

Appendix A

Notice of Preparation and Written Comments



JERRY BROWN
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT

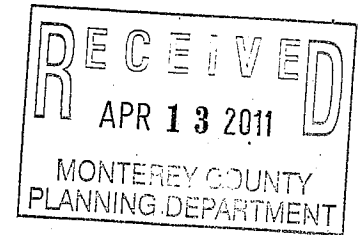


Notice of Preparation

April 8, 2011

To: Reviewing Agencies

Re: Pebble Beach Co. Project
SCH# 2011041028



Attached for your review and comment is the Notice of Preparation (NOP) for the Pebble Beach Co. Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Joseph Sidor
Monterey County Planning Department
168 W. Alisal Street
Salinas, CA 93901

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2011041028
Project Title Pebble Beach Co. Project
Lead Agency Monterey County

Type NOP Notice of Preparation
Description The project consists of the build-out development and preservation of the remaining Pebble Beach company properties located within the Del Monte Forest. The project will allow the creation of 90 single-family residential lots, the renovation and expansion of visitor serving uses, and will preserve 635 acres as forested open space.

The project will result in new structural development at three main sites (The Lodge at Pebble Beach, The Inn at Spanish Bay, and Spyglass Hill).

Lead Agency Contact

Name Joseph Sidor
Agency Monterey County Planning Department
Phone 831 755-5262 **Fax**
email
Address 168 W. Alisal Street
City Salinas **State** CA **Zip** 93901

Project Location

County Monterey
City
Region
Cross Streets
Lat / Long
Parcel No. multiple
Township **Range** **Section** **Base**

Proximity to:

Highways 1 & 68
Airports
Railways
Waterways Pacific Ocean
Schools Robert L. Stevenson
Land Use Residential and Commercial

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Coastal Zone; Drainage/Absorption; Forest Land/Fire Hazard; Noise; Geologic/Seismic; Public Services; Recreation/Parks; Traffic/Circulation; Sewer Capacity; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; California Coastal Commission; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 4; Native American Heritage Commission; California Highway Patrol; Caltrans, District 5; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 3

Date Received 04/08/2011 **Start of Review** 04/08/2011 **End of Review** 05/09/2011

<input type="checkbox"/> <u>Resources Agency</u> Nadell Gayou	<input type="checkbox"/> <u>Fish & Game Region 1E</u> Laurie Harnsberger	<input type="checkbox"/> <u>Native American Heritage Comm.</u> Debbie Treadway	<input type="checkbox"/> <u>Caltrans, District 8</u> Dan Kopulsky	<input type="checkbox"/> <u>Regional Water Quality Control Board (RWQCB)</u>
<input type="checkbox"/> <u>Resources Agency</u> Nadell Gayou	<input type="checkbox"/> <u>Fish & Game Region 2</u> Jeff Drongesen	<input type="checkbox"/> <u>Public Utilities Commission</u> Leo Wong	<input type="checkbox"/> <u>Caltrans, District 9</u> Gayle Rosander	<input type="checkbox"/> <u>RWQCB 1</u> Cathleen Hudson North Coast Region (1)
<input type="checkbox"/> <u>Dept. of Boating & Waterways</u> Mike Sotelo	<input type="checkbox"/> <u>Fish & Game Region 3</u> Charles Armor	<input type="checkbox"/> <u>Santa Monica Bay Restoration</u> Guangyu Wang	<input type="checkbox"/> <u>Caltrans, District 10</u> Tom Dumas	<input type="checkbox"/> <u>RWQCB 2</u> Environmental Document Coordinator San Francisco Bay Region (2)
<input checked="" type="checkbox"/> <u>California Coastal Commission</u> Elizabeth A. Fuchs	<input checked="" type="checkbox"/> <u>Fish & Game Region 4</u> Julie Vance	<input type="checkbox"/> <u>State Lands Commission</u> Marina Brand	<input type="checkbox"/> <u>Caltrans, District 11</u> Jacob Armstrong	<input checked="" type="checkbox"/> <u>RWQCB 3</u> Central Coast Region (3)
<input type="checkbox"/> <u>Colorado River Board</u> Gerald R. Zimmerman	<input type="checkbox"/> <u>Fish & Game Region 5</u> Don Chadwick	<input type="checkbox"/> <u>Tahoe Regional Planning Agency (TRPA)</u> Cherry Jacques	<input type="checkbox"/> <u>Caltrans, District 12</u> Chris Herre	<input type="checkbox"/> <u>RWQCB 4</u> Teresa Rodgers Los Angeles Region (4)
<input type="checkbox"/> <u>Dept. of Conservation</u> Rebecca Salazar	<input type="checkbox"/> <u>Habitat Conservation Program</u>	<input type="checkbox"/> <u>Business, Trans & Housing</u>	<input type="checkbox"/> <u>Cal EPA</u>	<input type="checkbox"/> <u>RWQCB 5S</u> Central Valley Region (5)
<input type="checkbox"/> <u>California Energy Commission</u> Eric Knight	<input type="checkbox"/> <u>Habitat Conservation Program</u>	<input type="checkbox"/> <u>Caltrans - Division of Aeronautics</u> Philip Crimmins	<input type="checkbox"/> <u>Air Resources Board</u>	<input type="checkbox"/> <u>RWQCB 5F</u> Central Valley Region (5) Fresno Branch Office
<input type="checkbox"/> <u>Cal Fire</u> Allen Robertson	<input type="checkbox"/> <u>Dept. of Fish & Game M</u> George Isaac Marine Region	<input type="checkbox"/> <u>Caltrans - Planning</u> Terri Pencovic	<input type="checkbox"/> <u>Transportation Projects</u> Douglas Ito	<input type="checkbox"/> <u>RWQCB 5R</u> Central Valley Region (5) Redding Branch Office
<input type="checkbox"/> <u>Central Valley Flood Protection Board</u> James Herota	<input type="checkbox"/> <u>Other Departments</u>	<input type="checkbox"/> <u>California Highway Patrol</u> Scott Loetscher Office of Special Projects	<input type="checkbox"/> <u>Industrial Projects</u> Mike Tollstrup	<input type="checkbox"/> <u>RWQCB 6</u> Lahontan Region (6)
<input checked="" type="checkbox"/> <u>Office of Historic Preservation</u> Ron Parsons	<input type="checkbox"/> <u>Food & Agriculture</u> Steve Shaffer Dept. of Food and Agriculture	<input type="checkbox"/> <u>Housing & Community Development</u> CEQA Coordinator Housing Policy Division	<input type="checkbox"/> <u>State Water Resources Control Board</u> Regional Programs Unit Division of Financial Assistance	<input type="checkbox"/> <u>RWQCB 6V</u> Lahontan Region (6) Victorville Branch Office
<input type="checkbox"/> <u>Dept. of Parks & Recreation</u> Environmental Stewardship Section	<input type="checkbox"/> <u>Dept. of General Services</u> Public School Construction	<input type="checkbox"/> <u>Dept. of Transportation</u>	<input type="checkbox"/> <u>State Water Resources Control Board</u> Student Intern, 401 Water Quality Certification Unit Division of Water Quality	<input type="checkbox"/> <u>RWQCB 7</u> Colorado River Basin Region (7)
<input type="checkbox"/> <u>California Department of Resources, Recycling & Recovery</u> Sue O'Leary	<input type="checkbox"/> <u>Dept. of General Services</u> Anna Garbeff Environmental Services Section	<input type="checkbox"/> <u>Caltrans, District 1</u> Rex Jackman	<input type="checkbox"/> <u>State Water Resources Control Board</u> Steven Herrera Division of Water Rights	<input type="checkbox"/> <u>RWQCB 8</u> Santa Ana Region (8)
<input type="checkbox"/> <u>S.F. Bay Conservation & Dev't. Comm.</u> Steve McAdam	<input type="checkbox"/> <u>Dept. of Public Health</u> Bridgette Binning Dept. of Health/Drinking Water	<input type="checkbox"/> <u>Caltrans, District 2</u> Marcelino Gonzalez	<input type="checkbox"/> <u>Dept. of Toxic Substances Control</u> CEQA Tracking Center	<input type="checkbox"/> <u>RWQCB 9</u> San Diego Region (9)
<input checked="" type="checkbox"/> <u>Dept. of Water Resources</u> Resources Agency Nadell Gayou	<input type="checkbox"/> <u>Independent Commissions, Boards</u>	<input type="checkbox"/> <u>Caltrans, District 3</u> Bruce de Terra	<input type="checkbox"/> <u>Department of Pesticide Regulation</u> CEQA Coordinator	<input type="checkbox"/> <u>Other</u>
<input type="checkbox"/> <u>Conservancy</u>	<input type="checkbox"/> <u>Delta Protection Commission</u> Linda Flack	<input type="checkbox"/> <u>Caltrans, District 4</u> Lisa Carboni		
<input type="checkbox"/> <u>Fish and Game</u>	<input type="checkbox"/> <u>Cal EMA (Emergency Management Agency)</u> Dennis Castrillo	<input checked="" type="checkbox"/> <u>Caltrans, District 5</u> David Murray		
<input type="checkbox"/> <u>Dept. of Fish & Game</u> Scott Flint Environmental Services Division	<input type="checkbox"/> <u>Governor's Office of Planning & Research</u> State Clearinghouse	<input type="checkbox"/> <u>Caltrans, District 6</u> Michael Navarro		
<input type="checkbox"/> <u>Fish & Game Region 1</u> Donald Koch		<input type="checkbox"/> <u>Caltrans, District 7</u> Eimer Alvarez		

