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Meeting PC-6/28/16

Agenda Item #4

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JUN 27 2016

City of Monterey  
PEEC DIVISION

Hansen Reed  
Chair, Planning Commission  
City Hall  
Monterey, CA 93940

June 27, 2016

Re: Lighthouse Specific Plan

Dear Commissioner Reed and Members of the Planning Commission:

The New Monterey Business Association supports completion and adoption of the Lighthouse Specific Plan. We believe the plan sets out a vision for Lighthouse Avenue that helps business and development, while recognizing and addressing neighborhood concerns.

The only part of the Plan that concerns us is the parking element, which we believe will cause undo hardship for future development along Lighthouse Avenue, and will make it difficult to attract neighborhood serving businesses to the district. We urge the Commission to reconsider the parking element.

With that said, the New Monterey Business Association applauds the hard work and creativity of city staff in fashioning a well thought-out plan, based on substantial input from all stakeholders. We look forward to final adoption of the Lighthouse Specific Plan, as we continue to work with businesses currently on the street, and our efforts to attract new businesses to our New Monterey Community.

Best regards,

A handwritten signature in blue ink, appearing to read "Rick Johnson".

Rick Johnson  
Administrator



Meeting PC - 6/28/16

Agenda Item #4

June 20, 2016

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JUN 23 2016

CITY OF MONTEREY  
PLANS AND PUBLIC WORKS

Ms. Kimberly Cole, Chief of Planning,  
Engineering, and Environmental Compliance  
City of Monterey's Planning,  
Engineering, and Environmental Compliance Division  
580 Pacific Street  
Monterey, California 93940

**Subject: Notice of Intent to Adopt a Negative Declaration and Initial Study for the City of Monterey Lighthouse Specific Plan**

Dear Kim:

The Monterey Peninsula Water Management District (MPWMD or District) appreciates the opportunity to comment on the Notice of Intent to Adopt a Negative Declaration for the City of Monterey's Initial Study on the Lighthouse Specific Plan. The project consists of the Lighthouse Specific Plan and associated zoning map and parking requirements amendments. The Plan serves as a guide for future development within the Planning Area. The Planning Area is identified as a "Mixed-Use Village," defined as a mix of residences, retail shops, services and jobs in close proximity. A development potential of 113 new Residential dwelling units and 35,000 square-foot of Non-Residential is assumed within the Planning Area. The Lighthouse Specific Plan assumes that new development will utilize "existing water use and water credits only." Areas of District authority include hydrology/water quality and water/utilities. The District is submitting these comments based on current rules and policies which are subject to revision by action of the Board of Directors. The District has the following comments:

Water-Constrained Growth Scenario

The District has concerns about water use credits and water demand for the proposed project. The Plan does not provide clear details on the range of the new projects, and fails to include estimates for projected water demand. Furthermore, no details are provided regarding the existing uses for the Catalyst Sites, 724-740 Lighthouse Avenue and 686 Lighthouse Avenue. These Sites were identified within the plan as having potential for new development. This is a critical step to confirm water availability for new development. The City should describe and evaluate sources of water credits, estimate water use capacity, and confirm that there is adequate supply for the proposed Lighthouse Specific Plan. A breakdown on the number and types of water fixtures for the 113 Residential dwelling units and type of Non-Residential Uses is also recommended.

Water Use Credit calculations are based on the District's factors as displayed in Rule 24, Table 1: *Residential Fixture Unit Count Values* and Table 2: *Non-Residential Water Use Factors*. The Water Use Factors are subject to change by action of the Board of Directors. The use of factors,

when they are available, calculates the estimated water demand for the use. The factors are based on regional averages; therefore actual water use may be higher or lower than the factored use.

Water Permit applications are processed in accordance with MPWMD Rules and Regulations. Current MPWMD Rules and Regulations are available at the following website: [www.mpwmd.net](http://www.mpwmd.net). All Residential and Non-Residential users must comply with MPWMD's extensive water conservation and water efficiency standards (Regulation XIV, Water Conservation and Regulation XV, The 2016 Monterey Peninsula Water Conservation and Rationing Plan). The Lighthouse Specific Plan is subject to these rules and regulations prior to issuance of a Water Permit.

