



**MONTEREY PENINSULA  
WATER MANAGEMENT DISTRICT**

POST OFFICE BOX 85  
MONTEREY, CA 93942-0085 • (831) 649-4866  
FAX (831) 649-3678 • <http://www.mpwmd.dst.ca.us>

March 3, 2000

TRANSMITTED VIA FACSIMILE

Mr. Jeff Main, Supervising Planner  
Monterey County Planning and Building Inspection Department  
240 Church Street, Room 116  
Salinas, California 93901

**Subject: Mirabito Self Storage Warehouse Project**

Dear Mr. Main:

This letter is in response to a telephone request by Brian Foucht of your office, on February 29, 2000, regarding the proposed Mirabito Self Storage Warehouse Project in Carmel Valley. Specifically, Mr. Foucht asked that District staff verify the factors that will be used to determine the water use credit and projected water demand associated with the proposed Mirabito Self Storage Project in Carmel Valley. In this context, this letter also responds to the Public Notice requesting written comments on the Initial Study that was prepared by the Monterey County Planning and Building Inspection Department (MCPBID) for the proposed Mirabito Self Storage Project (File No. PLN 980301) and was provided to the District by fax on March 2, 2000. As indicated in the Public Notice for the Initial Study, comments are due by March 6, 2000. Please note that, although the Initial Study is dated February 11, 2000, the District did not receive formal notice or a copy of the Initial Study from the (MCPBID) until District staff requested the document yesterday, March 2, 2000.

**Background:** The District's last written communication regarding the proposed project was made to the Chairman of the Monterey County Planning Commission, Robert Hernandez, on July 13, 1999. In addition, District staff had a discussion with the Monterey County Water Resources Agency staff in December 1999 regarding the applicant's request for a water use credit for tree removal at the subject property. Please note that the District does not allow water use credits for tree removal.

**Calculated Water Demand:** The calculated existing water demand for the single-family dwelling and pottery studio on the subject property is 0.301 acre-feet annually. This total includes 0.161 acre-feet for the single-family dwelling and 0.140 acre-feet for the pottery studio. The calculated water use for the single-family dwelling is based on the number of water use fixtures that were observed during an inspection by District staff on September 23, 1998. The calculated water use

Mr. Jeff Main  
March 3, 2000  
Page 2

for the pottery studio is based on the area of the building, expressed in square feet (2,000 square feet), multiplied by the District's water use factor for Group I commercial use (0.00007 acre-foot/square foot/year). The area of the pottery studio was provided to District staff by the applicant's agent as part of the September 23, 1998 inspection. The water use factor for calculating the current water demand for the pottery studio is taken from District's water use factors specified on Tables 1 and 2 of District Rule 24.

It should be noted that, based on available water consumption records from the California-American Water Company (Cal-Am) for the subject property, the **calculated** existing water demand for the single-family dwelling and pottery studio is consistent with the **actual** (i.e., metered) average water use that has occurred on the site (i.e., 0.309 acre-feet) for reporting years 1987-88, 1993-1994, and 1996-1999.

**Projected Water Demand:** The District received a fax from Todd Bessire of Lombardo & Gilles regarding the projected water use for the Mirabito Self Storage Project on March 1, 2000. Mr. Bessire's fax included a "technical memorandum" prepared by Mr. Roger Fry from Camp, Dresser & McKee (CDM), also dated March 1, 2000. This technical memorandum, which does not include CDM's letterhead and differs from a similar technical memorandum dated October 25, 1999, that is included in the Initial Study, describes the property, estimates existing water use for the property, and estimates the projected water use for the proposed Mirabito Self Storage Project. Please note that Mr. Fry's analysis did not utilize the District's procedures for calculating existing water demand and projecting future water demand on the property.

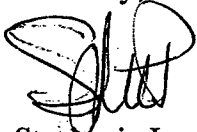
According to the technical memorandum submitted by Mr. Bessire, the proposed use of the property is a self storage facility. District staff will estimate the projected water use for the self storage warehouse facility based on a water use factor of 0.00001 acre-foot per square foot per year for all enclosed areas. The factor for self storage facilities is a Group III commercial use and includes any associated office area. According to the Initial Study, the applicant has proposed eight single-story, mini-warehouse buildings with a total area of 77,145 square feet and a 1,200 square foot office. The projected water use of the buildings is 0.783 acre-feet annually (78,345 square feet multiplied by 0.00001 acre-feet/square foot/year). Minimal landscaping around the buildings is included in the self-storage warehouse factor. If extensive landscaping is intended, irrigation water needs will be determined when the District reviews the landscape plans and landscape water budget. A water use credit of 0.14 acre-feet would be applied to the projected water demand for the demolition of the pottery studio, leaving a total projected increase in water use of 0.643 acre-feet annually. This calculation assumes that the single-family dwelling remains on the site.

Mr. Jeff Main  
March 3, 2000  
Page 3

Lastly, based on our review of the Initial Study, it is District staff's understanding that the proposed project will not rely on water supplied from an existing or proposed on-site well. If a well is proposed as part of the water supply for the project, this may require approval of a Water Distribution System permit from the District.

I trust that this information assists you in your consideration of the proposed Mirabito Self Storage Project. Please be aware that District staff will not make a final determination on the projected water demand and related water use credits for the proposed project until the final approvals and construction drawings are available. Please feel free to call me at 649-2500 if you would like to discuss this matter further.

Sincerely,



Stephanie Locke Pintar  
Water Demand Manager

cc: Todd Bessire Lombardo & Gilles