

## Response to DEIR Comment No. 73

### Introduction

This chapter contains responses to DEIR Comment No. 73, from Helping Our Peninsula's Environment (HOPE). This response was separated from the other individual responses due to the length of the responses.

Due to the length of the comment letter (380 pages), it is not being provided in the circulated hard copy version of this document. This was done in order to conserve paper. The comment letter is available on the CDROM version (in Appendix D), the project web site, and can be reviewed in person at the Marina Offices of Monterey County Planning & Building Inspection.

DEIR comment letter No. 73 from Helping Our Peninsula's Environment (HOPE) lists 516 purported impacts, alternatives, and mitigation that it alleges may have been ignored by the DEIR or are otherwise inadequate. In general, these 516 issues can be broken down as follows:

- **“Ignored” Impacts** – Comment asserts that the DEIR ignores a number of impacts and makes numerous generic requests for information regarding “quantification of baselines and impacts” per alleged impact.
- **“Ignored” Alternatives** – Comment asserts that the DEIR ignores a number of alternatives and makes numerous generic requests for clarification or additional information regarding “alternative factual analysis” per alternative.
- **“Ignored” Mitigation** - Comment asserts that the DEIR ignores certain mitigation measures, asserts they are feasible and makes generic requests for information as to why the mitigation is not utilized or why the DEIR believes the mitigation is infeasible.
- **“Inadequate” Mitigation** - Comment asserts that the DEIR mitigation is of the wrong type, inadequate, not fully enforceable, and causes its own potentially significant environmental impact.” The comment then makes

1 numerous generic requests for clarification or additional information  
2 regarding the mitigation measure.

3 This letter was read in detail and evaluated as to its contents as they relate to the  
4 Draft EIR, the Proposed Project, and the impact area of the Proposed Project and  
5 responses prepared.

6 The CEQA guidelines provide relevant direction concerning the intended focus  
7 of review of draft EIRs in Section 15204

8 *15204. Focus of Review*

9 *(a) In reviewing draft EIRs, persons and public agencies should focus on the*  
10 *sufficiency of the document in identifying and analyzing the possible impacts on*  
11 *the environment and ways in which the significant effects of the project might be*  
12 *avoided or mitigated. Comments are most helpful when they suggest additional*  
13 *specific alternatives or mitigation measures that would provide better ways to*  
14 *avoid or mitigate the significant environmental effects. At the same time,*  
15 *reviewers should be aware that the adequacy of an EIR is determined in terms of*  
16 *what is reasonably feasible, in light of factors such as the magnitude of the*  
17 *project at issue, the severity of its likely environmental impacts, and the*  
18 *geographic scope of the project. CEQA does not require a lead agency to*  
19 *conduct every test or perform all research, study, and experimentation*  
20 *recommended or demanded by commentors. When responding to comments, lead*  
21 *agencies need only respond to significant environmental issues and do not need*  
22 *to provide all information requested by reviewers, as long as a good faith effort*  
23 *at full disclosure is made in the EIR.*

24 *(c) Reviewers should explain the basis for their comments, and should submit*  
25 *data or references offering facts, reasonable assumptions based on facts, or*  
26 *expert opinion supported by facts in support of the comments. Pursuant to*  
27 *Section 15064, an effect shall not be considered significant in the absence of*  
28 *substantial evidence.*

29 *(e) This section shall not be used to restrict the ability of reviewers to comment*  
30 *on the general adequacy of a document or of the lead agency to reject comments*  
31 *not focused as recommended by this section.*

32 Case law supports the concept that a public agency need not respond to every  
33 comment raised, but must respond to the most significant environmental  
34 questions raised in opposition and must explain its reason for rejecting  
35 suggestions receive in comment, with good-faith reasoned analysis. In *Gallegos*  
36 *v. California State Board of Forestry*, (Gallegos, *supra*, 76 Cal. App. 3d at p.  
37 954), the court ruled that the “public agency need not respond to every comment  
38 raised in the course of review and consultation process, but it must specifically  
39 respond to the most significant environmental questions raised in opposition to  
40 the Project. In *San Francisco Ecology Center v. City and County of San*  
41 *Francisco* (1st Dist. 1975) 48 Cal. App. 3<sup>rd</sup> 584, 586 [122 Cal Rptr. 100], the

court ruled responses need not be “*exhaustive*” if they “*evidence good faith and reasoned analysis*”. Further in *Browning Ferris Industries v. City Council* (6<sup>th</sup> Dist. 1986) 181 Cal App.3<sup>rd</sup> 852, 864 [226 Cal. Rptr. 575], the court ruled that where “*a general comment is made, a general response is sufficient*”.

As such, many of the responses provided below in the text and Table 7-1 are general in nature due to the generic nature of the comments provided by this commenter.

HOPE also submitted a separate comment letter (Comment No. 72) that provided comments on the DEIR that are responded to in the Individual Responses to DEIR Comments in Chapter 5.

The comment author is referred to the Master Responses in Chapter 2 and to the individual responses to the other substantive comments made on the DEIR in Chapter 5 for responses to issues that may also be of concern to his organization. The author is also referred to the text of the DEIR and the PRDEIR itself to find discussion of substantive environmental issues requiring analysis under CEQA.

## Lengthy Responses

The following responses were too lengthy to include in the table of responses (Table 7-1), which follows.

73.009 Comment asserts that exchanging some resource protection for destruction of other Monterey pine forest ecosystems is a mitigation of the wrong type, inadequate, not fully enforceable, and causes it own potentially significant impacts. The comment requests disclosure of the amount of impact reduction contributed by mitigation, a case study example of success, and details on monitoring and enforcement.

The commenter is directed to Master Response MR-BIO-5 which provides responses to comments made on Monterey pine forest. As discussed there and in the DEIR, a suite of mitigation measures has been identified including avoidance, minimization, restoration, enhancement, preservation, and resource management. The mitigation value of the proposed measures (including preservation) is presented in the DEIR and in MR-BIO-5.

Comment provides no substantial evidence of why this is a mitigation of the “wrong type”. Presuming the commenter is referring to preservation of forest in one location as part of the mitigation for cutting down forest in another location, the DEIR is explicit that a net loss of forest will occur with the project even after other mitigation (such as reduced building envelopes) are implemented. The DEIR discloses that the cumulative impact threshold is not set at zero. MR-BIO-5 discusses the value of preservation as mitigation and the rationale for the 5% threshold used.

As to not being “fully enforceable”, the applicant will be required to make permanent and irrevocable dedications of the proposed preservation areas, as described in the DEIR, and as

reinforced by revisions to the mitigation in this FEIR. This action will be required before the applicant can record final subdivision maps, or be issued any grading or building permit.

The comment does not identify what potentially significant impacts are caused by preservation. The DEIR does identify the direct removal, conversion, indirect, and cumulative effects of the project as well as the proposed preservation.

A direct case study of success in the local context is the dedication of the Huckleberry Hill Natural Area. This area, owned by the applicant, was required as part of the implementation of the Del Monte Forest LCP and was intended to offset the effects of the applicant's own development of the Spanish Bay Resort as well as other development in the Del Monte Forest. By preserving this area, the areas of Monterey pygmy forest, Monterey pine forest, the upper portion of the Sawmill gulch tributaries, wetlands, the habitat of rare and common native plants, and rare and common native wildlife were preserved from potential development.

The monitoring and enforcement regime for resource management were described in the DEIR, the Draft MMRP, and are revisited in Master Response MR-BIO-9 in this document.

73.023 Comment asserts that the proposed residential development in Area PQR is above a stream and the Pescadero watershed and that development will increase erosion into the adjacent natural area and subject buildings to increased seismic landsliding.

As presented in Chapter 3.2, Geology, Soils, and Seismicity in the DEIR, development could increase erosion (see Impact GSS-C1) and buildings could be subject to seismic shaking (Impact GSS-A1) or landsliding (Impact GSS-B1). The DEIR identifies mitigation for erosion and sedimentation as implementation of a stormwater pollution control plan during construction (Mitigation Measure GSS-C1-1 and C1-2) and for seismic-related concerns requires construction of residences in accordance with the California Building Code (Mitigation Measure GSS-A1). An additional mitigation measure (GSS-B1-1) requires that the development area exclude the areas of particularly steep slopes (> 30%). With the identified mitigation, the project is not expected to result in significant erosion, significant seismic impacts to new structures, nor significant sedimentation of adjacent natural areas.

Comment provides no supporting evidence to its assertion and no critique of why the proposed mitigation will not reduce impacts to a less than significant level.

No revisions to the DEIR are warranted.

73.171 Comment asserts that the project will have a significant aesthetic impact by reducing the amount of silence in forest areas. Comment describes in the context of human aesthetics while walking in undeveloped forest areas and asserts a threshold of 35 dBA (man-made noise) for "silence".

The project will develop certain areas of forest as described in the DEIR, though the resultant ambient noise levels in nearby undeveloped forest will not be substantially different than those throughout the Del Monte Forest where existing residential, visitor-serving, and recreational development (such as golf courses) are present nearby. The project will also preserve hundreds of acres currently designated under the certified LCP for development and will expand trail opportunities within areas of undeveloped forest. Thus, the project will preserve the opportunity

for people to experience low ambient noise levels within undeveloped forest areas. As the likely change in ambient levels is small, and the nature of the introduced noise is similar to existing land uses, the change in “silence” with the project is not determined to substantially degrade the existing auditory quality of preserved forested areas overall and is thus not considered a significant impact.

73.180 Comment asserts that the DEIR ignores the natural forest visual beauty; requests inclusion of the Visual Resources Map mentioned in County Policy 51; and suggests that parts of PQR would be eligible for designation on this map. Comment also requests that the DEIR should define public viewing area per CIP Section 20.147.070.C3 and suspects that much of Area PQR is ridgeline development. Comment requests further detail regarding visual conditions such as 360-degree views and aerial photographic views before and after development.

“Natural forest visual beauty” is an aesthetic issue which is analyzed within Chapter 3.6 of the DEIR. The DEIR utilized a significance criteria described on page 3.6-7 and 3.6-8 and assessed project visual impacts on areas included on LUP Figure 2C. Project development areas within the Figure 2C visual resource areas are shown on Figure 3.6-15 in the DEIR. Project Consistency with LUP Policy 51 is also assessed on page D-64 of Appendix D. As mitigated, the project is found consistent with Policy 51. The DEIR analysis also reviewed project components that constitute ridgeline development, and determined that these could be mitigated to a less than significant level.

Comment asserts potential impacts due to loss of natural forest visual beauty, but the only specific location the comment mentions in Area PQR. The “public viewing area” for the Area PQR residential subdivision is from both Point Lobos State Reserve (about 3 miles) and the 17-Mile Drive. These impacts are identified in the DEIR on page 3.6-13. Impacts related to PQR residential subdivisions were specifically assessed regarding views from Point Lobos and found to be less than significant due to the distance from the view, the nature of the view, and the character of the aesthetic change. Figure 3.6-26 shows the view from Point Lobos. Impacts relative to 17-Mile Drive were found to be potentially significant and Mitigation Measure AES-A1-2 includes measures to reduce these potentially significant impacts to a less than significant level. While residential subdivisions, including the one within Area PQR, may be visible from other publicly accessible areas, the DEIR analysis, in accord with the LUP, focused on the scenic vistas, public viewing areas, and view corridors because these views are the most sensitive and are experienced by more viewers.

Regarding the commenter’s request that aerial photograph simulations be provided of forest “before” and “after” development, the DEIR provides aerial photographs in Appendix E of every development site with the grading lines and development shown on them. These are adequate disclosure of the removed forest areas for purposes of the analysis.

The DEIR assessment of aesthetics, including those related to Area PQR is considered adequate. The comment adds no substantial evidence that was not considered during DEIR preparation. Further details or disclosures are not considered necessary to assess significant aesthetic impacts.

73.285 Comment asserts that the project will increase the amount of water use, groundwater or surface water pumping, impermeable surfaces, asphalt road surfaces, fencing, lighting, and roads, which

will cause potentially significant environmental impacts including increased Carmel River dewatering and related effects.

Comment does not substantiate any of the alleged effects and does not make any specific reference to why the mitigation in the DEIR does not reduce impacts to a less than significant level.

- Water supply and demand – Analyzed in DEIR and substantially revised in PRDEIR including analysis of water use, groundwater and surface water pumping and potential Carmel River dewatering and related biological effects. Significant impacts were identified in the PRDEIR and mitigation was identified to reduce significant impacts to less than significant.

- Impermeable Surfaces (including asphalt) –Impermeable surfaces were analyzed in the DEIR in Chapter 3.4 regarding changes in runoff and water quality related to new parking lots.

- Fencing – Comment does not state what impact results from fencing, thus no response is provided

- Lighting – The DEIR analyzed aesthetic impacts of light and glare in Chapter 3.6; comment does not identify what impacts are related to lighting.

- Roads – The DEIR analyzed physical environmental effects of the proposed internal roadway improvements and Phase 1B improvements. Comment does not identify what specific impacts may not have been analyzed.

Because the comment lacks any detail as to alleged inadequacies of the analysis actually presented in the DEIR, no response can be provided concerning such generic assertions.

73.300 The comment alleges that the document ignores potential impacts to Del Monte Forest watersheds from the increase of impermeable surfaces and resultant runoff.

DEIR Chapter 3.4, Hydrology and Water Quality (pg 3.4-24, line 6), states that elements of the Proposed Project would be constructed within portions of five named coastal drainage watersheds that discharge into the ocean (see DEIR Figure 3.4-1), as follows:

- The Moss Beach watershed drains the area around the Spanish Bay Resort, Spanish Bay Driving Range (Area C), Spanish Bay Employee Housing (Area C), and adjacent residential areas. This watershed contains an unnamed drainage on the northeast side of the Employee Housing site that drains along the northern boundary of The Links at Spanish Bay.

- The Sawmill Gulch watershed drains HHNA, the northern portion of the Poppy Hills Golf Course, residential areas, and part of the Monterey Peninsula Country Club Dunes Course. This watershed contains Sawmill Gulch, which originates from three primary unnamed tributaries within Huckleberry Hill. Two of the tributaries flow just north and south of the Sawmill site. The tributaries flow northwesterly and join further downstream. The main stem then flows northwest along the Monterey Peninsula Country Club Dunes Course to the ocean.

- 1       ■     The Seal Rock watershed contains Seal Rock Creek and drains the southern part of the
- 2       Poppy Hills Golf Course, surrounding residential areas, the Spyglass Hill Golf Course,
- 3       and open space areas near 17-Mile Drive before entering the ocean.
- 4       ■     The Fan Shell Beach watershed drains most of the Proposed Golf Course (Area
- 5       MNOUV), adjacent residential development, and much of Cypress Point Club. The
- 6       watershed contains an ephemeral drainage, Fan Shell Creek, located south of Portola and
- 7       Sombria Lane, which lacks a well-defined channel until it reaches Cypress Point Club
- 8       and then drains to the ocean at Fan Shell Beach.
- 9       ■     The Carmel Bay ASBS watershed drains Pescadero Canyon, residential areas, Pebble
- 10      Beach Golf Links, Collins Field, and Peter Hay Golf Course. Pescadero Creek is fed by a
- 11      number of tributaries in Area PQR, including a portion of the residential subdivisions, and
- 12      then flows down Pescadero Canyon to enter the ocean just west of the Carmel Gate.
- 13      Several smaller drainages, including Del Ciervo Creek and Stillwater East Creek drain
- 14      residential areas and part of the Pebble Beach Golf Links.

15      DEIR Impact HWQ-B1 (Chapter 3.4, Hydrology and Water Quality) addresses increased

16      stormwater runoff due to an increase in impervious surfaces and topographic alterations on the

17      project site. The introduction of new impervious surfaces would reduce the ground surface

18      available for infiltration of rainfall and runoff, would generate additional runoff during storm

19      events, and would increase flows within some of the subwatersheds. In accordance with CEQA

20      Guidelines, the criteria for determining significance include the following:

- 21      ■     Substantially increase the rate or amount of surface runoff which would exceed capacity
- 22      of existing or planned storm drain facilities, cause downstream or offsite drainage
- 23      problems, or increase the risk or severity of flooding in downstream areas.

24      As disclosed in the DEIR, the preliminary project drainage report indicates that impervious

25      surface would increase by 28 acres within the 5,230-acre project area. Net increases in impervious

26      surfaces are identified at all project locations, except The Lodge at Pebble Beach. The peak rate of

27      stormwater runoff for a 1-in-100-year storm would increase in most of the development sites, and

28      estimated changes in stormwater flows between pre-project 10-year runoff and post-project 100-

29      year runoff would range from 0.5 cubic feet per second (cfs) to 14.3 cfs (WWD 2001). This

30      impact is partially offset by the on-site retention and other drainage structures proposed by the

31      applicant. Therefore, implementation of Mitigation Measures HWQ-B1-1 and HWQ-B1-2, which

32      require construction of downstream off-site drainage improvements and submission of final

33      drainage reports on a site-by-site basis, is necessary to reduce the impact to a *less than significant*

34      level.

35      DEIR Impact HWQ-B1(C) (Chapter 4.4, Cumulative Impacts) addresses increased stormwater

36      runoff as a cumulative impact. The Proposed Project would add incrementally to the total amount

37      of impervious surface in the Del Monte Forest, resulting in increased stormwater runoff.

38      Mitigation identified in Chapter 3.4, Hydrology and Water Quality, which requires that drainage

39      improvements meet County requirements, would reduce the project's contribution to a cumulative

40      impact to a less than significant level.

41      73.314 Comment alleges that the project will affect soils in the Jeffers Forest, also known as Area PQR

42      and Pescadero Canyon, which the comment asserts are 750,000 to one million years old. The

Proposed Project will preserve the vast majority of the forested area owned by the applicant within and adjacent to Pescadero Canyon that is not presently preserved. The only portion of this area disturbed by project development would be development of 7 residential lots on the northern edge of the forest adjacent to existing development. Geology, soils, and seismicity effects are analyzed in Chapter 3.2 of the DEIR. Biological communities and impacts are addressed in Chapter 3.3. Soil age is not a significance criteria used in assessment of impacts in the DEIR and the comment only identifies that such soils are of a particular age, not why age alone is a relevant factor for consideration of significance of project impacts. At any rate, the project will preserve the soils throughout the Area PQR preservation area as well as the biota dependent on these soils.

