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Comments on Revised DEIR

- 1) I submitted extensive comments on the initial DEIR. However, I was not able to locate any documents that details how those comments were addressed. According to my memory, it was assured that each comment would be addressed individually. Therefore, my first comment on the revised DEIR is that the response comments need to be provided for review. 1
- 2) The Pebble Beach Del Monte forest has either changed since the initial biological surveys were conducted or the initial biological surveys did not accurately portray the environment. While hiking and walking the forest trails and on the roads, I have observed flags indicating the location of various sensitive species. In many locations, no sensitive species can be observed where there are flags. This has been true for many months, so it is not a seasonal observation. It is essential that a new, up-to-date biological survey be conducted to accurately record the environment so it can be properly addressed in the DEIR. 2
- 3) To expand upon one of my comments on the original DEIR, it is necessary that any new development plan not only include a trail system but the maintenance of new and existing trails. Many of the existing trails are in need of maintenance, some desperately so. Furthermore, it should be laid out how the condition of trails will be reviewed and what the maintenance response will be. 3
- 4) The Wastewater Reclamation Project will put the Forest Lake Reservoir back into service. There are several concerns that need to be addressed. 4
 - a. The Pebble Beach Company needs to annually analyze the stability of the Reservoir; this analysis needs to be conducted by an outside independent company to assure impartiality. Also reanalysis needs to be done if a significant event occurs, such as an earthquake. Response time to problems identified also needs to be addressed by the DEIR.
 - b. Homes below the Wastewater Reclamation Project are not currently in a flood plain. Pebble Beach Company needs to acquire insurance to cover flood damage to residents if a rupture in the Forest Lake Reservoir were to occur. Such a rupture would most likely occur during an earthquake or a failure of the reservoir lining. Residents should be given the opportunity to comment on the terms of the policy before it is implemented and shortcomings should be addressed.
 - c. Pebble Beach Company needs to conduct continual ground water monitoring to assure that the water table is not being impacted by the reservoir. Addition of new ground water could negatively impact the homes below the reservoir both in terms of health issues (mold) or property value.