

Table of Contents

Section 1 Introduction 1-1

Section 2 List of Commentors 2-1

2.1 Commentors on Draft REIR (December 2004)..... 2-1

Federal Agencies..... 2-1

State Agencies 2-1

Regional Agencies..... 2-1

Private Organizations and Persons 2-1

2.2 Commentors on Recirculated Draft REIR (February 2006)..... 2-2

State Agencies 2-2

Regional Agencies..... 2-2

Private Organizations and Persons 2-3

**Section 3 Master Responses to Comments on Draft REIR (December 2004) and
Recirculated Draft REIR (February 2006) 3-1**

3.1 Introduction..... 3-1

3.2 Master Responses..... 3-1

MR-1: Biological Resources Impacts: Mitigation Revisions and
Clarifications 3-2

MR-2: Adequacy of Mitigation Measures 3-2

MR-3: Conditions, Covenants, and Restrictions/Mitigation Measure
Enforcement 3-3

MR-4: Loss of Trees and Mitigation for Tree Removal 3-3

MR-5: Monterey Pine Forest Biological Sensitivity 3-4

MR-6: Monterey Pine Forest Fragmentation and Pitch Canker
Susceptibility 3-4

MR-7: Botanical Surveys 3-7

MR-8: Weed Control 3-8

MR-9: Fire Danger/Provision of Services 3-8

MR-10: Trip Generation and Distribution 3-9

MR-11: Sight Distance 3-9

MR-12: Transit Stop Locations/Safety/Effectiveness 3-10

MR-13: Traffic Impact Fees 3-10

Carmel Valley Policy No. 15 3-10

MR-14: Aesthetics - Inclusionary Housing 3-11

MR-15: Growth Inducement 3-12

MR-16: Staff Recommended Alternative 3-14

MR-17: Water Demands 3-15

Monterra 3-16

Pasadera 3-17

Quail Meadows 3-17

September Ranch Water Demand 3-17

Water Demand Conclusions 3-19

MR-18: Hydrology and Water Availability 3-19

HMR-1 - Groundwater Recharge in the SRA 3-20

HMR-2 - Water Balance 3-21

HMR-3 Significance of Impact on the CVA and Carmel
River in Terms of Fisheries 3-24

HMR-4 - Significance of Impact on Existing CVA
Groundwater Users 3-29

Impact on Existing CVA Pumps.....	3-31
MR-19: Significance Thresholds Regarding Water Supply and Availability.....	3-34
SWRCB Order No. WR 95-10.....	3-34
SWRCB Order No. WR 98-08 (Fully Appropriated Streams Declaration).....	3-36
NOAA Fisheries (aka National Marine Fisheries Service or NMFS) 2002 Report.....	3-37
MR-20: Aquatic Biological Resources	3-38
Section 4 Responses to Comments on Draft REIR (December 2004)	4-1
4.1 Introduction.....	4-1
4.2 Comment Letters and Responses	4-1
4.2.1 Federal Agencies.....	4-5
National Oceanic Atmospheric Administration (NOAA).....	4-5
4.2.2 State Agencies.....	4-12
Office of Planning and Research (OPR).....	4-12
Department of Transportation (DOT).....	4-14
California Department of Forestry and Fire Protection (DFFP).....	4-16
State Water Resources Control Board (SWRCB).....	4-20
California Department of Fish and Game (CDFG).....	4-29
4.2.3 Regional Agencies.....	4-32
Monterey Bay Unified Air Pollution Control District (MBUAPCD)	4-32
Monterey Peninsula Regional Parks District (MPRPD)	4-36
Carmel Area Wastewater District (CAWD)	4-40
Monterey Peninsula Water Management District (MPWMD).....	4-64
4.2.4 Private Organizations and Persons	4-71
Land Watch Monterey County (LWMC).....	4-71
Save Our Carmel River (SOCR).....	4-105
Sierra Club (SC)	4-154
California Native Plant Society (CNPS)	4-165
Carmel Valley Association (CVA)	4-174
Save Our Peninsula (SOP).....	4-182
Monterey Pine Forest Watch (MPFW).....	4-190
Del Mesa Carmel Community Association (DMCCA).....	4-207
League of Women Voters (LWV).....	4-214
Alliance of Monterey Area Preservationists (AMAP)	4-216
Alliance of Monterey Area Preservationists (AMAP2)	4-219
Brigitte Wasserman (BW)	4-230
Robert Hale (RH).....	4-242
Richard and Virginia Dunn (RVD).....	4-251
Margaret Robbins (MROB)	4-259
Suzi Bluford (SB)	4-265
Linda Agerbak (LA).....	4-267
Margaret Bates and David Talcott Bates (MBDTB)	4-273
Staub Forestry (SF)	4-277
Monterey County of Environmental Health (EH).....	4-281
Section 5 Responses to Comments on Recirculated Draft REIR (February 2006)	5-1
5.1 Introduction.....	5-1
5.2 Comment Letters and Responses	5-1
5.2.1 State Agencies.....	5-12