73.320 Comment alleges that the document ignored the impact of increased natural gas lines. DEIR Chapter 3.5, Public Services and Utilities (pg 3.5-24, line 7), states that Pacific Gas and Electric (PG&E) provides natural gas and electricity services to the Proposed Project area. PG&E is subject to the requirements of the Public Utilities Commission, which include requirements for the safe installation and operation of natural gas lines.

As stated in DEIR Chapter 2.0, Project Description, utility improvements will occur at the following development sites: Proposed Golf Course, New Equestrian Center, Spanish Bay Resort, Spanish Bay Driving Range, Spanish Bay Employee Housing, The Lodge at Pebble Beach, Residential Subdivisions (F-2, F-3, I-2, K, PQR), and Corporation Yard Employee Housing. DEIR Impact PSU-G1 (Chapter 3.5, Public Services and Utilities) discloses that construction of project developments, infrastructure, and road improvements could result in service disruptions. Mitigation Measure PSU-G1, as revised in the Response to DMFPO 37.26, above, ensures coordination with the appropriate utility service providers and related agencies to reduce service interruptions.

DEIR Impact PSU-G1(C) (Chapter 4.4, Cumulative Impacts) addresses utility service disruptions as a cumulative impact. Mitigation identified in Chapter 3.5, Public Services and Utilities, requiring coordination with utility service providers would reduce the project's contribution to a cumulative impact to *less than significant*.

*Please also see the response to Comment 73.053, and the new Chapter 3.11 which has been added concerning Energy (in Chapter 3 of this document), which further discusses natural gas lines.*

73.340 Comment concerns alleged that there would be a "watershed loss" in Pescadero Canyon. The Proposed Project will preserve the vast majority of the forested area owned by the applicant within and adjacent to Pescadero Canyon that is not presently preserved. The only portion of this area disturbed by project development would be development of 7 residential lots on the northern edge of the forest adjacent to existing development. These lots neither contain drainages nor wetlands. Geology, soils, and seismicity effects, including potential erosion are analyzed in Chapter 3.2 of the DEIR. Biological communities and impacts are addressed in Chapter 3.3. Water quality effects are analyzed in Chapter 3.4 of the DEIR. While there will be some forest removal associated with these residential lots and a modest increase in impermeable surfaces, overall no significant "watershed loss" is identified given the location of the lots away from streams, mitigation adopted in the DEIR, and the preservation of the adjacent intact forest, and mitigation identified in the DEIR.



73.376 - 378 Comments requests analysis of potential impacts to California black bears and their habitat and notes that black bears have been sighted in Jeffers Forest in Pebble Beach.

California black bears are neither listed as threatened or endangered by the state or federal government, nor otherwise listed as a species of concern. Black bears are present in undeveloped parts of Monterey County and California, though they are infrequent visitors to developed areas like the Del Monte Forest. Black bears do not fit the definition of a special-status species as used in the DEIR, nor as a rare species within the definition of CEQA.

California black bears occasionally disperse into the Del Monte Forest from the Los Padres National Forest. However, given its level of urban development, the Del Monte Forest is not prime bear habitat. The areas of substantial forest removal, such as within Area MNOUV and Area C, while potentially useable by bears, are smaller and more integrated with adjacent development than Pescadero Canyon and HHNA. The most likely areas of episodic bear activity in the Del Monte Forest are the larger forested areas like Pescadero Canyon and Huckleberry Hill Natural Area. The project expands the formally preserved areas in and around Pescadero Canyon by 233 acres and adjacent to HHNA by about 117 acres, thus ensuring that there will be large intact forested areas that could be used episodically by bears.

Impact BIO-E1 (Chapter 3.3, Biological Resources) addresses reduction of habitat of common wildlife species. Impact BIO-E1(C) (Chapter 4.4, Cumulative Impacts) addresses the Project's contribution to reduction of the habitat of common wildlife species.

The comment adds no substantial new information to require revision of the conclusions of the DEIR regarding common wildlife.

73.379 and 73.380 Comment requests analysis of potential impacts to Mountain lion and its habitat and notes that mountain lion have been sighted in Pebble Beach and Pescadero Canyon.

Mountain lions are neither listed as threatened or endangered by the state or federal government, nor otherwise listed as a species of concern. Mountain lions are a present in undeveloped parts of Monterey County and California, though are infrequent visitors to developed areas such as the Del Monte Forest. Mountain lions do not fit the definition of a special-status species as used in the DEIR, nor as a rare species within the definition of CEQA.

Mountain lions occasionally disperse into the Del Monte Forest from Los Padres National Forest, as most recently evidenced by the mountain lion activity in Asilomar State Beach. However, given the relative level of development, the Del Monte Forest is not prime mountain lion habitat. The most likely areas of mountain lion activity in the Del Monte Forest are the larger forested areas like Pescadero Canyon and Huckleberry Hill Natural Area.

The areas of substantial forest removal, such as within Area MNOUV and Area C, while useable by lions, are smaller and more integrated with adjacent development than Pescadero Canyon and HHNA. The project expands the formally preserved areas in and around Pescadero Canyon by 233 acres and in and around HHNA by about 117 acres, thus ensuring that there will be large intact forested areas that could be used episodically by lions.

Impact BIO-E1 (Chapter 3.3, Biological Resources) addresses reduction of habitat of common

wildlife species. Impact BIO-E1(C) (Chapter 4.4, Cumulative Impacts) addresses the Project's contribution to reduction of the habitat of common wildlife species.

The comment adds no substantial new information to require revision of the conclusions of the DEIR regarding common wildlife.

73.387 Comment requests analysis of potential impacts to Gray fox.

Gray fox are neither listed as threatened or endangered by the state or federal government, nor otherwise listed as a species of concern. Gray fox are a common species in Monterey County and throughout California. Thus, gray fox do not fit the definition of a special-status species as used in the DEIR, nor as a rare species within the definition of CEQA.

Gray fox are resident in the Del Monte Forest, and they were noted in Appendix E and Chapter 3.3 in several instances as one of the mammals utilizing some of the habitats found within project areas.

Gray fox could be present within project development and preservation areas containing Monterey pine forest as well as dune and wetland areas. While the project will reduce overall habitat for gray fox, it will also preserve extensive forested areas that will be utilized by gray fox in the future. Overall, the net loss of forest with the Proposed Project may change localized gray fox populations within specific areas of forest removal, but is not expected to result overall in substantial population reduction.

Impact BIO-E1 (Chapter 3.3, Biological Resources, p. 3.3-69, Line 15) addresses reduction of habitat of common wildlife species. Impact BIO-E1(C) (Chapter 4.4, Cumulative Impacts) addresses the Project's contribution to reduction of the habitat of common wildlife species.

The comment adds no substantial new information to require revision of the conclusions of the DEIR regarding common wildlife.

## Table of Responses to Comment No. 73

For the remainder of the responses, please see Table 7-1, which follows this page.

Table 7-1: Comment Summary and Responses to DEIR Comment No. 73 (HOPE)

#	General Subject	Specific Subject	Specific Issues	Response or Master Response
73.001	Land Use	Inadequate and out of date General Plan.	Inadequate and out of date General Plan.	Comment asserts that the General Plan is out of date. However, the comment fails to identify why the alleged shortcomings of the existing General Plan have resulted in inadequacies in the analysis of significant impacts in the DEIR. The DEIR describes the existing land use plan for the Del Monte Forest and the General Plan as they relate to the proposed project. These plans are but one source of information, but by no means the only source of information used for the DEIR. Consistency with these existing land use plans is analyzed in Appendix D of the DEIR. Comment provides no substantial evidence to warrant revision of the DEIR or its conclusions.
73.002	Alternatives	Off-site Alternative	Document appears to ignore the potentially feasible off-site alternative for a golf course, including options for purchase and lease, which have no environmental impact.	Please see Master Response for Alternatives MR-ALT-1 Range of Alternatives in Chapter 2.
73.003	Alternatives	No environmental impact	Document appears to have ignored potentially feasible alternative.	The DEIR considered an adequate range of alternatives in Chapter 5 of the DEIR. Please see Master Response MR - Alt - 1 for further discussion about the range of alternatives considered for this project. CEQA requires assessment of alternatives that can avoid or substantially reduce one or more significant impacts of the Proposed Project not alternatives that have no environmental impact. It is not feasible to construct a project to meet most of the project objectives that has no environmental impact whatsoever and the commenter has provided no evidence that this can be done.
73.004	Alternatives	Minimum non-taking alternative	Document appears to have ignored potentially feasible alternative.	The DEIR considered an adequate range of alternatives in Chapter 5 of the DEIR. Please see Master Response MR - Alt - 1 for further discussion about the range of alternatives considered for this project. Alternatives are analyzed that reduce Proposed Project impacts to listed species.
73.005	Alternatives	Hands off management alternative	Document appears to have ignored potentially feasible alternative. "We insist this Management Alternative be evaluated for Monterey pine forest ecosystem protection."	Please see Master Response for Alternatives MR-ALT-1 Range of Alternatives in Chapter 2.
73.006	Alternatives	Carrying capacity-alternative	Document appears to have ignored potentially feasible alternative.	The DEIR considered an adequate range of alternatives in Chapter 5 of the DEIR. Please see Master Response MR - Alt - 1 for further discussion about the range of alternatives considered for this project. Comment is non-specific about what this alternative would actually consist of and thus a specific response cannot be made. Alternatives are analyzed in the DEIR that reduce the scale of the Proposed Project and impacts overall to the environment.
73.007	Alternatives	No significant cumulative impacts alternative	Document appears to have ignored potentially feasible alternative.	The DEIR considered an adequate range of alternatives in Chapter 5 of the DEIR. Please see Master Response MR - Alt - 1 for further discussion about the range of alternatives considered for this project. CEQA requires assessment of alternatives that can avoid or substantially reduce one or more significant impacts of the Proposed Project. CEQA does not require assessment of alternatives that have no significant cumulative impacts. Alternatives analyzed include a number that would reduce cumulative impacts relative to the Proposed Project.
73.008	Alternatives	No conflicts with existing laws and zoning alternative	Document appears to have ignored potentially feasible alternative.	The DEIR considered an adequate range of alternatives in Chapter 5 of the DEIR. Please see Master Response MR - Alt - 1 for further discussion about the range of alternatives considered for this project.
73.009	Biology	Exchanging resource protection for other destruction	Mitigation of the wrong type, inadequate, not fully enforceable and causes it own potentially significant impacts. This project proposes this kind of mitigation for Monterey pine forest ecosystems.	See text at front of this chapter for specific response to this comment.
73.010	CEQA	Monetary fine must exceed cost of doing business	Document appears to have ignored potentially feasible mitigation.	Comment does not identify what impact this mitigation is for. Mitigation is identified in the DEIR and PRDEIR for significant impacts.
73.011	Hydrology and Water Quality	Siltation	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities.
73.012	Hydrology and Water Quality	Siltation effects on the red-legged frog	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Impact BIO-D5 addresses mortality to California red-legged frogs (CRLF) due to degradation and loss of aquatic and upland habitats during construction.
73.013	Hydrology and Water Quality	Sedimentation	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities.
73.014	Public Utilities and Services	Sewer systems	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of wastewater impacts in the DEIR. The commenter is referred to Chapter 3.5 page 3.5-16 of the DEIR where the wastewater treatment impacts of the project are analyzed.
73.015	Public Utilities and Services	Increased sewer demand	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of wastewater impacts in the DEIR. The commenter is referred to Chapter 3.5 page 3.5-16 of the DEIR where the wastewater treatment impacts of the project are analyzed.
73.016	Public Utilities and Services	Sewage capacity	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of wastewater impacts in the DEIR. The commenter is referred to Chapter 3.5 page 3.5-16 of the DEIR where the wastewater treatment impacts of the project are analyzed.
73.017	Hydrology and Water Quality	Sewage pollution	Document appears to have ignored potentially significant impact.	DEIR Impact PSU-F1 addresses increased wastewater treatment requirements. PBCSD and CAWD share responsibility for management of the wastewater treatment plant.
73.018	Hydrology and Water Quality	Increased effluent discharge to Marine Sanctuary	Document appears to have ignored potentially significant impact.	DEIR Impact PSU-F1 addresses increased wastewater treatment requirements. PBCSD and CAWD share responsibility for management of the wastewater treatment plant.
73.019	Public Utilities and Services	Sewerage interruptions	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of wastewater impacts in the DEIR. The commenter is referred to Chapter 3.5 page 3.5-16 of the DEIR where the wastewater treatment impacts of the project are analyzed.
73.020	Hydrology and Water Quality	Sewerage overflows at CAWD Plant	Document appears to have ignored potentially significant impact.	DEIR Impact PSU-F1 addresses increased wastewater treatment requirements. PBCSD and CAWD share responsibility for management of the wastewater treatment plant.
73.021	Alternatives	Separate sewer lines for residential and commercial	Document appears to have ignored potentially feasible alternative.	Reorganization of the Monterey County sewage system is not within the purview of this report or project. Please see Master Response MR - Alt - 1 for further discussion about the range of alternatives considered for this project. Impacts relative to public services and utilities are discussed in Chapter 3.5. Impacts relative to water quality are discussed in Chapter 3.4.
73.022	Geology, Seismicity, and Soils	Unstable slopes	Document appears to have ignored potentially significant impact.	Impact GSS-B1 addresses unstable slopes. The impact was found to be less than significant with mitigation.
73.023	Geology, Seismicity, and Soils	Increased seismic landsliding	The mansions proposed for the upper parts of the Jeffers forest (PQR) are above a pristine stream and watershed. They will increase erosion into that forest and subject buildings to increased seismic landsliding	See text at front of this chapter for specific response to this comment.

Table 7-1: Comment Summary and Responses to DEIR Comment No. 73 (HOPE)

#	General Subject	Specific Subject	Specific Issues	Response or Master Response
73.024	Geology, Seismicity, and Soils	Earthquake ground rupture from active onsite faults	Document appears to have ignored potentially significant impact.	The DEIR analyzed geology, seismicity, and soils in Chapter 3.2. Ground rupture was not found to be a potentially significant impact.
73.025	Geology, Seismicity, and Soils	Seismic shaking impacts	Document appears to have ignored potentially significant impact.	Impacts GSS-A1 and GSS-A2 address impacts related to seismic activity. The impacts were found to be less than significant with mitigation.
73.026	Geology, Seismicity, and Soils	Seismic loading from a maximum credible earthquake (MCE)	Document appears to have ignored potentially significant impact.	Impacts GSS-A1 and GSS-A2 address impacts related to seismic activity. The impacts were found to be less than significant with mitigation.
73.027	Geology, Seismicity, and Soils	Increased exposure to seismic ground shaking	Document appears to have ignored potentially significant impact.	Impacts GSS-A1 and GSS-A2 address impacts related to seismic activity. The impacts were found to be less than significant with mitigation.
73.028	Geology, Seismicity, and Soils	Increased exposure to seismic related ground failure	Document appears to have ignored potentially significant impact.	Impacts GSS-A1 and GSS-A2 address impacts related to seismic activity. The impacts were found to be less than significant with mitigation.
73.029	Geology, Seismicity, and Soils	New seismic impacts from San Gregorio faults	Document appears to have ignored potentially significant impact.	Impacts GSS-A1 and GSS-A2 address impacts related to seismic activity. The impacts were found to be less than significant with mitigation.
73.030	Geology, Seismicity, and Soils	Hazardous Materials	Document appears to have ignored potentially significant impact.	Impact GSS-E1 in Chapter 3.2 addresses impacts related to hazardous materials in the proposed project. The impact was found to be less than significant with mitigation.
73.031	Geology, Seismicity, and Soils	Hazardous Waste Increase	Document appears to have ignored potentially significant impact.	Impact GSS-E1 in Chapter 3.2 addresses impacts related to hazardous materials in the proposed project. The impact was found to be less than significant with mitigation.
73.032	Explosives	Explosive use during construction	Document appears to have ignored potentially significant impact.	As noted in the DEIR, p.3.9-10, Line 32, a detailed inventory of construction equipment and activity was not provided by the applicant, thus the assessment of impacts was based on a broad range of equipment and activity that may occur. Pursuant to this comment, the applicant was asked whether explosives may be used for construction, and the applicant indicated they might be if certain subsurface conditions are encountered. Revisions to Chapter 3.9 (see Chapter 3 of this document) have been added concerning blasting noise and vibration impacts including a new mitigation measure (NOISE-B1-9) with specific best management practices concerning potential blasting that are considered adequate to reduce potential impacts to less than significant. Any use of explosive devices during excavation periods would be performed by a licensed contractor in compliance with all local state and federal laws for their use and safety.
73.033	Explosives	Explosives after construction	Document appears to have ignored potentially significant impact.	No operational use of explosives is expected.
73.034	Explosives	Explosive transportation hazard	Document appears to have ignored potentially significant impact.	Any transportation of explosives for use during construction will comply with all local, state, and federal regulations concerning transport of such material which would avert any potential significant impact.
73.035	Explosives	Explosive storage hazard	Document appears to have ignored potentially significant impact.	The project does not involve the permanent storage of explosives. As noted in response to 73.032 above, any use of explosive devices during excavation periods would be performed by a licensed contractor in compliance with all local state and federal laws for their use, including any temporary storage.
73.036	Explosives	Noise from explosive use	Document appears to have ignored potentially significant impact.	See response to 73.032 above
73.037	Explosives	Non-noise human harm from explosive use	Document appears to have ignored potentially significant impact.	See response to 73.032 above.
73.038	Explosives	Explosive use-indirect impacts	Document appears to have ignored potentially significant impact.	See response to 73.032 above.
73.039	Biology	Explosives - construction impacts on sea otters	Document appears to have ignored potentially significant impact.	See response to 73.032 above. As these impacts are temporary, would occur at inland locations and mitigation has been identified, no significant impacts to wildlife is expected from potential blasting.
73.040	Explosives	Prohibit explosives use	Document appears to have ignored potentially feasible mitigation.	See response to 73.032 above. As feasible mitigation has been identified, outright prohibition of explosive use is not required to reduce impacts to a less than significant level.
73.041	Multiple Issues	Special events	Document appears to have ignored potentially significant impact.	While special events may be held at proposed project facilities, the project itself should not increase the amount or character of large-scale special events. Existing special events practices are presumed to continue regarding traffic handling, parking, waste control etc. Impact of relocating equestrian special events from existing to new site assessed in terms of traffic (see Chapter 3.7 of the DEIR) and water quality (See MR-HWQ-1 in Chapter 2 of this document). An increase in the level of special events would require the approval of an additional Coastal Development Permit which would undergo a separate environmental review.
73.042	Transportation and Circulation	Special events traffic	Document appears to have ignored potentially significant impact.	Comment noted and considered. The proposed project would not add new or different special events in the Del Monte Forest.
73.043	Transportation and Circulation	Special events bus access	Document appears to have ignored potentially significant impact.	Comment noted and considered. The proposed project would not add new or different special events in the Del Monte Forest.
73.044	Transportation and Circulation	Special events parking	Document appears to have ignored potentially significant impact.	Comment noted and considered. The proposed project would not add new or different special events in the Del Monte Forest.
73.045	Hazardous Materials	Special events waste	Document appears to have ignored potentially significant impact.	The Proposed Project will not increase the number of special events in DMF. DEIR Impact PSU-K1 addresses increased solid waste, green waste, and recycling disposal needs resulting from the Proposed Project.
73.046	Public Utilities and Services	Special events sewage	Document appears to have ignored potentially significant impact.	Comment noted and considered. The proposed project would not add new or different special events in the Del Monte Forest. Existing special events sewage handling practices would continue.
73.047	Land Use	Special events general use permit	Document appears to have ignored potentially significant impact.	Comment noted and considered. The proposed project would not add new or different special events in the Del Monte Forest. Physical impacts of holding special events at the proposed golf course and the new equestrian center taken into account in impact analysis.
73.048	Explosives	Special events bomb threats	Document appears to have ignored potentially significant impact.	Project does not propose an increase in special events. Claiming that the project has the potential to increase the likelihood of a bomb threats is remote and speculative.
73.049	Multiple Issues	Spectator impacts	Document appears to have ignored potentially significant impact.	While special events may be held at proposed project facilities, the project itself should not increase the amount or character of large-scale special events. Existing special events practices are presumed to continue regarding traffic handling, parking, waste control etc. Impact of relocating equestrian special events from existing to new site assessed in terms of traffic (see Chapter 3.7 of the DEIR) and water quality (See MR-HWQ-1 in Chapter 2 of this document).
73.050	Land Use	New golf tournaments	Document appears to have ignored potentially significant impact.	Comment noted and considered. The proposed project would not add new or different special events in the Del Monte Forest. Physical impacts of holding special events at the proposed golf course and the new equestrian center taken into account in impact analysis.
73.051	Alternatives	Energy conservation and moratorium on new hookups	Document appears to have ignored potentially feasible alternative.	The Proposed Project will meet all energy standards required by Title 24 of the California Building Code.
73.052	Energy	Increased electrical energy demand vs. capacity	DEIR appears to have ignored.	An energy section has been added to the DEIR that discusses the energy use of the Proposed Project. Energy use is not identified as wasteful, inefficient, or unnecessary with implementation of previously identified transportation and circulation mitigation measures and project energy demand can be met by existing energy sources and facilities. Impacts related to energy are thus not considered significant.

