

RECEIVED

MAR 16 2007

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY

MPWMD



PLANNING DEPARTMENT, Mike Novo, Interim Director

 168 W. Alisal St., 2nd Floor
 Salinas, CA 93901

 (831) 755-5025
 FAX (831) 757-9516

March 13, 2007

 Mr. David A. Berger
 General Manager
 Monterey Peninsula Water Management District
 Post Office Box 85
 Monterey, CA 93942-0085

 Subject: Proposed Yield Targets to Satisfy Current Replacement and Estimated Future Water
 Needs of the Monterey Peninsula

Dear Mr. Berger:

Thank you for your letter dated November 30, 2006 requesting written comments on proposed yield targets to satisfy current replacement and estimated future water needs of the Monterey Peninsula. In response to your request, County staff has updated the information regarding the County's future water demand that was contained in a letter to you from the Monterey County Planning and Building Inspection Department dated December 5, 2004. The updated projections contained in this letter are based on the County's 1982 General Plan, Del Monte Forest Land Use Plan, Carmel Land Use Plan, Carmel Valley Master Plan, Greater Monterey Peninsula Area Plan and the Cachagua Area Plan. The updated information is as follows:

RESIDENTIAL

| | |
|--|----------------------|
| Existing Undeveloped Single-Family Residential Parcels | 1,271 parcels |
| Approved tentative maps; final maps not recorded. | 95 parcels |
| Subdivision applications in various stages of the planning process | 433 parcels * |
| Existing Undeveloped Multi-Family Residential Parcels | 9 parcels |
| Major Pending Multi-Family Residential Projects * | 117 parcels * |
| TOTAL | 1,925 parcels |

*Includes pre-application requests, application requests, incomplete applications and complete applications. Some of these projects may never be submitted as applications and others are applications that are in the early stages of the permit process and may be denied.

COMMERCIAL

| Existing Undeveloped Commercial Parcels by Land Use | Number of Undeveloped Parcels by Land Use |
|--|---|
| General Commercial | 25 parcels |
| Mixed Use (retail, offices or apartments) | 2 parcels |
| Medical Office | 0 parcels |
| Visitor Serving (Hotel/Motel/Resorts/Inn Units Often with amenities such as a golf course, swimming pool, etc) | 8 parcels |
| Service Station or Car Wash | 1 parcel |
| Public Utilities | 15 parcels |
| Religious Institution | 1 parcel |
| Schools | 0 parcels |
| Convalescent Home | 0 parcels |
| Mining or Quarries | 0 parcel |
| TOTAL | 52 parcels |

| Major Pending Commercial Projects | Size |
|--|--|
| Assisted Living Care Facility: Gamboa (Approved - Not Constructed, no building permits have been submitted for this project - Extension granted to Keehn) | 78 beds (maximum) Water: County has set aside water for this project |
| Shopping Center Expansion: Rio Road Shopping Center (Approved - occupancy approved) | Note: Another phase is planned but project is working within the existing water credits. Water: No net increase in water use for this project since part of the shopping center will be demolished & new uses/construction established that would not result in a net increase in water use. |
| Visitor Serving/Inn Units & Clubhouse, 18-Hole Golf Course & Golf Driving Range, Equestrian Center: Pebble Beach Lot Program (Board decision recinded; waiting for decision on Measure A from California Coastal Commission) | 11 Visitor Serving suites (24 rooms), 144 Visitor Serving units, 5 Guest units, 17,792 square feet of meeting space, 213.95 acres (golf course), 17 acres (golf driving range), 3,000 square feet of golf teaching facility, 12 employee housing units, Equestrian Center (replaces old equestrian center) |
| Restaurant: Part of the Blackwell Project (Approved - Building Permits have been issued - under construction) | 1,600 square feet Water: No net increase in water usage for this project. |

