

Chapter 1
Introduction

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This document contains comments submitted by agencies, organizations and individuals concerning the November 2011 Draft Environmental Impact Report (DEIR) for the Pebble Beach Company Project (the proposed project), responses to those comments, and appropriate revisions to the DEIR. Monterey County Planning Department is the CEQA lead agency for this project.

The DEIR was made available to the public and regulatory agencies for review and comment during a 56-day comment period between November 14, 2011 and January 9, 2012.

The Guidelines implementing the California Environmental Quality Act (CEQA) require that written responses be prepared for all written comments received on a DEIR during the public review period. Per CEQA Guidelines Section 15132, the Final EIR shall consist of:

1. The Draft EIR or a revision of that draft.
2. Comments and recommendations received on the Draft EIR either verbatim or in a summary.
3. A list of persons, organizations, and public agencies commenting on the Draft EIR.
4. The response of the Lead Agency to significant environmental points raised in the review and consultation process.
5. Any other information added by the Lead Agency.

This Final EIR has been prepared in compliance with these Guidelines, as well as with applicable procedures of Monterey County, and includes the following.

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

- Executive Summary
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- Chapter 2. Project Description
- Chapter 3. Environmental Setting, Impacts and Mitigation Measures
- Chapter 4. Other CEQA-Required Sections
- Chapter 5. Alternatives
- Chapter 6. Report Preparation
- Chapter 7. References

Volume II: Draft EIR Appendices, November 2011 (Bound Separately, Not Reprinted)

- Appendix A. Notice of Preparation and Written Comments
- Appendix B. Proposed Roadway Improvements
- Appendix C. Master Resource Management Plan
- Appendix D. Proposed Monterey County Local Coastal Program Amendment
- Appendix E. Air Quality and Climate Change Information for Analysis

- 1 • Appendix F. Biological Resources Information for Analysis
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- 4 Volume III: Comments, Responses to Comments, and Revisions to the Draft EIR (This Document)
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