Table 7-1: Comment Summary and Responses to DEIR Comment No. 73 (HOPE)

#	General Subject	Specific Subject	Specific Issues	Response or Master Response
73.053	Energy	Overloaded electric infrastructure	Document appears to have ignored potentially significant impact.	Added Energy Section in FEIR (Chapter 3.11 in Chapter 3 of this document) does not identify significant energy impacts of project.
73.054	Energy	Energy electrical demand and capacity during construction	Document appears to have ignored potentially significant impact.	During the construction phase, the primary energy use will be in the form of petroleum and diesel for construction vehicles and equipment. Electricity use is not expected to overload overall regional demand from existing electrical infrastructure and generation sources.
73.055	Energy	Electricity interruptions to other customers	Document appears to have ignored potentially significant impact.	Chapter 3.5 of the DEIR identifies potential impacts to utilities (see p. 3.5-17) and mitigation to avoid potential for disruption.
73.056	Energy	Increased gas energy demand and capacity	Document appears to have ignored potentially significant impact.	The added Chapter 3.11 (Energy) does not identify energy use of the proposed project to be a significant impact. Building construction will be required to comply with Title 24 conservation standards.
73.057	Air Quality	Suburban heat increase	Document appears to have ignored potentially significant impact.	Comment is speculative and remote. No evidence is provided how the Proposed Project, which consists of recreational uses, large lot residential development, and visitor-serving accommodations will result in any substantial increase in average temperatures at this location.
73.058	Public Utilities and Services	Additional power lines	Document appears to have ignored potentially significant impact.	As described in new Chapter 3.11 (Energy) in Chapter 3 of this document, there are existing power lines throughout the Del Monte Forest and connections for new development can be easily made without substantial disruption. Power transmission line extensions to serve development will be installed underground like existing lines in the Del Monte Forest.
73.059	Public Utilities and Services	Undergrounding of power transmission and distribution lines	Document appears to have ignored potentially feasible mitigation.	Power transmission line extensions to serve development including the Proposed Project will be installed underground like existing lines in the Del Monte Forest.
73.060	Other	Electromagnetic fields (EMF)	Document appears to have ignored potentially significant impact.	The project does not involve the installation of high voltage overhead power lines, which are of greatest concern for potential EMF generation, although the health effects of EMF exposure is still the subject of much study and debate. Power lines for project development will be installed underground averting potential for substantial exposure. Regarding hair dryer or microwave use in private residences, this is not part of the proposed project but rather the personal choice of individuals who are responsible to assess the safety of products they purchase and use.
73.061	Alternatives	Removal of redundant power lines	Document appears to have ignored potentially feasible alternative.	Power lines will be placed as necessary to serve the project, and existing lines will be utilized whenever possible. It is not expected that any redundant power lines will be created. Please see Master Please see Master Response MR - Alt - 1 for further discussion about the range of alternatives considered for this project.
73.062	Energy	Planting trees for energy conservation	Document appears to have ignored potentially feasible mitigation.	Added Energy Section in FEIR (Chapter 3.11 in Chapter 3 of this document) does not identify significant energy impacts of project. Trees will be replanted per Mitigation Measure BIO-11 for biological impacts.
73.063	Energy	Planting trees for night-time warming insulation	Document appears to have ignored potentially feasible mitigation.	Added Energy Section in FEIR (Chapter 3.11 in Chapter 3 of this document) does not identify significant energy impacts of project. Trees will be replanted per Mitigation Measure BIO-11 for biological impacts.
73.064	Energy	Lighting energy waste	Document appears to have ignored potentially significant impact.	The added Chapter 3.11 (Energy) does not identify energy use of the proposed project to be a significant impact. Building construction will be required to comply with Title 24 conservation standards.
73.065	Hydrology and Water Quality	Polluted water energy waste	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage.
73.066	Energy	Energy efficient light sources	Document appears to have ignored potentially feasible mitigation.	The added Chapter 3.11 (Energy) does not identify energy use of the proposed project to be a significant impact. Building construction will be required to comply with Title 24 conservation standards.
73.067	Public Utilities and Services	Lessened police availability	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of police service impacts in the DEIR. The commenter is referred to Chapter 3.5, page 3.5-6 where police service impacts of the project are analyzed.
73.068	Public Utilities and Services	Fire risk	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of fire protection service impacts in the DEIR. The commenter is referred to Chapter 3.5, page 3.5-6 where fire protection impacts of the project are analyzed.
73.069	Public Utilities and Services	Lessened fire department availability	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of fire protection service impacts in the DEIR. The commenter is referred to Chapter 3.5, page 3.5-6 where fire protection impacts of the project are analyzed.
73.070	Public Utilities and Services	Water pressure to fire hydrants	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of fire protection service impacts in the DEIR. The commenter is referred to Chapter 3.5, page 3.5-6 where fire protection impacts of the project are analyzed.
73.071	Public Utilities and Services	Water flow to fire hydrants	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of fire protection service impacts in the DEIR. The commenter is referred to Chapter 3.5, page 3.5-6 where fire protection impacts of the project are analyzed.
73.072	Transportation and Circulation	Increased delay for emergency vehicles	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-41 where construction traffic impacts of the project are discussed. Traffic issues in general are addressed in Chapter 3.7.128
73.073	Transportation and Circulation	Increased delay on emergency routes to hospitals	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-41 where construction traffic impacts of the project are discussed.
73.074	Public Utilities and Services	Reduced library availability	Document appears to have ignored potentially significant impact.	Please see response to City of Pacific Grove comment # 52.13
73.075	Public Utilities and Services	School capacity	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of school impacts in the DEIR. The commenter is referred to Chapter 3.5 page 3.5-19 of the DEIR where the school enrollment impacts of the project are analyzed.
73.076	Noise	Construction noise interference with school activities	Document appears to have ignored potentially significant impact.	Impact NOISE-B1 in Chapter 3.9 addresses short-term noise impacts on sensitive land uses. The impact was found to be less than significant with mitigation.
73.077	Transportation and Circulation	Interference with school access by roadways or construction	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-41 where construction traffic impacts of the project are discussed.
73.078	Public Utilities and Services	Parks and recreation	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of parks and recreation in the DEIR. The commenter is referred to Chapter 3.5 of the DEIR where impact to parks and recreation are analyzed.

Table 7-1: Comment Summary and Responses to DEIR Comment No. 73 (HOPE)

#	General Subject	Specific Subject	Specific Issues	Response or Master Response
73.079	Multiple Issues	Recreational pollution	Document appears to have ignored potentially significant impact.	Impacts to Recreation and Open Space are discussed in the DEIR in Chapters 3.3 (Impact to biological resources including HHNA), Chapter 3.4 (equestrian use & water quality), Chapter 3.5 (recreational demand), and the Green Trail (Chapter P3 in the PRDEIR). Water demand, wastewater treatment demand are addressed in Chapter 3.5 of the DEIR. Noise impacts are addressed in Chapter 3.9; passive recreation use while resulting in noise is not expected to result in noise impacts that exceed the noise significance criteria used for this project.
73.080	Transportation and Circulation	Interference with park or recreation access by roadways or construction	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-41 where construction traffic impacts of the project are discussed.
73.081	Public Utilities and Services	Temporary disruption of utility services	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis in the DEIR. The commenter is referred to Chapter 3.5, page 3.5-17 where utility disruption impacts of the project are analyzed.
73.082	Transportation and Circulation	Increased risk to neighborhood children from construction vehicle traffic	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-41 where construction traffic impacts of the project are discussed.
73.083	Transportation and Circulation	Increased risk to neighborhood children from heavy vehicle traffic	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-41 where construction traffic impacts of the project are discussed.
73.084	Transportation and Circulation	Reduced vehicle safety from construction vehicles	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-41 where construction traffic impacts of the project are discussed.
73.085	Hazardous Materials	Increased fire hazard and risk from hazardous materials	Document appears to have ignored potentially significant impact.	DEIR Impact PSU-A1 addresses increased demand for fire protection resulting from the Proposed Project.
73.086	Transportation and Circulation	Hazardous design features	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-29 where access and circulation impacts of the project are discussed.
73.087	Transportation and Circulation	Road damage	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-41 where construction traffic impacts of the project are discussed.
73.088	Transportation and Circulation	Vehicle vision obscured by trucks	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-41 where construction traffic impacts of the project are discussed.
73.089	Transportation and Circulation	Interference with emergency access by roadways or construction	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-41 where construction traffic impacts of the project are discussed.
73.090	Cultural Resources	Archaeological resources	Document appears to have ignored potentially significant impact.	Chapter 3.10 of the DEIR addresses archaeological resources. As described there, no known resources are located on project sites. Mitigation is identified in the event of unexpected discoveries.
73.091	Other	Paleontological resources	Document appears to have ignored potentially significant impact.	Work conducted for the ongoing County general plan update reviewed 700 paleontological sites of which 12 were identified as significant. Paleontological resources were not identified as a project impact in the Initial Study (Appendix A of the DEIR) because none of these 12 sites are in the project areas.
73.092	Cultural Resources	Historical resources	Document appears to have ignored potentially significant impact.	Chapter 3.10 of the DEIR addresses historic resources. As described there, no significant historic resources are located on project sites.
73.093	Cultural Resources	National register properties	Document appears to have ignored potentially significant impact.	Chapter 3.10 of the DEIR addresses cultural resources. As described there, no national register properties are located on project sites.
73.094	Multiple Issues	Bulldozing	Document appears to have ignored potentially significant impact.	Grading impacts on soil and erosion are addressed in Chapter 3.2, biological impacts in Chapter 3.3, water quality in Chapter 3.4, air quality in Chapter 3.8, and noise in Chapter 3.9.
73.095	Air Quality	Odor from construction vehicles	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to DEIR Chapter 3.8 which discusses air quality.
73.096	Air Quality	Maximum number of acres of construction per day	Document appears to have ignored potentially significant impact.	Construction air quality impacts are assessed in DEIR Chapter 3.8. Comment does not clarify what commenter is referring to as an actual impact.
73.097	Hazardous Materials	Golf course construction	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities. Impact HWQ-C2 addresses degradation of water quality due to pesticide and herbicide use at the Proposed Golf Course, New Equestrian Center, and Spanish Bay Driving Range.
73.098	Hydrology and Water Quality	Construction accidents	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities.
73.099	Geology, Seismicity, and Soils	Construction caused erosion	Document appears to have ignored potentially significant impact.	Impact GSS-C1 in Chapter 3.2 addresses erosion resulting from construction. The impact was found to be less than significant with mitigation.
73.100	Geology, Seismicity, and Soils	Construction induced erosion	Document appears to have ignored potentially significant impact.	Impact GSS-C1 in Chapter 3.2 addresses erosion resulting from construction. The impact was found to be less than significant with mitigation.
73.101	Hydrology and Water Quality	Construction phase stream siltation and pollution	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities.
73.102	Hydrology and Water Quality	Construction phase sediment generation	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities.
73.103	Biology	Construction damage to wildlife habitat	Document appears to have ignored potentially significant impact.	See Pages 3.3-49-59 of the DEIR
73.104	Public Services and Utilities	Construction activities increasing fire danger	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of construction impacts in the DEIR. The commenter is referred to Chapter 3.5 where fire protection impacts of the project are analyzed.
73.105	Public Services and Utilities	Maintenance activities increasing fire danger	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of impacts in the DEIR. The commenter is referred to Chapter 3.5 where fire protection impacts of the project are analyzed.
73.106	Public Utilities and Services	Water distribution infrastructure construction	Document appears to have ignored potentially significant impact.	See PRDEIR Chapter P1, Water Supply and Demand. See also MR-PSU-2.
73.107	Public Utilities and Services	New sewer system construction	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of wastewater impacts in the DEIR. The commenter is referred to Chapter 3.5 page 3.5-16 of the DEIR where the wastewater treatment impacts of the project are analyzed.
73.108	Public Utilities and Services	Solid waste from construction operations	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of public services and utilities impacts in the DEIR. The commenter is referred to Chapter 3.5, page 3.5-20 where solid waste impacts of the project are analyzed.

Table 7-1: Comment Summary and Responses to DEIR Comment No. 73 (HOPE)

