

Final Environmental Impact Report
Volume III: Comments, Responses to Comments,
and Revisions to the Draft EIR

Pebble Beach Company Project

State Clearinghouse No: 2011041028



Monterey County Planning Department

April 2012



**FINAL ENVIRONMENTAL IMPACT REPORT
PEBBLE BEACH COMPANY PROJECT**

**VOLUME III: COMMENTS, RESPONSES TO COMMENTS,
AND REVISIONS TO THE DRAFT EIR**

STATE CLEARINGHOUSE No: 2011041028

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1

2 **Volume I: Draft Environmental Impact Report, November 2011 (Bound Separately, Not Reprinted)**

3 Executive Summary

4 Chapter 1 Introduction

5 Chapter 2 Project Description

6 Chapter 3 Environmental Setting, Impacts, and Mitigation Measures

7 Section 3.1 Aesthetics

8 Section 3.2 Air Quality

9 Section 3.3 Biological Resources

10 Section 3.4 Climate Change

11 Section 3.5 Cultural Resources

12 Section 3.6 Geology, Seismicity, and Soils

13 Section 3.7 Hydrology and Water Quality

14 Section 3.8 Land Use and Recreation

15 Section 3.9 Noise and Vibration

16 Section 3.10 Public Services and Utilities

17 Section 3.11 Transportation and Circulation

18 Section 3.12 Water Supply and Demand

19 Chapter 4 Other CEQA-Required Sections

20 Chapter 5 Alternatives

21 Chapter 6 Report Preparation

22 Chapter 7 References

23 **Volume II: Draft EIR Appendices (Bound Separately, Not Reprinted)**

24 Appendix A Notice of Preparation and Written Comments

25 Appendix B Proposed Roadway Improvements

26 Appendix C Master Resource Management Plan

27 Appendix D Proposed Monterey County Local Coastal Program Amendment

28 Appendix E Air Quality and Climate Change Information for Analysis

29 Appendix F Biological Resources Information for Analysis

30 Appendix G Transportation and Circulation Information for Analysis

31 Appendix H Water Supply and Demand Information for Analysis

32

1 **Volume III: Comments, Responses to Comments, and Revisions to the Draft EIR**