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY



Planning Department

Mike Novo, AICP, Director of Planning

168 West Alisal Street, 2nd Floor
Salinas, CA 93901
(831) 755-5025
Fax: (831) 757-9516
www.co.monterey.ca.us/rma

NOTICE OF PREPARATION

To: Responsible Agencies/Interested Parties

From: Joseph Sidor, Monterey County Resource Management Agency – Planning Department

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report for the Pebble Beach Company Development Application Planning File Number PLN100138

The County of Monterey will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Pebble Beach Company (Planning File Number PLN100138) proposed by the Pebble Beach Company. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. Per CEQA Guidelines Section 15060(d), an Initial Study was not prepared prior to the decision to prepare an EIR.

Due to time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice. Please submit your response to the address shown above. We will also need the name for a contact person in your agency.

The County will also hold a public scoping meeting to receive input on the EIR. Your agency is welcome to send a representative to the scoping meeting. The date, time, and location are:

WEDNESDAY, APRIL 27, 2011

5:00 P.M. TO 7:00 P.M

PEBBLE BEACH COMMUNITY SERVICES DISTRICT CONFERENCE ROOM

3101 FOREST LAKE RD (INTERSECTION OF FOREST LAKE & LOPEZ RD)

PEBBLE BEACH, CA 93953

Sincerely,

Joseph Sidor
Associate Planner
(831) 755-5262

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY



Planning Department

Mike Novo, AICP, Director of Planning

168 West Alisal Street, 2nd Floor
Salinas, CA 93901
(831) 755-5025
Fax: (831) 757-9516
www.co.monterey.ca.us/rma

Attachments: Project Location and Description
Vicinity Map
Potential Environmental Effects

Cc: State Clearinghouse, Office of Planning and Research
1400 Tenth Street, Room 212
P.O. Box 3044
Sacramento, CA 95812-3044

View additional project information at:

http://www.co.monterey.ca.us/planning/major/Pebble%20Beach%20Company/Pebble_Beach_Company.htm

Project Location & Description Summary **PLN100138 / Pebble Beach Company**

Project Location

The project is located in the unincorporated area of Monterey County known as Pebble Beach/Del Monte Forest, approximately 65 miles southwest of the San Francisco Bay Area. The project sites are located on multiple parcels throughout the Del Monte Forest (DMF) area. DMF is an approximately 5,300 acre area within Monterey County that is bordered to the north by the City of Pacific Grove, to the east by the City of Monterey and unincorporated areas of Monterey County, to the south by the City of Carmel-by-the-Sea, and to the west by the Pacific Ocean (refer to the Vicinity Map).

Project Description

The project consists of the build-out development and preservation of the remaining Pebble Beach Company properties located within the Del Monte Forest. The project will allow the creation of 90 single-family residential lots, the renovation and expansion of visitor serving uses, and will preserve 635 acres as forested open space.

The project will result in new structural development at three main sites (The Lodge at Pebble Beach, The Inn at Spanish Bay, and Spyglass Hill), consisting of the following:

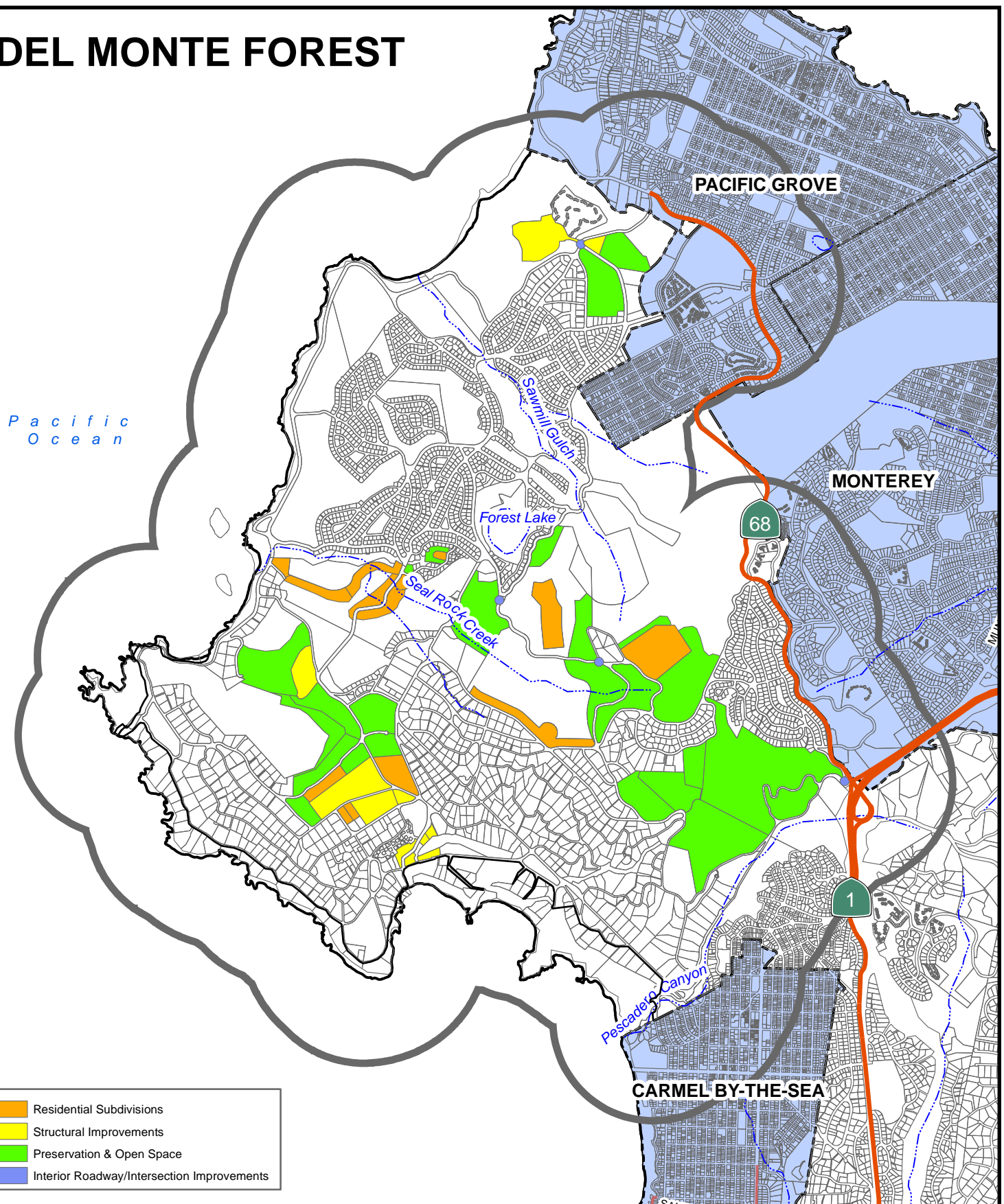
The Lodge at Pebble Beach - Construction of up to 80 new visitor-serving guestrooms; renovation and expansion of visitor-serving and recreational uses, to include additional hospitality and meeting space; and relocation of the Pebble Beach Golf Links Driving Range, including all ancillary facilities, from its current location to a field area across from the existing Equestrian Center.

The Inn at Spanish Bay - Construction of up to 60 new visitor-serving guestrooms; renovation and expansion of visitor-serving and recreational uses, to include additional hospitality and meeting space; and construction of a new surface parking lot that will provide approximately 290 parking spaces (intersection of 17 Mile Drive and Congress Road).

Spyglass Hill - Construction of a 100-room hotel located across from Spyglass Hill Golf Course at the intersection of Spyglass Hill Road and Stevenson Drive, including hospitality and meeting space, restaurant, and other ancillary facilities; the construction of a 17,000 square foot spa with underground parking for 40 vehicles; and the construction of a parking facility with one level at grade and two levels below grade to accommodate 160 cars.

