



#103  
6/10/2004

## MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

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June 8, 2004

Thomas A. McCue  
Senior Planner  
Monterey County Planning & Building Inspection Department  
2620 First Avenue  
Marina, CA 93933

**SUBJECT: CLARIFICATION OF MPWMD COMMENTS ON DRAFT EIR FOR  
PEBBLE BEACH COMPANY DEVELOPMENT PLAN – SCH #2002021130**

Dear Mr. McCue:

The Monterey Peninsula Water Management District (MPWMD) previously submitted comments on the above-referenced Draft EIR for the Pebble Beach Company's Del Monte Forest Preservation and Development Plan in a letter dated March 22, 2004. This letter is written to clarify our Comment #1 on Mitigation Measure PSU-E1, which I have enclosed for reference. The District's original comment stated that two mitigation approaches which entail delivery of potable water to the Proposed Golf Course and other irrigation sites should not be allowed because they would exacerbate existing adverse diversion effects to the Carmel River.

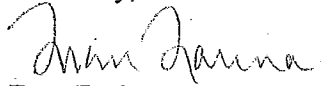
This letter is written to clarify that MPWMD acknowledges and recognizes an entitlement to a total of 365 acre-feet of potable Cal-Am water held by the Pebble Beach Company. Approximately 355 acre-feet of this entitlement remain available for development purposes. This water can be used for any purpose if that use conforms to current County and MPWMD regulations. Irrigation would be an allowable use so long as there is not water waste as defined by MPWMD Rules & Regulations. However, the District continues to strongly urge that all efforts be made to minimize potable use for irrigation associated with the Proposed Project. Expansion of the existing CAWD/PBCSD Recycled Water Project would enable the use of non-potable water for project irrigation demands.

Continued .....

Thomas McCue  
Clarification of MPWMD Comments on Pebble Beach EIR  
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Thank you for this opportunity to clarify MPWMD comments on this matter. If you have any questions, please contact Andrew Bell, Planning & Engineering Division Manager, at 658-5620.

Sincerely,



Fran Farina  
General Manager

Cc: MPWMD Board  
Andrew Bell  
Stephanie Pintar  
Henrietta Stern  
David C. Laredo, Esq.  
Thomas Jamison, Esq.



ENCLOSURE  
- EXCERPT ONLY -

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March 22, 2004

Thomas A. McCue  
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2620 First Avenue  
Marina, CA 93933

**SUBJECT: MPWMD COMMENTS ON DRAFT EIR FOR PEBBLE BEACH  
COMPANY DEVELOPMENT PLAN – SCH #2002021130**

Dear Mr. McCue:

The Monterey Peninsula Water Management District (MPWMD) appreciates this opportunity to comment on the above-referenced Draft EIR for the Pebble Beach Company's Del Monte Forest Preservation and Development Plan. The proposed project includes a new 18-hole golf course, a new driving range, and 160 new visitor-serving units (173 rooms); relocation of the existing Equestrian Center; creation of 33 residential lots within 5 subdivisions; and construction of 60 employee housing units.

The MPWMD is responsible for water resources management for the Monterey Peninsula, including the Carmel River Basin, Seaside Groundwater Basin and the Del Monte Forest area. Our comments are divided into two parts: (1) reclamation and associated water entitlements, and (2) accuracy of water demand estimates.

### Reclamation and Water Entitlements

**Comment 1: Mitigation Measure PSU-E1 (pages 3.5-15 and 3.5-16).** Three alternative mitigation approaches are proposed to address the impact of increased demand for potable water for irrigation. The first two involve improvements to existing distribution systems to deliver potable water to the Proposed Golf Course and to other irrigation sites. Neither of these two approaches should be allowed because they would exacerbate existing adverse effects to the Carmel River due to water diversions to serve the community. Potable water should not be used for irrigation of any proposed new facilities, and all efforts should be made to minimize potable use for irrigation associated with the Proposed Project and for existing users of the CAWD/PBCSD Recycled Water Project. Only the third alternative mitigation approach should be allowed, that is, implementation of the Phase II improvements to the CAWD/PBCSD Recycled Water Project prior to any increased irrigation associated with the Proposed Project.