| | |
|---|--|
| Commercial Mixed Use on 11 acres: Canada Woods (Approved - Partially Constructed) | 75,000 square feet Square footage does NOT include that portion of the structure already built Water: Exempt from allocation by MPWMD; to be served by the Canada Woods Water System |
| Bed and Breakfast (to be converted from a single family dwelling): Regan (in the review process - incomplete) | 10 units |
| Water Tank: Murray (in the review process - incomplete) | Number of connections not to increase |
| Mixed Use Development: Steiny (in the review process) | 11,528 square feet of commercial space |
| Hotel: Bay Laurel LLC (in the review process) | 16 hotel units, 4,018 square feet of commercial space |
| Professional Office Building: Denier (in the public hearing process) | 18,905 square feet |
| Assisted Living Facility (to be converted from a convent): Ave Maria Convalescent Hospital (in the review process) | 9 units |
| Unitarian Church of the Monterey Peninsula Expansion (approved - have not applied for building permits) | 13,753 square foot increase |
| Spa and Yoga Room: Wind Hotels Holdings (approved - no building permits have been applied for) | 4,056 square feet |
| Golf Cart Barn: Quail Lodge Inc. (approved - no building permits have been applied for) | 15,396 square feet |
| Total Proposed Commercial Development | Assisted Living Care Beds: 78 Assisted Living Care units: 9 Visitor Serving suites/units: 182 Employee Housing units: 12 Commercial Space: 165,048 square feet Golf Course: 213.95 acres Golf Driving Range: 17 acres |

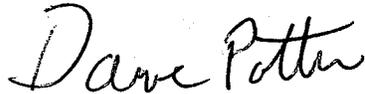
PUBLICLY OWNED

| | |
|---|--------------------|
| Publicly Owned (e.g., Garland Ranch Regional Park) | 206 parcels |
|---|--------------------|

The letter dated December 5, 2004 is attached as background information and for comparison. Should you have any questions, please contact Bob Schubert, Acting Planning and Building Services Manager at 831-755-5183 or via email at schubertbj@co.monterey.ca.us or at our mailing address.

Thank you for the opportunity to provide our comments.

Sincerely,

A handwritten signature in cursive script that reads "Dave Potter".

Dave Potter
Chair, Monterey County Board of Supervisors

Attachment: Letter from Ann Towner to MPWMD dated December 5, 2004

cc: Lew Bauman, Administrative Officer, Monterey County
Curtis Weeks, General Manager, Monterey County Water Resources Agency
Jim Cook, Program Manager, County Administrative Office, Housing & Redevelopment
Bob Schubert, Acting Planning and Building Services Manager

MONTEREY COUNTY



PLANNING AND BUILDING INSPECTION DEPARTMENT

230 CHURCH STREET, SALINAS, CALIFORNIA 93901 PLANNING: (831) 755-5025 BUILDING: (831) 755-5027 FAX: (831) 755-5487
MAILING ADDRESS: P.O. BOX 1208, SALINAS, CALIFORNIA 93902

COASTAL OFFICE, 2620 1st Avenue, MARINA, CALIFORNIA 93933 PLANNING: (831) 883-7500 BUILDING: (831) 883-7501 FAX: (831) 384-3261

December 5, 2004

Mr. David A. Berger
General Manager
Monterey Peninsula Water Management District
Post Office Box 85
Monterey, CA 93942-0085

Subject: Background Data to Estimate Future Water Needs for Development in the Unincorporated Area of Monterey County within the Jurisdiction of the Monterey Peninsula Water Management District (MPWMD)

Dear Mr. Berger:

Thank you for your letter requesting information that will ultimately be used to develop an estimate of Monterey County's future water needs for development within the MPWMD. We reviewed your questions and consulted with staff from the Monterey County Water Resources Agency, the Office of Housing and Redevelopment and Environmental Health Division to prepare an accurate and complete response. Based on the information provided below the County's rough estimate of our future water needs for development within the MPWMD is approximately 700 to 1,000 acre feet of water per year.

The following specific information is provided in response to your questions.

1. "Breakdown of the number of potentially new single family dwellings in the MPWMD"
(Please refer to notes 1 through 5 at the bottom of this table)

| (a) Existing Undeveloped Residential Parcels | Total: 1,231 |
|---|---------------------|
| Major Pending Residential Projects | Total: 884 |
| Approved tentative maps; final maps not recorded. | 75 parcels |
| Subdivision applications in various stages of the planning process | 562 parcels |
| Affordable housing applications in various stages of the planning process | 229 units/parcels |
| Approved affordable housing units, not constructed | 18 rental units* |

AT: Letter to MPWMD/Dave Berger re: future water use estimates for Monterey County

