at the crossing of the drainage north of the New Equestrian Center entrance, and use clear-span bridges, <u>boardwalks</u>, or reroute all new recreational trails that cross wetlands.</p> <p>C1-2. Dedicate all ESHA wetlands and their 100' buffer area to the DMFF or an equivalent organization.</p> <p>C1-3. Incorporate all measures specified in the Wetlands Management Plan and the BMP Plan into the site-specific RMPs and Annual Work Plan and Monitoring Report required by Mitigation Measure BIO-B1-1.</p> <p><u>[Implemented through Master RMP and Site-Specific RMPs. See Section 3.4 of the Master RMP]</u></p>											

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IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
D. Special Status Species												
D1. Project development would reduce the number of and restrict the range of Yadon's piperia, a federally listed endangered native orchid as well as result in indirect impacts to other occupied and unoccupied Yadon's piperia habitat. These impacts are partially offset by applicant's proposed preservation, transplantation, enhancement, and resource management.	<p>D1-1. Avoidance - Avoid removal of Yadon's piperia within all residential subdivisions, <u>in the path of utility installation to the New Equestrian Center, the recreational trail at F-3, and at the New Equestrian Center.</u></p> <p>D1-2. Minimization - Redesign the Stevenson Drive Realignment.</p> <p>D1-3. Preservation - The applicant shall permanently dedicate additional preservation areas for Yadon's piperia.</p> <p>D1-4. Piperia Plan. The applicant shall fund and implement a long-term Piperia Plan including transplantation, enhancement, and adaptive management elements to offset project losses of piperia range and extent.</p> <p>D1-5. Resource Management - Manage proposed preservation, conservation, and resource management areas to sustain existing Yadon's piperia populations, protect existing populations from threats, and minimize indirect impacts of existing and proposed development.</p> <p><u>[Implemented through Master RMP and Site-Specific RMPs. See Section 4.1 of the Master RMP]</u></p>											
D2. Project development could result in potential loss or disturbance of up to 20 Gowen cypress trees, a federally listed threatened species, due to residential development as well as disturbance of other individual Gowen cypress trees due to utility line installation. These impacts will be partially offset by preservation of 3.5 acres of Gowen cypress/Bishop pine pygmy forest and restoration of 1.6 acres of Gowen cypress within HHNA.	<p>D2. Avoid direct loss and indirect effects on individual Gowen cypress trees.</p> <p>D2(C). Implement measures to further minimize and avoid cumulative impacts on Gowen cypress.</p> <p><u>[Implemented through Master RMP and Site-Specific RMPs. See Section 3.1 and 5.1 of the Master RMP]</u></p>											

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IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
D3. Project development would result in potential loss or disturbance to one area of Pacific Grove clover habitat, a state listed rare species.	D3. <u>Provide a habitat management area for Pacific Grove Clover that is as large as the extant population to be identified in 2005 surveys and that contains a 25-foot buffer.</u> Define specific <u>restoration</u> , management and enhancement methods for the Pacific Grove clover population <del>in the Proposed Golf Course location</del> prior to final design of the Proposed Golf Course <del>Hole 8</del> , and incorporate these methods into the site-specific RMP, Annual Workplan and Monitoring Report.  <u>[Implemented through Master RMP and Site-Specific RMP for Golf Course Resource Management Areas. See Section 5.1 of the Master RMP.]</u>											
D4. Project development could result in potential loss or disturbance of 45 acres of Hooker's manzanita, 0.02 acres of Hickman's onion, sandmat manzanita at 3 sites and pine rose on 5 sites.	D4. Conduct preconstruction surveys, avoid and protect pine rose occurrences where feasible, remove and replant occurrences where not feasible, and implement site-specific RMPs and Annual Work Plan and Monitoring Report concerning pine rose.  D4-1(C). Implement measures to further minimize and avoid cumulative impacts on Hooker's manzanita.  D4-2 (C). Implement measures to further minimize and avoid cumulative impacts on sandmat manzanita.  <u>[Implemented through Master RMP and Site-Specific RMPs. See Section 3, 4.1, and 5 of the Master RMP.]</u>											