The project will also result in the relocation of existing trails segments and construction of new trails segments; internal roadway, circulation, and drainage improvements at three major intersections (Congress Road & 17 Mile Drive; Congress Road & Lopez Road; and Sunridge Road & Lopez Road); and reconfiguration/reconstruction of the main entrance/gate to the Pebble Beach/Del Monte Forest area at the Highway 1/Highway 68/17-Mile Drive intersection.

DEL MONTE FOREST



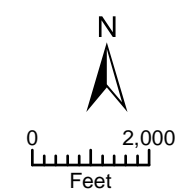
- Residential Subdivisions
- Structural Improvements
- Preservation & Open Space
- Interior Roadway/Intersection Improvements

APPLICANT: PEBBLE BEACH CO

APN: 007-091-028-000M

FILE # PLN100138

Water 2500' Limit City Limits



PLANNER: SIDOR

Noise: The EIR will assess the short-term (construction) and long-term (operational) noise and vibration impacts of the proposed project on the surrounding land uses, as well as noise impacts on proposed residential uses that may be affected by existing and future noise levels.

Population and Housing: A direct increase in population would occur due to proposed housing components of the proposed project. The population and housing analysis in the EIR will consider the trends in population statistics for the local area and region.

Public Services/Utilities: The EIR will evaluate the potential impacts to water supply, wastewater collection and treatment, solid waste, police and fire service, and schools and associated infrastructure.

Traffic and Circulation: The EIR will describe the existing and proposed roadway system, and evaluate traffic impacts. This section will analyze transportation and circulation impacts based on traffic increase and level of service (LOS) decrease to unacceptable levels; and the adequacy of parking, circulation, and access to existing facilities, transit, and bicycle travel.

Water Supply: The EIR will describe the existing water supply and delivery system to the project sites, including potable and irrigation water supplies. This will include an overview on existing water entitlements to the Del Monte Forest area and a description of any known water supply problems in the area.

Growth Inducing Impacts: The EIR will evaluate the potential growth-inducing effects of the proposed development, including any potential fostering of economic, population, or housing growth; describe whether the project will remove obstacles to growth; create the need for expanded community service facilities; and if the project might encourage or require other activities that could cause potentially significant environmental impacts.

Cumulative Impacts: The EIR will evaluate the potential cumulative impacts of the project when combined with past, present, and reasonably anticipated projects in the region.

Alternatives: The EIR will consider a range of reasonable alternatives to the proposed project that could feasibly obtain most of the basic objectives of the proposed project, in accordance with CEQA Guidelines Section 15126.6.

Significant and Unavoidable Environmental Effects: The EIR will identify the significant impacts that cannot be mitigated to a less than significant level. It will explain why the impacts cannot be avoided and, if appropriate, reference identified project alternatives that reduce the impact.

Significant Irreversible Environmental Changes: The EIR will identify any significant irreversible environmental changes that would be involved in the proposed project should it be implemented, such as the consumption of non-renewable resources.

POTENTIAL ENVIRONMENTAL EFFECTS PEBBLE BEACH COMPANY / PLN100138

Environmental Issues and Potential Effects

The environmental review of the project will focus on the following issues and probable environmental effects, as identified to date. The environmental analysis will address short-term (construction) and long term (life of project) impacts.

Aesthetics: The EIR will evaluate the visual effects of the project, based on existing visual characteristics, impacts to scenic vistas, public viewing areas or view corridors, including views from 17-Mile Drive, and views in the vicinity of the State Route 68/17-Mile Drive interchange.

Air Quality: The EIR will analyze air quality impacts including consistency with the MBUAPCD Air Quality Management Plan, long-term operational emissions and short-term construction emissions, exposure to sensitive receptors, and generation of objectionable odors.

Biological Resources: The EIR will evaluate impacts to biological resources including environmentally sensitive habitat areas (ESHA); other sensitive habitats including Monterey pine forest and wetlands; special status plant and wildlife species; wildlife habitat, populations, movements, breeding, and nesting; and tree removal.

Climate Changes: The EIR will describe the existing environmental and regulatory climate change quality conditions, followed by an analysis of the project's construction and operational GHG emissions.

Cultural Resources: The EIR will include a cultural resources analysis to evaluate potential impacts to any historic, architectural, or archaeological resources.

Geology and Soils: The EIR will identify impacts related to seismic hazards, landslides and slope stability, erosion, and soils constraints.

Hazardous Materials/Health and Safety: The EIR will address potential hazards associated with development of the project sites and the presence of any hazardous materials associated with past or proposed uses.

Hydrology, Drainage and Water Quality: The EIR will address drainage, flooding, and water quality conditions on the project sites. Specifically, the EIR will identify alteration of drainage patterns, particularly at new facilities, and the impacts on natural features and storm drain infrastructure, and describe drainage system improvements needed to accommodate project related drainage such as swales or detention basins. The EIR will also assess project water quality impacts from all roadway improvements, including both construction-related impacts as well as post-construction impacts such as urban contaminants from road and surface parking runoff.

Land Use and Planning: The EIR will identify and evaluate the project's consistency with applicable land use and zoning designations, plans, and policies; compatibility with other land uses; and impacts to recreation.

Written Comments Received in Response to Notice of Preparation and at the Scoping Meeting

Federal and State Agencies

U.S. Fish and Wildlife Service

California Native American Heritage Decision

California Department of Transportation

Monterey Bay National Marine Sanctuary

Local Agencies

City of Monterey

Monterey County Sheriff

Monterey County Department of Health

Monterey County Department of Public Works

Organizations

Ohlone/Costanoan Esselen Nation

Open Space Advisory Committee

Sierra Club

Individuals

Lynn Carmichael

Bruce Cowan

Pam Silkwood

Linda Smith

Stephen Staub



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Ventura Fish and Wildlife Office
2493 Portola Road, Suite B
Ventura, California 93003

IN REPLY REFER TO:
81440-2011-CPA-0102

May 10, 2011

Joseph Sidor, Associate Planner
Resource Management Agency, Planning Department
County of Monterey
168 West Alisal Street, 2nd Floor
Salinas, California 93901

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Pebble Beach Company, Monterey County, California (PLN100138)

Dear Mr. Sidor:

We have reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Pebble Beach Company Development received in our office on April 11, 2011. The County of Monterey requests the views of the U.S. Fish and Wildlife Service (Service) regarding the scope and content of environmental information germane to our statutory responsibilities in connection with the subject project. The DEIR report will evaluate the environmental effects of the constructing, relocating, and creating a variety of facilities on Pebble Beach Company property, including creation of single-family residential lots, within the Del Monte Forest area of Monterey County, California.

Proposed project components include:

- **Pebble Beach**
Construction of up to 80 new visitor-serving guestroom and renovation at the Lodge of Pebble Beach and relocation of the Pebble Beach Golf Links Driving Range.
- **Spanish Bay**
Construction of up to 60 new visitor-serving guestrooms at the Inn of Spanish Bay as well as a new parking lot to accommodate approximately 290 parking spaces at the intersection of 17 Mile Drive and Congress Road.
- **Spyglass Hill**
Construction of a 100-room hotel across from Spyglass Hill Golf Course inclusive of a 17,000 square-foot spa with underground parking for 40 vehicles and parking facility to accommodate 160 vehicles at and below grade.

TAKE PRIDE
IN AMERICA 

- Relocation of existing trail segments and construction of new segments, internal roadway, circulation, and drainage improvement; and reconfiguration/reconstruction of the main entrance gate to Pebble Beach at the Highway 1 entrance.
- Creation of 90 single-family residential lots.
- Preservation of 635 acres of forest open space.

The Service's responsibilities include administering the Endangered Species Act of 1973, as amended (Act), including sections 7, 9, and 10. Section 9 of the Act prohibits the taking of any federally listed endangered or threatened species. Section 3(18) of the Act defines "take" to mean "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct." Harm is further defined by the Service to include significant habitat modification or degradation that results in death or injury to listed species by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering. Harass is defined by the Service as intentional or negligent actions that create the likelihood of injury to a listed species by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering. The Act provides for civil and criminal penalties for the unlawful taking of listed species. Exemptions to the prohibitions against take may be obtained through coordination with the Service in two ways. If a project is to be funded, authorized, or carried out by a Federal agency, and may affect a listed species, the Federal agency must consult with the Service pursuant to section 7(a)(2) of the Act. If a proposed project does not involve a Federal agency but may result in take of a listed animal species, the project proponent should coordinate with the Service regarding the need to obtain an incidental take permit pursuant to section 10(a)(1)(B) of the Act.

