



October 30, 2013

Mr. Uwe Grobecker
Santa Lucia Café
484 Washington Street
Monterey, California 93940

**Subject: Water Permit Requirement for Change of Use – Santa Lucia Café,
484 Washington Street, Monterey (APN: 001-692-011)**

Dear Mr. Grobecker:

This letter is a follow-up to our October 24, 2013, meeting regarding the Water Permit requirement for the Change of Use for the Santa Lucia Café located at 484 Washington Street, Monterey. Water Permit No. 15856, issued on February 11, 1997 (copy enclosed), permitted the business as a deli (Group II) use. The business began operating as a full-service restaurant in the early 2000s without first obtaining a Water Permit for the increased capacity. The business is currently for sale and you are hoping that potential buyers will be able to continue to operate Santa Lucia Café as a 48-seat restaurant.

District Rule 20, *Permits Required*, necessitates a Water Permit for any Change of Use or Expansion of Use. In reviewing the property file for 484 Washington Street, Monterey, staff was unable to locate a Water Permit for the restaurant use. Based on the description you provided, and corroborated by the information on the website www.santaluciamonterey.com, the existing use is classified as a "restaurant" with a Water Use Factor of 0.020 Acre-Feet Annually (AFA) per seat.

To continue operating Santa Lucia Café as a full-service restaurant, a Water Permit is required. The former 2,277 square-foot deli use converted to restaurant use would permit a 22-seat restaurant. You have the option to permit this use and pay the processing fee of \$350. However, a 48-seat restaurant requires an additional 0.504 AFA. The City of Monterey must authorize water from its Allocation and sign off on a Non-Residential Water Release and Water Permit Application. The current Connection Charge per Acre-Foot of water is \$25,328.00 plus the \$350.00 processing fee. You may also revert your operation back to the former deli use. This use provides no full food service and uses disposable items.

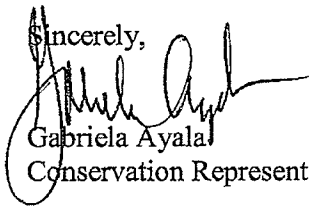
In summary, a Water Permit was required prior to the Change of Use in the early 2000s. The City of Monterey must authorize water from its Allocation for the Change of Use, and the District must issue a Water Permit. The owner of the property is responsible to ensure compliance with District laws. The current permitting violation must be corrected by **December 1, 2013**.

Mr. Uwe Grobecker
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Properties not in compliance with District law are subject to recordation of a Notice of Non-Compliance on the property title. The City of Monterey's Water Allocation may be debited and connection charges in the amount of \$13,115.31 assessed against the property. Your immediate attention to this matter is appreciated. This letter constitutes a Notice of Violation, which must be remedied by **December 1, 2013**. We appreciate your cooperation and anticipate compliance with the Water Permit requirements.

I am available to answer questions related to the Water Permit process. I can be reached at 658-5601 or by email at gabby@mpwmd.net.

Sincerely,



Gabriela Ayala
Conservation Representative

Enclosure: Water Permit No. 15856

cc: Mr. Anthony G. Davi, Property Owner
Mr. Todd Bennett, Senior Associate Planner, City of Monterey

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MONTEREY PENINSULA
WATER MANAGEMENT DISTRICT

157 Colorado • Suite E • P.O. Box 86 • Monterey, CA 93942-0086
(408) 649-2500

HPWMD WATER PERMIT

PERMIT: 15856

Date: 02/11/97

Final Inspection Required
by HPWMD

Phone: (408) 658-0854

Applicant: Santa Lucia Market

Agent: Uwe Grobecker

Phone: (408)

Applicant Mailing Address: 484 Washington Street
Monterey, CA 93940

Property Address: 484 Washington Street MONTEREY, CA 93940

Water Company: CAL-AM

Allocation debited: 0.296 AF Lot: AP Number: 001-692-011

Permit Type: REMODEL (Commercial) Number of Proposed Connections: 1

Existing Land Use: RETAIL

Proposed Land Use: DELI

Water Account Numbers:

Remarks: ORD #60-ULF TOILETS, 2.2 GPM SHOWERHEADS REQ.

F E E S

TYPE OF USE	NUMBER	AVERAGE USE IN ACRE-FEET	TOTAL COST PER ACRE-FOOT	CONNECTION CHARGES	
				CONNECT	PROCESSING
Delicatessen/Sandwich/Coffee Shop	1,277.0 sq.ft X	0.000200 X	\$15,960.00 =	4,724.32	7,268.18
Retail-General	(2,277.0 sq.ft X	0.000070 X	\$15,960.00 =	2,543.86	
				Connect	4,724.32
				Processing	250.00
				TOTAL	4,974.32

I declare under penalty of perjury that the information on this permit, the accompanying application, and any attachments is correct to the best of my knowledge and belief. I have had an opportunity to review the Rules and Regulations of the HPWMD. The undersigned, as property owner or agent thereof, hereby authorizes HPWMD staff to make on-site inspections as deemed necessary to insure the accuracy of this application and compliance with the permit.

Furthermore, by signing this water permit, the undersigned acknowledges the District's right to assess and collect fees and impose fines for added water fixtures or changes in use occurring without amendment of the water permit. Water fixtures added without amendment of the water permit may be subject to a requirement of removal. The current title-holder of the property and/or his agent is responsible to insure completion of a final inspection by the HPWMD. Failure to arrange for a final inspection may result in a Notice of Violation recorded against the property, may subject a future property owner to fees and penalties, or may result in interruption of water service at the site.

Uwe Grobecker
Signature of Property Owner/Agent

2-11-97
Date

The Monterey Water Management District issues a permit for the above project. This permit constitutes your receipt for the total fees shown. This permit may be revoked or other penalties imposed upon discovery of any substantial inaccuracy with respect to the above application.

Patricia Cuyler
HPWMD Delegated Agent

02/11/97
Issued

NOTE: This permit does not guarantee service by the water company. This permit may be cancelled at the request of the jurisdiction following notice to the property owner.