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IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
D5. Project construction could result in direct mortality to California red-legged frogs (CRLF), a federally listed threatened species, and could result in degradation and loss of aquatic and upland habitats, which will be partially offset by preservation of existing known occupied habitat, creation of new breeding habitat, and preservation of other areas containing suitable aquatic habitat.	<p>D5-1. Obtain take authorization from USFWS. Provide upland native vegetation buffers around wetland habitat and Drainage I of a minimum width of 25 feet on the Proposed Golf Course, except where the area is presently developed.</p> <p>D5-2. Implement preconstruction surveys, constructing monitoring, and worker education.</p> <p>D5-3. Implement operational measures to reduce impact to CRLF.</p> <p>D5-4. Design new breeding habitat along Seal Rock Creek in accordance with criteria to establish CRLF habitat characteristics.</p> <p>D5(C). Implement additional measures to further minimize and avoid cumulative impacts on CRLF.</p> <p><u>Implemented through Master RMP and Site-Specific RMPs. See Section 3, 4.2, and 5 of the Master RMP.]</u></p>											
D6. Development in the Proposed Golf Course area could result in loss of Smith's blue butterfly host plants and Smith's blue butterflies; this impact is partially offset by the proposed dune restoration, enhancement and creation.	<p>D6. Conduct preconstruction surveys for Smith's blue butterfly host plants; incorporate host plants into restoration plans; and design all new trails to avoid host plants.</p> <p><u>Implemented through Master RMP and Site-Specific RMP for the Signal Hill Conservation Area. See Section 3.3, 4.2, and 5 of the Master RMP.]</u></p>											
D7. Stormwater runoff from the Proposed Golf Course and other project developments during construction and during operation could degrade nearshore water quality and result in indirect effects to the southern sea otter, western snowy plover, California brown pelican and other marine resources.	<p>GSS-C1-1: Prepare and Implement an Erosion and Sediment Control Plan.</p> <p>GSS-C1-2: Wet season grading additional erosion control measures.</p> <p>HWQ-C6. Obtain authorization through the Regional Water Quality Control Board (RWQCB) for a National Permit Discharge Elimination System (NPDES) permit for general construction activity.</p>	<p>⊙ Applies to project as a whole</p>										

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IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
D8. Project construction and development could result in potential loss or disturbance to habitat occupied by certain non-listed special status wildlife species.	D8-1. Conduct preconstruction surveys for legless lizards, install fencing, capture and release, and conduct construction monitoring.  D8-2. Conduct a preconstruction survey for any new trail construction along the drainage in Area PQR and identify, flag, and avoid all woodrat nests.  D8-3. Incorporate requirements into the site-specific RMPs that dead trees or snags be left or created, wherever feasible, in retained habitat in development areas and in preservation areas for pallid bats.  <u>Post-construction aspects implemented through Master RMP and Site-Specific RMPs. See Section 3, 4, and 5 of the Master RMP.]</u>											
E. Common Wildlife Habitat/Populations/Plant Communities												
E1. The Proposed Project would reduce the habitat of common wildlife species and plant communities within the Del Monte Forest; this impact is offset by the applicant’s proposed preservation dedications, the proposed resource management plans, and the mitigation recommended for sensitive communities and special status species.	See mitigation above.	☉ Applies to project as a whole										
F. Indirect Habitat Impacts Due to Human Use												
F1. The Proposed Project would increase trail use by pedestrians and equestrian trail siting and use; this impact is offset by the applicant’s proposed preservation dedications, the proposed resource management plans, and the mitigation recommended for sensitive communities and special status species.	See mitigation above.	☉ Applies to project as a whole										