Our comments on the NOP focus on those sections of the DEIR that will address federally listed and otherwise protected species, particularly as they relate to compliance with the Act, its implementing regulations, and other Federal regulations. We offer the following information and recommendations to aid you in planning for the conservation of rare or sensitive habitats and federally listed species within the area of the proposed action and to assist you in complying with pertinent Federal statutes.

We recommend that the DEIR for the Pebble Beach development project include the following:

1. A complete description of the proposed project.
2. Specific acreages and detailed descriptions of the amount and type of habitats that may be affected by the proposed project and project alternatives. Of particular concern will be the acreage of sensitive or rare habitats to be affected. These habitats include wetland, riparian, coastal dune, maritime chaparral, and Monterey pine forest habitats. Acreage values for wetland and riparian habitats should be verified by the U.S. Army Corps of Engineers and/or the U.S. Environmental Protection Agency. Maps and tables should be included to assist in the evaluation of project-related effects.

3. Quantitative and qualitative information involving wildlife and plant resources associated with each habitat type.
4. A table of federally listed, proposed, and/or candidate species that are found at or within the vicinity of the project site. Detailed narratives that provide distribution and abundance information for each of these species should be included. We have enclosed, for your reference, a list of threatened or endangered species that may occur at or near the proposed project area. This list should not be considered all inclusive should habitat for other species be present within the proposed project area. We are not aware of any proposed or candidate species in the project area at the present time; the presence of these species within the project area is possible; however, if an extended period of time is required to complete the environmental impact report process.
5. An assessment of project effects on federally listed, proposed, and/or candidate species. The assessment should address direct, indirect, and cumulative effects. All aspects of the project should be included in this assessment. The analysis that evaluates project impacts to listed plants should be conducted in the context of each taxon's entire geographic range. We recommend the inclusion of this analysis because several listed plants on the Monterey Peninsula have geographic distributions that are entirely or largely limited to Pebble Beach Company property.
6. Development of conservation measures to minimize adverse impacts to federally listed or otherwise protected species that may occur in the project area.

If the proposed development areas contain habitat that has the potential be occupied by listed species and surveys have not been conducted for these plants or animals, we recommend the applicant conduct habitat assessments for those taxa be completed using protocols that have been established by the Service and available at <http://www.fws.gov/ventura>.

We look forward to reviewing the draft environmental impact report during the public review period. Please ensure that all relevant technical appendices are included for our review. Should you have any questions regarding our comments on the NOP, please contact Christopher Diel at (805) 644-1766, extension 305.

Sincerely,

A handwritten signature in black ink that reads "Julien Vanderworp for". The signature is written in a cursive style.

Douglass M. Cooper
Deputy Assistant Field Supervisor

FEDERALLY-LISTED SPECIES THAT MAY OCCUR ON OR NEAR THE
PEBBLE BEACH COMPANY PROPERTY, MONTEREY COUNTY, CALIFORNIA

Mammals

Southern sea otter *Enhydra lutris nereis* T

Birds

Western snowy plover *Charadrius alexandrinus nivosus* T

Amphibians

California red-legged frog *Rana draytonii* T

Invertebrates

Smith's blue butterfly *Euphilotes enoptes smithi* E

Plants

Monterey spineflower *Chorizanthe pungens* var. *pungens* T, CH

Robust spineflower *Chorizanthe robusta* var. *robusta* E

Menzies' wallflower *Erysimum menziesii* E

Monterey gilia *Gilia tenuiflora* ssp. *arenaria* E

Beach layia *Layia carnosa* E

Tidestrom's lupine *Lupinus tidestromii* E

Coastal dunes milk-vetch *Astragalus tener* var. *titi* E

Gowen cypress *Cupressus goveniana* ssp. *goveniana* T

Yadon's piperia *Piperia yadonii* E

Hickman's potentilla *Potentilla hickmanii* E

Monterey clover *Trifolium trichocalyx* E

Key:

E Endangered

T Threatened

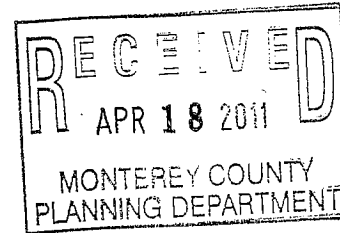
CH – designated Critical Habitat

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
 SACRAMENTO, CA 95814
 (916) 653-4082
 (916) 657-5390 - Fax



April 13, 2011



Joseph Sidor
 Monterey County Planning Department
 168 W. Alisal Street
 Salinas, CA 93901

RE: SCH# 2011041028 Pebble Beach Co. Project; Monterey County.

Dear Mr. Sidor:

The Native American Heritage Commission (NAHC) has reviewed the Notice of Preparation (NOP) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. **USGS 7.5 minute quadrangle name, township, range and section required.**
 - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached.**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery:

Sincerely,

Katy Sanchez

Katy Sanchez
 Program Analyst
 (916) 653-4040

cc: State Clearinghouse

Native American Contact List
Monterey County
April 13, 2011

Indian Canyon Mutsun Band of Costanoan
Ann Marie Sayers, Chairperson
P.O. Box 28 Ohlone/Costanoan
Hollister , CA 95024
ams@indiancanyon.org
831-637-4238

Trina Marine Ruano Family
Ramona Garibay, Representative
30940 Watkins Street Ohlone/Costanoan
Union City , CA 94587 Bay Miwok
soaprootmo@msn.com Plains Miwok
510-972-0645-home Patwin
209-688-4753-cell

Jakki Kehl
720 North 2nd Street Ohlone/Costanoan
Patterson , CA 95363
jakki@bigvalley.net
(209) 892-1060

Amah Mutsun Tribal Band
Valentin Lopez, Chairperson
PO Box 5272 Ohlone/Costanoan
Galt , CA 95632
vlopez@amahmutsun.org
(916) 481-5785

Coastanoan Rumsen Carmel Tribe
Tony Cerda, Chairperson
3929 Riverside Drive Ohlone/Costanoan
Chino , CA 91710
rumsen@aol.com
(909) 464-2074
(909) 524-8041 Cell
rumsen@aol.com

Amah/Mutsun Tribal Band
Irene Zwielerlein, Chairperson
789 Canada Road Ohlone/Costanoan
Woodside , CA 94062
amah_mutsun@yahoo.com
(650) 851-7747 - Home
(650) 851-7489 - Fax

Ohlone/Coastanoan-Esselen Nation
Louise Miranda-Ramirez, Chairperson
PO Box 1301 Esselen
Monterey , CA 93942 Ohlone/Costanoan
ramirez.louise@yahoo.com
408-629-5189
408-205-7579 - cell

Ohlone/Coastanoan-Esselen Nation
Christianne Arias, Vice Chairperson
PO Box 552 Esselen
Soledad , CA 93960 Ohlone/Costanoan
831-235-4590

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH# 2011041028 Pebble Beach Co. Project; Monterey County.

Native American Contact List
Monterey County
April 13, 2011

Amah Mutsun Tribal Band
Edward Ketchum
35867 Yosemite Ave
Davis, CA 95616
aerieways@aol.com

Ohlone/Costanoan
Northern Valley Yokuts

Amah/Mutsun Tribal Band
Jean-Marie Feyling
19350 Hunter Court
Redding, CA 96003
jmfgmc@sbcglobal.net
530-243-1633

Ohlone/Costanoan

Amah/Mutsun Tribal Band
Joseph Mondragon, Tribal Administrator
882 Bay view Avenue
Pacific Grove, CA 94062
831-372-9015
831-372-7078 - fax

Ohlone/Costanoan

Amah/Mutsun Tribal Band
Melvin Ketchum III, Environmental Coordinator
7273 Rosanna Street
Gilroy, CA 95020
408-842-3220

Ohlone/Costanoan

Ohlone/Coastanoan-Esselen Nation
Pauline Martinez-Arias, Tribal Council woman
1116 Merlot Way
Gonzales, CA 93926
maklici0-us@gmail
831-596-9897

Esselen
Ohlone/Costanoan

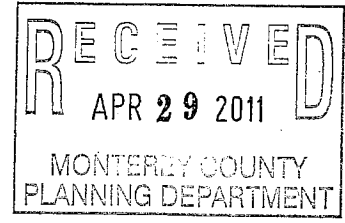
This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH# 2011041028 Pebble Beach Co. Project; Monterey County.

DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3101
FAX (805) 549-3077
TDD (805) 549-3259
<http://www.dot.ca.gov/dist05/>



*Flex your power!
Be energy efficient!*

April 27, 2011

MON-68-4.26/Var.
SCH# 2011041028

Joseph Sidor
Monterey County Planning Department
168 West Alisal Street
Salinas, CA 93901

Dear Mr. Sidor:

**COMMENTS TO PEBBLE BEACH COMPANY/DEL MONTE FOREST 2011 DEVELOPMENT
NOTICE OF PREPARATION**

The California Department of Transportation (Caltrans), District 5, Development Review, has reviewed the above referenced project and offers the following comments for your consideration in preparing the traffic impact study. Because of the complex issues surrounding this project, our letter separates comments that are more general and specific in nature.