#	General Subject	Specific Subject	Specific Issues	Response or Master Response
73.109	Public Utilities and Services	Container disposal	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of public services and utilities impacts in the DEIR. The commenter is referred to Chapter 3.5, page 3.5-20 where solid waste impacts of the project are analyzed.
73.110	Air Quality	Construction site air pollution	Document appears to have ignored potentially significant impact.	Construction air quality impacts are assessed in DEIR Chapter 3.8.
73.111	Hazardous Materials	Construction chemical use and spills	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities. Impact GSS-E1 addresses hazardous materials and methane off-gassing during construction at the Corporation Yard site.
73.112	Hydrology and Water Quality	Cement or concrete poured or mixed in or near streams	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities. DEIR Impact BIO-D5 addresses mortality to California red-legged frogs (CRLF) due to degradation and loss of aquatic and upland habitats during construction.
73.113	Hazardous Materials	Construction materials	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities.
73.114	Hazardous Materials	Construction pesticide use	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities. Impact HWQ-C2 addresses degradation of water quality due to pesticide and herbicide use at the Proposed Golf Course, New Equestrian Center, and Spanish Bay Driving Range.
73.115	Hazardous Materials	Construction pesticide spills	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities. Impact HWQ-C2 addresses degradation of water quality due to pesticide and herbicide use at the Proposed Golf Course, New Equestrian Center, and Spanish Bay Driving Range.
73.116	Hazardous Materials	Construction petrochemical use	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities.
73.117	Hazardous Materials	Construction petrochemical spills	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from sedimentation, paving, fuels, and/or construction materials during construction activities.
73.118	Hazardous Materials	Concrete leachate and particulate leaks and spills	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities.
73.119	Hazardous Materials	Other potential construction pollutants	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities.
73.120	Hazardous Materials	Tackifier (e.g. latex acrylic copolymer) after cut & fill operations	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities.
73.121	Hazardous Materials	Road dust control agents	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities.
73.122	Hazardous Materials	Construction chemical disposal	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities.
73.123	Hazardous Materials	Leftover trash	Document appears to have ignored potentially significant impact.	DEIR Impact PSU-K1 addresses increased solid waste, green waste, and recycling disposal needs resulting from the Proposed Project.
73.124	Biology	Growth impacts on each listed species and their habitats	Document appears to have ignored potentially significant impact.	DEIR Impacts BIO-A1 through BIO-D8 address potential impacts to ESHAs, wetlands, and special status species. PRDEIR Impacts BIO-A6, BIO-D1, and BIO-Carmel River-1 address ESHAs, special status species, and biological resources dependent on the Carmel River.
73.125	Biology	Growth impacts on red-legged frog and their habitats	Document appears to have ignored potentially significant impact.	DEIR Impact BIO-D5 addresses mortality to California red-legged frogs (CRLF) due to degradation and loss of aquatic and upland habitats during construction. PRDEIR Impact BIO-Carmel River-1 addresses drawdown of the Carmel River resulting in cumulative adverse effects to biological resources dependent on the Carmel River.
73.126	Biology	Growth impacts on steelhead and their habitats	Document appears to have ignored potentially significant impact.	PRDEIR Impact BIO-Carmel River-1 addresses drawdown of the Carmel River resulting in cumulative adverse effects to biological resources dependent on the Carmel River.
73.127	Public Utilities and Services	Wildland fire increase	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of wildland fire impacts in the DEIR. The commenter is referred to Chapter 3.5, page 3.5-6 where wildland fire impacts of the project are analyzed.
73.128	Multiple Issues	Tourism	Document appears to have ignored potentially significant impact.	References to visitor use and facilities are in every chapter of the document. Impacts referenced by the comment and where they are found in the document: traffic and parking (Chapter 3.7 in the DEIR), aesthetics (Chapter 3.6 in the DEIR); and noise (Chapter 3.9 in the DEIR), and landfill capacity/garbage (Chapter 3.5 of the DEIR).
73.129	Public Services and Utilities	Tourism in parks	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of recreational impacts in the DEIR. The commenter is referred to Chapter 3.5 page 3.5-19 of the DEIR where the recreational demand impacts of the project are analyzed. Increased effects of equestrian and pedestrian use in HHNA addressed in Chapter 3.3 of the DEIR and on the Green Trail assessed in Chapter P3 of the PRDEIR.
73.130	Noise	Human-caused noise	Document appears to have ignored potentially significant impact.	Long-term impacts from noise are addressed in Chapter 3.9 of the DEIR and Chapter P5 of the PRDEIR. Noise caused by normal human activity in a residential setting is not considered to be a significant impact according to the significance criteria presented in the DEIR (page 3.9-4).
73.131	Biology	Presence of domestic pets	Document appears to have ignored potentially significant impact.	Indirect impacts on species and communities from domestic pets and relevant mitigation measures are discussed in several places in the DEIR. See, for example, pages 3.3-24-27, 3.3-31-42, as well as Chapter P2 of the PRDEIR and MR-BIO-6.
73.132	Biology	Existence of power lines	Document appears to have ignored potentially significant impact.	Powerlines will be installed underground.
73.133	Biology	Increased shooting of animals	Document appears to have ignored potentially significant impact.	No shooting is permitted within the Del Monte Forest.
73.134	Biology	Fences harming special status wildlife	Document appears to have ignored potentially significant impact.	See Page 3.3-59 of the DEIR. Fencing that would significantly interfere with existing wildlife movement are not planned as part of this project. Fences are not known to be a significant source of mortality for protected bird species.
73.135	Biology	Enhancement of alien species	Document appears to have ignored potentially significant impact.	This impact is discussed in several places in the DEIR. See, for example, pages 3.3-9, 10, 16, 23, 26, and 32 of the DEIR.
73.136	Biology	Importing non-native species as mitigation	Document appears to have ignored potentially feasible mitigation.	Non-native species will not be imported as mitigation for any potential impacts, as this could result in degradation of native communities. In fact, Mitigation Measures BIO-A1-2, BIO-A3, BIO-D1-4, and BIO-D6 require the removal of non-native species.
73.137	Biology	Trails	Document appears to have ignored potentially significant impact.	Trail effects are primarily in the HHNA and the Signal Hill dune area. See MR-BIO-4 and MR-BIO-2. See also Impact BIO-F-1 and Impact BIO-A-1 in the DEIR.
73.138	Other	Feces capture system	Document appears to have ignored potentially feasible mitigation.	Impacts of horse manure are addressed in Chapter 3.4 of the DEIR including mitigation to address water quality impacts and in Chapter 3.3 concerning invasive weeds management in HHNA. Also see MR-HWQ-1 in Chapter 2 of this document regarding manure management. Regarding pet feces, cleanup is the responsibility of individual pet owners.
73.139	Hydrology and Water Quality	Human created trails making streams causing erosion	Document appears to have ignored potentially significant impact.	DEIR Impact BIO-A5 addresses increased equestrian and pedestrian activity on existing and new trails in the HHNA. DEIR Impact BIO-F1 globally addresses increased trail use by pedestrians and equestrians.
73.140	Biology	Human created trails harming tree roots	Document appears to have ignored potentially significant impact.	Trail effects are primarily in the HHNA and the Signal Hill dune area. See MR-BIO-4 and MR-BIO-2. See also Impact BIO-F-1 and Impact BIO-A-1 in the DEIR.

Table 7-1: Comment Summary and Responses to DEIR Comment No. 73 (HOPE)

#	General Subject	Specific Subject	Specific Issues	Response or Master Response
73.141	Multiple Issues	Lawns	Document appears to have ignored potentially significant impact.	Pesticide and fertilizer use is analyzed in Chapter 3.4 of the DEIR. Landscaping equipment was included in the area sources assessed for operational emissions on p. 3.8-5 of the DEIR. Review of the calculations resulted in a revision of the emissions estimates (see Chapter 3 of this document). While the emissions are slightly higher than those in the DEIR, the resultant operational emissions are still well below the MBUAPCD thresholds and still considered less than significant. Revisions are noted in Chapter 3 of this document for relevant portion of Chapter 3.8 text. Impacts on landfill capacity were addressed in Chapter 3.5 of the DEIR. Neither the EPA, CARB, MBUAPCD has identified that drying lawn clippings or drying biomass is a health risk concern nor a source of control for ozone formation.
73.142	Biology	Introduced (invasive) species	Document appears to have ignored potentially significant impact.	This impact is discussed in several places in the DEIR. See, for example, pages 3.3-9, 10, 16, 23, 26, and 32 of the DEIR.
73.143	Land Use	Urbanization	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of land use impacts in the DEIR. The commenter is referred to Chapter 3.1 where the land use impacts of the project are analyzed.
73.144	Land Use	Commercial space	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of land use impacts in the DEIR. The commenter is referred to Chapter 3.1 where the land use impacts of the project are analyzed. Physical impacts of adding visitor-serving commercial units addressed throughout DEIR.
73.145	Multiple Issues	Golf courses	Document appears to have ignored potentially significant impact.	References in the two documents to the proposed golf course are in every chapter of the document including the numerous figures and tables describing aspects of golf course impacts. Golf course impacts referenced by the comment and where they are found in the document: water use (Chapter 3.5 in the DEIR, Chapter P1 in the PRDEIR), fertilizer and pesticides (Chapter 3.4 in the DEIR), air quality (Chapter 3.8 in the DEIR), soil erosion (Chapter 3.2 in the DEIR), wetlands/biological resources (Chapter 3.3 in the DEIR).
73.146	Multiple Issues	Hotels	Document appears to have ignored potentially significant impact.	References in the two documents to the expansion of the Inn at Spanish Bay and the Lodge at Pebble Beach are in every chapter of the document, including numerous figures and tables. Impacts referenced by the comment and where they are found in the document: water use (Chapter 3.5 in the DEIR, Chapter P1 in the PRDEIR), traffic (Chapter 3.7 in the DEIR), air quality (Chapter 3.8 in the DEIR), light and glare (Chapter 3.6 in the DEIR); and noise (Chapter 3.9 in the DEIR).
73.147	Multiple Issues	Restaurant	Document appears to have ignored potentially significant impact.	The proposed golf course will include a restaurant in the clubhouse. This was taken into account in the analysis of traffic and parking (Chapter 3.7), water demand and wastewater demand (Chapter 3.5), and other sections of the document. The clubhouse restaurant would be located within the golf course complex and separated from other areas by trees; light and noise effects are considered less than significant. Construction noise, air quality, and traffic effects also addressed as part of analysis in the DEIR.
73.148	Public Utilities and Services	Sewer line extension	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of wastewater impacts in the DEIR. The commenter is referred to Chapter 3.5 page 3.5-16 of the DEIR where the wastewater treatment impacts of the project are analyzed and Chapter 4.3 where growth-inducing impacts are discussed.
73.149	Alternatives	Natural sewage system	Document appears to have ignored potentially feasible alternative.	As noted on page 5.0-4 of the DEIR, the project would not result in significant direct effects related to sewage treatment demand/sewer line capacity. Therefore alternative methods of sewage disposal were not analyzed as the project would not have a significant effect relative to sewage systems.
73.150	Multiple Issues	Storage facilities	Document appears to have ignored potentially significant impact.	Proposed project does not include mini-storage facilities.
73.151	Transportation and Circulation	Parking capacity	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-37 where parking impacts of the project are discussed.
73.152	Transportation and Circulation	Parking duration	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-37 where parking impacts of the project are discussed.
73.153	Transportation and Circulation	Total parking demand increase due to growth.	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-37 where parking impacts of the project are discussed.
73.154	Transportation and Circulation	Free-parking demand increase due to growth	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-37 where parking impacts of the project are discussed.
73.155	Transportation and Circulation	Paid-parking demand increase due to growth	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-37 where parking impacts of the project are discussed.
73.156	Transportation and Circulation	Private-parking demand increase due to growth	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-37 where parking impacts of the project are discussed.
73.157	Transportation and Circulation	Hotel parking	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-37 where parking impacts of the project are discussed.
73.158	Transportation and Circulation	Construction parking	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-42 Mitigation Measure TC-G1-2.
73.159	Transportation and Circulation	Parking lots causing transit and pedestrian impacts	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-37 where parking impacts of the project are discussed.
73.160	Transportation and Circulation	Delivery vehicle parking	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-37 where parking impacts of the project are discussed.
73.161	Transportation and Circulation	Special event parking	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-37 where parking impacts of the project are discussed.
73.162	Transportation and Circulation	Tourist parking	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-37 where parking impacts of the project are discussed.



Table 7-1: Comment Summary and Responses to DEIR Comment No. 73 (HOPE)

#	General Subject	Specific Subject	Specific Issues	Response or Master Response
73.163	Transportation and Circulation	Holiday parking	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-37 where parking impacts of the project are discussed.
73.164	Transportation and Circulation	Residential parking intrusion	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-37 where parking impacts of the project are discussed.
73.165	Transportation and Circulation	Parking space paving	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-37 where parking impacts of the project are discussed.
73.166	Transportation and Circulation	Valet parking	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-37 where parking impacts of the project are discussed.
73.167	Transportation and Circulation	Capacity increase or reduce traffic congestion	Mitigation is of the wrong type, inadequate, not fully enforceable, and causes its own potentially significant impacts.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 where traffic impacts of the project are discussed.
73.168	Transportation and Circulation	Speed limiting signals timing	Document appears to have ignored potentially feasible mitigation.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed.
73.169	Aesthetics	Aesthetic values	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 of the DEIR where the aesthetic impacts of the project are analyzed.
73.170	Other	Human stress	Document appears to have ignored potentially significant impact.	It is unclear which components of the proposed project are being referred to by the commenter. The project will not cause any impacts on the physical environment that cannot be mitigated to a less-than-significant level.
73.171	Noise	Silence	Silence is rare on the peninsula. This proposal would greatly diminish the acreage of silent forest. Jeffers forest has measured ambient sound at 14 dBA. Minimum continuous sound in Jeffers forest is less than 30 dBA. Please disclose the quality and quantity of current silence for each of the affected forest areas and how it would change with each of the proposed actions, etc.	See text at front of this chapter for specific response to this comment.
73.172	Air Quality	Offensive odors	Document appears to have ignored potentially significant impact.	Comment is non-specific about odor or how it constitutes a significant impact for this project. Air quality analysis in Chapter 3.8 of the DEIR conducted using MBUAPCD guidelines for CEQA.
73.173	Air Quality	Smell of hot tar asphalt roofing	Document appears to have ignored potentially significant impact.	If asphalt roofing is conducted, the odor impacts would be temporary, would be in an open-air environment to allow for dispersal and would thus be considered less than significant.
73.174	Air Quality	Odor from sewage treatment plant	Document appears to have ignored potentially significant impact.	Proposed Project does not include a sewage treatment plant.
73.175	Air Quality	Odor from sewage pumping stations	Document appears to have ignored potentially significant impact.	Proposed Project does not include a sewage pumping stations
73.176	"?"	"?"	Document appears to have ignored potentially significant impact.	This comment appears to be a typo.
73.177	Air Quality	Creosote smell	Document appears to have ignored potentially significant impact.	Non-specific
73.178	Air Quality	Biofiltration odor reduction	Document appears to have ignored potentially feasible mitigation.	Comment does not describe what impact this mitigation is proposed for and thus no response can be provided.
73.179	Air Quality	Natural forest fragrances	Document appears to have ignored potentially significant impact.	Project will preserve hundreds of acres of forest wherein such fragrances will remain present.
73.180	Aesthetics	Natural forest visual beauty	Document appears to have ignored the natural forest visual beauty and disclosed the project's impact.	See text at front of this chapter for specific response to this comment.
73.181	Aesthetics	Natural seascape visual beauty	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 page 3.6-8 of the DEIR where the aesthetic impacts of the project on scenic vistas and corridors are analyzed.
73.182	Biology	Sunlight blocking	Document appears to have ignored potentially significant impact.	Indirect impacts to adjacent natural communities are analyzed and mitigation measures are discussed in the DEIR (See, for example, MR-BIO-5 and Chapter P2 of the PRDEIR). Shade impacts would be largely limited to areas directly impacted by landscaping and other intensive management.
73.183	Aesthetics	Permanent harm to community visual aesthetics	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 page 3.6-15 of the DEIR where the aesthetic impacts of the project visual character are analyzed.
73.184	Aesthetics	The visual insult of a golf course in a wild area	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 pages 3.6-8 and 3.6-16 of the DEIR where the aesthetic impacts of the Proposed Golf Course are analyzed.
73.185	Aesthetics	Light pollution or light trespass	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 page 3.6-21 of the DEIR where the aesthetic impacts related to light and glare are analyzed.
73.186	Aesthetics	Night sky glare increase	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 page 3.6-21 of the DEIR where the aesthetic impacts related to light and glare are analyzed.
73.187	Aesthetics	Window and skylight one-way film	Document appears to have ignored potentially feasible mitigation.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of impacts in the DEIR. The potentially feasible mitigation was not needed to reduce project impacts to less than significant.
73.188	Aesthetics	Vehicle light and glare increase on surrounding residences	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 page 3.6-21 of the DEIR where the aesthetic impacts related to light and glare are analyzed.
73.189	Biology	Light and glare increase on wildlife	Document appears to have ignored potentially significant impact.	This impact to wildlife will be restricted to relatively small areas and is not considered significant. Other wildlife impacts are discussed on pages 3.3-49-59 of the DEIR
73.190	Aesthetics	Sky and star visibility loss from night sky glare	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 page 3.6-21 of the DEIR where the aesthetic impacts related to light and glare are analyzed.

Table 7-1: Comment Summary and Responses to DEIR Comment No. 73 (HOPE)

#	General Subject	Specific Subject	Specific Issues	Response or Master Response
73.191	Aesthetics	Light shades	Document appears to have ignored potentially feasible mitigation.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of impacts in the DEIR. The potentially feasible mitigation was not needed to reduce project impacts to less than significant.
73.192	Aesthetics	Shine light down and only where needed	Document appears to have ignored potentially feasible mitigation.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 page 3.6-22 of the DEIR where the mitigation for aesthetic impacts related to light and glare is discussed.
73.193	Aesthetics	Motion-detection activated lighting	Document appears to have ignored potentially feasible mitigation.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 page 3.6-22 of the DEIR where the mitigation for aesthetic impacts related to light and glare is discussed.
73.194	Aesthetics	Use lighting time controls	Document appears to have ignored potentially feasible mitigation.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 page 3.6-22 of the DEIR where the mitigation for aesthetic impacts related to light and glare is discussed.
73.195	Aesthetics	Deed restriction prohibiting skyward and offsite direct lighting	Document appears to have ignored potentially feasible mitigation.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 page 3.6-22 of the DEIR where the mitigation for aesthetic impacts related to light and glare is discussed.
73.196	Aesthetics	Window darkening film and opaque curtains	Document appears to have ignored potentially feasible mitigation.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 page 3.6-22 of the DEIR where the mitigation for aesthetic impacts related to light and glare is discussed.
73.197	Aesthetics	Minimize glare	Document appears to have ignored potentially feasible mitigation.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 page 3.6-22 of the DEIR where the mitigation for aesthetic impacts related to light and glare is discussed.
73.198	Aesthetics	Prohibit excessive lighting	Document appears to have ignored potentially feasible mitigation.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 page 3.6-22 of the DEIR where the mitigation for aesthetic impacts related to light and glare is discussed.
73.199	Aesthetics	Sky glare reduction from trees	Document appears to have ignored potentially feasible mitigation.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 page 3.6-22 of the DEIR where the mitigation for aesthetic impacts related to light and glare is discussed.
73.200	Aesthetics	Visual aesthetic loss from slab bridge railing	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 of the DEIR where the aesthetic impacts of the project are analyzed.
73.201	Aesthetics	Loss of the thrill of seeing a wild animal in its natural habitat	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 of the DEIR where the aesthetic impacts of the project are analyzed and Chapter 3.3 where impacts to biological impacts are discussed. Project would retain opportunities to observe wildlife in preservation areas.
73.202	Aesthetics	Planting trees for aesthetic visual beauty	Document appears to have ignored potentially feasible mitigation.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 of the DEIR where the aesthetic impacts of the project are analyzed and Chapter 3.3 where impacts to biological impacts are discussed. Tree replanting is required for mitigation for biological impacts.
73.203	Energy	Loss of cooling shade from trees	Document appears to have ignored potentially significant impact.	Comment does not substantiate how loss of trees result in significant impacts. While removal of trees will remove shade, overall climate change is not expected within the project area from tree removal. See Master Response MR-BIO-5 in Chapter 2 for further discussion of climatic effects of forest removal.
73.204	Energy	Planting trees for outdoor cooling shade	Document appears to have ignored potentially feasible mitigation.	Added Energy Section in FEIR (Chapter 3.11 in Chapter 3 of this document) does not identify significant energy impacts of project. Trees will be replanted per Mitigation Measure BIO-11 for biological impacts.
73.205	Aesthetics	Intellectual insult of man-made development	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 of the DEIR where the aesthetic impacts of the project are analyzed.
73.206	Air Quality	Air pollution general	Document appears to have ignored potentially significant impact.	See DEIR Chapter 3.8, in general.
73.207	Air Quality	Indoor air pollution	Document appears to have ignored potentially significant impact.	Comment is non-specific as to how project would effect indoor air pollution. Air quality impacts are assessed in Chapter 3.8.
73.208	Air Quality	Vapor intrusion	Document appears to have ignored potentially significant impact.	Comment is non-specific as to how impact relates to project. Air quality impacts are assessed in Chapter 3.8.
73.209	Air Quality	Vehicle air pollution	Document appears to have ignored potentially significant impact.	Vehicle air pollution is assessed in Chapter 3.8 relative to both construction vehicles and operational traffic emissions.
73.210	Air Quality	Air pollution - nitrogen oxides (NOx) by concentration	Document appears to have ignored potentially significant impact.	NOx emissions are assessed in Chapter 3.8 of the DEIR.
73.211	Air Quality	Air pollution - nitrogen oxides (NOx) by weight	Document appears to have ignored potentially significant impact.	NOx emissions are assessed in Chapter 3.8 of the DEIR.
73.212	Air Quality	Air pollution - sulfur dioxide (SO2) by concentration	Document appears to have ignored potentially significant impact.	SO2 emissions are assessed in Chapter 3.8 of the DEIR.
73.213	Air Quality	Air pollution - sulfur dioxide (SO2) by weight	Document appears to have ignored potentially significant impact.	SO2 emissions are assessed in Chapter 3.8 of the DEIR.
73.214	Air Quality	Air pollution - sulfur dioxide (SO2) combined with particulates	Document appears to have ignored potentially significant impact.	SO2 emissions are assessed in Chapter 3.8 of the DEIR.
73.215	Air Quality	Air pollution - sulfate (SO4)	Document appears to have ignored potentially significant impact.	Comment is non-specific about how sulfate constitutes a significant impact for this project. Air quality analysis in Chapter 3.8 of the DEIR conducted using MBUAPCD guidelines for CEQA.
73.216	Air Quality	Acid precipitation (acid rain)	Document appears to have ignored potentially significant impact.	Acid rain is related to SO2 emissions, which were assessed in Chapter 3.8 of the DEIR and found to be less than significant.
73.217	Air Quality	Acid rain harming forests (crossed out "DD")	Document appears to have ignored potentially significant impact.	Commenter appears to have crossed out this impact. No response is provided.
73.218	Air Quality	Liming lakes	Mitigation is of the wrong type, inadequate, not fully enforceable, and causes its own potentially significant impacts.	Project does not propose to lime lakes.
73.219	Air Quality	Scrubbers for vehicle SO2 emissions (crossed out "DD")	Document appears to have ignored potentially feasible mitigation.	Commenter appears to have crossed out this impact. No response is provided.
73.220	Air Quality	Air pollution - Carbon monoxide (CO) by concentration	Document appears to have ignored potentially significant impact.	CO emissions are assessed in Chapter 3.8 of the DEIR.
73.221	Air Quality	Air pollution - Carbon monoxide (CO) by weight	Document appears to have ignored potentially significant impact.	CO emissions are assessed in Chapter 3.8 of the DEIR.