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IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
G. Wildlife Movement												
G1. The Proposed Project would fragment certain existing forested habitats but would not substantially interfere with wildlife movement; this impact is offset by the applicant’s proposed preservation dedications, the proposed resource management plans, and the mitigation recommended for sensitive communities and special status species..	See mitigation above.	☉ Applies to project as a whole										
H. Wildlife Breeding												
H1. Project construction, including tree removal and grading, could result in potential disturbance to nesting raptors if present during construction.	H1. Conduct preconstruction raptor surveys and establish temporary construction buffers.											
I. Tree Removal												
I1. Project construction and development will result in removal or disturbance of approximately 7,103 native Monterey pine and 387 coastal live oak trees greater than 12 inches in diameter. The submitted FMPs are not consistent with all County requirements as they do not contain sufficient replanting commitments and certain other measures necessary for protection of tree and forest health.	I1-1. Incorporate specific tree removal and replanting guidelines into the site-specific RMPs.  I1-2. Protect retained trees from construction disturbance.											
I2. Project construction and development will result in removal or disturbance of three landmark trees, which is inconsistent with provisions of the DMF LUP.	I2. Remove and replant the three landmark oaks from the Fairway One Complex within a nearby suitable site or dedicate a conservation easement for an area of land containing no less than 12 landmark oaks											
Carmel River												
Carmel River – 1. The project will increase withdrawals from the Carmel River resulting in a considerable contribution to cumulative adverse effects to biological resources dependent on the Carmel River including riparian vegetation, steelhead, California red-legged frogs, and other sensitive resources dependent on the river and its aquifer.	Implement Measures PSU-D1, PSU-D2, and PSU-D3 described below.	• ☉ Applies to project as a whole										

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IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
<b>3.4 Hydrology and Water Quality (HWQ)</b>												
<b>A. Alteration of Drainage Patterns</b>												
A1. The Proposed Project could result in changes in on-site drainage patterns that could change existing wetland hydrologic functions of wetlands at the Proposed Golf Course, the New Equestrian Center, the Spanish Bay Driving Range, and the Spanish Bay Employee Housing.	<p>A1-1. Preparation of post-construction monitoring water balance and site-specific BMPs, and infrastructure necessary to maintain existing hydrology for all wetlands found at the Proposed Golf Course, the New Equestrian Center, the Spanish Bay Driving Range, and the Spanish Bay Employee Housing.</p> <p>A1-2. Postconstruction hydrologic monitoring at project site wetlands; adaptive management; and corrective actions as necessary to maintain existing hydrologic function.</p>											
<b>B. Stormwater Runoff and Drainage Infrastructure</b>												
B1. The Proposed Project will result in increased stormwater runoff due to an increase in impervious surfaces and topographic alterations. This impact is partially offset by the on-site retention and other drainage structures proposed by the applicant. However, project design is preliminary and increased flows may exceed the capacity of proposed or existing stormwater infrastructure.	<p>B1-1. Assess downstream stormwater infrastructure and implement all drainage improvements necessary to adequately handle increased stormwater flows from the Proposed Project.</p> <p>B1-2. Submit final drainage report including evaluation of adequacy of all proposed on-site drainage improvements based on final plans.</p>											
<b>C. Water Quality</b>												
C1. The Proposed Project may degrade surface water quality due to an increase in sediment and pollutant loading in stormwater drainage. The applicant's BMP plan and Watershed Hydrology Report and the <u>Conceptual SWPPP for the Phase 1B improvements</u> include measures that are effective at reducing contamination and sediment loading in runoff.		○ Applies to project as a whole.										
C2. The Proposed Project may degrade water quality due to pesticide and herbicide use at the Proposed Golf Course, New Equestrian Center, and Spanish Bay Driving Range. These impacts can be effectively reduced by implementation of the measures found in the applicant's BMP plan.												