2 Table of Contents..... i

3 List of Acronyms..... iv

4 Chapter 1 Introduction 1-1

5 Chapter 2 Comments Received on the Draft EIR..... 2-1

6 Chapter 3 Responses to Comments 3-1

7 Response to Comment Letter 1 (USFWS)..... 3-2

8 Response to Comment Letter 2 (CCC)..... 3-4

9 Response to Comment Letter 3 (Caltrans)..... 3-12

10 Response to Comment Letter 4 (City of Monterey)..... 3-15

11 Response to Comment Letter 5 (MBUAPCD) 3-16

12 Response to Comment Letter 6 (MPWMD-1) 3-24

13 Response to Comment Letter 7 (MPWMD-2) 3-25

14 Response to Comment Letter 8 (PBCSD)..... 3-28

15 Response to Comment Letter 9 (TAMC) 3-30

16 Response to Comment Letter 10 (CNPS)..... 3-41

17 Response to Comment Letter 11 (LandWatch)..... 3-45

18 Response to Comment Letter 12 (LWV-1)..... 3-58

19 Response to Comment Letter 13 (MPFW-1) 3-59

20 Response to Comment Letter 14 (MPFW-2) 3-64

21 Response to Comment Letter 15 (Skyline)..... 3-66

22 Response to Comment Letter 16 (TOMP) 3-73

23 Response to Comment Letter 17 (Hale)..... 3-92

24 Response to Comment Letter 18 (Scifres)..... 3-102

25 Response to Comment Letter 19 (Stilwell)..... 3-122

26 Comments Received Late..... 3-142

27 Response to Comment Letter 20 (HOPE)..... 3-142

28 Response to Comment Letter 21 (LWV-2)..... 3-149

29 Response to Comment Letter 22 (Blum-1)..... 3-150

30 Response to Comment Letter 23 (Blum-2)..... 3-153

31 Chapter 4 Revisions to the Draft EIR 4-1

32 Introduction 4-1

33 Revisions to Volume I Draft EIR 4-2

34 Acronyms and Abbreviations 4-2

35 Executive Summary 4-2

36 Chapter 1 – Introduction 4-8

37 Chapter 2 – Project Description 4-8

1 Chapter 3.0 – Introduction4-10

2 Chapter 3.1 – Aesthetics4-11

3 Chapter 3.2 – Air Quality4-12

4 Chapter 3.3 – Biological Resources4-19

5 Chapter 3.4 – Climate Change4-24

6 Chapter 3.5 – Cultural Resources4-32

7 Chapter 3.6 – Geology, Seismicity and Soils.....4-33

8 Chapter 3.7 – Hydrology and Water Quality4-34

9 Chapter 3.8 – Land Use and Recreation4-35

10 Chapter 3.9 – Noise and Vibration4-38

11 Chapter 3.10 – Public Utilities and Services4-39

12 Chapter 3.11 – Transportation and Circulation.....4-39

13 Chapter 3.12 – Water Supply and Demand.....4-51

14 Chapter 4 – Other CEQA Required Sections4-67

15 Chapter 5 – Alternatives.....4-68

16 Chapter 6 – Report Preparation4-111

17 Chapter 7 – References4-111

18 Revisions to Volume II Draft EIR Appendices.....4-114

19 Appendix A – Notice of Preparation and Written Comments.....4-114

20 Appendix B – Proposed Roadway Improvements4-114

21 Appendix C – Master Resource Management Plan.....4-114

22 Appendix D – Proposed Monterey County Local Coastal Program Amendment.....4-115

23 Appendix E – Air Quality and Climate Change Information for Analysis.....4-11

24 Appendix F – Biological Resources Information for Analysis4-14

25 Appendix G – Transportation and Circulation Information for Analysis4-14

26 Appendix H – Water Supply and Demand Information for Analysis4-14

27

1 Acronyms and Abbreviations

This list of acronyms and abbreviations are for the entire Final Environmental Impact Report.

µg/m ³	micrograms per cubic meter
AFY	acre-feet per year
AMBAG	Association of Monterey Bay Area Governments
Antidegradation Policy	Statement of Policy with Respect to Maintaining High Quality Waters in California (SWRCB Resolution No. 68-16)
Applicant	Pebble Beach Company
APN	assessor parcel numbers
AQMP	air quality management plan
ARB	California Air Resources Board
ASBS	Area of Special Biological Significance
ASR	Aquifer Storage and Recovery
Assembly Bill 32	Assembly Bill 32, the California Global Warming Solutions Act of 2006
Basin Plan	Water Quality Control Plan for the Central Coast Region
BAU	business as usual
BLM	U.S. Bureau of Land Management
BMPs	best management practices
CAA	Clean Air Act
CAAA	1990 Clean Air Act amendments
CAAQS	California ambient air quality standards
CAFE	Corporate Average Fuel Economy
CAL FIRE	California Department of Forestry and Fire Protection
Cal-Am	California-American Water Company
California Coastal Act	California Coastal Act of 1976
Caltrans	California Department Transportation
CAR	Climate Action Reserve
Carl Moyer Program	Carl Moyer Memorial Air Quality Standards Attainment Program
CAWD	Carmel Area Wastewater District
CCAA	California Clean Air Act
CCC	California Coastal Commission
CCRWQCB	Central Coast Regional Water Quality Control Board
CDFG	California Department of Fish and Game
CDHS	California Department of Health Services
CDM	Clean Development Mechanism
CDMG	California Division of Mines and Geology
CDO	cease and desist order
CDP	Coastal Development Permit
CDF	California Department of Forestry (now called CAL FIRE)
CEQ	Council on Environmental Quality
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations

cf	cubic feet
cfs	cubic feet per second
CFS	calls for service
CGC	Coastal General Commercial
CGS	California Geological Survey
CH ₄	Methane
CHOMP	Community Hospital of Monterey Peninsula
CHP	California Highway Patrol
CIP	Coastal Implementation Plan
CMP	corrugated metal pipe
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	carbon monoxide
CO ₂	carbon dioxide
CO ₂ e	carbon dioxide equivalent
Construction General Permit	NPDES General Permit for Construction Activities
County	Monterey County
CPCN	Certificate of Public Convenience and Necessity
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources
CRLF	California red-legged frog
CUBC	California Uniform Building Code
CUSD	Carmel Unified School District
CVFP	Carmel Valley Filter Plant
CVSIM	Carmel Valley Simulation Model
CWA	Clean Water Act
CWA	Clean Water Act
cy	cubic yards
CZMA	Coastal Zone Management Act
dB	Decibel
dBA	A-Weighted Decibel
DEIR	draft environmental impact report
DMF	Del Monte Forest
DMFF	Del Monte Forest Foundation
DMF PDP	Del Monte Forest Preservation and Development Plan
DFG	California Department of Fish and Game
DPF	diesel particulate filter
DPM	diesel particulate matter
DSOD	California Division of Safety of Dams
du	dwelling unit
DUI	driving under the influence
EGRH	Emergency Guaranteed Ride Home program
EHB	Monterey County Health Department Environmental Health Bureau
EIR	environmental impact report
EO	Executive Order