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#	General Subject	Specific Subject	Specific Issues	Response or Master Response
73.222	Air Quality	Air pollution - Carbon dioxide	Document appears to have ignored potentially significant impact.	Construction and operational vehicles will emit carbon dioxide, a greenhouse gas. While this is a concern relative to global warming, there is presently no project-level significance threshold by which to evaluate the significance of individual projects to carbon dioxide levels or to global warming.
73.223	Air Quality	Air pollution - hydrocarbons (HC)	Document appears to have ignored potentially significant impact.	Hydrocarbons are assessed in terms of ozone formation in Chapter 3.8 of the DEIR.
73.224	Air Quality	Air pollution - reactive organic gases (ROGs or VOCs) by concentration	Document appears to have ignored potentially significant impact.	ROGs are assessed in terms of ozone formation in Chapter 3.8 of the DEIR.
73.225	Air Quality	Air pollution - reactive organic gases (ROGs or VOCs) by weight	Document appears to have ignored potentially significant impact.	ROGs are assessed in terms of ozone formation in Chapter 3.8 of the DEIR.
73.226	Air Quality	Air pollution - Radon	Document appears to have ignored potentially significant impact.	Project proposes residential development within the Del Monte Forest. Risk levels for radon are site-specific by nature. Overall, potential for radon within the local area is not known to be substantially different than other parts of the Monterey Peninsula or Monterey County in general. Based on recent (1999) studies by Lawrence Berkeley Laboratories, the estimated fraction of Monterey County homes with exposure that exceeds the EPA's action level of 4 picocuries per liter is less than 1% (see <a href="http://eetd.lbl.gov/IEP/high-radon/hr.html">http://eetd.lbl.gov/IEP/high-radon/hr.html</a> ). California Building Code requires ventilation of crawl spaces under houses if there is a potential for buildup of radon gas.
73.227	Air Quality	Air pollution - formaldehyde	Document appears to have ignored potentially significant impact.	Comment is non-specific about how formaldehyde constitutes a significant impact for this project. Air quality analysis in Chapter 3.8 of the DEIR conducted using MBUAPCD guidelines for CEQA.
73.228	Air Quality	Air pollution - lead (Pb)	Document appears to have ignored potentially significant impact.	Comment is non-specific about how lead constitutes a significant impact for this project. Air quality analysis in Chapter 3.8 of the DEIR conducted using MBUAPCD guidelines for CEQA.
73.229	Air Quality	Air pollution - arsenic	Document appears to have ignored potentially significant impact.	Comment is non-specific about how arsenic constitutes a significant impact for this project. Air quality analysis in Chapter 3.8 of the DEIR conducted using MBUAPCD guidelines for CEQA.
73.230	Air Quality	Air pollution - mercury (Hg)	Document appears to have ignored potentially significant impact.	Comment is non-specific about how mercury constitutes a significant impact for this project. Air quality analysis in Chapter 3.8 of the DEIR conducted using MBUAPCD guidelines for CEQA.
73.231	Air Quality	Air pollution - cadmium (Cd)	Document appears to have ignored potentially significant impact.	Comment is non-specific about how cadmium constitutes a significant impact for this project. Air quality analysis in Chapter 3.8 of the DEIR conducted using MBUAPCD guidelines for CEQA.
73.232	Air Quality	Air pollution - chromium	Document appears to have ignored potentially significant impact.	Comment is non-specific about how chromium constitutes a significant impact for this project. Air quality analysis in Chapter 3.8 of the DEIR conducted using MBUAPCD guidelines for CEQA.
73.233	Air Quality	Air pollution - beryllium	Document appears to have ignored potentially significant impact.	Comment is non-specific about how beryllium constitutes a significant impact for this project. Air quality analysis in Chapter 3.8 of the DEIR conducted using MBUAPCD guidelines for CEQA.
73.234	Air Quality	Air pollution - copper	Document appears to have ignored potentially significant impact.	Comment is non-specific about how copper constitutes a significant impact for this project. Air quality analysis in Chapter 3.8 of the DEIR conducted using MBUAPCD guidelines for CEQA.
73.235	Air Quality	Air pollution - ozone from vehicles (O3) concentrations	Document appears to have ignored potentially significant impact.	Ozone from vehicles is assessed in Chapter 3.8 of the DEIR.
73.236	Air Quality	Air pollution - smog from vehicles concentrations	Document appears to have ignored potentially significant impact.	Ozone from vehicles is assessed in Chapter 3.8 of the DEIR.
73.237	Air Quality	Air pollution - ozone on agricultural production	Document appears to have ignored potentially significant impact.	Ozone impacts is found by the analysis in Chapter 3.8 to be less than significant and thus any potential impacts to agricultural production would also be presumed to be less than significant.
73.238	Air Quality	Air pollution - radioactive matter	Document appears to have ignored potentially significant impact.	Comment does not substantiate how radioactive matter is involved in Proposed Project. No use of radioactive material is proposed.
73.239	Air Quality	Air pollution - radioactive "spills"	Document appears to have ignored potentially significant impact.	Comment does not substantiate how radioactive matter is involved in Proposed Project. No use of radioactive material is proposed.
73.240	Air Quality	Air pollution - pesticides	Document appears to have ignored potentially significant impact.	Pesticide use is analyzed in relation to water quality in Chapter 3.4 of the DEIR. As described there the applicant shall prepare a Best Management Practices plan for pesticide use and an Integrated Pest Management (IPM) program. The IPM program would use monitoring technology to manage course operations to reduce pesticide use amount. The applicant shall also develop a risk management plan for pesticide use pursuant to California Food and Agricultural regulations (see p. 3.4-16). Application of approved pesticides by licensed applicators as part of an IPM program is expected to avert significant air quality impacts related to pesticide use for workers, facility users and residents.
73.241	Air Quality	Pesticide drift	Document appears to have ignored potentially significant impact.	See response to Comment 73.240
73.242	Air Quality	Toxic drift	Document appears to have ignored potentially significant impact.	Comment is non-specific about "toxic drift" or how it constitutes a significant impact for this project. Air quality analysis in Chapter 3.8 of the DEIR conducted using MBUAPCD guidelines for CEQA. See response to 73.240.
73.243	Air Quality	Air pollution - ammonia	Document appears to have ignored potentially significant impact.	Comment is non-specific about how ammonia constitutes a significant impact for this project. Air quality analysis in Chapter 3.8 of the DEIR conducted using MBUAPCD guidelines for CEQA. IPM program for fertilizer use described in Chapter 3.4 and expected to control potential worker and other exposure.
73.244	Air Quality	Native tree planting to increase air cleaning benefit	Document appears to have ignored potentially feasible mitigation.	Mitigation for air quality impacts is presented in Chapter 3.8. Tree replanting is proposed as mitigation for biological impacts in Chapter 3.4.
73.245	Air Quality	Air pollution - toxic chemicals	Document appears to have ignored potentially significant impact.	Comment is non-specific and no response can be provided. Toxic contaminants in construction diesel exhaust assessed in Chapter 3.8 of the DEIR.
73.246	Air Quality	Chlorine gas	Document appears to have ignored potentially significant impact.	Comment is non-specific. However, commenter is referred to response regarding swimming pools below.
73.247	Air Quality	Air pollution - swimming pool chlorine	Document appears to have ignored potentially significant impact.	Storage and use of chlorine for the swimming pool to be added to the Inn at Spanish Bay will be conducted in accordance with applicable local, state, and federal regulations which would reduce the potential for significant air quality impacts to less than significant
73.248	Air Quality	Hydrogen sulfide	Document appears to have ignored potentially significant impact.	Comment is non-specific how hydrogen sulfide emissions are related to project or how they constitute a significant impact for this project. Air quality analysis in Chapter 3.8 of the DEIR conducted using MBUAPCD guidelines for CEQA.
73.249	Air Quality	Dust blown from areas permanently cleared of vegetations	Document appears to have ignored potentially significant impact.	Dust control is identified as mitigation for construction in Chapter 3.8 of the DEIR. Daily watering is included in the project description for new equestrian center operations as described in Chapter 2 of the DEIR. Other areas of forest removal will be either landscaped or occupied by development and won't consist of open ground.
73.250	Air Quality	Smoke	Document appears to have ignored potentially significant impact.	Comment is non-specific as to what it refers to. "Smoke" is too vague of a reference to warrant a response.
73.251	Air Quality	Air pollution - total suspended particulates by concentration	Document appears to have ignored potentially significant impact.	PM-10 emissions are assessed in Chapter 3.8.

Table 7-1: Comment Summary and Responses to DEIR Comment No. 73 (HOPE)

#	General Subject	Specific Subject	Specific Issues	Response or Master Response
73.252	Air Quality	Air pollution - PM10 particulates by concentration	Document appears to have ignored potentially significant impact.	PM-10 emissions are assessed in Chapter 3.8.
73.253	Air Quality	Air pollution - PM10 particulates by weight	Document appears to have ignored potentially significant impact.	PM-10 emissions are assessed in Chapter 3.8.
73.254	Air Quality	Air pollution - particulates sub PM10	Document appears to have ignored potentially significant impact.	PM-10 emissions are assessed in Chapter 3.8, and include the sub- PM10 fraction. Dust emissions are being mitigated using BMPs identified from MBUAPCD guidance.
73.255	Air Quality	Air pollution - PM10 soot	Document appears to have ignored potentially significant impact.	PM-10 emissions are assessed in Chapter 3.8.
73.256	Air Quality	Air pollution - PM10 ash	Document appears to have ignored potentially significant impact.	PM-10 emissions are assessed in Chapter 3.8.
73.257	Air Quality	Drying biomass	Document appears to have ignored potentially significant impact.	While lawn clippings may release certain organic compounds, this volatilization occurs in an open air environment allowing rapid dispersal and thus averts localized concentrations of these compounds. Neither the EPA, CARB, MBUAPCD has identified that drying lawn clippings or drying biomass is a health risk concern nor a source of control for ozone formation.
73.258	Air Quality	Chimney smoke	Document appears to have ignored potentially significant impact.	Fireplaces were included in the Air Quality analysis (see p. 3.8-5) of operational emissions.
73.259	Air Quality	Liquid natural gas fuel	Document appears to have ignored potentially feasible mitigation.	Vehicle air pollution is assessed in Chapter 3.8 DEIR relative to construction vehicles, including diesel vehicle exhaust particulates and mitigation is adopted to address potentially significant impacts. No additional mitigation is warranted.
73.260	Alternatives	Compressed natural gas fuel	Document appears to have ignored potentially feasible alternative.	It is unclear what portion of the proposed project the commenter proposes be modified with this alternative. Project air quality impacts can be mitigated by the measures in Chapter 3.8 without specified use of this alternative. An adequate range of alternatives is presented in Chapter 5 of the DEIR.
73.261	Air Quality	Air pollution - diesel vehicle exhaust	Document appears to have ignored potentially significant impact.	Vehicle air pollution is assessed in Chapter 3.8 relative to both construction vehicles and operational traffic emissions.
73.262	Air Quality	Air pollution - diesel delivery vehicle exhaust particulates	Document appears to have ignored potentially significant impact.	Vehicle air pollution is assessed in Chapter 3.8 relative to both construction vehicles and operational traffic emissions.
73.263	Air Quality	Air pollution - diesel vehicle exhaust particulates during construction	Document appears to have ignored potentially significant impact.	Vehicle air pollution is assessed in Chapter 3.8 DEIR relative to construction vehicles, including diesel vehicle exhaust particulates and mitigation is adopted to address potentially significant impacts.
73.264	Air Quality	Electrostatic precipitator for diesel exhaust pipes	Document appears to have ignored potentially feasible mitigation.	Vehicle air pollution is assessed in Chapter 3.8 DEIR relative to construction vehicles, including diesel vehicle exhaust particulates and mitigation is adopted to address potentially significant impacts. No additional mitigation is warranted.
73.265	Air Quality	Vehicle exhaust - startup	Document appears to have ignored potentially significant impact.	Vehicle air pollution is assessed in Chapter 3.8 relative to both construction vehicles and operational traffic emissions.
73.266	Air Quality	Truck exhaust	Document appears to have ignored potentially significant impact.	Vehicle air pollution is assessed in Chapter 3.8 relative to both construction vehicles and operational traffic emissions.
73.267	Air Quality	Delivery vehicle exhaust	Document appears to have ignored potentially significant impact.	Vehicle air pollution is assessed in Chapter 3.8 relative to both construction vehicles and operational traffic emissions.
73.268	Noise	Dog barking	Document appears to have ignored potentially significant impact.	The proposed project is not anticipated to introduce a large number of dogs to the project area. Also, dogs already exist in the project area. This impact is not considered significant.
73.269	Noise	Move noisy activity	Mitigation is of the wrong type, inadequate, not fully enforceable, and causes its own potentially significant impacts.	All noise impacts were found to be less than significant with mitigation. Please see Chapter 3.9 of the DEIR and Chapter P-5 of the FEIR for more discussion. Commenter does not explain why moving noisy activity away from sensitive receptors is mitigation of the wrong type, etc.
73.270	Noise	Enclose noisy activity	Mitigation is of the wrong type, inadequate, not fully enforceable, and causes its own potentially significant impacts.	All noise impacts were found to be less than significant with mitigation. Please see Chapter 3.9 of the DEIR and Chapter P-5 of the FEIR for more discussion. Commenter does not explain why enclosing noisy activity away is mitigation of the wrong type, etc.
73.271	Noise	Antinoise technology	Mitigation is of the wrong type, inadequate, not fully enforceable, and causes its own potentially significant impacts.	All noise impacts were found to be less than significant with mitigation. Please see Chapter 3.9 of the DEIR and Chapter P-5 of the FEIR for more discussion.
73.272	Noise	Require mufflers limiting noise to ambient	Mitigation is of the wrong type, inadequate, not fully enforceable, and causes its own potentially significant impacts.	All noise impacts were found to be less than significant with mitigation. Please see Chapter 3.9 of the DEIR and Chapter P-5 of the FEIR for more discussion.
73.273	Noise	Prohibit noisy activity and enforce penalties	Mitigation is of the wrong type, inadequate, not fully enforceable, and causes its own potentially significant impacts.	All noise impacts were found to be less than significant with mitigation. Please see Chapter 3.9 of the DEIR and Chapter P-5 of the FEIR for more discussion.
73.274	Noise	Prohibition and penalties for noise exceeding ambient by 5 DBA before 9AM	Mitigation is of the wrong type, inadequate, not fully enforceable, and causes its own potentially significant impacts.	All noise impacts were found to be less than significant with mitigation. Please see Chapter 3.9 of the DEIR and Chapter P-5 of the FEIR for more discussion.
73.275	Noise	Construction prohibition between certain hours	Document appears to have ignored potentially feasible mitigation.	All noise impacts were found to be less than significant with mitigation. Please see Chapter 3.9 of the DEIR and Chapter P-5 of the FEIR for more discussion.
73.276	Noise	Promote deafness as an asset	Mitigation is of the wrong type, inadequate, not fully enforceable, and causes its own potentially significant impacts.	This comment does not address the analysis in the DEIR, as noone is proposing to promote deafness as an asset. All noise impacts were found to be less than significant with mitigation. Please see Chapter 3.9 of the DEIR and Chapter P-5 of the FEIR for more discussion.
73.277	Noise	Hammering nails	Document appears to have ignored potentially significant impact.	Construction noise was analyzed in Impact NOISE-B1 and found to be less than significant with mitigation.
73.278	Biology	Monterey Bay National Marine Sanctuary	Document appears to have ignored potentially significant impact.	This project is located inland. Potential water quality impacts from runoff and mitigation are discussed on page 3.3.-55 of the DEIR
73.279	Biology	Carmel Bay Area of Special Biological Significance	Document appears to have ignored potentially significant impact.	Potential water quality impacts from runoff and mitigation are discussed on page 3.3.-55 of the DEIR
73.280	Biology	Carmel Bay Ecological Reserve	Document appears to have ignored potentially significant impact.	Potential water quality impacts from runoff and mitigation are discussed on page 3.3.-55 of the DEIR
73.281	Biology	Point Lobos State Reserve	Document appears to have ignored potentially significant impact.	This project is not adjacent to this protected area. Potential water quality impacts from runoff and mitigation are discussed on page 3.3.-55 of the DEIR
73.282	Biology	California Sea Otter State Game Refuge	Document appears to have ignored potentially significant impact.	This project is located inland. Potential water quality impacts from runoff and mitigation are discussed on page 3.3.-55 of the DEIR
73.283	Aesthetics	Highway One as a Scenic Highway	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 page 3.6-8 of the DEIR where the aesthetic impacts of the project on scenic vistas and corridors are analyzed.
73.284	Aesthetics	Highway 68 as a Scenic Highway	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of aesthetic impacts in the DEIR. The commenter is referred to Chapter 3.6 page 3.6-8 of the DEIR where the aesthetic impacts of the project on scenic vistas and corridors are analyzed. Highway 68 (Holman Highway) west of Highway 1 is not a designated scenic highway.