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IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
C3. Horse waste at the New Equestrian Center could degrade water quality in downstream wetlands and drainages. Impacts at the Center can be effectively reduced by implementation of the measures found in the applicant’s BMP plan <u>with additional mitigation for special events</u> . Increased trail use may result in increased nutrient loading in HHNA drainages and wetlands.	C3. Implement stream and wetland water quality monitoring, and identify and implement additional measures if monitoring shows a substantial increase in nutrients resulting from animal waste along trails in Huckleberry Hill Natural Area. <u>Implement Best Management Practices for control of horse waste during special events</u> .											
C4. Use of reclaimed wastewater and fertilizer at Proposed Golf Course, Spanish Bay Driving Range, and New Equestrian Center could degrade water quality in downstream wetlands and drainages. These impacts can be effectively reduced by implementation of the measures found in the applicant’s BMP plan.												
C5. The Proposed Project could result in increased pollutants in stormwater runoff from new residential developments in Area I-2, Area PQR and development at The Lodge, all of which ultimately drain to the Carmel Bay ASBS. These impacts will be offset by the measures contained in the Applicants BMP plan regarding stormwater runoff and by the plan to divert most of the drainage from the area of the existing equestrian center and Collins field away from the Carmel Bay ASBS												
C6. Construction of the Proposed Project would include substantial amounts of grading, paving, and use of fuels and construction materials that may result in sedimentation or other contamination of stormwater runoff.	GSS-C1: Prepare and Implement an Erosion and Sediment Control Plan.  GSS-C2: Wet season grading additional erosion control measures.  C6. Obtain authorization through the Regional Water Quality Control Board (RWQCB) for a National Permit Discharge Elimination System (NPDES) permit for general construction activity.	☉ Applies to project as a whole										
3.5 Public Services and Utilities (PSU)												
A. Fire and Police Services												
A1. Increased demand for fire and first-responder emergency medical services.		○ Applies to project as a whole										

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IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
A2. Increased demand for police services.	A2. The applicant and the Sheriff’s Department shall develop a funding mechanism to insure that adequate funding is available for police service within the Del Monte Forest. This funding shall be sufficient to cover the cost of one additional Deputy for the Monterey County Sheriff in perpetuity.	⊙ Applies to project as a whole										
B. Emergency Access												
B1. Interference with emergency access routes to open space areas and an adopted emergency access plan.	B1. Provide emergency access at the Sawmill site, Corporation Yard, and PQR Lots #5-7.	—	⊙	—	—	—	—	⊙	⊙	—	—	⊙
C. Wildland Fire Hazard												
C1. Exposure of people and structures to a significant risk of loss, injury, or death involving wildland fires.	C1-1. Implement fire safety precautions during the declared fire season when performing maintenance on natural open space areas.  C1-2. Implement vegetation management plans and maintenance in high risk fire areas.	—	⊙	—	—	—	—	⊙	⊙	—	—	⊙

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IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
D. Water Demand												
D1. The Proposed Project would increase demand for potable and recycled water and would result in increased withdrawals from the Carmel River and the Seaside Basin aquifers relative to the current baseline.	<p>D1. The applicant shall fund or arrange to fund the RWP Phase II Improvements. Potable water and recycled water shall not be used to serve any Proposed Project developments until the Phase II improvements are operational.</p> <p>D2. Potable water shall not be used to meet irrigation demand of the Proposed Golf Course, the Spanish Bay Driving Range, or the New Equestrian Center.</p> <p>D3. <u>Should the applicant transfer more than 100 AF of its entitlement to DMF residential uses (Phase II investors), the applicant shall either fund the provision of 30AF of tertiary treated water to Carmel Lagoon or reduce consumption of potable water by an additional 41 AF to offset increased withdrawals from the Carmel River between June and October of wet years by one of the following options: a) fund the provision of tertiary treated water to Carmel Lagoon; b) reduce consumption of potable water; and/or c) extend recycled water lines to replace potable water use by existing development. Water supply provided by these measures shall be scaled to the net increase in summer withdrawal from the Carmel River resultant from Project plus Phase II investor use.</u></p>	☉ Applies to project as a whole										☉
E. Infrastructure Capacity												
E1. The project will increase demand for recycled water for irrigation and may result in an increased demand for potable water resulting in the need for improvement to either recycled water distribution and/or potable water distribution facilities.	E1. The applicant shall evaluate the capacity of CAWD/PBCSD distribution infrastructure and/or the Cal-Am distribution infrastructure to deliver recycled water for existing and project irrigation use and potable water needed for irrigation of project areas in the event of a RWP interruption. This mitigation shall be completed prior to irrigation of any areas associated with the Proposed Project.	☉	☉	—	—	☉	—	—	—	—	—	☉

