

Chapter 1

Introduction

General Information

This document presents responses to comments submitted by agencies, individuals, and organizations concerning the February 2004 Draft Environmental Impact Report (DEIR) and the September 2004 Partial Revision of the Draft Environmental Impact Report (PRDEIR) for Pebble Beach Company's Del Monte Forest Preservation and Development Plan (the Proposed Project). Monterey County Planning & Building Inspection Department (County) is the CEQA lead agency for this project.

The DEIR was made available to the public and regulatory agencies for review and comment during a 45-day comment period between February 2, 2004 and March 22, 2004. Based on the comments on the DEIR, the County decided that several specific issues concerning water supply and demand, Yadon's piperia, a portion of the Green Trail, and traffic on regional Monterey County highways required additional analysis and recirculation. The PRDEIR addressed these specific issues and provided additional information concerning long-term noise and was made available to the public and regulatory agencies for review and comment during a 45-day comment between September 27 and November 10, 2004.

The Guidelines implementing the California Environmental Quality Act (CEQA) require that written responses be prepared for written comments received on a DEIR during the public review period.

CEQA Guidelines Section 15132 specifically states:

The Final EIR shall consist of:

- a. The Draft EIR or a revision of that draft.
- b. Comments and recommendations received on the Draft EIR either verbatim or in a summary.
- c. A list of persons, organizations, and public agencies commenting on the Draft EIR.
- d. The response of the Lead Agency to significant environmental points raised in the review and consultation process.

e. Any other information added by the Lead agency.

As allowed by CEQA Guidelines Section 15088, comments received on the DEIR related to the topics addressed in the PRDEIR are part of the administrative record and have been considered when preparing the PRDEIR. However, these previously received comments related to the topics in the PRDEIR are not responded to in this Final EIR. Comments received on the PRDEIR that address the topics included in the PRDEIR are responded to in this Final EIR.

This Final EIR has been prepared in compliance with the CEQA Guidelines as well as with applicable procedures of Monterey County. This Final EIR includes the DEIR, the PRDEIR, and the material in this document, organized as follows.

Volume I

- Chapter 1. Introduction
- Chapter 2. Master Responses
- Chapter 3. Revisions to the DEIR and PRDEIR
- Chapter 4. References and Acronyms
- Appendix A – Draft Master Resource Management Plan
- Appendix B – Existing Sawmill Easements
- Appendix C – Monterey Pine Forest Mapping Update

Volume II

- Chapter 5. DEIR Comments and Individual Responses
- Chapter 6. PRDEIR Comments and Individual Responses
- Chapter 7. Responses to DEIR Comment No. 73
- Chapter 8. Responses to PRDEIR Comment No. P36.

Volume III (CDROM Only)

- Appendix D - DEIR Comment No. 73
- Appendix E - PRDEIR Comment No. P36

Volume IV (CDROM Only)

- Appendix F - Appendices to Draft Master Resource Management Plan

Master Responses

Chapter 2 of this document contains detailed master responses to the following issues, which were raised in multiple comments on the DEIR and/or the PRDEIR. The purpose of the master responses is to provide a comprehensive and integrated response to multi-faceted elements of a single overarching issue or subject. Revisions to the DEIR and/or the PRDEIR pursuant to the Master Responses are described in Chapter 3. All individual comments were reviewed prior to developing these master responses. Where response to an individual comment is addressed by the master response, this is noted in the responses to DEIR individual comments in Chapter 5, PRDEIR individual comments in Chapter 6, DEIR Comment No. 73 in Chapter 7, and PRDEIR Comment P36 in Chapter 8.

General Issues (GEN)

- EIR Format
- CEQA Process
- Mitigation Monitoring and Reporting

Land Use (LU)

- Measure A
- Spanish Bay Permit Conditions and Sawmill Easements
- Policy Consistency

Biological Resources (BIO)

- Environmental Sensitive Habitat Areas (ESHAs)
- Dune Habitat and Species
- Wetlands
- Huckleberry Hill Natural Area (HHNA)
- Monterey Pine Forest
- Yadon's Piperia
- Bristol Curve
- Pacific Grove Clover
- Resource Management Plans

Hydrology and Water Quality (HWQ)

- Manure Management

Public Services & Utilities (PSU)

- Police Services
- Water Supply and Demand
- Parks, Recreation and Open Space

Transportation and Circulation (TC)

- Highway 68 (Holman Highway)
- Construction Traffic

Alternatives (ALT)

- Range of Alternatives

Revisions to the DEIR and PRDEIR

The revisions to the DEIR and/or the PRDEIR identified as a result of review of comments on these documents are presented in Chapter 3 of this document.