Table 7-1: Comment Summary and Responses to DEIR Comment No. 73 (HOPE)

#	General Subject	Specific Subject	Specific Issues	Response or Master Response
73.285	Multiple Issues	Subdivisions - Residential	This project will increase the amount of water use, groundwater or surface water pumping, impermeable surfaces, asphalt road surfaces, fencing, lighting, and roads, which will cause potentially significant environmental impacts including increased Carmel River dewatering and related effects	See text at front of this chapter for specific response to this comment.
73.286	Hydrology and Water Quality	Swimming pools	Document appears to have ignored potentially significant impact.	The application includes plans to construct a new swimming pool at the Spanish Bay Resort. A plumbing permit will be required from the County of Monterey. The swimming pool will be discharged into the sanitary sewer.
73.287	Geology, Seismicity, and Soils	Soil ecosystem	Document appears to have ignored potentially significant impact.	Biological resource impacts are addressed in Chapter 3.3. Soils are a constituent element of various ecosystems whether dunes, wetlands, or Monterey pine forest. Thus impacts to soils as part of those ecosystems is adequately addressed in Chapter 3.3.
73.288	Geology, Seismicity, and Soils	Soil structure	Document appears to have ignored potentially feasible mitigation.	Comment does not identify what this purported mitigation is. No response can be provided.
73.289	Geology, Seismicity, and Soils	Soil removal	Document appears to have ignored potentially significant impact.	Biological resource impacts are addressed in Chapter 3.3. Soils are a constituent element of various ecosystems whether dunes, wetlands, or Monterey pine forest. Thus impacts to soils as part of those ecosystems is adequately addressed in Chapter 3.3.
73.290	Geology, Seismicity, and Soils	Construction caused loss of topsoil	Document appears to have ignored potentially significant impact.	Impact GSS-C1 in Chapter 3.2 addresses erosion resulting from construction. The impact was found to be less than significant with mitigation.
73.291	Geology, Seismicity, and Soils	Pesticide impacts on soil ecosystem	Document appears to have ignored potentially significant impact.	Biological resource impacts are addressed in Chapter 3.3. Soils are a constituent element of various ecosystems whether dunes, wetlands, or Monterey pine forest. Thus impacts to soils, including use of pesticides as part of those ecosystems is adequately addressed in Chapter 3.3. Pesticide use is also addressed in detail in Chapter 3.4 along with description of the applicant's proposed use and integrated pest management plan.
73.292	Biology	Pesticide impacts on microorganisms	Document appears to have ignored potentially significant impact.	Pesticide use is primarily restricted to areas of intensive human use. Mortality of microorganisms in these areas will not significantly impact sensitive resources.
73.293	Biology	Microbe biomass	Document appears to have ignored potentially significant impact.	The project is not anticipated to significantly impact soil microbe biomass. While soils will be removed as discussed in the DEIR, the comment does not clearly articulate what the significant impact related to microbes is. Further, it is not clear what the commenter intends as a significance threshold for soil microbe loss. Fertilizer use, which is mentioned in the comment, is analyzed in Chapter 3.4, Hydrology and Water Quality. Soil microbes will be retained in the preservation and conservation areas.
73.294	Biology	Microbe biodiversity	Document appears to have ignored potentially significant impact.	The project is not anticipated to significantly impact soil microbe biodiversity. While soils will be removed as discussed in the DEIR, the comment does not clearly articulate what the significant impact related to microbes is. Further, it is not clear what the commenter intends as a significance threshold. Fertilizer use, which is mentioned in the comment, is analyzed in Chapter 3.4, Hydrology and Water Quality. Soil microbe diversity will be retained in the preservation and conservation areas.
73.295	Biology	Pesticide impacts on microbe biomass	Document appears to have ignored potentially significant impact.	Pesticide use is primarily restricted to areas of intensive human use. Mortality of microorganisms in these areas will not significantly impact sensitive resources.
73.296	Geology, Seismicity, and Soils	Loss of topsoil	Document appears to have ignored potentially significant impact.	Impact GSS-C1 in Chapter 3.2 addresses erosion resulting from construction. The impact was found to be less than significant with mitigation.
73.297	Geology, Seismicity, and Soils	Soil depth	Document appears to have ignored potentially significant impact.	Comment is non-specific about what this impact is.
73.298	Geology, Seismicity, and Soils	Soil fertility	Document appears to have ignored potentially significant impact.	Comment does not identify how the project will affect soil fertility.
73.299	Hydrology and Water Quality	Increased impermeable surface area reducing groundwater recharge	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-B1 addresses increased stormwater runoff due increased impervious surfaces and topographic alterations. This impact is partially offset by on-site retention/detention basins.
73.300	Hydrology and Water Quality	Impermeable surface area increasing storm runoff	Document appears to have ignored this impact. Watersheds affected include Asilomar Beach Creek, Lake Majella, Majella seep, Sawmill Gulch, South Moss Beach Stream, Marchetta Lane Creek (through MPCC), Seal Rock Creek, Indian Village Creek, Cypress Point Golf Course Drainage & Wetland, East Stillwater, North Carmel Beach (Jeffers) Stream, Pescadero Creek	See text at front of this chapter for specific response to this comment.
73.301	Biology	Impermeable surface area harming trees and vegetation	Document appears to have ignored potentially significant impact.	This impact will apply to a very small area consisting of naturally vegetated areas adjacent to new impermeable surface, and is not considered significant.
73.302	Biology	Sidewalk and road bumps	Document appears to have ignored potentially significant impact.	Routine maintenance of roads and sidewalks for public safety will address any potential public safety impacts from sidewalk and tree bumps.
73.303	Hydrology and Water Quality	Removal of impervious surfaces	Document appears to have ignored potentially feasible mitigation.	Mitigation Measure HWQ-B1-1 requires implementation of drainage improvements to adequately handle increased stormwater flows from the Proposed Project. Mitigation Measure HWQ-B1-2 addresses adequacy of proposed on-site drainage improvements based on final plans. Additional mitigation is not necessary to reduce potential project impacts.
73.304	Hydrology and Water Quality	Driveways and parking areas made with "grasscrete"	Document appears to have ignored potentially feasible mitigation.	Mitigation Measure HWQ-B1-1 requires implementation of drainage improvements to adequately handle increased stormwater flows from the Proposed Project. Mitigation Measure HWQ-B1-2 addresses adequacy of proposed on-site drainage improvements based on final plans. Additional mitigation is not necessary to reduce potential project impacts.
73.305	Hydrology and Water Quality	Sidewalks made with interlocking pavers	Document appears to have ignored potentially feasible mitigation.	Mitigation Measure HWQ-B1-1 requires implementation of drainage improvements to adequately handle increased stormwater flows from the Proposed Project. Mitigation Measure HWQ-B1-2 addresses adequacy of proposed on-site drainage improvements based on final plans. Additional mitigation is not necessary to reduce potential project impacts.
73.306	Hydrology and Water Quality	Native tree planting to reduce runoff	Document appears to have ignored potentially feasible mitigation.	Mitigation Measure BIO-I1-1 requires incorporation of tree replanting guidelines into the site-specific RMPs. Mitigation Measure HWQ-B1-1 requires implementation of drainage improvements to adequately handle increased stormwater flows from the Proposed Project. Additional mitigation is not necessary to reduce potential project impacts.
73.307	Hydrology and Water Quality	Stormwater diversion from original watershed	Document appears to have ignored potentially significant impact.	Construction of the Proposed Golf Course redirects stormwater runoff to discharge westerly into the Pacific Ocean, which will result in beneficial impacts for water quality in Carmel Bay. DEIR Impact HWQ-A1 addresses changes in on-site drainage patterns that could change existing wetland hydrologic functions. DEIR Impact HWQ-B1 addresses increased stormwater runoff due increased impervious surfaces and topographic alterations.
73.308	Hydrology and Water Quality	Land clearing and soil compaction limited to smallest area possible	Document appears to have ignored potentially feasible mitigation.	Mitigation Measure GSS-C1 requires an Erosion and Sediment Control Plan. Mitigation Measure GSS-C2 requires wet season grading additional erosion control measures. Additional mitigation is not necessary to reduce potential project impacts.
73.309	Biology	Conservation Easements to protect existing vegetation and undisturbed areas	Document appears to have ignored potentially feasible mitigation.	Conservation easements are required as mitigation for project impacts. See Mitigation Measure BIO-B1-4, Mitigation Measure BIO-B1-6, and Mitigation Measure BIO-D1-2.

Table 7-1: Comment Summary and Responses to DEIR Comment No. 73 (HOPE)

#	General Subject	Specific Subject	Specific Issues	Response or Master Response
73.310	Alternatives	Smaller footprint structures to minimize impervious surfaces	Document appears to have ignored potentially feasible alternative.	Each alternative analyzed in Chapter 5 of the DEIR included scaled-down project components and smaller project footprints. Please see Master Response MR - Alt - 1 for further discussion about the range of alternatives considered for this project.
73.311	Geology, Seismicity, and Soils	Increased soil erosion	Document appears to have ignored potentially significant impact.	Impact GSS-C1 in Chapter 3.2 addresses erosion resulting from construction. The impact was found to be less than significant with mitigation.
73.312	Geology, Seismicity, and Soils	Streambed erosion	Document appears to have ignored potentially significant impact.	Impact GSS-C1 in Chapter 3.2 addresses erosion resulting from construction. The impact was found to be less than significant with mitigation.
73.313	Hydrology and Water Quality	Streambed erosion from sewage discharge	Document appears to have ignored potentially significant impact.	DEIR Impact PSU-F1 addresses increased wastewater treatment requirements. PBCSD and CAWD share responsibility for management of the wastewater treatment plant.
73.314	Geology, Seismicity, and Soils	Soil age	DEIR appears to have ignored. Notes that "the soils in Monterey Peninsula's Jeffers Forest are estimated to be at least 750,000 years old and more likely one million years old.	See text at front of this chapter for specific response to this comment.
73.315	Biology	Ecosystem Age	Document appears to have ignored potentially significant impact.	Comments regarding impacts to natural communities are addressed in MR-BIO-2, MR-BIO-3, MR-BIO-4, and MR-BIO-5
73.316	Public Services and Utilities	Schools	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of school impacts in the DEIR. The commenter is referred to Chapter 3.5 page 3.5-19 of the DEIR where the school enrollment impacts of the project are analyzed.
73.317	Public Services and Utilities	Libraries	Document appears to have ignored potentially significant impact.	Please see response to City of Pacific Grove comment # 52.13
73.318	Other	Immobile populations	Document appears to have ignored potentially significant impact.	Impacts on sensitive receptors were addressed in Impacts NOISE-A1 and AQ-D1, and were found to be less than significant with mitigation.
73.319	Other	Uneducated populations	Document appears to have ignored potentially significant impact.	The public participation process for this project is described on pages 1.0-7 and 1.0-8. Monterey County has adhered to all CEQA guidelines in its efforts to solicit public feedback and provide adequate information to local residents and other concerned parties.
73.320	Public Services and Utilities	Pipeline	This project will increase the mileage of natural gas lines in Pebble Beach. The document appears to have ignored this potentially significant impact.	See text at front of this chapter for specific response to this comment.
73.321	Biology	Intrinsic value	Document appears to have ignored potentially significant impact.	No requirement to analyze impacts to other species according to their intrinsic value exists under CEQA.
73.322	Biology	Animal biomass	Document appears to have ignored potentially significant impact.	No details were provided by respondent regarding how the proposed project would impact animal biomass.
73.323	Biology	Animal biomass to vegetation biomass ratio	Document appears to have ignored potentially significant impact.	No details were provided by respondent regarding how the proposed project would impact animal biomass:vegetation biomass ratio.
73.324	Biology	Living biomass loss - tree cutting without removal	Document appears to have ignored potentially significant impact.	Impacts from cutting protected trees are discussed in Impact BIO-D2 and Impact-BIO-I1 in the DEIR.
73.325	Biology	Forest biomass	Document appears to have ignored potentially significant impact.	No details were provided by respondent regarding how the proposed project would impact forest biomass. MR-BIO-5 discusses impacts to Monterey Pine Forest, including large scale removal, indirect effects and edge effects.
73.326	Biology	Soil biomass	Document appears to have ignored potentially significant impact.	No details were provided by respondent regarding how the proposed project would impact soil biomass.
73.327	Biology	Wildlife habitat loss	Document appears to have ignored potentially significant impact.	See Pages 3.3-49-59 of the DEIR
73.328	Biology	Wildland habitat loss	Document appears to have ignored potentially significant impact.	See Pages 3.3-7-61 of the DEIR
73.329	Biology	Habitat loss/destruction/modification or restriction	Document appears to have ignored potentially significant impact.	Respondent appears not to have read analysis in DEIR. See, for example, pages 3.3-7-61 in the DEIR.
73.330	Biology	Ecotones	Document appears to have ignored potentially significant impact.	The respondent does not specify any concerns over project impacts to ecotones.
73.331	Biology	Tree canopy fog capture loss	Document appears to have ignored potentially significant impact.	Respondent cites concerns about redwood forest, which are not present in project area. Regarding fog drip, please see Master Response MR-BIO-5 in Chapter 2 which discusses climatic effects of forest removal.
73.332	Biology	Rainfall loss due to ecosystem removal	Document appears to have ignored potentially significant impact.	Local precipitation patterns are driven primarily by marine influence. Vegetation removal to the extent proposed by the project would not significantly affect precipitation.
73.333	Biology	Environmentally sensitive habitat area loss	Document appears to have ignored potentially significant impact.	MR-BIO-1 and Pages 3.3.-7-17
73.334	Biology	Environmentally sensitive habitat area loss habitat	Document appears to have ignored potentially significant impact.	MR-BIO-1 and Pages 3.3.-7-17
73.335	Alternatives	Habitat protection	Document appears to have ignored potentially feasible alternative.	The proposed project includes habitat protection components, including preservation and conservation areas, as described on pages 2.0-16 through 2.0-19. Please see Master Response MR - Alt - 1 for further discussion about the range of alternatives considered for this project. Chapter 5 of the DEIR includes alternatives that would allow for additional habitat protection relative to the proposed project.
73.336	Biology	Wetland loss	Document appears to have ignored potentially significant impact.	Impacts to wetlands and aquatic resources are discussed in Chapter 3.3, Pages 27-30, and MR-BIO-3
73.337	Biology	Wetland ecosystem service losses	Document appears to have ignored potentially significant impact.	Impacts to wetlands and aquatic resources are discussed in Chapter 3.3, Pages 27-30, and MR-BIO-3
73.338	Biology	Waters of the U.S. loss	Document appears to have ignored potentially significant impact.	Impacts to wetlands and aquatic resources are discussed in Chapter 3.3, Pages 27-30, and MR-BIO-3
73.339	Biology	Lake/rivers ecosystem services loss	Document appears to have ignored potentially significant impact.	Impacts to wetlands and aquatic resources are discussed in Chapter 3.3, Pages 27-30, and MR-BIO-3. Impacts to riparian areas are discussed in Impact BIO-A2.
73.340	Biology	Pescadero Canyon watershed loss	Document appears to have ignored potentially significant impact.	See text at front of this chapter for specific response to this comment.
73.341	Biology	Riparian ecosystem loss	Document appears to have ignored potentially significant impact.	Impact BIO-A2 address impacts to riparian areas.
73.342	Biology	Riparian scrub loss	Document appears to have ignored potentially significant impact.	Impact BIO-A2 address impacts to riparian areas.
73.343	Biology	Aquatic ecosystem loss	Document appears to have ignored potentially significant impact.	Impacts to wetlands and aquatic resources are discussed in Chapter 3.3, Pages 27-30, and MR-BIO-3
73.344	Biology	Freshwater marsh loss	Document appears to have ignored potentially significant impact.	Impacts to wetlands and aquatic resources are discussed in Chapter 3.3, Pages 27-30, and MR-BIO-3
73.345	Biology	Vernal pool loss	Document appears to have ignored potentially significant impact.	No vernal pools in project area.
73.346	Biology	Coastal and marine ecosystems loss	Document appears to have ignored potentially significant impact.	Project is located inland and would not result in loss of coast or marine ecosystems.
73.347	Biology	Closed cone pine-cypress habitat loss	Document appears to have ignored potentially significant impact.	See pages 3.3-42-43 of the DEIR on mitigation for potential impacts to Golf Course at Equestrian Center. See MR-BIO-4 for discussion of potential trail impacts.