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IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
E2. Increased demand for water line capacity. Service providers have identified adequate water and sewer line capacity for the project and cumulative development.		○	○	○	○	○	○	○	○	—	—	—
RWPP2-1. Construction and Operation of the RWPP2 Improvements could result in significant impacts to various resources.	RWP-1: The applicant shall provide adequate funding to ensure that the RWP Phase II Improvements are constructed in accord with mitigation measures adopted by the PBCSD for the Forest Lake Reservoir improvements and those to be adopted by the Carmel Area Wastewater District for the SMP Project.	⊙ Mitigation for Forest Lake Reservoir within the jurisdiction of PBCSD Mitigation for SMP within jurisdiction of CAWD										
F. Wastewater Treatment												
F1. Increased wastewater treatment requirements.		○	○	○	○	○	○	○	○	—	—	—
G. Utility Disruption During Construction												
G1. Construction of project developments, infrastructure, and road improvements could result in construction-related service disruptions.	G1. Coordinate with the appropriate utility service providers and related agencies to reduce service interruptions.	⊙ Applies to project as a whole										
H. School Enrollments												
H1. Increased student enrollments.		○ Applies to project as a whole										
I. Recreational Demand												
I1. Increased use of existing neighborhood and regional parks.		○ Applies to project as a whole										—
J. Open Space												
J1. Diminished quality and quantity of open space used for recreation.		○ Applies to project as a whole.										—
K. Landfill Capacity												
K1. Increased solid waste, green waste, and recycling disposal needs.		○ Applies to project as a whole.										
K1 (C). Under cumulative plus project conditions, the Proposed Project may contribute to demand for landfill capacity. The Marina <del>Marin</del> landfill has adequate capacity for the project and for reasonably foreseeable cumulative development. No cumulative impact is identified.		— Applies to project as a whole.										

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<b>3.6 Aesthetics (AES)</b>												
<b>A. Scenic Vistas</b>												
A1. Some portions of the Proposed Project may have adverse visual effects on public viewing in or near “visually prominent” areas identified in the LUP and along the 17-Mile Drive corridor.	A1-1. Incorporate design features and landscaping in the design for the developments at the Inn at Spanish Bay to reduce the project’s effects on scenic vistas and corridors.  A1-2. Incorporate design features and landscaping to reduce the project’s effects related to residential development on scenic vistas and corridors.	○	○	⊙	○	○	○	⊙	—	—	—	⊙
A2. The project could have potentially adverse effects on views in the vicinity of the State Route 1/State Route 68/17-Mile Drive interchange.		—	—	—	—	—	—	—	—	—	○	○
<b>B. Visual Character/Building Scale and Mass</b>												
B1. The Proposed Project would potentially degrade the visual character and quality of some areas proposed for development, but proposed buildings would generally be of similar scale and massing as surrounding development.	A1-2. Incorporate design features and landscaping to reduce the project’s effects related to residential development on scenic vistas and corridors.  B1-1. Preserve or install landscaping and design features to minimize the Proposed Golf Course’s effects on views from within the Pebble Beach community.  B1-2. Plant additional trees and understory vegetation on the north side of the proposed Spanish Bay Employee Housing access road.	⊙	○	○	⊙	○	○	⊙	○	—	—	⊙
<b>C. Light and Glare</b>												
C1. The project would introduce new sources of light and glare at the sites proposed for development, which could potentially adversely affect nighttime views or activities in the area.	C1. Incorporate measures to reduce the adverse effects of lighting.	⊙ Applies to project as a whole										