General

1. The Department supports local development that is consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel and development.
2. To ensure the traffic study in the Draft EIR includes the information needed by the Department to analyze the impacts (both cumulative and project-specific) of this project, it is recommended that the analysis be prepared in accordance with the Department's "Guide for the Preparation of Traffic Impact Studies." An alternative methodology that produces technically comparable results can also be used.
3. Because the Department is responsible for the safety, operations, and maintenance of the State transportation system, our Level of Service (LOS) standards should be used to determine the significance of the project's impact. We endeavor to maintain a target LOS at the transition between LOS C and LOS D on all State transportation facilities.
4. Our future comments to this, and any subsequent EIR for the project will stress the importance of using the Association of Monterey Bay Area Governments Model for traffic analysis, and to include all impacted transportation agencies early and often in the development discussions.
5. The traffic study should include information on existing traffic volumes within the study area, including the State transportation system, and should be based on recent traffic volumes less than two years old. Counts older than two years cannot be used as a baseline. Feel free to contact us for assistance in acquiring the most recent count data available.

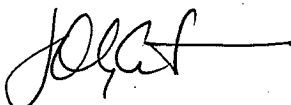
6. The methodologies used to calculate the LOS should be consistent with the methods in the current version of the Highway Capacity Manual. All LOS calculations should also be included in the Draft EIR's as an appendix made available for review.
7. At any time during the environmental review and approval process, the Department retains the statutory right to request a formal scoping meeting to resolve any issues of concern. Such formal scoping meeting requests are allowed per the provisions of the California Public Resources Code Section 21083.9 [a] [1].
8. The traffic study and subsequent findings of mitigation should clearly indicate that in addition to mitigating project-specific impacts, development-related growth would be required to pay their pro-rata share of cumulative impact mitigation. This mitigation can be accomplished through participation in the Transportation Agency for Monterey County Regional Fee Program.

Specific

- A. Caltrans is concerned with the projects' operational impacts to the surrounding ramps (Highway 1 Northbound loop in particular). We anticipate requesting all Syncro files as part of our review.
- B. Any previous agreements made in years' past regarding Caltrans willingness to modify the Gate Entrance/Southbound on ramp/68/1 intersection are off the table. The new traffic study will have to clearly demonstrate to Caltrans the net benefit in traffic operations over existing conditions if any change is to be allowed.
- C. Project alternatives to mitigate increased traffic should not rely solely on the approval of design exceptions. These may be discussed as alternatives, but not the only choices.
- D. Considering the existing level of service issues at this location, Caltrans is not inclined to approve any project design/permit that will result in increased delay for Highway 68 Westbound ambulance traffic to the Community Hospital for Monterey County. One additional trip at this location is significant for ambulance traffic attempting to reach the hospital, and must be mitigated.

We look forward to receiving the Draft EIR, and providing comments from a more thorough analysis. At that time, we may include comments on other pertinent issues related to the environment, water quality, and hydrology. If you have any questions, or need further clarification on items discussed above, please don't hesitate to call me at (805) 542-4751.

Sincerely,



JOHN J. OLEJNIK

Associate Transportation Planner

District 5 Development Review Coordinator

cc: Mike Zeller (TAMC)

Mark McCumsey (D5)

Chad Alinio (MonCoDPW)

From: Sidor, Joe (Joseph) x5262 [SidorJ@co.monterey.ca.us]
Sent: Wednesday, May 11, 2011 2:31 PM
To: Giberson, Kathryn
Cc: Mason, Steve x5228
Subject: NOP Comment from MBNMS

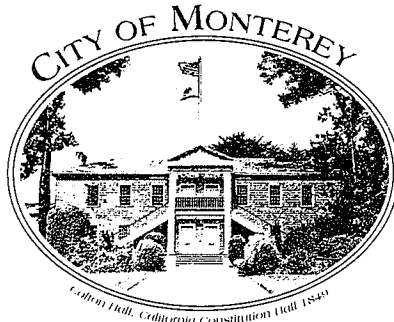
Kate,

I just received a call from the Monterey Bay National Marine Sanctuary (part of NOAA - Fisheries). Their comment:

In the EIR, please address the potential impacts on the Carmel Bay Area of Special Biological Significance (ASBS), specifically with regard to discharges.

Joe

Joseph Sidor
Associate Planner
Planning Department
County of Monterey
(831) 755-5262
(831) 757-9516 Fax



April 27, 2011

Mr. Joseph Sidor
Monterey County Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

RE: Pebble Beach Project
PLN100138


Dear Mr. Sidor,

Thank you for transmitting the Notice of Preparation to the City of Monterey for the Pebble Beach project. The City of Monterey supports the preparation of an environmental impact report.

The City requests that the transportation analysis consider a round-about at the intersection of Holman Highway (68) and Highway 1 off-ramp. The City of Monterey received an Air District grant to consider the feasibility of this design feature and is in the process of hiring a consultant to complete the analysis.

Thank you for consideration of this comment.

Sincerely,



Kimberly Cole, AICP
Principal Planner

MEMORANDUM

County of Monterey
Office of the Sheriff



Date: May 10, 2011
To: Joe Sidor, Planner
Resource Management Agency
Planning Department
From: Donna Galletti
Coastal Station (Monterey) Patrol
Subject: Draft EIR
PLN 10-0138/REF 110017

PROJECT DETAILS:

The project will allow the creation of 90 single-family residential lots, the renovation and expansion of visitor serving uses*, and will preserve 635 acres as forested open space.

*The project will result in new structural development at three main sites: ***The Lodge at Pebble Beach, The Inn at Spanish Bay, and Spyglass Hill.***

1.) LAW ENFORCEMENT COVERAGE

This project is located in Beat 6A.	
There is one patrol vehicle with one deputy covering this area during the day shift. This unit also has the responsibility to cover the Beat 6B area which includes the Highway 68 corridor.	
Day Shift:	6:30 a.m. to 6:30 p.m.
There is one patrol vehicle with one deputy covering this area during the night shift. This unit also has the responsibility to cover the Beat 6B area which includes the Highway 68 corridor.	
Night Shift:	6:30 p.m. to 6:30 a.m.

2.) POPULATION

The creation of 90 single-family residential lots would result in an increase in permanent population figures.
With the construction of: a new hotel, additional hospitality and meeting spaces in the three existing hotels, a restaurant and a spa, the temporary population will increase.
With any permanent and/or temporary population increases, the potential for calls for service (CFS), crime, and crime reports could increase.
This could also have an impact on the response times to CFS in Pebble Beach.

3.) TRAFFIC ISSUES

<p>Traffic accidents and traffic enforcement issues on county roads and highways fall under the primary mission of the California Highway Patrol (CHP).</p>
<p>Deputies, however, can issue citations to those individuals whom they see violating sections of the California Vehicle Code both on county roads and state highways.</p> <p>They can also issue citations for on view parking violations of the California Vehicle Code.</p>
<p>CHP would handle the enforcement of specific traffic issues in the county (i.e. chronic violators of stop signs and speed limits in residential areas).</p>
<p>Traffic related calls on county roads such as traffic accidents, reports of Driving Under the Influence (DUI) drivers, reports of vehicles speeding, reports of reckless driving, etc. would be dispatched to and handled by CHP.</p>
<p>The County Communications Center is notified of the above mentioned calls by the CHP dispatch center. For informational purposes, these calls are then broadcast on the Sheriff's Office channel advising that a CHP unit(s) is responding to a specific incident.</p> <p>A deputy may be in position to respond should the need arise due to the nature of the call. A deputy may be the first on scene of a traffic accident to handle any necessary traffic control until CHP officers arrive.</p>
<p>Traffic accidents on county roads are investigated by CHP.</p>
<p>Currently, if a Sheriff's Deputy does a traffic stop based on their suspicion of a DUI driver, they will administer the preliminary Field Sobriety Tests (FST's). If the driver fails the tests, a CHP officer will be dispatched to the scene. Upon the CHP officer's investigation, if they determine the driver to be DUI, the CHP officer will handle the transport to and booking at County Jail.</p> <p>This procedure is per a long standing Memorandum of Understanding (MOU) between the Monterey County Sheriff's Office and CHP.</p>
<p>The Sheriff's Office currently has a Vehicle Abatement Unit with two full time employees to handle abandoned vehicle issues in the county area.</p>

MONTEREY COUNTY



DEPARTMENT OF HEALTH Ray Bullick, Director

ANIMAL SERVICES
BEHAVIORAL HEALTH
CLINIC SERVICES

EMERGENCY MEDICAL SERVICES
ENVIRONMENTAL HEALTH

PUBLIC HEALTH
PUBLIC ADMINISTRATOR/PUBLIC GUARDIAN

April 29, 2011

Joe Sidor, Project Planner

RE: Comments – NOTICE OF PREPARATION DRAFT ENVIRONMENTAL IMPACT REPORT PEBBLE BEACH COMPANY PLN100138 (NOPPB)

Monterey County Health Department, Environmental Health Bureau (EHB), has completed its review of the NOPPB, comments are as follows:

After reviewing the NOPPB document, EHB finds that all of the concerns regarding Hazardous Materials, Hydrology/Drainage/Water Quality, Noise, and Public Services/Utilities will be addressed in the DEIR.