Individual Responses

Chapter 5 of this document contains the comments received by the lead agency during the comment periods for the DEIR and Chapter 6 contains the comments for the PRDEIR. These chapters provide responses to substantive issues raised in the comments. Revisions pursuant to the individual responses to comments are provided in Chapter 3 of this document.

DEIR Comment No. 73 and PRDEIR Comment No. P36 are especially lengthy (> 1200 pages combined). Responses to these comments are provided in Chapters 7 and 8 respectively. Hard copies of these comments are not included in the circulated version of the FEIR in order to conserve paper, but are available on the FEIR CDROM (Volume 3), on the project web site, and in hard copy at the Marina Offices of the Monterey County Planning and Building Inspection Department.

The comment letters are grouped in six categories: federal agencies, state agencies, local agencies, organizations, individuals, and the applicant. Each comment letter has been designated with a comment number. Individual comments within each comment letter are numbered sequentially. For example, the first comment in DEIR comment letter 10 is 10.01, the second is 10.02, and so on. PRDEIR comments are handled the same way except that a prefix of “P” is used.

The comment letters are listed below in alphabetical order by category.

Federal Agencies

93	National Oceanic and Atmospheric Administration (NOAA) Fisheries
107	NOAA Fisheries
P39	NOAA Fisheries
94	U.S. Fish and Wildlife Service

State Agencies

42	Caltrans - California Department of Transportation, District 5
P18	Caltrans - California Department of Transportation, District 5
58	CCC - California Coastal Commission
P30	CCC - California Coastal Commission
78	CDFG - California Department of Fish and Game
P31	CDFG - California Department of Fish and Game
25	SWRCB - State Water Resources Control Board, Water Rights Division

Local Agencies

P06	AMBAG - Association of Monterey Bay Area Governments
84	CAWD - Carmel Area Wastewater District
44	City of Monterey
52	City of Pacific Grove
P07	DMF LUAC Del Monte Forest Land Use Advisory Committee
82	LAFCO - Local Agency Formation Commission
10	MBUAPCD - Monterey Bay Unified Air Pollution Control District
P05	MBUAPCD - Monterey Bay Unified Air Pollution Control District
99	Monterey County Supervisor Louis Calcagno, Louis, 2 nd District
18	Monterey County Parks Department
57	Monterey County Parks Department
26	Monterey County Environmental Health Division
51	MPWMD - Monterey Peninsula Water Management District
103	MPWMD - Monterey Peninsula Water Management District
P35	MPWMD - Monterey Peninsula Water Management Agency
28	MST - Monterey-Salinas Transit
P37	MST - Monterey-Salinas Transit
74	PBCSD - Pebble Beach Community Service District
P38	PBCSD - Pebble Beach Community Services District
46	TAMC - Transportation Agency of Monterey County
P34	TAMC - Transportation Agency for Monterey County

Organizations

60	CNPS - California Native Plant Society
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1	49	CRPB & MC - Concerned Residents of Pebble Beach and Monterey
2		County
3	P11	CRPB & MC - Concerned Residents of Pebble Beach and Monterey
4		County
5	23	DMF LUAC - Del Monte Forest Land Use Advisory Committee
6	37	DMFPO - Del Monte Forest Property Owners
7	72	HOPE - Helping Our Peninsula's Environment
8	73	HOPE - Helping Our Peninsula's Environment
9	96	HOPE - Helping Our Peninsula's Environment
10	P36	HOPE - Helping Our Peninsula's Environment
11	29	IRWG - Independent Reclaimed Water Users Group
12	7	LWV - League of Women Voters
13	47	MPFW - Monterey Pine Forest Watch
14	102	MPFW - Monterey Pine Forest Watch
15	P22	MPFW - Monterey Pine Forest Watch
16	P17	Oak Hills Homeowners Association
17	104	Oak Hills Homeowner's Association Members
18	27	OSAC - Open Space Advisory Committee
19	P08	OSAC - Open Space Advisory Committee
20	66	PBEC - Pebble Beach Equestrian Center
21	35	PBRTA - Pebble Beach Riding & Trails Association
22	62	RVWDW - Rip Van Winkle Dog Walkers
23	83	SFHA - Skyline Forest Homeowners Association
24	64	Sierra Club, Ventana Chapter
25	P29	Sierra Club, Ventana Chapter
26	76	Sierra Club (Frank P. Angel representing)
27	91	Sierra Club (Frank P. Angel representing)
28	P09	Skyline Forest Traffic & Safety Committee
29	43	The Residences at Spanish Bay Association (Berding & Weil, LLP
30		representing)
31	106	The Residences at Spanish Bay Association (TPG Consulting,
32		representing)