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3.7 Transportation and Circulation (TC)												
A. LOS Decrease to Unacceptable Levels												
A1. The Proposed Project could add traffic to Del Monte Forest checkpoints and intersections that would result in a LOS drop to an unacceptable level at one intersection.	A1. The applicant shall install stop-sign controls at all approaches to the Congress Road/Forest Lodge Road intersection.  A1(C). The applicant would be responsible for payment of a traffic impact fee for the Highway 1 Project Study Report improvements.	⦿ Applies to project as a whole.  (Congress Road/Forest Lodge Road - direct and cumulative) (Hwy 1/Ocean and Hwy 1/Carmel Valley road - cumulative)										
A2. The Proposed Project would contribute to traffic in the Del Monte Forest during special events at the Proposed Golf Course and New Equestrian Center that could cause LOS levels to temporarily decrease to unacceptable levels along certain roadways	A2. During major golf tournament special events within the Del Monte Forest, the applicant and special event sponsors shall continue to provide bus service to and from off-site parking lots to help accommodate spectator traffic.		○									○
B. Traffic Contributions to Existing Unacceptable Levels												
B1. The Proposed Project would contribute traffic to intersections outside the Del Monte Forest that currently operate at unacceptable levels.	B1-1. The applicant shall fund a traffic study and the installation of <u>one of four traffic improvement operations</u> <del>a traffic signal</del> at the intersection of Highway 68/Skyline Forest Drive and be reimbursed through an impact fee program for that portion beyond the project's contribution.  B1-2. The applicant shall pay a fair-share proportion of the <u>project identified in the Caltrans Project Study Report for Highway 68 between Highway 1 and 0.2 km west of the CHOMP intersection.</u>  <del>B1-3. The applicant shall fund the installation of a median acceleration lane at the intersection of Highway 68/Aguaquito Road and be reimbursed through an impact fee program for that portion beyond the project's contribution.</del>  B1-3(C). The applicant shall make a fair-share contribution toward the installation of a median acceleration lane at the intersection of Highway 68/Aguaquito Road.  A1(C). The applicant would be responsible for payment of a traffic impact fee for the Highway 1 Project Study Report improvements.	⦿ Applies to project as a whole.  (Hwy 68/Skyline Forest Dr, Hwy 68/Beverly Manor, <del>Hwy 68/Aguaquito Rd</del> , -direct and cumulative) (Hwy1/Carpenter, Hwy 1/Rio, <u>Hwy 68/Aguaquito Rd</u> - cumulative)										

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IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
B2. The Proposed Project would contribute traffic to Highway 68 segments west of Highway 1 that currently operate at LOS D. The contributions to traffic along Highway 1/68 segments are offset by the proposed interchange improvements included in the Proposed Project, which would improve operations.		○ Applies to project as a whole.										
B3. Project will contribute considerable traffic to certain regional Monterey County highway segments with deficient operations.	TC-B3 and B3 (C). The applicant shall be responsible for payment of a fair-share traffic impact fee for various improvements to Highway 1, Highway 68 (Salinas to Monterey), Highway 101, and Highway 156 and/or a regional traffic impact fee if one is later adopted by TAMC prior to construction of the Proposed Project.	● – Applies to project as a whole.										
C. Del Monte Forest Gates												
C1. The Proposed Project would increase traffic at Del Monte Forest Gates, but volume to capacity ratios would not increase to greater than acceptable levels.		○ Applies to project as a whole.										
C2. The Proposed Project would contribute to traffic at the Del Monte Forest Gates during special events at the Proposed Golf Course and New Equestrian Center that could exceed gate capacity.	A2. During major golf tournament special events within the Del Monte Forest, bus service shall be provided to help accommodate spectator traffic. The applicant and special events sponsors shall continue to provide bus service to and from off-site parking lots.  C2. During major equestrian center special events, the applicant and special events sponsors shall implement special event procedures to accommodate increased vehicle and trailer traffic at the S.F.B. Morse Gate and the stacking lane from westbound Highway 68.											