If you have any question please call me at 755-4763.

Sincerely,

Roger Van Horn, R.E.H.S.
Senior Environmental Specialist

Cc: Richard LeWarne, Assistant Director, Environmental Health
Nicki Fowler, Acting Supervisor EHRS

-----Original Message-----

From: Alinio, Chad S. x4937

Sent: Monday, May 16, 2011 5:15 PM

To: Sidor, Joe (Joseph) x5262

Cc: Sauerwein, Rick P. 796-3071; Martinez, Raul R. x4628

Subject: NOP for the Draft EIR for the Pebble Beach Company (PLN100138) - Public Works comments

Joe,

Public Works has reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report for the Pebble Beach Company Development Application (PLN100138), and it is generally acceptable. Although the NOP does not provide a lot of detail on the traffic analysis, there are several issues that need to be addressed as the traffic study and EIR are being prepared, based on our meetings and communications with Caltrans, the City of Monterey, and TAMC, and as noted below.

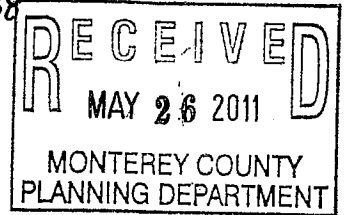
- The NOP states that "the EIR will describe the existing and proposed roadway system, and evaluate traffic impacts." The EIR/Traffic Study should address the project's impacts on all affected county, regional, and city roadways. The geographic area covered in the scope of the traffic study should be of sufficient size to adequately identify all of the project's impacts. Based on the proposed scope for the traffic study, the analysis will cover locations analyzed in the previous study. The analysis should also include the Highway 1 Northbound on- and off-ramps at Highway 68, as requested by Caltrans at our February 7, 2011 conference call with Caltrans, City of Monterey and TAMC.
- The NOP mentions in the Project Description that "the project will result in... reconfiguration/reconstruction of the main entrance/gate to the Pebble Beach/Del Monte Forest area at the Highway 1/Highway 68/17-Mile Drive intersection." These roadways fall within different jurisdictions, including Caltrans and the City of Monterey. As discussed at our February 7, 2011 conference call, both Caltrans and City of Monterey are very concerned about the improvements at this location and both have expressed that there are certain improvements that are not acceptable. Coordination and communication with the other agencies will be important to ensure that the traffic study and EIR include acceptable improvements in this area.
- The methodologies used to calculate the Levels of Service (LOS) should be consistent with the methods in the 2000 Highway Capacity Manual, as indicated in the proposed scope.
- As Public Works noted on our April 13, 2011 comments on the draft scope of work for the traffic study, the proposed traffic study needs to consider bicycle and pedestrian facilities as part of the analysis. All improvements must include bicycle and pedestrians facilities; including the potential need for additional right-of-way for these facilities. The current TAMC General Bikeways Plan also identifies bicycle facilities along Highway 68/ Holman Highway and Highway 1 in this area.
- Public Works has already been communicating with the traffic consultant and the EIR consultant on the traffic analysis, and is available for additional support as needed.

Please contact us if you have any questions or would like to discuss.

Thanks,
Chad

Chad Alinio
County of Monterey
Department of Public Works
168 W. Alisal St., 2nd Floor
Salinas CA 93901
(831)755-4937 Fax (831)755-4958
aliniocs@co.monterey.ca.us

This message is intended only for the individual named. If you are not the named addressee please notify the sender immediately by e-mail and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission. If verification is required please request a hard-copy version.



Ohlone/Costanoan-Esselen Nation



*Previously acknowledged as
The San Carlos Band of
Mission Indians
The Monterey Band
And also known as
O.C.E.N. or Esselen Nation
P.O. Box 1301
Monterey, CA 93942*

www.ohlonecostanoanesselenation.org.

May 22, 2011

Steve Mason
Assistant Planner
Monterey County RMA –Department of Planning
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Re: Monterey Count – Pebble Beach Company Project (PLN100138)

Saleki Atsa,

I am the Tribal Chairperson for the Ohlone/Costanoan-Esselen Nation. I also represent the tribe to the Native American Heritage Commission and I act as the Most Likely Descendant for OCEN. As Most Likely Descendant I represent the OCEN Tribal Council's decisions regarding the treatment of ancestral Native American human remains and/or cultural resources that are often disturbed or encountered. I am the legal spokesperson for the OCEN Tribe and the Tribal Council. I may also be contacted for information for consultation, and reviewing planned projects for potential adverse impacts and reviewing predictive models that might negatively impact our Tribe's ancestral cemeteries, villages, ceremonial and processing sites.

Included with this letter please find a territorial map by Taylor 1856; Levy 1973; and Milliken 1990, indentifying Tribal areas. Ohlone/Costanoan Esselen Nation is the legal tribal government representative for over 600 enrolled members of Esselen, Carmeleno, Monterey Band, Rumsen, Chalon, San Carlos Mission and/or Costanoan Mission Indian descent. Though other indigenous people may have lived in the area, the area is the indigenous homeland of our people.

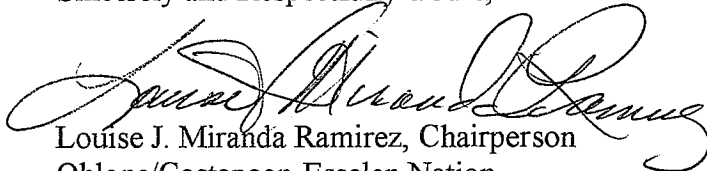
We ask that a sacred lands search with the Northwest Information Center, Sonoma State University. Ms. Leigh Jordan can be contacted at (707) 664-0880 or leigh.jordan@sonoma.edu and thank you for your contact of the Native American Heritage Commission in Sacramento, CA. We have participated in reburials and are aware of sacred sites within Pebble Beach boundaries.

We object to all excavation in known cultural/ancestral lands, even when they are described as previously disturbed, and of no significant archaeological value. Please be advised that it is our first priority that our ancestor's remains be protected and undisturbed. We desire that all cultural and sacred items be left with our ancestors on site or where they are discovered. We ask for the respect that is afforded all of our current day deceased, by no other word these burial sites are cemeteries, respect for our ancestors as you would expect respect for your deceased family members in today's cemeteries. **Our definition of respect is no disturbance.**

We request that Ohlone/Costanoan-Esselen Nation be consulted as to any planned projects that might adversely impact known or predicted cultural resources and sacred sites within our aboriginal territory. Furthermore, the Tribal leadership desires to be contacted about which archaeological consultants are selected to conduct: 1) surveys, 2) subsurface testing, 3) presence/absence testing, 4) mitigation and recovery programs, 5) reburial of any of our ancestral remains, 6) placement of all cultural items, and 7) that a Native American Monitor of OCEN, approved by the Tribal Council be used within our aboriginal territory.

We look forward to hearing more information about this project; please feel free to contact me at (408) 629-5189. Nimasianexelpasaleki. Thank you for your attention to this matter.