EPA	U.S. Environmental Protection Agency
ESA	federal Endangered Species Act
ESHA	environmentally sensitive habitat area
ETS	Environmental & Turf Services
F	Fahrenheit
FEIR	final environmental impact report
FHSZ	Fire Hazard Severity Zone
FHWA	Federal Highway Administration
Fire Code	Chapter 18.10, Fire Code, Section K105.3, of the Monterey County Code of Ordinances
FTA	Federal Transit Administration
g/l	micrograms/ liter
GHG	greenhouse gas
GP	General Plan
gpd	gallons per day
gpm	gallons per minute
HCP	Habitat Conservation Plan
HFCs	hydrofluorocarbons
HHNHA	Huckleberry Hill Natural Habitat Area
HI	hazard index
HRA	health risk assessment
IC	Institutional Commercial
IPCC	Intergovernmental Panel on Climate Change
IPM	integrated pest management
ITP	incidental take permit
K-12	kindergarten through grade twelve school
KLI	Kinnetic Laboratories, Inc.
Lead Agency	Monterey County Planning Department
LCFS	low carbon fuel standard
LCP	Del Monte Forest Local Coastal Program
LCPA	Del Monte Forest Local Coastal Program Amendment
Ldn	Day-Night Level
LDR	Low Density Residential
L _{eq}	Equivalent Sound Level
LF	Linear Feet
L _{max}	Maximum Sound Level
L _{min}	Minimum Sound Level
LOS	level of service
LUP	Del Monte Forest Area Land Use Plan
L _v	vibration noise levels
L _{xx}	Percentile-Exceeded Sound Level
Master RMP	Master Resource Management Plan
MBTA	Migratory Bird Treaty Act
MBUAPCD	Monterey Bay Unified Air Pollution Control District
MCIHR	Monterey County Inventory of Historic Resources
MCWD	Marina Coast Water District

MCWRA	Monterey County Water Resources Agency
MDR	Medium Density Residential
MF/RO	microfiltration/reverse osmosis
mg/L	milligrams per liter
mgd	million gallons per day
MOU	memorandum of understanding
MPCC	Monterey Peninsula Country Club
mph	miles per hour
MPWMD	Monterey Peninsula Water Management District
MRWMD	Monterey Regional Waste Management District
MST	Monterey Salinas Transit Agency
MT	metric tons
N	nitrate as nitrogen
N ₂ O	nitrous oxide
NAAQS	national ambient air quality standards
NAHC	Native American Heritage Commission
NCCAB	North Central Coast Air Basin
NHPA	National Historic Preservation Act
NMFS	National Marine Fisheries Service
NO	nitric oxide
NO ₂	nitrogen dioxide
NOAA	National Oceanic and Atmospheric Administration
NOFA	Notice of Funding Availability
NOI	notice of intent
NOP	notice of preparation
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act
NRCS	Natural Resources Conservation Service
NWP	Nationwide Permit
Ocean Plan	Water Quality Control Plan for Ocean Waters of California, Resolution No. 90-27
OF	Open Space Forest
OPR	Office of Planning and Research
OR	Open Space Recreational
OS	Open Space Shoreline
OSAC	Pebble Beach Open Space Advisory Committee
OSAC Plan	Del Monte Forest Open Space Management Plan
Pb	Lead
PBC	Pebble Beach Company
PBCSD	Pebble Beach Community Services District
PBWE	Pebble Beach Water Entitlement
PCO	Pest Control Operator
Pebble Beach Lot Program	1992 applications, amendments, and zoning changes to build out the remaining vacant land in the Pebble Beach area of Del Monte Forest
PFC	perfluorinated carbon
PG&E	Pacific Gas and Electric

PGA	Professional Golf Association
PGUSD	Pacific Grove Unified School District
PM	particulate matter
PM10	particulate matter 10 microns or less in diameter
PM2.5	particulate matter 2.5 microns or less in diameter
POM	Presidio of Monterey
Porter-Cologne Act	Porter-Cologne Water Quality Control Act
ppm	parts per million
PPV	peak particle velocity
proposed project	Pebble Beach Company
PSR	Project Study Report
PUD	Planned Unit Development
QAC	Qualified Applicator Certificate
RCP	reinforced concrete pipe
Regional Project	Monterey Regional Water Supply Project
RES	Renewable Energy Standard
RM	River Mile
RMA	Resource Management Agency
RMP	resource management plan
RMT	Resource Management Agency
ROG	reactive organic gasses
ROW	right-of of-way
RPMP	Monterey Presidio Real Property Master Plan
RPS	Renewable Portfolio Standard
RTIP	Regional Transportation Improvement Program
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SB 97	Senate Bill 97
SCWRCB	State Water Resources Control Board
SEL	Sound Exposure Level
sf	square feet
SF ₆	sulfur hexafluoride
SO ₂	sulfur dioxide
SR	State Route
SRTP	Short-Range Transit Plan
SSRMP	site-specific resource management plan
STIP	State Transportation Improvement Program
SVP	Society of Vertebrate Paleontology
SWANCC	Solid Waste Agency of Northern Cook County
SWPPP	stormwater pollution prevention plan
SWRCB	State Water Resources Control Board
TAC	toxic air contaminant
TAMC	Transportation Agency for Monterey County
TDS	total dissolved solids
the applicant	Pebble Beach Company
the Board	California State Geology and Mining Board

The Inn	The Inn at Spanish Bay
The Lodge	The Lodge at Pebble Beach
USACE	U.S. Army Corps of Engineers
USC	U.S. Government Code
USFWS	U.S. Fish and Wildlife Service
USGS	US Geological Survey
v/c	volume-to-capacity
VdB	vibration decibels
VOC	volatile organic compounds
vph	vehicles per hour
VSC	Visitor-Serving Commercial
WDRs	Waste Discharge Requirements
WEG	Wind Erodibility Group
WQC	water quality criteria
WRCB	State Water Resources Control Board
WSA	water supply assessment

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2

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