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IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
D. Access and Circulation												
D1. through D8. The project would create roadways that may not meet design criteria or would create unsafe traffic movements	<p>D2-1. To preserve adequate sight distance (250 ft) for the entrance/exit to the Proposed Golf Course cottages, the shrubbery and the adjacent hillside should be kept below a height of 30 inches.</p> <p>D2-2. To preserve adequate sight distance (250 ft) for the approaches to the Spyglass Hill Road/Stevenson Drive intersection, the hillside and shrubbery on the approaches should be kept below 30 inches.</p> <p>D2-3. Forest Lake Road, between the new Stevenson Drive intersection near Oleada Road and the existing Stevenson Drive/Alvarado Road intersection, should provide for 12-ft through lanes, a 12-ft center (left-turn lane where necessary with minimum length of 200 ft), and 6-ft paved shoulders serving as the bicycle lanes.</p> <p>D3. Internal roadway designs at the New Equestrian Center should allow for adequate internal circulation and safe vehicle passage.</p> <p>D4. Adequate sight distance should be maintained for the entrance/exit to the Spanish Bay Driving Range to prevent vehicles from queuing into Congress Road</p> <p>D5. Provide for adequate sight distances for vehicles exiting the Spanish Bay Employee Housing.</p> <p>D6. The proposed traffic island features at The Lodge at Pebble Beach should be redesigned per the standards of the Association of American State and Highway Transportation Officials (AASHTO) and others, as determined by the County.</p> <p>D8. Incorporate design features for Corporation Yard Employee Housing circulation plan to improve sight distances and circulation.</p>											

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E. Parking												
E1. The Proposed Project provides sufficient parking to meet County Code requirements.												
E2. Development of the Proposed Golf Course would remove special event parking.	E2. Provide one-to-one replacement of the existing parking area.											
F. Transit and Bicycle Travel												
F1. The Proposed Project does not include specific additional trip reduction measures for proposed visitor-serving and residential uses and does not provide opportunities to increase use of public transit systems and would thus not be consistent with Del Monte Forest Land Use Policies and zoning ordinances concerning alternative transportation.	F1. The applicant shall prepare and implement an alternative transportation plan, emphasizing visitor and employee shuttles. The applicant shall continue and expand this shuttle service and shall assist Monterey-Salinas Transit to determine if there is a demand for public bus transit into the Del Monte Forest.											
F2. Project road improvements would re-route existing bicycle lanes but would accommodate bicycle access.												
G. Construction Traffic												
G1. Additional construction traffic associated with construction truck trips could impact traffic flow on adjacent streets, aggravate the operations of intersections previously identified as deficient, and degrade the quality of life of residents near the construction sites.	G1-1. The construction contractor shall schedule truck trips to comply with the Del Monte Forest Architectural Board Guidelines. G1-2. The construction contractor shall implement traffic control measures. G1-3. The applicant shall receive approval for construction truck traffic routes from County and include these routes in all contracts. G1-4. The applicant shall implement the Highway 1/68/17 Mile improvements, <u>the Lopez/Congress intersection, and the Congress Road improvements</u> early in the overall construction schedule. G1(C). The applicant shall coordinate construction traffic movements with substantial other developments under construction in immediate proximity to project construction, as necessary to identify appropriate measures to reduce cumulative traffic impacts.	◎ Applies to project as a whole.										

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3.8 Air Quality (AQ)												
A. Air Quality Plan Consistency												
A1. The project will be consistent with the Air Quality Management Plan as amended later in 2003. The proposed roadway improvements at the Highway 1/68 interchange would be a conforming transportation project with the Regional Transportation Plan.		— Applies to project as a whole.										
B. Long-Term Emissions												
B1. The project would result in a long-term increase in ROG, NOx, CO, and PM10 emissions due to vehicular traffic generated by development, but would not exceed air quality standards of daily emissions thresholds.		○ Applies to project as a whole										
C. Construction Emissions												
C1. The project would result in a short-term increase in ROG, NOx, and PM10 emissions due to grading and construction..	C1. Implement measures to control PM10 emissions.	⦿	⦿	⦿	⦿	○	○	○	⦿	○	○	⦿
C2. Construction of some components of the Proposed Project would require substantial amounts of diesel truck and equipment use, which would result the emission of diesel toxic air contaminants that may pose a risk to human health.	C2. The applicant shall require all construction contractors to use <u>catalytic particulate filters and low-sulfur diesel fuel for all diesel-powered construction equipment and trucks that are retrofitted with diesel particulate filters</u> above 50 horsepower.	⦿ Applies to project as a whole										
D. Sensitive Receptors												
D1. The Proposed Project would expose sensitive receptors to substantial pollutant concentrations.	C1. Implement measures to control PM10 emissions.  C2. The applicant shall require all construction contractors to use construction equipment and trucks that are retrofitted with diesel particulate filters.	⦿ Applies to project as a whole										
E. Odors												
E1. The New Equestrian Center could result in generation of objectionable odors.		—	○	—	—	—	—	—	—	—	—	—