Sincerely and Respectfully Yours,



Louise J. Miranda Ramirez, Chairperson
Ohlone/Costanoan-Esselen Nation
(408) 629-5189

Cc: OCEN Tribal Council

Distribution of Ohlone/Costanoan-Esselen Nation Tribal Rancherias, Districts, Landgrants and Historic Landmarks

OCEN DIRECT LINEAL DESCENT

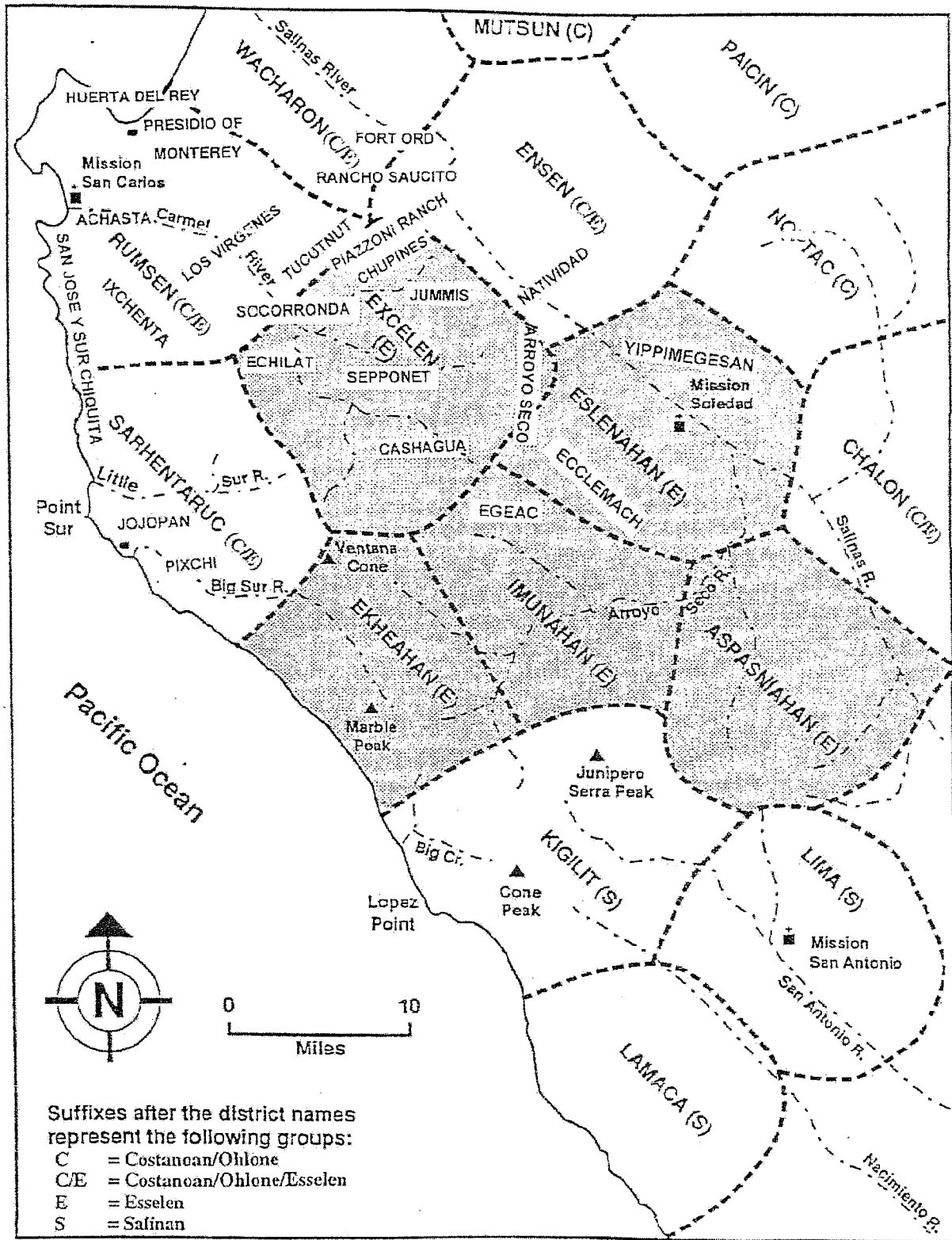


Figure 2:

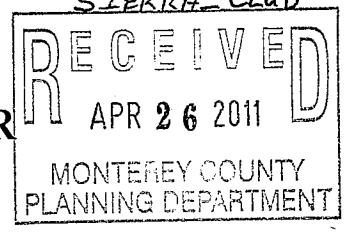
Map after Taylor 1856; Levy 1973; Hester 1978; Milliken 1990

LETOR - NOP - PLN100138 -
SIERRA CLUB



SIERRA CLUB VENTANA CHAPTER

P.O. BOX 5667, CARMEL, CALIFORNIA 93921



CHAPTER OFFICE • ENVIRONMENTAL CENTER (831) 624-8032

Please reply to: Rita Dalessio
16 Via Las Encinas, Carmel Valley, CA 93924

April 25, 2011

Mike Novo, Planning Director
Joseph Sidor, Associate Planner
County of Monterey
168 W. Alisal Street, 2d Floor
Salinas, CA 93901

**Re: NOP of a DEIR for the Pebble Beach Company Development Application
Planning File Number PLN100138**

Dear Mike and Joseph,

The Ventana Chapter of the Sierra Club represents 6,300 members and we have been following Pebble Beach Company expansion plans for almost 30 years. Thank you for the opportunity to comment on the NOP for the DEIR.

After reviewing the Project Location & Description Summary, our comments are a concern for the impacts of development in and near the Huckleberry Hill Natural Habitat Area (HHNHA) and the S F B Morse Reserve (part of HHNHA). HHNHA, encompassing about 370 acres is one of the most important ecological systems on the Monterey Peninsula and the Del Monte Forest. This habitat is home to such sensitive species as federally threatened Gowen cypress, Eastwood's goldenbush, Hooker's manzanita, Sandmat manzanita, Pine rose and Monterey ceanothus (CNPS "Watch List"). It is largely populated by rare native Monterey Pine Forest in association with Bishop pine and federally listed Yadon's piperia. Wetland and creek areas support federally protected California red-legged frog.

Other concerns include planned development in F2 across from Poppy Hills Golf Course and the Corp Area and their impacts both ecologically and visually on the adjacent wild areas.

Very truly yours,

Rita Dalessio
Ventana Chapter Conservation Committee (RD/BBE)

cc: Dan Carl, California Coastal Commission, Santa Cruz
Tom Lippe, Lippe Gaffney Wagner LLP, San Francisco

OPEN SPACE ADVISORY COMMITTEE (OSAC)

The Open Space Advisory Committee (OSAC) was established in 1979 to provide knowledgeable local evaluation of the extent, character and management needs of open space areas in the Del Monte Forest. OSAC is composed of four naturalists and two representatives from each of three involved entities: Del Monte Forest Property Owners, Del Monte Forest Foundation, and the Pebble Beach Company. OSAC meets quarterly to review current trends and management issues affecting plants and animals in the forest and prepares an Annual Report of Maintenance and Conditions of Del Monte Forest Open Space Properties.

Guided by its four founding naturalists, OSAC recommended in early 1980 that all open space areas in the forest be consolidated under the ownership or control of a single entity, the Del Monte Forest Foundation, in order to simplify and streamline their administration and management. Naturalists Rudd Crawford, a Director of the Forest Committee and Monterey Peninsula Regional Park District, Jim Griffin, Phd and Research Ecologist at Hastings Natural History Reservation, Bruce Cowan of the Monterey Bay Chapter of the California Native Plant Society, and Vern Yadon, Director of the Pacific Grove Museum of Natural History worked with Larry Seeman of LSA to prepare the OSAC Management Plan with Maintenance Standards detailed for individual open space properties. The OSAC Management Plan was completed in June of 1980 and adopted by Monterey County as Chapter Seven of its Del Monte Forest Area Land Use Plan. The OSAC Management Plan was revised in 1983 and adopted by the California Coastal Commission in 1984 as part of Monterey County's Local Coastal Program. Updated Maintenance Standards for Huckleberry Hill Natural Reserve were prepared and adopted by OSAC in 1990.

The Monterey County Local Coastal Program and its Del Monte Forest Land Use Plan (LUP) designated the DMFF as the recipient of open space and scenic easements and fee interests in open space properties in the Del Monte Forest. To protect and maintain open space, DMFF follows the policies and guidelines contained in the LUP, which contains property specific categories of land use and resources. Chapter Seven of the LUP is the "Open Space Advisory Committee (OSAC) Management Plan", which prescribes Forest Maintenance Standards developed by the botanists and ecologists of OSAC on a parcel-by-parcel basis.

As required by the LUP, OSAC prepares and files an annual Open Space Maintenance Report with Monterey County. Please contact us if you would like to receive a copy of this annual report.

