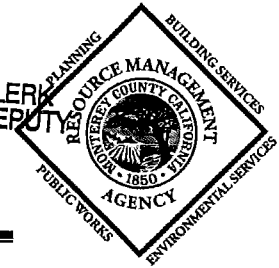


FILED

APR 30 2015

STEPHEN L. VAGNINI  
MONTEREY COUNTY CLERK  
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# MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY

Carl P. Holm, AICP, Acting Director

John Guertin, Acting Deputy Director

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Michael Novo, AICP, Director of Planning

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168 W. Alisal Street, 2<sup>nd</sup> Floor  
Salinas, CA 93901  
[www.co.monterey.ca.us/rma](http://www.co.monterey.ca.us/rma)

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## NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)

**PROJECT TITLE:** PEBBLE BEACH COMPANY INCLUSIONARY HOUSING PROJECT  
(RMA-PLANNING FILE NO. PLN130447; SCH#2014081052)

Notice is hereby given that the County of Monterey is seeking written comment on the Draft Environmental Impact Report (DEIR) on the Pebble Beach Company Inclusionary Housing Project (PLN130447, SCH#20140781052) in accordance with the California Environmental Quality Act. **The public review period will begin on April 30<sup>th</sup> and end on June 19<sup>th</sup>, 2015.** This review period is established for the purpose of receiving written comments on the accuracy and adequacy of the DEIR together with other information relative to the environmental effect of the project.

**PROJECT LOCATION:**

Pebble Beach, Monterey County (portion of Assessor's Parcel Number 008-041-009-000). The 13.2-acre undeveloped project site is located within Pebble Beach, an unincorporated community in Monterey County. The Project site is located along SFB Morse Drive, just south of the intersection with Ortega Road, in the northeast portion of Pebble Beach, adjacent to the City of Pacific Grove. The project site is not on any lists of known hazardous waste facilities, materials or disposal sites.

**PROJECT DESCRIPTION:**

The proposed project includes development of 24 affordable (inclusionary) housing units on 2.7 acres and preservation of Monterey pine forest as open space on 10.5 acres. The 24 housing units would be two-story units dispersed within 4 buildings. The proposed project also includes a manager's office, 67 parking spaces, two driveway access points from SFB Morse Drive, and landscaping.

The Project Applicant has applied for a Combined Development Permit consisting of: 1) a Use Permit and Design Approval to allow the construction of 24 affordable housing units (units ranging in size from 1,078 square feet to 1,343 square feet), including patios and decks, carport with small storage closet for each unit, and a 498 square foot manager's office building; 2) a Use Permit to allow the removal of approximately 135 Monterey pine and 590 oak trees; and associated grading.

The 13.2-acre project site is outside the Coastal Zone and has an entitlement for water supply based on the Applicant's financing of the Recycled Water Project. The current zoning designation of the project site is Medium Density Residential (4 units per acre) on 7.7 acres and

Resource Conservation on 5.5 acres. The proposed development would be entirely within the area zoned for residential development.

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**LEAD AGENCY:** COUNTY OF MONTEREY RESOURCE MANAGEMENT AGENCY -  
PLANNING

**ADDRESSES WHERE A COPY OF THE DRAFT EIR IS AVAILABLE FOR REVIEW:**

County of Monterey RMA-Planning  
168 W. Alisal St., 2<sup>nd</sup> Floor  
Salinas, CA 93901  
(831) 755-5025

Pacific Grove Public Library  
550 Central Avenue  
Pacific Grove, CA 93950  
(831) 648-5762

Pebble Beach Community Services District  
3101 Forest Lake Road  
Pebble Beach, CA 93953  
(831) 373-1274

Documents referenced in the DEIR are available at Monterey County RMA – Planning at the address listed above.

**PUBLIC REVIEW PERIOD: APRIL 30 THROUGH JUNE 19, 2015**

**POTENTIAL SIGNIFICANT ENVIRONMENTAL EFFECTS:**

The significant environmental effects anticipated as a result of the project could include impacts related to aesthetics, air quality, biological resources, climate change, geology and soils, land use and recreation, noise and vibration, transportation and circulation, and water supply. It is anticipated that all impacts could be reduced to a less than significant level by implementing mitigation measures, except transportation and water supply impacts would be significant and unavoidable.

Public hearings will be held, subsequent to the public review period, at a time and place to be specified by legal advertisement in a local newspaper of general circulation. If you would like to be notified of the hearings or would like additional information please contact:

Joseph Sidor, Associate Planner  
Monterey County Resource Management Agency – Planning  
168 W. Alisal St., 2<sup>nd</sup> Floor  
Salinas, CA 93901  
Phone: (831) 755-5025/5262  
E-mail: SidorJ@co.monterey.ca.us

We welcome your comments during the public review period. You may submit your comments in hard copy to the name and address above. RMA –Planning also accepts comments via e-mail or facsimile but requests that you follow these instructions to ensure that RMA-Planning has received your comments. To submit your comments by e-mail, please send a complete document including all attachments to: **CEQAcomments@co.monterey.ca.us**

An e-mailed document should contain the name of the person or entity submitting the comments and contact information such as phone number, mailing address and/or e-mail address and

include any and all attachments referenced in the e-mail. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please send a second e-mail requesting confirmation of receipt of comments with enough information to confirm that the entire document was received. If you do not receive e-mail confirmation of receipt of comments, then please submit a hard copy of your comments to ensure inclusion in the environmental record or contact RMA-Planning to ensure we have received your comments.

Facsimile (fax) copies will be accepted with a cover page describing the extent (e.g. number of pages) being transmitted. A faxed document must contain a signature and all attachments referenced therein. Faxed documents should be sent to the contact noted above at **(831) 757-9516**. To ensure a complete and accurate record, we request that you also provide a follow-up hard copy to the name and address listed above. If you do not wish to send a follow-up hard copy, then please contact RMA-Planning to confirm that the entire document was received.

The Draft EIR is available on CD for purchase from Monterey County RMA - Planning at the above address. The documents are also available on the County website at: <http://www.co.monterey.ca.us/planning>.