The second paragraph in the Water-Constrained Growth Scenario section includes an inaccurate statement: "District Rules allowing **transfers** of water credits across property lines only when the property is under the same ownership." This statement needs to be clarified. District Rule 25.5-I-1, states "*Water Use Credits may be **moved** between one or more structures on the Same Site or may be used to construct new uses on the same Site.*" District Rule 11 defines a "Site" as "*any unit of land which qualifies as a parcel or lot under the Subdivision Map Act, and shall include all units of land: (1) which are contiguous to any other Parcel or separated only by a road or easement), and (2) which have identical owners, and (3) which have an identical present use*".

#### Moratorium on New or Expanded Water Service Connections

On March 24, 2011, the California Public Utilities Commission (CPUC) approved CAW's request for a moratorium on water service connections. This action grants CAW's moratorium request to refuse to connect new customers in certain areas of its Monterey District, and to institute a moratorium on new or expanded water service connections for projects that obtained all their necessary governmental permits after October 20, 2009. The moratorium on expanded water service connections may affect the Lighthouse Specific Plan. The use of Water Credits may also be subject to the CDO action.

#### Hydrology and Water Quality

The Initial Study findings related to Section IX-b, Hydrology and Water Quality, and Section XVII-b, Utilities and Service Systems, indicate that there is a "Less Than Significant Impact" on water supplies as a result of this project. There are no details provided in this document regarding the sources of water credits to accommodate the proposed Intensification of Use, despite current local restrictions on water use that apply to this project. Thus, the City should evaluate the feasibility of potential sources of supply as well as the potential effects.

#### 15 Percent Reduction Toward Water Conservation Savings

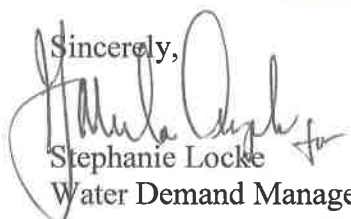
The Initial Study discusses a 15 percent reduction in the Water Use Credit for the District's water conservation savings goal. The District does not deduct 15 percent from the Water Use Credit. This is inaccurate and should be corrected. The 15 percent deduction only occurs when a Water Use Credit resulted from a retrofit with Ultra-Low Consumption Technology and the property has not achieved other retrofits required by the District. As this is not the case, there is no deduction to the Water Use Credit.

Ms. Kimberly Cole, Chief of Planning,  
Engineering, and Environmental Compliance  
June 20, 2016  
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As a condition of the Water Permits, each Residential User and Non-Residential User and common area will be required to have individual water meters. District Rule 23-B-2-a requires that each new water "User" shall install a separate water meter. A "User" is defined as a customer or consumer of water delivered by a Water Distribution System. Each residence, commercial enterprise, or industrial enterprise shall be deemed a separate and distinct User." "Each residence and every non-residential enterprise that has water uses, including a separate water meter for exterior water use." District Rule 23 B-2 (c) also requires all fire suppression systems to be separately metered from the domestic supply.

Thank you for your consideration of MPWMD's comments. If you have any questions or would like to discuss our comments, please contact me at 831-658-5601 or [s.locke@mpwmd.net](mailto:s.locke@mpwmd.net) or Gabriela Ayala at [gabby@mpwmd.net](mailto:gabby@mpwmd.net).

Sincerely,



Stephanie Locke  
Water Demand Manager



## CITY OF PACIFIC GROVE

### Community & Economic Development Department

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • [www.ci.pg.ca.us/cdd](http://www.ci.pg.ca.us/cdd)

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JUN 06 2016

CITY OF MONTEREY  
PLANS AND PUBLIC WORKS

June 2, 2016

Kimberly Cole, AICP  
Chief of Planning, Engineering and Environmental Compliance  
City of Monterey  
Colton Hall, 1st Floor  
580 Pacific Street  
Monterey, CA 93940

Subject: Lighthouse Specific Plan Initial Study/Negative Declaration

Dear Ms. Cole,

The City of Pacific Grove appreciates the opportunity to review the Draft IS/ND for the Lighthouse Specific Plan and related actions. We have no specific comments at this time, but would appreciate being kept apprised of the status of the project throughout the public review and approval process.

Should you have questions please contact me at 831.648.3189 or by email at [mbrodeur@cityofpacificgrove.org](mailto:mbrodeur@cityofpacificgrove.org).

Yours truly,

Mark Brodeur, Director

Community and Economic Development Department  
CITY OF PACIFIC GROVE