

Project Title: Pebble Beach Company's Del Monte Forest Preservation and Development Plan

Lead Agency: Monterey County Planning & Building Inspection Dept Contact Person: Thom McCue

Street Address: 2620 First Avenue Phone: 831/883-7528

City: Marina, CA Zip: 93933-6205 County: Monterey

Project Location: 13 development sites throughout the unincorporated Del Monte Forest (Pebble Beach)

County: Monterey City/Nearest Community: Pebble Beach

Cross Streets: Highways 1, 68, 17-Mile Drive Zip Code: 93953 Total Acres: Approx. 860

Assessor's Parcel No.: See attached list Section: _____ Twp _____ Rang _____ Base _____

Within 2 Miles: State Hwy #: 1, 68 Waterways: Seal Rock Creek, Sawmill Gulch, Pescadero Canyon, Pacific Ocean

Airports: N/A Railroads: N/A Schools: See attached list

Document Type

CEQA: ☐ NOP ☐ Supplement/Subsequent EIR NEPA: ☐ NOI Other: ☐ Joint Document

☐ Neg Dec ☒ Draft EIR PARTIALLY RECIRCULATED DEIR ☐ Draft EIS ☐ Final Document

Local Action Type

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation

☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment

☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☒ Coastal Permit

☐ Community Plan ☒ Site Plan ☒ Land Division: Minor & Standard Subdivisions ☒ Other: Conditional Certificate of Compliance

Development Type

☒ Residential: Units 93 Acres 89 ☐ Water Facilities: Type _____ MGD

☐ Office: Sq. Ft. _____ Acres _____ Employees _____ ☒ Transportation Type Improvements to Interchange of Highway 1, Highway 68, and 17-Mile Drive and Internal Del Monte Forest Roads

☒ Commercial: Sq. Ft. 16,500 Acres _____ Employees 150* ☐ Mining: Mineral _____

☐ Industrial: Sq. Ft. _____ Acres _____ Employees _____ ☐ Power Type _____ Watts

☐ Educational: _____ ☐ Waste Treatment: Type _____

☒ Recreational: Golf Course (216 acres), Driving Range (17 acres), Equestrian Center (45 acres) ☐ Hazardous Waste: Type _____

☒ Other: 160 visitor serving units

Project Issues Discussed in Document

☒ Aesthetic/Visual ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality

☐ Agricultural Land ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater

☒ Air Quality ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian

☒ Archaeological/Historical ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Wildlife

☒ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Growth Inducing

☒ Drainage/Absorption ☐ Population/Housing Balance ☒ Toxic/Hazardous ☒ Land Use

☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Cumulative Effects

☐ Fiscal ☒ Recreation/Parks ☒ Vegetation ☐ Other: _____

* includes additional employees for recreational uses

Present Land Use/Zoning/General Plan Use:

Site	Present Land Use	Present Zoning	Present General Plan
New Golf Course	Undeveloped: forested, former sand quarry, and equestrian center	MDR/B8, LDR/B8, OR, and RC	Low & Medium Density Residential; Open Space Recreation; and Open Space Forest
Relocated Equestrian Center	Former Sand Quarry	Resource Conservation (primarily)	Open Space Forest (primarily)
Spanish Bay Resort	Resort	VSC	Visitor Serving Commercial
Spanish Bay Employee Housing	Undeveloped: forested or vacant	MDR/B8	Medium Density Residential (primarily)
Spanish Bay Driving Range	Undeveloped: forested	MDR/B8	Medium Density Residential
Pebble Beach Lodge	Resort	CGC and VSC	Coastal General Commercial and Visitor Serving Commercial
Residential Subdivision: F-2	Undeveloped, forested	MDR/B8	Medium Density Residential
Residential Subdivision: F-3	Undeveloped: forested	MDR/B8	Medium Density Residential
Residential Subdivision: I-2	Undeveloped: forested	MDR/B8	Medium Density Residential
Residential Subdivision: K	Undeveloped: forested	MDR/B8	Medium Density Residential
Residential Subdivision: PQR	Undeveloped: forested	LDR/B-8 and RC	Low Density Residential
Corp Yard Employee Housing	Sand mining operation	CGC/B8	Coastal General Commercial

Project Description:

PARTIALLY RECIRCULATED DEIR – This partially recirculated document has been prepared to add significant new information to the EIR which has become necessitated in response to comments from the public to the February 2004 Draft Environmental Impact Report (DEIR) and due to the availability of new information.

This PRDEIR addresses potentially significant environmental impacts and mitigations in five specific areas:

- Water Supply and Demand;
- Yadon's piperia;
- Green Trail from HHNA to Spanish Bay;
- Transportation and Circulation; and
- Long-Term Noise.

THE PROJECT: The project, which was the subject of a February 2004 DEIR, consists of a Combined Development Permit that will result in new development at 13 locations. The proposed project also includes: requested amendments to the existing Spanish Bay Use Permit (PC-5202) regarding conditions imposed at the Sawmill Borrow Site, which is now proposed for the relocated equestrian center; approval of conditional certificates of compliance for three sites planned for subdivision; and County review of the project to determine whether the proposed uses are consistent with provisions of the recorded scenic easement on the lower Sawmill site and make appropriate findings or determine whether an amendment to the easement would be required.