33 Individuals

34	P28	Allen, Charlotte
35	41	Avera, Dr. and Mrs. John B
36	P33	Avera, Dr. and Mrs. John B.
37	109	Bhaskar, Elizabeth
38	P03	Bergin, Alice M.
39	59	Burych, Donna
40	53	Cacace, Stefano
41	85	Caneer, D.
42	86	Caneer, D.
43	110	Cava, Carolyn
44	P26	Chang, Wei H.
45	P40	Clarke, Cammy
46	50	Coakley, Kaye L.
47	11	Cowan, Bruce

1	P16	Cowan, Bruce
2	101	Dilworth, David et al.
3	2	Dutton, Alice M.
4	9	Eddy, Edith
5	104	Eddy, Edith
6	P27	Fischer, John W.
7	P20	Fobes, Jaqueline T. Ph.D.
8	5	Ford, III, Alexander L.
9	39	Gameiro, Kay
10	54	Gauvreau, Mr. and Mrs. David
11	98	Gavreau, David
12	34	Getreu, Sanford & Kelly
13	13	Glenn, Mr. and Mrs. John W.
14	P01	Glenn, John
15	P19	Graff, Alison, Ph.D.
16	95	Griffin, Annie
17	61	Hale, Robert
18	P21	Hale, Robert
19	100	Hartwell, Thomas A. H. Mrs.
20	65	Haviside, Elizabeth B.
21	P15	Hosack, Mark
22	3	Housel, Mary
23	6	Hunter, Ted. H.
24	12	Hunter, Mr. and Mrs. Ted
25	31	Hunter, Ted H.
26	48	Hunter, Ted H.
27	97	Hunter, Ted H.
28	36	Hurley, Margaret et al.
29	55	Hurley, Margaret
30	68	James, Dr. and Mrs. Paul G.
31	P14	Jessen, Paul
32	111	Killough, Courtney
33	1	Kmetovic, Anne Reese
34	70	Kunitani, Craig
35	4	LaMothe, DDS, Daniel E.
36	15	Lehman, Gifford and Pam
37	16	Long, Darryl
38	56	Lord-Wolfe, Edith
39	45	Mauz, Peggy
40	38	McCarthy, Carol
41	P13	McCarthy, Carol
42	32	Medwin, Herman
43	P23	Medwin, Herman
44	77	Montella, Thea
45	63	"Monterey Peninsula Residents"
46	75	Morgan, Karen
47	108	Newton, Andrew
48	33	Nielsen, Arthur B. and Kathleen C.
49	24	O'Brien, Janice M.

1	P04	O'Brien, Janice M.
2	20	Parker, Dave & Patty
3	30	Parrish, Richard
4	88	Parsons, N.
5	P10	Parsons, Nancy
6	87	Parsons, R.
7	P24	Perling, Karin
8	80	Redfern, Greg
9	81	Redfern, Susan
10	92	Rosenthal, Richard H.
11	P12	Rosenthal, Richard H.
12	79	Sawyer, Jean
13	40	Shepner, Robert W.
14	17	Singleton, Mr. And Mrs. Ernest J.
15	19	Taft, Vladimir
16	90	Thompson, J. & E.
17	14	Tormey, John F.
18	P02	Tormey, John F.
19	89	Troutman, J.
20	21	Verbonec, Rick
21	71	White, Marie
22	P25	White, Marie
23	67	Wiltse, Mary
24	8	Wylly, Phillips

Applicant

25		
26	69	Pebble Beach Company (Lombardo & Gilles representing)
27	P32	Pebble Beach Company (Lombardo & Gilles representing)
28		