

APPENDIX C RESULTS OF RESEARCH REGARDING VACANT LAND

On March 30, 1988, Mintier & Associates mailed a request to each of the jurisdictions subject to MPWMD's Water Allocation Program requesting that each jurisdiction provide information regarding vacant land in the Cal-Am service area. This request was not mailed to the Monterey Peninsula Airport District (MPAD), which was subsequently added as a jurisdiction to be considered separately for allocation purposes. Each jurisdiction accordingly provided its estimate of the number of either vacant lots-of-record or parcels within its boundaries. For the purposes of this exercise, a vacant lot/parcel was defined as "any legally created lot of any size that contains no habitable structure."

Four jurisdictions (Carmel, Pacific Grove, Sand City, and Del Rey Oaks) were initially able to provide tabulations based on lots-of-record, while the remaining three (Seaside, the City of Monterey, and Monterey County) were able to gather information based on assessor's parcel information only. The difference between the number of vacant lots-of-record and the number of vacant assessor's parcels can be significant, since a single assessor's parcel in some cases includes more than one lot-of-record. Because of the disparity in the precision of the information submitted by the various jurisdictions, on June 13, 1988, the MPWMD Board directed District staff to provide these three jurisdictions an additional opportunity to provide their numbers on a lots-of-record basis. Accordingly, on June 15, 1988, MPWMD mailed a follow-up request to Seaside, the City of Monterey, and Monterey County. The Cities of Monterey and Seaside submitted supplemental information while Monterey County did not.

This appendix summarizes the jurisdictions' responses to Mintier & Associates' initial request and MPWMD's follow-up request.

Carmel

Staff from Carmel's Community Planning and Building Department cross-checked the City's computer files with paper files to prepare an estimate of the number of vacant lots-or-record, and in some cases conducted field visits confirm their findings. This research yielded a listing of vacant lots and their respective assessor's parcel numbers as of January 1, 1988. The list included lots which were completely vacant, lots which had construction underway, and lots situated on parcels otherwise developed with existing structures.

Mintier & Associates disregarded lots under construction, but included lots otherwise developed with existing structures, resulting in a total count of 155 vacant parcels within the City of Carmel.

Del Rey Oaks

City staff estimated that only 8 vacant parcels remain within the city.

City of Monterey

Monterey's Community Development Department initially assembled a list of vacant parcels based on information from the County Assessor's Office. The City's tabulation resulted in a total of 332 vacant lots/parcels within the Monterey city limits. The City further disaggregated this total by both neighborhood and zoning designation.

The City refined its tabulation in response to MPWMD's June 15th letter, concluding based on further research that there were 724 vacant lots on the city's 332 vacant parcels. This total did not, however, include vacant lots on otherwise developed parcels.

It should be noted that the City of Monterey recently completed a program through which the City consolidated approximately 1,000 lots located on parcels with multiple lots. In other words, the City eliminated paper lots and made lot lines and parcel lines coterminous.

Pacific Grove

The Pacific Grove Community Development Department, which recently completed a detailed land use survey as part of its general plan update program, estimated that there were 114 vacant parcels within the city limits. The City also conducted a thorough analysis of "buildable lots" on otherwise developed parcels. This analysis concluded that there are an additional 154 vacant lots in Pacific Grove. The total number of building sites was, therefore, calculated to be 268.

Sand City

The City of Sand City's Planning Department responded to Mintier & Associates' request by providing a list of vacant lots by assessor's parcel number as well as a total count of all vacant lots. The City estimated that there are 1,001 vacant lots on 422 parcels, including 85 lots on 7 parcels which are outside of the Cal-Am service area. The District assumes these lots will be annexed to the service area prior to development.

Seaside

The City of Seaside Community Development Department initially relied on information provided by the Monterey County Assessor's Office to tabulate its total number of vacant parcels. City staff counted 245 parcels which were classified as vacant according to the Assessor's Master Property Roll.

Upon further investigation, in response to MPWMD's June 15th follow-up request, City staff identified a total of 765 vacant lots in Seaside.

Monterey County

The Monterey County Planning Department has devoted substantial effort to maintaining a running count of vacant lots within the unincorporated Cal-Am service area. According to County records, as of February 1988, there were approximately 925 vacant lots in the area. The County made no distinction between lots and parcels.

Monterey County staff did not respond to MPWMD's June 15th follow-up request for refined lot information.