Table 7-1: Comment Summary and Responses to DEIR Comment No. 73 (HOPE)

#	General Subject	Specific Subject	Specific Issues	Response or Master Response
73.348	Biology	Coastal oak woodland habitat loss	Document appears to have ignored potentially significant impact.	No coastal oak woodland habitat is present in the project area. Impact BIO-11 discusses impacts to protected oak trees. Coastal live oaks, as discussed in Appendix E of the DEIR are found throughout the Monterey pine forest within the project areas in varying densities. Impacts to coastal live oaks, as part of Monterey pine forest, are addressed in the DEIR in the analysis of impacts to Monterey pine forest, which is the dominant vegetation community in most of the project area. No project areas were mapped as coastal oak woodlands within the project area, because though oaks are present, they are not the dominant overstory species, which is Monterey pine.
73.349	Biology	Coastal scrub loss	Document appears to have ignored potentially significant impact.	See Impact BIO-A1 and Impact BIO-D8
73.350	Biology	Low-terrace riparian forest loss	Document appears to have ignored potentially significant impact.	Impact BIO-A2 address impacts to riparian areas.
73.351	Biology	High-terrace riparian forest loss	Document appears to have ignored potentially significant impact.	Impact BIO-A2 address impacts to riparian areas.
73.352	Biology	Wildlife habitat loss	Document appears to have ignored potentially significant impact.	See Pages 3.3-49-59 of the DEIR
73.353	Biology	Wildlife habitat degradation (as opposed to loss)	Document appears to have ignored potentially significant impact.	See Pages 3.3-49-59 of the DEIR
73.354	Biology	Species imbalance	Document appears to have ignored potentially significant impact.	Project area does not provide prime habitat for large predators. Development is already present near proposed project area. Large populations of raccoons are currently present adjacent to developed areas. Therefore, this project is not expected to significantly alter the role of mesopredators vs. large predators in the area.
73.355	Biology	Groundwater fauna	Document appears to have ignored potentially significant impact.	No details were provided by respondent regarding how the proposed project would impact groundwater fauna.
73.356	Biology	Groundwater level impacts on vegetation	Document appears to have ignored potentially significant impact.	See Chapter P1 of the PRDEIR, pages P1-23-P1-25.
73.357	Biology	Colonization by invasive non-native plants	Document appears to have ignored potentially significant impact.	This impact is discussed in several places in the DEIR. See, for example, pages 3.3-9, 10, 16, 23, 26, and 32 of the DEIR.
73.358	Biology	Meadows	Document appears to have ignored potentially significant impact.	See MR-BIO-5 for a discussion of potential impact to Spruance Meadow.
73.359	Biology	Species extinction	Document appears to have ignored potentially significant impact.	See Chapter 3.3 and MR-BIO-6
73.360	Biology	Biodiversity loss	Document appears to have ignored potentially significant impact.	The respondent did not state any specific concerns over lost biodiversity. Impacts to natural communities and to specific species are discussed in Chapter 3.3 and MR-BIO-1-6 and MR-BIO-8.
73.361	Biology	Genetic diversity loss	Document appears to have ignored potentially significant impact.	The respondent did not state any specific concerns over lost genetic diversity. Impacts to natural communities and to specific species are discussed in Chapter 3.3 and MR-BIO-1-6 and MR-BIO-8. MR-BIO-5 and 6 specifically address this issue in Monterey Pine forest and Yadon's piperia.
73.362	Biology	Illegal and intentional agency delay listing endangered and threatened species	Document appears to have ignored potentially significant impact.	The project has no impact on the agency listing of species.
73.363	Biology	Immigration vs. local population recovery	Document appears to have ignored potentially significant impact.	No details were provided by respondent regarding how the proposed project would impact immigration vs. local population recovery. See MR-BIO-6 and Chapter P2 of the PRDEIR for a discussion of efforts to ensure that occurrences of Yadon's piperia are self-sustaining..
73.364	Biology	Loss of unlisted but threatened and endangered species	Document appears to have ignored potentially significant impact.	See Impact BIO-D4 and Impact BIO-D8 in the DEIR, which address impacts to rare, but unlisted, species.
73.365	Biology	Loss of unlisted but threatened and endangered species habitat	Document appears to have ignored potentially significant impact.	See Impact BIO-D4 and Impact BIO-D8 in the DEIR, which address impacts to rare, but unlisted, species.
73.366	Biology	Genuine but undesignated critical habitat for ESA listed species	Document appears to have ignored potentially significant impact.	See Impact BIO-D5, Impact BIO-D6, Impact BIO-D1 and Impact BIO-D2 in the DEIR, as well as MR-BIO-6 and MR-BIO-2 for a discussion of impact to listed species, including to their habitat, whether it is designated as critical habitat or not.
73.367	Biology	Habitat loss caused extinction	Document appears to have ignored potentially significant impact.	See Impact BIO-D5, Impact BIO-D6, Impact BIO-D1, Impact BIO-D4, Impact BIO-D8 and Impact BIO-D2 in the DEIR, as well as MR-BIO-6 and MR-BIO-2 for a discussion of impact to species threatened with extinction, including to their habitat.
73.368	Biology	Single-species analysis vs. ecological analysis	Document appears to have ignored potentially significant impact.	Both single-species and ecological impact analyses were conducted. Single species analysis focused on Yadon's piperia (see MR-BIO-6), as well as Pacific Grove Clover (MR-BIO-8) and community-level analysis focused on dune habitat (MR-BIO-2), wetlands (MR-BIO-3), and Monterey Pine Forest (MR-BIO-5).
73.369	Biology	Changes in food supply	Document appears to have ignored potentially significant impact.	The title of this comment refers to food supply, while the text appears to concern wildlife corridors. No details were provided by respondent regarding how the proposed project would impact the food supply or wildlife corridors. Impacts to wildlife, both rare and common are addressed in Chapter 3.3 of the DEIR. Food supply for wildlife would be available in the preservation and conservation areas. If the comment was supposed to refer to human food supply, the project areas are not used to grow or provide food for humans.
73.370	Biology	Stress in wildlife from noise	Document appears to have ignored potentially significant impact.	See analysis of noise impacts (Chapter 3.9, with special attention to pages 3.9-14-15) for relevant mitigation. Although these measures were designed to protect people from excessive noise, they will also serve to mitigate noise impacts to wildlife.
73.371	Biology	Transplantation	Mitigation is of the wrong type, inadequate, not fully enforceable, and causes its own potentially significant impacts.	See MR-BIO-6 in Chapter 2
73.372	Biology	Propagation	Mitigation is of the wrong type, inadequate, not fully enforceable, and causes its own potentially significant impacts.	See MR-BIO-6 in Chapter 2
73.373	Biology	Firebreaks	Document appears to have ignored potentially significant impact.	The respondent is correct to state that fuel management has resulted in impacts to protected species in the past. Management of sensitive protected areas in the project area would be overseen by the County and a third-party consultant.
73.374	Biology	Ringtail ( <i>bassariscus astutus</i> )	Document appears to have ignored. Cites 1994 PB Lot Program DEIR.	Potential impacts to ringtail were not ignored. They are specifically assessed on page 3.3-58 and potential impacts to the species are found to be less than significant with the mitigation identified for Monterey pine forest.
73.375	Biology	Ringtail ( <i>bassariscus astutus</i> ) habitat	Document appears to have ignored potentially significant impact.	See page 3.3-58 of the DEIR.
73.376	Biology	Bears	Document appears to have ignored potentially significant impact.	See text at front of this chapter for specific response to this comment.
73.377	Biology	California Black Bear	Black bears occasionally walk into Jeffers Forest in Pebble Beach. Two cubs sights in Jeffers Forest. The document appears to have ignored this potentially significant impact.	See text at front of this chapter for specific response to this comment.
73.378	Biology	California Black Bear habitat	Document appears to have ignored potentially significant impact.	See text at front of this chapter for specific response to this comment.

Table 7-1: Comment Summary and Responses to DEIR Comment No. 73 (HOPE)

#	General Subject	Specific Subject	Specific Issues	Response or Master Response
73.379	Biology	Mountain Lions (felis concolor)	Cites Mountain lion sightings in Pescadero Canyon, Carmel, and environs. The document appears to have ignored this potentially significant impact.	See text at front of this chapter for specific response to this comment.
73.380	Biology	Mountain Lions (felis concolor) habitat	Document appears to have ignored potentially significant impact.	See text at front of this chapter for specific response to this comment.
73.381	Biology	Monterey dusky-footed woodrat	"There was at least one residence in Pescadero Canyon." The document appears to have ignored this potentially significant impact.	Potential impacts to Monterey dusky-footed woodrat were not ignored. They are specifically assessed on page 3.3-57 in the DEIR and potential impacts to the species are found to be less than significant with the mitigation identified to conduct a preconstruction survey and avoid all woodrat nests in Area PQR.
73.382	Biology	Monterey dusky-footed woodrat habitat	Document appears to have ignored potentially significant impact.	See Impact BIO-D8
73.383	Biology	Monterey ornate shrews	Document appears to have ignored potentially significant impact.	See page 3.3-58 of the DEIR.
73.384	Biology	Monterey ornate shrews habitat	Document appears to have ignored potentially significant impact.	See page 3.3-58 of the DEIR.
73.385	Biology	California tiger salamander (ambystoma californiense)	Document appears to have ignored potentially significant impact.	Does not occur in project area. See Zander (2001) and Table E-11 in Appendix E of the DEIR.
73.386	Biology	California tiger salamander (ambystoma californiense) habitat	Document appears to have ignored potentially significant impact.	Does not occur in project area. See Table E-11 in Appendix E of the DEIR.
73.387	Biology	Gray fox	Document appears to have ignored. Cites Macomber Estates FEIR as saying species likely to occur on the project site and dead sighting on Holman Highway.	See text at front of this chapter for specific response to this comment.
73.388	Biology	Gray fox habitat	Document appears to have ignored potentially significant impact.	See text at front of this chapter for specific response to this comment.
73.389	Biology	Wolverine	Document appears to have ignored potentially significant impact.	There is no potential for wolverine to be found in project area.
73.390	Biology	Wolverine habitat	Document appears to have ignored potentially significant impact.	There is no potential for wolverine to be found in project area.
73.391	Biology	Southern sea otter (enhydra lutris nereis)	Document appears to have ignored potentially significant impact.	See Impact BIO-D7 in the DEIR.
73.392	Biology	Southern sea otter (enhydra lutris nereis) habitat	Document appears to have ignored potentially significant impact.	See Impact BIO-D7 in the DEIR.
73.393	Alternatives	Golf course water cutback	Document appears to have ignored potentially feasible mitigation.	See PRDEIR Chapter P1, Water Supply and Demand. See also MR-PSU-2.
73.394	Hydrology and Water Quality	Stormwater capture	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-B1 addresses increased stormwater runoff due increased impervious surfaces and topographic alterations. This impact is partially offset by on-site retention/detention basins.
73.395	Public Services and Utilities	Cistern program	Document appears to have ignored potentially significant impact.	See PRDEIR Chapter P1, Water Supply and Demand. See also MR-PSU-2.
73.396	Public Services and Utilities	Dual plumbing for new construction	Document appears to have ignored potentially feasible mitigation.	Comment does not describe what impact this mitigation is proposed for. As described in Chapter P1 of the PRDEIR, mitigation has been identified to reduce water supply and demand impacts to less than significant.
73.397	Public Services and Utilities	Enforce landscaping water cutback rules	Document appears to have ignored potentially significant impact.	See PRDEIR Chapter P1, Water Supply and Demand. See also MR-PSU-2.
73.398	Hydrology and Water Quality	General water pollution	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage.
73.399	Hydrology and Water Quality	Non-point source water pollution	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage.
73.400	Hydrology and Water Quality	Water pollution causing water quantity loss	Document appears to have ignored potentially significant impact.	Water supply and distribution for the Proposed Project area is managed by MPWMD and supplied by Cal-Am. DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage.
73.401	Hydrology and Water Quality	Public trust water quality loss	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage.
73.402	Biology	Non-point source water pollution impacts on each listed species	Document appears to have ignored potentially significant impact.	See Impact BIO-D7 in the DEIR.
73.403	Biology	Non-point source water pollution impacts on steelhead	Document appears to have ignored potentially significant impact.	No steelhead are known to be present in the project area. Controls on non-point source pollution are required by the DEIR.
73.404	Biology	Non-point source water pollution impacts on the red-legged frog	Document appears to have ignored potentially significant impact.	See Impact BIO-D5 in the DEIR.
73.405	Hydrology and Water Quality	Increased aquatic growth causing water anoxia	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage.
73.406	Hydrology and Water Quality	Water pollution concentration during summer and droughts	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage.
73.407	Hydrology and Water Quality	Swimming pool water dumping pollution	Document appears to have ignored potentially significant impact.	The applicant has clarified plans to construct a new swimming pool at the Spanish Bay Resort. A plumbing permit will be required from the County of Monterey. The swimming pool will be discharged into the sanitary sewer.
73.408	Hydrology and Water Quality	Pesticides in runoff	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Impact HWQ-C2 addresses degradation of water quality due to pesticide and herbicide use at the Proposed Golf Course, New Equestrian Center, and Spanish Bay Driving Range.
73.409	Hydrology and Water Quality	Eutrophication	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Impact HWQ-C4 addresses degradation of water quality in wetlands and drainages due to use of reclaimed wastewater and fertilizer at Proposed Golf Course, Spanish Bay Driving Range, and New Equestrian Center.
73.410	Hydrology and Water Quality	Water body loss due to pollution	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-A1 addresses changes in on-site drainage patterns that could change existing wetland hydrologic functions. Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Impact HWQ-C4 addresses degradation of water quality in wetlands and drainages due to use of reclaimed wastewater and fertilizer at Proposed Golf Course, Spanish Bay Driving Range, and New Equestrian Center.
73.411	Alternatives	Ozone sewage treatment	Document appears to have ignored potentially feasible alternative.	It is unclear what specific impact of the Proposed Project this comment proposes an Alternative to.
73.412	Hydrology and Water Quality	Excessive nutrient loadings	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Impact HWQ-C4 addresses degradation of water quality in wetlands and drainages due to use of reclaimed wastewater and fertilizer at Proposed Golf Course, Spanish Bay Driving Range, and New Equestrian Center.



Table 7-1: Comment Summary and Responses to DEIR Comment No. 73 (HOPE)

#	General Subject	Specific Subject	Specific Issues	Response or Master Response
73.413	Hydrology and Water Quality	Nitrite (not nitrate) contamination of drinking water	Document appears to have ignored potentially significant impact.	Water supply and distribution for the Proposed Project area is managed by MPWMD and supplied by Cal-Am. Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Impact HWQ-C4 addresses degradation of water quality in wetlands and drainages due to use of reclaimed wastewater and fertilizer at Proposed Golf Course, Spanish Bay Driving Range, and New Equestrian Center.
73.414	Hydrology and Water Quality	Nitrate contamination of surface water	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Impact HWQ-C4 addresses degradation of water quality in wetlands and drainages due to use of reclaimed wastewater and fertilizer at Proposed Golf Course, Spanish Bay Driving Range, and New Equestrian Center.
73.415	Hydrology and Water Quality	Ammonia contamination of surface water	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage.
73.416	Hydrology and Water Quality	Nitrate contamination of groundwater	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Impact HWQ-C4 addresses degradation of water quality in wetlands and drainages due to use of reclaimed wastewater and fertilizer at Proposed Golf Course, Spanish Bay Driving Range, and New Equestrian Center.
73.417	Hydrology and Water Quality	Phosphorus contamination of surface water	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Impact HWQ-C4 addresses degradation of water quality in wetlands and drainages due to use of reclaimed wastewater and fertilizer at Proposed Golf Course, Spanish Bay Driving Range, and New Equestrian Center.
73.418	Hydrology and Water Quality	Phosphorus contamination of ground water	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Impact HWQ-C4 addresses degradation of water quality in wetlands and drainages due to use of reclaimed wastewater and fertilizer at Proposed Golf Course, Spanish Bay Driving Range, and New Equestrian Center.
73.419	Hydrology and Water Quality	Phosphorus contamination of drinking water	Document appears to have ignored potentially significant impact.	Water supply and distribution for the Proposed Project area is managed by MPWMD and supplied by Cal-Am. Impact HWQ-C4 addresses degradation of water quality in wetlands and drainages due to use of reclaimed wastewater and fertilizer at Proposed Golf Course, Spanish Bay Driving Range, and New Equestrian Center.
73.420	Hydrology and Water Quality	Aluminum sulfate	Document appears to have ignored potentially feasible mitigation.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage.
73.421	Hydrology and Water Quality	Pesticides in surface water	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Impact HWQ-C2 addresses degradation of water quality due to pesticide and herbicide use at the Proposed Golf Course, New Equestrian Center, and Spanish Bay Driving Range.
73.422	Hydrology and Water Quality	Pesticides in ground water	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Impact HWQ-C2 addresses degradation of water quality due to pesticide and herbicide use at the Proposed Golf Course, New Equestrian Center, and Spanish Bay Driving Range.
73.423	Hydrology and Water Quality	Trichloroethane in drinking water (TCE)	Document appears to have ignored potentially significant impact.	Water supply and distribution for the Proposed Project area is managed by MPWMD and supplied by Cal-Am. DEIR Impact HWQ-C2 addresses degradation of water quality due to pesticide and herbicide use at the Proposed Golf Course, New Equestrian Center, and Spanish Bay Driving Range.
73.424	Hydrology and Water Quality	Organophosphate pesticide compounds in drinking water	Document appears to have ignored potentially significant impact.	Water supply and distribution for the Proposed Project area is managed by MPWMD and supplied by Cal-Am. Impact HWQ-C2 addresses degradation of water quality due to pesticide and herbicide use at the Proposed Golf Course, New Equestrian Center, and Spanish Bay Driving Range.
73.425	Hydrology and Water Quality	Water pollution base	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage.
73.426	Hydrology and Water Quality	Water pollution acidity	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage.
73.427	Hydrology and Water Quality	Water pollution chlordane	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Impact HWQ-C2 addresses degradation of water quality due to pesticide and herbicide use at the Proposed Golf Course, New Equestrian Center, and Spanish Bay Driving Range.
73.428	Hydrology and Water Quality	Water pollution DDT	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Impact HWQ-C2 addresses degradation of water quality due to pesticide and herbicide use at the Proposed Golf Course, New Equestrian Center, and Spanish Bay Driving Range.
73.429	Hydrology and Water Quality	Water pollution - the other top 20 hazardous substances	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage.
73.430	Hydrology and Water Quality	Water pollution - oil in general	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage.
73.431	Hydrology and Water Quality	Land-based oil leakage	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities. Impact GSS-E1 addresses hazardous materials and methane off-gassing during construction at the Corporation Yard site.
73.432	Hydrology and Water Quality	Land-based oil spills	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities. Impact GSS-E1 addresses hazardous materials and methane off-gassing during construction at the Corporation Yard site.
73.433	Hydrology and Water Quality	Used engine oils from road runoff and oil changes	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage.
73.434	Hydrology and Water Quality	Oil in asphalt pavement causing water and air pollution	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities. Impact AQ-C1 addresses increases in ROG, NOx, and PM10 emissions due to grading and construction.
73.435	Alternatives	Rubberized asphalt concrete	Document appears to have ignored potentially feasible alternative.	The proposed project will utilize building materials and methods that comply with all state and local regulations. Please see Master Response MR - Alt - 1 for further discussion about the range of alternatives considered for this project. Comment is non-specific as to what impact this alternative/mitigation would apply to although it is usually used to reduce noise. Noise impacts are addressed in Chapter 3.9 of the DEIR and mitigation measures are presented that would reduce impacts to less than significant without the use of this measure.
73.436	Alternatives	Concrete roadways	Document appears to have ignored potentially feasible alternative.	The proposed project will utilize building materials and methods that comply with all state and local regulations. Please see Master Response MR - Alt - 1 for further discussion about the range of alternatives considered for this project. Comment is non-specific as to what impact this alternative/mitigation would apply to although it is usually used to reduce noise. Noise impacts are addressed in Chapter 3.9 of the DEIR and mitigation measures are presented that would reduce impacts to less than significant without the use of this measure.

