

Executive Summary

Introduction

This summary of this Partial Revision of the Draft Environmental Impact Report (PRDEIR) includes the following:

- a brief overview of the Pebble Beach Company's Del Monte Forest Preservation and Development Plan (Proposed Project);
- a summary of areas of controversy related to the subjects analyzed in this document; and
- a summary of impacts and mitigation measures for the subjects analyzed in this document.

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).

Summary Project Description

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

The project has not changed in any substantive way that would require recirculation of the project description provided in the Draft EIR. This summary project description is provided for ease of reference in this document. The reader is directed to the Draft EIR, Chapter 2, "Project Description" for further details.

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 the Draft EIR.

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 units¹, 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
- 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 recycled water line extensions within and without project development sites; and

¹ Five of these units will be replacing visitor-serving units being demolished.

- relocation of existing trail segments and construction of new trail segments, for a net increase of 2.4 miles of new trails

The original application included an estimated 3.6 miles of new trails. In comments on the Draft EIR, the applicant amended this to 2.4 miles of new trails. This minor revision will be described in the Final EIR and is not material to this document.

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.

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 and are available for review along with project application material at the Planning and Building Inspection Department in Marina.

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 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 the Proposed Project.

Areas of Known Controversy Related to PRDEIR Analysis

Through issuance of a 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 the Draft EIR, the alternatives to be considered, and issues of concern and controversy. The Draft EIR was circulated for comment in February 2004 for a 45-day comment period. The comments are on file with the Monterey County Planning and Building Inspection Department in Marina, California. All comments provided were considered during the development of the PRDEIR.

Upon review of all comments received on the Draft EIR, the County identified the following topics that required further analysis which in turn could trigger recirculation of the Draft EIR or a portion of the Draft EIR.

- **Water Supply and Demand.** Resource agencies, conservation organizations, and individuals questioned the adequacy and conclusions of Draft EIR regarding potable and recycled water supply and demand impacts including the analysis and conclusions regarding impacts on the Carmel River aquifer, Carmel River biological resources, and the Seaside aquifer. The County determined that these issues warranted revision and recirculation of the water supply and demand analysis.
- **Yadon's Piperia.** Resource agencies, conservation organizations, and individuals questioned the adequacy and conclusions of the Draft EIR regarding impacts on Yadon's piperia (*Piperia yadonii*), a federal endangered orchid, the level of scientific understanding of the plant's ecology, and the feasibility and effectiveness of proposed mitigation. The County determined that these issues warranted revision and recirculation of the analysis of Yadon's piperia.
- **Green Trail.** Comments were provided noting a concern about the lack of analysis of the potential impact of increased equestrian use of the existing Green Trail between the Huckleberry Hill Natural Area (HHNA) and Spanish Bay. The County determined that additional analysis was warranted and that it be recirculated.
- **Traffic.** Several individuals asserted that the project would have impacts on regional highway segments other than those analyzed in the Draft EIR, specifically Highway 156, and asserted that the project would have a significant impact on highway segments with existing or projected deficient operations and thus that mitigation should be required. The County determined that these issues warranted revision and recirculation of the analysis of traffic on regional Monterey County highways.
- **Long-Term Noise.** The County reviewed comments on the Draft EIR and determined that these issues do not warranted revision and recirculation. Responses to comments on the Draft EIR regarding noise will be provided in the Final EIR. However, the County determined separately that a change in the significance criteria for long-term noise was warranted to make it consistent with the existing General Plan. This change resulted in no change to the analysis in the Draft EIR except in the performance standard related to the mitigation for ventilator fan noise. The analysis of ventilator fan noise thus warranted revision and recirculation in this document. The mitigation for Yadon's piperia to route Stevenson Drive traffic onto Bristol Curve has been deleted and thus no discussion of traffic noise related to this mitigation has been added.

- **Growth-Inducement Effects.** In relation to the applicant's proposal to sell and convey portion of its water entitlement to other residential uses in the Del Monte Forest in order to finance the Phase II improvements to the Recycled Water Project, Draft EIR commenters questioned the adequacy and conclusions of the Draft EIR regarding growth-inducement. In the Draft EIR, Phase II was not part of the project nor the mitigation. However, funding of the Phase II is proposed in this document as mitigation and thus the potential growth inducement effects of the financing mechanism is disclosed in this document.
- **Cumulative Impacts.** Comments on the draft EIR questioned the analysis of cumulative impacts related to water supply and demand, Yadon's piperia, and regional traffic for similar reasons to those noted above for these issues. The County determined that these issues warranted revision and recirculation of portions of the cumulative analysis.

Summary of Impacts and Mitigation Measures and Levels of Significance

The impacts of the Proposed Project, proposed mitigation, and significance conclusions for the subjects analyzed in this PRDEIR are discussed in detail in the following chapters of this document. Table ES-1 (P) summarizes the impacts, mitigation measures, and levels of significance related to the subjects analyzed in this document.

Table ES-1 (P). Revisions to Summary of Impacts and Mitigation Measures

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)												
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.	—	⊙	○	—	—	—	○	○	—	—	—
D. Special Status Species												
Impact BIO-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.</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>	⊙	⊙	—	⊙	—	—	⊙	—	⊙	—	⊙
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										⊙

● = 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

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3.5 Public Services and Utilities (PSU)												
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.	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. 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. D3.The applicant shall either fund the provision of 30 AF 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.	☉ 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.	☉	☉	—	—	☉	—	—	—	—	—	☉
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										

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Table ES-1 (P). Revisions to Summary of Impacts and Mitigation Measures

IMPACTS	MITIGATION MEASURES	GC	EC	SBI	SBE	SBR	PBL	SUB	CY	RD	HWY	CUMUL
3.7 Transportation and Circulation (TC)												
B. Traffic Contributions to Existing Unacceptable Levels												
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 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.										
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.	<div>○</div>	<div>○</div>	<div>⦿</div>	<div>○</div>	<div>○</div>	<div>⦿</div>	<div>○</div>	<div>○</div>	<div>○</div>	<div>○</div>	<div>⦿</div>

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