	Office of Planning and Research I (OPR I).....	5-12
	Office of Planning and Research II (OPR II).....	5-12
	Office of Planning and Research III (OPR III).....	5-12
	Department of Transportation (DOT).....	5-15
	Department of Forestry and Fire Protection (DFFP).....	5-18
	California Department of Fish and Game (CDFG).....	5-27
5.2.2	Regional Agencies.....	5-32
	Monterey Bay Unified Air Pollution Control District (MBUAPCD) ...	5-32
	Association of Monterey Bay Area Governments (AMBAG).....	5-34
	Monterey Peninsula Regional Park District (MPRPD).....	5-39
	Carmel Area wastewater District (CAWD).....	5-42
	Monterey Peninsula Water Management District (MPWMD2A).....	5-46
	Monterey Peninsula Water Management District (MPWMD2B).....	5-55
	Monterey Peninsula Water Management District (MPWMD2C).....	5-60
5.2.3	Private Organizations and Persons.....	5-66
	Land Watch Monterey County (LWMC).....	5-66
	Save Our Carmel River and Patricia Bernardi (SOCR).....	5-104
	Sierra Club (SC).....	5-148
	California Native Plant Society (CNPS).....	5-153
	Monterey Pine Forest Watch (MPFW).....	5-163
	Del Mesa Carmel Community Association (DMCCA).....	5-176
	League of Women Voters (LWV).....	5-183
	Alliance of Monterey Area Preservationists (AMAP).....	5-186
	Timberland Harvest (TH).....	5-202
	Richard and Virginia Dunn (RVD).....	5-205
	Robert Greenwood (RG).....	5-207
	Lorraine Sklar (LS).....	5-209
	Margaret Johnson (MJ).....	5-211
	Mary Ann Matthews (MM).....	5-213
	Margaret Bates and David Talcott Bates (MBDTB).....	5-219
	Margaret Robbins.....	5-226
	Robert Hale (RH).....	5-232
	Zander Associates (ZA).....	5-235
	Staub Forestry (SF).....	5-239
	Helping Our Peninsula's Environment (HOPE).....	5-244
	Carmel Valley Association (CVA).....	5-260
	Doug Honma (DH).....	5-266
	Section 6 Errata.....	6-1
6.1	Revisions to the Draft Revised Environmental Impact Report (December 2004).....	6-1
6.2	Revisions to the Recirculated Portion of the DREIR (February 2006).....	6-21
6.3	Revisions to Technical Appendix C, Final Project Specific Hydrogeologic Report.....	6-45

Appendix A: Water System Considerations - Background Technical Documents

Questa: September Ranch Water Plan Summary
Kennedy Jenks: Technical Memorandum No. 8

Appendix B: Condition Compliance and Mitigation Monitoring and Reporting Plan