Table 7-1: Comment Summary and Responses to DEIR Comment No. 73 (HOPE)

#	General Subject	Specific Subject	Specific Issues	Response or Master Response
73.437	Alternatives	Dirt roadway	Document appears to have ignored potentially feasible alternative.	The proposed project will utilize building materials and methods that comply with all state and local regulations for roadways. Please see Master Response MR - Alt - 1 for further discussion about the range of alternatives considered for this project. Dirt roadways while feasible, are poor choices for Del Monte Forest roads, would be unsafe, and could result in sedimentation and runoff problems that could effects adjacent waterways.
73.438	Hydrology and Water Quality	Chemical spills from trucks	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities.
73.439	Hydrology and Water Quality	Chemical accidents	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C6 addresses degradation of stormwater runoff quality from grading, paving, fuels, and/or construction materials during construction activities.
73.440	Hydrology and Water Quality	Coliform bacteria	Document appears to have ignored potentially significant impact.	Water supply and distribution for the Proposed Project area is managed by MPWMD and supplied by Cal-Am. DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Any potential public health effects of contaminated surface water bodies are regulated by the State Department of Health Services and SWRCB.
73.441	Hydrology and Water Quality	Water borne hepatitis & polio viruses	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Any potential public health effects of contaminated surface water bodies are regulated by the State Department of Health Services and SWRCB. Such effects are not anticipated for the Proposed Project.
73.442	Hydrology and Water Quality	Algal blooms including pflisteria	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Any potential public health effects of contaminated surface water bodies are regulated by the State Department of Health Services and SWRCB. Such effects are not anticipated for the Proposed Project.
73.443	Hydrology and Water Quality	Other water borne pathogens	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Any potential public health effects of contaminated surface water bodies are regulated by the State Department of Health Services and SWRCB. Such effects are not anticipated for the Proposed Project.
73.444	Hydrology and Water Quality	Water contact bacteria	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Any potential public health effects of contaminated surface water bodies are regulated by the State Department of Health Services and SWRCB. Such effects are not anticipated for the Proposed Project.
73.445	Hydrology and Water Quality	Sewage spills	Document appears to have ignored potentially significant impact.	DEIR Impact PSU-F1 addresses increased wastewater treatment requirements. PBCSD and CAWD share responsibility for management of the wastewater treatment plant. Any potential public health effects of contaminated surface water bodies are regulated by the State Department of Health Services and SWRCB. Such effects are not anticipated for the Proposed Project.
73.446	Hydrology and Water Quality	Sewage runoff	Document appears to have ignored potentially significant impact.	DEIR Impact PSU-F1 addresses increased wastewater treatment requirements. PBCSD and CAWD share responsibility for management of the wastewater treatment plant.
73.447	Hydrology and Water Quality	Standing river water	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. PRDEIR Impact BIO-Carmel River-1 addresses drawdown of the Carmel River resulting in cumulative adverse effects to biological resources dependent on the Carmel River.
73.448	Hydrology and Water Quality	Elevated water temperature	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Mitigation Measure C1-2 requires dedication of all ESHA wetlands and buffer areas, which will comprise riparian cover and reduce water temperatures.
73.449	Hydrology and Water Quality	Runoff water temperature	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Mitigation Measure C1-2 requires dedication of all ESHA wetlands and buffer areas, which will comprise riparian cover and reduce water temperatures.
73.450	Hydrology and Water Quality	Runoff water temperature impacts on each listed species	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Mitigation Measure C1-2 requires dedication of all ESHA wetlands and buffer areas, which will comprise riparian cover and reduce water temperatures.
73.451	Hydrology and Water Quality	Runoff water temperature impacts on the red-legged frog	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage. Mitigation Measure C1-2 requires dedication of all ESHA wetlands and buffer areas, which will comprise riparian cover and reduce water temperatures. Impact BIO-D5 addresses mortality to California red-legged frogs (CRLF) due to degradation and loss of aquatic and upland habitats during construction.
73.452	Transportation and Circulation	Roadway capacity	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed.
73.453	Transportation and Circulation	Level of Service (LOS) delay increase	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed.
73.454	Transportation and Circulation	Volume to capacity ratio (v/c) delay increase	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed.
73.455	Transportation and Circulation	Traffic growth	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed.
73.456	Transportation and Circulation	Traffic volumes	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed.
73.457	Transportation and Circulation	Queue length increase	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed.
73.458	Transportation and Circulation	Delay in vehicle-hours	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed.
73.459	Transportation and Circulation	Relative traffic level increase (1 new vehicle trip is significant)	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed.
73.460	Transportation and Circulation	Commuting traffic	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed.

Table 7-1: Comment Summary and Responses to DEIR Comment No. 73 (HOPE)

#	General Subject	Specific Subject	Specific Issues	Response or Master Response
73.461	Transportation and Circulation	Tourist traffic	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed.
73.462	Transportation and Circulation	Holiday traffic	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed.
73.463	Transportation and Circulation	Construction traffic volumes	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-41 where construction traffic impacts of the project are discussed.
73.464	Transportation and Circulation	Construction truck traffic	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-41 where construction traffic impacts of the project are discussed.
73.465	Transportation and Circulation	Construction employee traffic	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-41 where construction traffic impacts of the project are discussed.
73.466	Transportation and Circulation	Highways cause growth	Document appears to have ignored potentially significant impact.	The project does not include building new highways. Analysis in Chapter 3.7 in the DEIR and P4 in the PRDEIR identify that the project will affect certain highway segments with deficient operations. Applicant would be required to pay fair-share mitigation fees to offset project contributions to cumulative traffic. Absent such mitigation, there would be unmitigated traffic impacts.
73.467	Transportation and Circulation	Adding traffic lanes as mitigation	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed. Physical impacts of proposed traffic improvements within the Del Monte Forest and at Phase 1B disclosed in the DEIR. Where project mitigation is for fair-share contributions, it is to other projects with separate environmental processes to address their potential impacts.
73.468	Transportation and Circulation	Road construction delays	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed.
73.469	Transportation and Circulation	The Pigou-Knight-Downs paradox.	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed.
73.470	Noise	Additional stop signs increasing noise	Document appears to have ignored potentially significant impact.	Noise impacts were analyzed in Chapter 3.9 of the DEIR and Chapter P-5 of the FEIR. All noise impacts were found to be less than significant with mitigation.
73.471	Transportation and Circulation	Additional stop signs increasing delay	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed. Stop signs are proposed as mitigation for impacts at Congress Road/17-Mile Drive for safety and traffic flow. Commenter appears to advocate that stop signs should not be used to promote traffic safety, which could imperil resident and visitor health.
73.472	Transportation and Circulation	Additional stop signs increasing delay	Mitigation is of the wrong type, inadequate, not fully enforceable, and causes its own potentially significant impacts.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed.
73.473	Transportation and Circulation	Additional stop lights increasing delay	Mitigation is of the wrong type, inadequate, not fully enforceable, and causes its own potentially significant impacts.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed. Signalization is proposed as one potential mitigation for Skyline Forest/68 intersection. Contrary to commenter assertion, signalization can provide safe gaps in traffic to allow crossing traffic to enter a roadway safely and efficiently.
73.474	Air Quality	Additional stop signs increasing air pollution	Document appears to have ignored potentially significant impact.	Comment is not substantiated in terms of how additional stop signs within the Del Monte Forest will significantly increase air pollution. Lack of stop signs where warranted can result in increased idling for cars that cannot find safe gaps in crossing traffic. In general, stop signs, where warranted, promote traffic operations and do not increase air pollution.
73.475	Air Quality	Additional stop lights increasing air pollution	Mitigation is of the wrong type, inadequate, not fully enforceable, and causes its own potentially significant impacts.	Comment is not substantiated in terms of how additional stop lights will significantly increase air pollution. Lack of stop lights where warranted can result in increased idling for cars that cannot find safe gaps in crossing traffic. In general, stop lights, where warranted, promote traffic operations and do not increase air pollution.
73.476	Transportation and Circulation	Stop lights causing accidents	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed. Contrary to commenter assertion, stop lights can promote safety when properly situated and designed.
73.477	Transportation and Circulation	Stop signs causing accidents	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed. Contrary to commenter assertion, stop signs can promote safety when properly situated and designed.
73.478	Biology	Road damage to tree roots	Document appears to have ignored potentially significant impact.	Impacts to unprotected trees are not considered significant. Indirect impacts to root systems of protected trees are discussed in Impact BIO-B1. Impacts to protected trees are discussed in Impact BIO-I1.
73.479	Biology	Road dust harming vegetation and habitat	Document appears to have ignored potentially significant impact.	Impacts from road dust are limited to a narrow strip along roads, and are discussed together with other edge effects. See, for example, MR-BIO-5.
73.480	Other	Physical division of an established human community	Document appears to have ignored potentially significant impact.	The proposed project does not include any freeways or other features that would provide a physical division between an established community. Improvements to Highway 68 would enhance traffic connections.
73.481	Other	Displacement	Document appears to have ignored potentially significant impact.	The proposed project would not displace any residents or homes. There would be no impact.
73.482	Transportation and Circulation	Jobs-Housing-Imbalance causing farther commutes	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7 of the DEIR and Chapter P-4 of the PRDEIR where traffic impacts of the project are discussed.
73.483	Biology	Physical division of an established wildlife community	Document appears to have ignored potentially significant impact.	Impact BIO-B1 discusses impacts due to fragmentation of Monterey Pine Forest.

Table 7-1: Comment Summary and Responses to DEIR Comment No. 73 (HOPE)

#	General Subject	Specific Subject	Specific Issues	Response or Master Response
73.484	Biology	Wildlife roadkill increase	Document appears to have ignored potentially significant impact.	Wildlife movement is addressed on pg. 3.3-59 of the DEIR. Roadkill is not considered a significant contributing factor to species endangerment (see <i>Precious Heritage</i> , eds. Stein, Kuttner and Adams, 2000)
73.485	Biology	Wildlife underpasses	Document appears to have ignored potentially feasible mitigation.	The respondent suggests that this mitigation be used to reduce impacts from highways. No significant increase in roadkill on highways are proposed for this project.
73.486	Alternatives	Road obliteration	Document appears to have ignored potentially feasible alternative.	Much of Bristol Curve will be removed as part of the project. Commenter does not identify where additional "road obliteration" should occur or why.
73.487	Transportation and Circulation	Bicycle Travel	Document appears to have ignored potentially feasible mitigation.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-39 where bicycle travel and transit impacts of the project are discussed.
73.488	Alternatives	Bicycle Travel	Document appears to have ignored potentially feasible alternative.	The proposed project includes provisions for bike lanes on project area roadways as discussed in Impact TC-F2 on page 3.7-41. Please see Master Response MR - Alt - 1 for further discussion about the range of alternatives considered for this project. Traffic impacts in general are discussed in Chapter 3.7. Commenter does not describe how this alternative would be applied and what impacts would be avoided.
73.489	Transportation and Circulation	Carpool percentage overestimate	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to Chapter 3.7, page 3.7-39 where bicycle travel and transit impacts of the project are discussed.
73.490	Transportation and Circulation	Highway 68 exceeds capacity	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to DEIR Chapter 3.7 and PRDEIR Chapter P-4 where traffic impacts of the project are discussed including to Highway 68.
73.491	Transportation and Circulation	Holman Highway - Highway 68 Queue length increase	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to DEIR Chapter 3.7 and PRDEIR Chapter P-4 where traffic impacts of the project are discussed including to Highway 68.
73.492	Transportation and Circulation	Highway 1 towards Big Sur queue length increase	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to DEIR Chapter 3.7 and PRDEIR Chapter P-4 where traffic impacts of the project are discussed.
73.493	Transportation and Circulation	Carmel Valley Road Queue length increase	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of transportation and circulation impacts in the DEIR. The commenter is referred to DEIR Chapter 3.7 and PRDEIR Chapter P-4 where traffic impacts of the project are discussed.
73.494	Hydrology and Water Quality	Glyphosate (Rodeo or Roundup etc.) pesticide	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C2 addresses degradation of water quality due to pesticide and herbicide use at the Proposed Golf Course, New Equestrian Center, and Spanish Bay Driving Range. Mitigation Measure BIO-D5-3 specifically limits use of glyphosate formulations (page 3.3-54, line 5).
73.495	Hydrology and Water Quality	DDT	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C2 addresses degradation of water quality due to pesticide and herbicide use at the Proposed Golf Course, New Equestrian Center, and Spanish Bay Driving Range.
73.496	Alternatives	Peppermint Oil (DDT Alternative)	Document appears to have ignored potentially feasible alternative.	The proposed project would not use DDT which has been banned for decades. Mosquito abatement will be conducted in accordance with local, state, and federal regulations.
73.497	Hydrology and Water Quality	Organophosphate pesticide compounds	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C2 addresses degradation of water quality due to pesticide and herbicide use at the Proposed Golf Course, New Equestrian Center, and Spanish Bay Driving Range.
73.498	Hydrology and Water Quality	Diazinon	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C2 addresses degradation of water quality due to pesticide and herbicide use at the Proposed Golf Course, New Equestrian Center, and Spanish Bay Driving Range.
73.499	Hydrology and Water Quality	Trichloroethylene (TCE)	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C2 addresses degradation of water quality due to pesticide and herbicide use at the Proposed Golf Course, New Equestrian Center, and Spanish Bay Driving Range.
73.500	Public Services and Utilities	Sewage sludge	Document appears to have ignored potentially significant impact.	Comment noted and considered. The comment does not raise any specific issues related to the analysis of wastewater impacts in the DEIR. The commenter is referred to Chapter 3.5 page 3.5-16 of the DEIR where the wastewater treatment impacts of the project are analyzed.
73.501	Hydrology and Water Quality	Ethylene glycol	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage.
73.502	Alternatives	Propylene glycol	Document appears to have ignored potentially feasible alternative.	It is unclear what portion of the proposed project the commenter proposes be modified with this alternative. Project impacts relative to water quality are addressed in Chapter 3.4
73.503	Alternatives	Peppermint Oil	Document appears to have ignored potentially feasible alternative.	The proposed project would not use DDT which has been banned for decades. Mosquito abatement will be conducted in accordance with local, state, and federal regulations.
73.504	Hazardous Materials	Mold - Stachybotrys Chartarum	Document appears to have ignored potentially significant impact.	Any potential public health issues within buildings are regulated by the County Department of Health. Such issues are not anticipated for the Proposed Project.
73.505	Hazardous Materials	Phthalates	Document appears to have ignored potentially significant impact.	DEIR Impact HWQ-C1 addresses degradation of surface water quality due to increased sediment and pollutant loading in stormwater drainage.
73.506	Hazardous Materials	Waste Generation, disposal and reduction	Document appears to have ignored potentially significant impact.	DEIR Impact PSU-K1 addresses increased solid waste, green waste, and recycling disposal needs resulting from the Proposed Project.
73.507	Hazardous Materials	Landfill leakage	Document appears to have ignored potentially significant impact.	This comment does not address any physical aspect of the Proposed Project. MRWMD is responsible for management of the Marina Landfill.
73.508	Hazardous Materials	Landfills	Document appears to have ignored potentially significant impact.	This comment does not address any physical aspect of the Proposed Project. MRWMD is responsible for management of the Marina Landfill.
73.509	Hazardous Materials	Landfills generating methane gas	Document appears to have ignored potentially significant impact.	This comment does not address any physical aspect of the Proposed Project. MRWMD is responsible for management of the Marina Landfill.
73.510	Noise	Noise causing death	Document appears to have ignored potentially significant impact.	Noise impacts were analyzed in Chapter 3.9 of the DEIR and Chapter P-5 of the FEIR. All noise impacts were found to be less than significant with mitigation.
73.511	Noise	Noise causing permanent hearing loss	Document appears to have ignored potentially significant impact.	Noise impacts were analyzed in Chapter 3.9 of the DEIR and Chapter P-5 of the FEIR. All noise impacts were found to be less than significant with mitigation.
73.512	Noise	Temporary threshold shift	Document appears to have ignored potentially significant impact.	Noise impacts were analyzed in Chapter 3.9 of the DEIR and Chapter P-5 of the FEIR. All noise impacts were found to be less than significant with mitigation.
73.513	Noise	Non-hearing loss noise harm to human health	Document appears to have ignored potentially significant impact.	Noise impacts were analyzed in Chapter 3.9 of the DEIR and Chapter P-5 of the FEIR. All noise impacts were found to be less than significant with mitigation.
73.514	Noise	High-frequency ultrasonic noise	Document appears to have ignored potentially significant impact.	Noise impacts were analyzed in Chapter 3.9 of the DEIR and Chapter P-5 of the FEIR. All noise impacts were found to be less than significant with mitigation.
73.515	Noise	Low-frequency infrasound noise	Document appears to have ignored potentially significant impact.	Noise impacts were analyzed in Chapter 3.9 of the DEIR and Chapter P-5 of the FEIR. All noise impacts were found to be less than significant with mitigation.
73.516	Noise	Noise annoyance	Document appears to have ignored potentially significant impact.	Noise impacts were analyzed in Chapter 3.9 of the DEIR and Chapter P-5 of the FEIR. All noise impacts were found to be less than significant with mitigation.