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IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
3.9 Noise (NOISE)												
A. Long-term Increase in Noise												
A1. The proposed project would not result in exposure of persons to noise levels in excess of standards established in the County’s “Land Use Compatibility for Community Noise” chart and/or exposure of outdoor activity areas of noise-sensitive uses to a significant change in noise due to project operations with the exception of noise related to ventilation fans for underground parking structures at the Lodge at Pebble Beach and Inn at Spanish Bay.	A1. Employ noise-reducing treatments on parking structure fan systems.											
B. Short-term Noise Increases												
B1. The Proposed Project would result in exposure of outdoor activity areas of noise-sensitive land uses to construction noise greater than 85 dB at a distance of 50 ft.	B1-1. Limit Hours of Construction Activities.  B1-2. Locate equipment as far from noise-sensitive receptors as practicable.  B1-3. Use sound-control devices on combustion-powered equipment.  B1-4. Shield/shroud any impact tools.  B1-5. Shut off machinery when not in use.  B1-6. Use shortest practicable traveling routes  B1-7. Disseminate essential information to residences and implement a complaint response/tracking program.  B1-8. Implementation of additional mitigation measures, as needed and/or required to comply with the County’s noise ordinance.  <u>B1-9: Implement Best Management Practices to reduce airblast and vibration from blasting, if conducted during construction.</u>  <u>B1-10: Implement Best Management Practices to reduce noise and vibration from pile-driving, if conducted during construction.</u>	<div>● Applies to project as a whole</div>										

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C. Vibration												
C1. The Proposed Project could result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels during construction at the Lodge at Pebble Beach and the Inn at Spanish Bay.	C1. Limit operations that result in vibration to specified times; provide advance notice to adjacent residents of such schedules; and temporarily relocate residents, if requested and if vibration testing demonstrates that levels exceed specified thresholds.											—
3.10 Cultural Resources (CR)												
A. Historical Resources												
A1. The Proposed Project will not cause a substantial adverse change in the significance of a historical resource.		— Applies to project as a whole										
B. Archaeological Resources												
B1. Project grading/excavation may result in disturbance to previously undiscovered archaeological resources.	B1. Stop Work if Buried Cultural Deposits Are Encountered During Construction Activities.	⦿ Applies to project as a whole										
C. Human Remains												
C1. Project grading/excavation may result in disturbance to previously undiscovered human remains.	C1. Stop Work if Human Remains Are Encountered during Construction Activities.	⦿ Applies to project as a whole										
3.11 Energy Services (ENERGY)												
A. Temporary increase in energy use												
A1. A temporary increase in the use of non-renewable energy would occur during project construction. Such use is not considered an inefficient, wasteful, or unnecessary use. Construction fuel demand can be met by existing sources and facilities and this impact is considered less than significant.		○ Applies to project as a whole										

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IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
A. Long term increase in energy use												
<u>B1. A permanent increase in the use of electricity and natural gas would occur during project operation for residences, visitor-serving facilities, and recreational facilities. The increased energy use is considered necessary and is not considered particularly wasteful nor inefficient. Project energy demand can be met by existing sources and facilities. This is a less than significant impact.</u>												○ Applies to project as a whole
<u>B2. A permanent increase in the use of energy for transportation and equipment operation would also occur as a result of the proposed project, but is not considered unnecessary, inefficient, or wasteful, and project demand can be met by existing sources and facilities. This impact is less than significant.</u>												○ Applies to project as a whole

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