The project includes four primary elements: 1) new visitor-serving, recreational and residential development; 2) dedication of conservation easements for the preservation and conservation of certain areas; 3) road, infrastructure, and trail improvements; and 4) resource management of preservation, conservation, and managed habitat areas within and adjacent to proposed development. In summary, the Proposed Project will result in construction of a new 18-hole golf course, a new driving range at the Spanish Bay Resort, and 160 new visitor-serving suites; relocation of the existing Equestrian center; creation of 33 residential lots within 5 subdivisions; construction of 60 employee housing units; and the preservation of 492 acres.

All zoning and land use changes needed for project development have been made by a ballot measure (Measure "A") which had received voter approval. It awaits Coastal Commission certification. As the certification has not been made, the designations in the above charts are the "pre-Measure A" designations.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Completion Preparation or previous draft document) please fill in.

Table 2.0-1. Proposed Project Area Assessor Parcel Numbers

Project Area	Assessor Parcel Numbers
Proposed Golf Course (MNOUV)	008-241-008
	008-242-007
	008-272-010
	008-272-011
	008-311-011
	008-312-002
	008-313-002
	008-313-003
	008-321-006
	008-321-007
	008-321-008
	008-321-009
New Equestrian Center (Sawmill Site)	008-041-009
Spanish Bay Resort	007-091-028
Spanish Bay Driving Range	007-101-041
Spanish Bay Employee Housing	007-101-041
Pebble Beach Lodge	008-423-019
	008-423-029
	008-423-030
	008-423-031
	008-431-009
<u>Residential and Open Space Uses</u>	
Area F-2	008-032-004
Area F-3	008-032-006
Area G	008-041-009
Area H	008-031-015
	008-034-001
Area I-1	008-031-017
Area I-2	008-031-014
Area J	008-561-020
	008-022-024
	008-022-035
Area K	008-022-031
	008-022-032
Open Space Parcel	008-561-020
Area L	008-031-008
Area PQR	008-163-001
	008-163-003
	008-163-005
	008-164-001
	008-171-009
	008-171-022
Corporation Yard Housing	008-041-009

Note: Proposed Project areas are contained within the listed parcels but do not necessarily include the entire parcel.

NEARBY SCHOOLS

Monterey Peninsula Unified School District

Monterey High School

Colton Middle School

Monte Vista Elementary

Pacific Grove Unified School District

Pacific Grove High School

Pacific Grove Middle School

Forest Grove Elementary

David Avenue School

Carmel Unified School District

Carmel High School

Carmel Valley High School

River Elementary

Resources Agency**KEY**

Boating & Waterways

S = Document sent by lead agency

S Coastal Commission

X = Document sent by SCH

Coastal Conservancy

√ = Suggested distribution

Colorado River Board

Conservation

S Fish & Game

Cal-EPA

Forestry

Air Resources Board

√ Office of Historic Preservation

S APCD/AQMD (MBUAPCD)

Parks & Recreation

California Waste Management Board

Reclamation

SWRCB: Clean Water Grants

S.F. Bay Conservation & Development Commission

SWRCB: Delta Unit

Water Resources (DWR)

SWRCB: Water Quality

Business, Transportation & Housing

S SWRCB: Water Rights

Aeronautics

√ Regional WQCB # 3 ()

California Highway Patrol

Youth & Adult Corrections

S CALTRANS District # 5

Corrections

Department of Transportation Planning (headquarters)

Independent Commissions & Offices

Housing & Community Development

Energy Commission

Food & Agriculture

Native American Heritage Commission

Health & Welfare

Public Utilities Commission

Health Services

Santa Monica Mountains Conservancy

State & Consumer Services

State Lands Commission

General Services

Tahoe Regional Planning Agency

OLA (Schools)

Other

Public Review Period (to be filled in by lead agency)

Starting Date: September 27, 2004

Ending Date: November 10, 2004

Signature:

Date: September 23, 2004

Lead Agency (Complete if applicable)

Consulting Firm: Jones & Stokes

Address: 268 Grand Avenue

City/State/Zip: Oakland, CA 94610

Contact: Rich Walter

Phone: 510/433-8962

Applicant: Pebble Beach Company,
c/o Lombardo & Gilles

Address: 318 Cayuga Street

City/State/Zip: Salinas, CA 93901

Phone: 831/754-2444

For SCH Use Only:

Date Received at SCH

Date Review Starts

Date to Agencies

Date to SCH

Clearance Date

Notes:

Mailing List of Agencies directly receiving copies for the DEIR from the Lead Agency

California Coastal Commission
Central Coast District Office
Charles Lester, Deputy Director
725 Front Street, Suite 300
Santa Cruz, CA 95060-4508

Department of Fish & Game
Central Coast Region 3
Carl Wilcox, Environmental Program Manager
Mail: P.O. Box 47
Yountville, CA 94599

CalTrans, District 5
Mike Galizio, Development Review
50 Higuera Street
San Luis Obispo, CA 93401-5415

Monterey Bay Unified Air Pollution Control District
Janet Brennan, Supervising Planner
24580 Silver Cloud Court
Monterey, CA 93940

Katherine Mrowka, Chief
Watershed Unit #3
SWRCB Division of Water Rights
P.O. Box 2000
Sacramento, CA 95812-2000