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April 7, 2011

Luke Connolly  
City of Marina  
Strategic Development Center  
3056 Del Monte Blvd, Suite 205  
Marina, CA 93933

SUBJECT: MARINA DOWNTOWN VITALIZATION SPECIFIC PLAN EIR

Dear Mr. Connolly:

LandWatch Monterey County has reviewed the EIR for the specific plan which at buildout would accommodate 380,150 new square feet of multiple use; office/research; retail service and public facilities and 2,400 new dwelling units with over 90% for multi-family residential. We have the following comments:

1. Page 2-24. The discussion of water demand states, "An extensive reclaimed water system, which provides 1,500 acre feet of water per year, has been established to support much of the surrounding agricultural land. In 2005, a plan was established to supplement the City's water supply with a desalination plant. Upon completion, the desalination plan[t] is expected to supply 1,500 acre feet of water per year." Does the 1,500 AFY of reclaimed water refer to the RUWAP? If so, the text should be updated to indicate the status of the project which has not been fully implemented. Does the 1,500 AFY of desalinated water refer to the MCWD's desal facility or the Regional Project facility? In either case, the status of these facilities/projects should be described.
2. Page 44.20-40. Footnote 1, Table 4.10-4 states, "The MCWD has constructed a desalination plant. This plant is not currently in use and plans to expand the facility are currently underway. It is projected to produce 3000 AFY by the year 2025." This statement appears to conflict with statements in 1 above and should be clarified.
3. Page 4.10-25. The cumulative impact analysis for water demand only addresses water demand and supply for the Central Marina Service area. This analysis should be comprehensive and address water demand and supply for The Dunes, Cypress Village, Marina Heights and Marina Station in addition to the proposed project. Additionally, the analysis should address the dispute between MCWD and the City of Marina about the water analysis prepared for The Dunes (University Villages).

4. Page 4.11-12. We commend the City for utilizing the methodology developed by the Bay Area Air Quality Management District to determine significance levels of GHG emissions.

Thank you for the opportunity to review the document.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amy L. White', written in a cursive style.

Amy L. White  
Executive Director