Comments Regarding OSAC and the Del Monte Forest

- 1) Gerald Verhasselt, currently OSAC Chairman, for past three years;
- 2) History of OSAC; First met in 1979 and with the advice of four dedicated naturalists, prepared a detailed Management Plan for Del Monte Forest Open Space property that was completed in 1980.
 - a) May 1, 1980, Honorable Judge Ralph Drummond, then Pres of DMFF wrote a letter to OSAC confirming DMFF responsibility for open space in DMF, and to fund maintenance, pursuant to provisions of the OSAC Management Plan.
 - b) Dec 16, 1980 Judge Ralph Drummond wrote to the Monterey County Planning Commission explaining the Background and Community Purpose of DMFF, and it's relationship to OSAC.
 - c) In 1983-84, the OSAC Management Plan was revised and incorporated into the final Monterey County Land Use Plan as an integral part of it.
 - d) In 1984, the Del Monte Forest Land Use Plan was presented to and approved by the California Coastal Commission, on Sept. 24, 1984
 - e) Ever since that time, OSAC has been meeting quarterly to review current and annual issues, preparing an Annual Report on Maintenance Activities, open space conditions and trends, and other related items, and sending a copy of the Annual Report to the Monterey County Planning Department.
 - f) OSAC is an independent organization, with volunteer Naturalists, and with representation from our DMFPO residential population, DMFF, CalFire, Pebble Beach Co. We operate through By-Laws adopted on Dec. 18, 1989, and maintain files and history.
- 3) We believe OSAC's Maintenance Standards, both general and property specific, for dedicated open space in the Del Monte Forest and our Annual Reports contain valuable information that should be considered when evaluating current conditions and making recommendations in the proposed EIR.

Submitted by: Gerald F. Verhasselt, Chairman OSAC, April 27, 2011

Pebble Beach Project - Comment Sheet
EIR Scoping Meeting - April 27, 2011

Will residential lots by the Corporate offices off Lopez + Sunridge be sold as custom homes or Employee housing as I understand was once considered?

Have any consideration been made for alternative roads to alleviate traffic on upper Sunridge near Hwy 1 Gate?

Will the entrance to Hwy 1 Gate have a different traffic flow so that vehicles are not crossing one another in an attempt to drive up the hill or down the hill on 17 Mile Dr.

Will new homes be custom or designed and built by PBC?

Contact Information (optional)

Name LYNN CARMICHAEL

Phone 831 915 2003

Email lynncarmichael@comcast.net

Reply Requested: Y Yes No

Pebble Beach Project - Comment Sheet
EIR Scoping Meeting - April 27, 2011

Things I like about the plan:

1. 100+ acres open space easement given to Del Norte Forest Foundation
2. Most development to be in already developed areas.
3. Most new homes within golf courses in areas already containing gopher oaks and other non-native plants. Mostly these are not as environmentally sensitive as ^{most} areas that are to be preserved.
4. Developments will provide Pebble Beach Co with additional revenues that can be used for forest ~~maint~~ maintenance - controlling invasive species and reducing fuel loads.

Concerns: Excess water from developments draining into sensitive habitats, including Hickman's cinquefoil at Indian Village.

Name Bruce Cowan

Phone 372-7650

Email brucecjudy@mailbug.com

Reply Requested: Yes No

Pebble Beach Project - Comment Sheet
EIR Scoping Meeting - April 27, 2011

Please consider all impacts to neighboring residential properties in the EIR, including, but not limited to, traffic, noise, aesthetics, and viewshed, lighting, and air quality impacts.

* Specifically, consider the impacts of the project to 3310 17th Mile Drive.

Contact Information (optional)

Name Sam Silkwood / Mark Blum

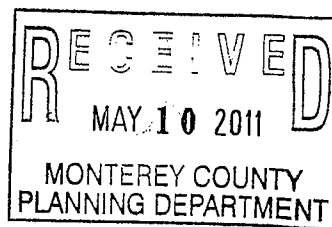
Phone 373-4131

Email jsilkwood@horanlegal.com

Reply Requested: Yes No

Calderon, Vanessa A. x5186

From: Linda Smith [lachmund@pacbell.net]
Sent: Tuesday, May 10, 2011 1:31 PM
To: ceqacomment
Subject: RE: PLN100138/Pebble Beach Company
 May 10, 2011



RE: PLN100138/Pebble Beach Company

Attention: Joseph Sidor, Monterey County Resource Management Agency—Planning Department

Dear Mr. Sidor:

My name is Linda L. Smith, and I am speaking only for myself. As a founder of Monterey Pine Forest Watch, its first president and a current member of its board of directors, my involvement with Pebble Beach Company's Del Monte Forest development project pre-dates its current ownership, back to 1992 when the property was owned by Sumitomo Bank. Since that time I've been deeply involved in my capacity with Monterey Pine Forest Watch in urging and providing guidance for improvements to what began as a highly destructive project. I am delighted that the current project has evolved so dramatically, and I am happy to have contributed to that process. I know the Del Monte Forest intimately, and it is, without a doubt, one of the biologically richest, most beautiful and rarest forest habitats one can find anywhere in the world. We are blessed to be its stewards, and it is a serious responsibility.

I do have some real concerns about the new plan and hope that they will be thoroughly analyzed and ultimately ameliorated. Here are some of them:

- The proposal to build 35 housing units in the 23 acre Corporation Yard site would create a concentrated in-holding in the midst of the large preservation block of sensitive forest that is created by the Huckleberry Hill Natural Habitat Area (HHNHA,) SFB Morse Preserve, the additional preservation areas of Areas G and H and the adjacent PQR (Pescadero Canyon tract.) There are many species of animals and plants that would, I fear, be negatively impacted by this degree of human density. Predation from human owned cats and the danger of feral populations obtaining a foothold in that part of the forest is a real concern. Ground nesting birds and a variety of other small native prey species will be at risk. The effect of light pollution from all those residences at night is another concern, as is the potential for noise pollution in the stillness of that wild forest. The intrusion of non-native plant infestations is another concern. Already, the riparian area on the northwest border with the SFB Morse Preserve, is suffering exotic plant infestation from the dumping of soils from the Corporation Yard. In addition the aesthetic impact from HHNHA of housing in the Corporation Yard could be significant, and this should be further explored.
- While we suggested that residential development in Area F2, across from Poppy Hills clubhouse, was possible, it too is quite close to the SFB Morse Preserve on its northern border. I hope that the need for a meaningful buffer zone to protect that sensitive Preserve will be addressed.
- I have noticed that there are various and significant non-native plant infestations (broom, jubata grass, acacia and gorse in particular) in all the proposed preservation areas as well as the HHNHA and SFB Morse Preserve. These need to be brought under control, vigilantly monitored and eliminated to protect native forest ecology. The environmental review process for this project should address the problem and provide

05/11/2011

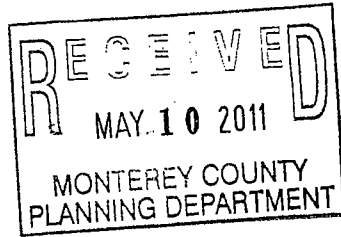
a real and consistent protocol for solving it.

- I notice too that residential development is now proposed for a portion of Area L, adjacent to Indian Village. The potential impacts of such development on the rare plant populations at Indian Village need to be addressed.

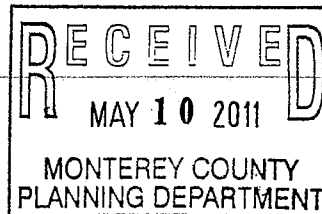
Thank you for considering these concerns for inclusion in the scope of work for this project. I greatly appreciate this opportunity to give my input at this stage of the planning process for this final Del Monte Forest plan.

Sincerely yours,

Linda L. Smith
PO Box 422
Carmel, CA 93921



Calderon, Vanessa A. x5186



From: Stephen Staub [staubtre@gmail.com]

Sent: Tuesday, May 10, 2011 4:53 PM

To: ceqacomments

Subject: EIR Scoping PLN100138

EIR Community Scoping Comments for Pebble Beach Company Development Application (PLN100138)

Steve Staub, Registered Professional Forester and Certified Arborist, and Consultant on open space issues and management for the Del Monte Forest Foundation asks that the following items be considered and addressed in the EIR for the project:

1. It seems that a significant ecological dynamic that affects open space conditions and management is excessive accumulation of biomass due to absence of fire and effects of invasive, non-native plants. If so, it suggests that fuels management is an essential element to be integrated into ecological forest management. Routine practices might be outlined that do not cause significant soil disturbance and should likely be encouraged.
2. In an era of limited budgets and recognition of the need for adaptive management, there is an inherent tension between implementing needed conservation and restoration practices on the ground and expending funds to document compliance with project conditions at levels of detail that meet scientific standards. Please be pragmatic and explicit about financial considerations when considering mitigation criteria so that needed beneficial practices do not go unfunded because excessively detailed monitoring documentation is being required.
3. What if any will be the relationship or effect of EIR recommendations for the open space lands in the application on existing open space lands being managed in accordance with Chapter 7 (the Open Space Advisory Committee Management Plan) of the current Del Monte Forest Area LUP LCP?
4. What is the relationship between the EIR, its required mitigations, and project conditions of approval to the Forest Management Plan which I understand would be developed if a CDP is approved? How would any and all of them relate to the existing OSAC Maintenance Standards?

Thanks very much for the opportunity to comment.

Steve Staub

05/10/2011