Page 1 of 6

12/5/04

| | |
|---|---|
| (b) "New Multi-family dwellings" (Vacant) | Total: 9 |
| Existing Undeveloped Multi-Family Residential Parcels | 9 |
| Major Pending Multi-Family Residential Projects | 0 |
| Existing Undeveloped Residential Parcels | |
| | 1,240 (Multi & Single Family residences) |
| Proposed Residential Parcels | 637 |
| Proposed Affordable Housing | 247 |
| GRAND TOTAL: | 2,124 (Existing & Proposed) |

1. **NOTE:** Rental Units: A few of the parcels, proposed for affordable housing, would have several affordable rental units on one parcel. In those cases, the number of units are counted as opposed to parcels.
2. **NOTE:** Definition of "Major" Development (for the purpose of this letter): The rows identifying proposed "major" development primarily include subdivisions. These numbers do not include individual applications for single family dwellings, those projects which were approved but not constructed or other projects, similar in nature to a single family residence, currently underway.
3. **NOTE:** Breakdown of Proposed Residential Development by Project: A breakdown of the proposed residential development by project is available upon request. Essentially this information includes the name of the project, general location, status of the project in terms of the planning process and the number of lots proposed.
4. **NOTE:** Monterey County's Waiting List for Water Allocation: Currently there are 56 projects on the County's waiting list pending future water allocation by the MPWMD. The list changes periodically for various reasons. Of this amount, there are currently 36 applicants on the list waiting for water to construct a single family residence. The remaining 20 projects on the list are remodels and/or residential additions.
5. **NOTE:** Development within the MPWMD jurisdiction continues to occur: Despite the fact that the County has exhausted its water allocation, development still occurs within the boundaries of the MPWMD. This is due to several factors:
 - Exempt Water Systems. A project may be within an area served by a water system which is exempt from allocation by the MPWMD. A few of the subdivisions where development is occurring within the MPWMD are: the Tehama Subdivision (a.k.a. Canada Woods, Canada Woods East and Canada Woods North); Monterra Ranch; Quail Meadows; Pasadera; and the Pebble Beach Lot Program in Del Monte Forest, if the project is approved. A map delineating the location of the exempt water systems and the affected parcels was not available at the time staff contacted the MPWMD. In addition, this information or breakdown was not requested in your letter.
 - Wells. Another option is to drill a well, as opposed to using Cal-Am water, so the project may move forward.
 - Water Credit: An applicant may receive a water credit by retrofitting existing fixtures within a residence or demolish the entire structure or a portion of one and rebuild without increasing water use.

| | |
|---|---|
| Pebble Beach Lot Program (presently going through the public hearing phase of the planning process) | WATER: Exempt from allocation by MPWMD |
| Restaurant: Part of the Blackwell Project – (Approved - Partially Constructed) | 1,600 square feet WATER: No net increase in water usage for this project. |
| Commercial Mixed Use on 11 acres: Canada Woods – (Approved - Partially Constructed) | 75,000 square feet (commercial center) Square footage does NOT include that portion of the structure already built. WATER: Exempt from allocation by MPWMD; to be served by the Canada Woods Water System |
| Existing Undeveloped Commercial (or similarly designated) Parcels | 120 |
| Proposed Commercial Development | 210,000 square feet of commercial uses proposed or approved. 160 Inn Units & 8 Member Suites = 168 18-hole golf course (214 acres) Golf Driving Range (17 Acres) 231 acres for golfing |
| GRAND TOTAL: | N/A. This information is not available since several different numeric methods (not all of which are equivalent) were used to measure or quantify proposed commercial development within the MPWMD. |

6. **NOTE:** In your letter information was requested pertaining to the square footage of non-residential. Obviously square footage is not available for those parcels that exist but are not developed and there are no pending applications for development of the site. However, the land use is included to assist with determining water use factors. In addition, square footage for some of the proposed commercial uses is not available.
7. **NOTE:** The letter states “‘new non-residential’ building square footage, with a breakdown by specific uses if available.” Based on a conversation with Stephanie Pintar, of your staff, we have identified potentially new commercial uses which are proposed or designated for commercial use, but not developed, as opposed to recently constructed structures.
8. **NOTE:** Please refer to note #6 above. The same information applies to this table.

D. ‘Estimate of the number of fixture units anticipated for use by remodels’

Staff from the Monterey County Water Resources Agency provided an estimated fixture unit count of 250 per year or a total of 2.50 acre feet of water per year. This estimate includes projects that would likely be both approved remodels and additions, as well as those projects on Monterey County’s waiting list. Of course, the vast majority of remodels and residential additions were and continue to be approved. Projects may be approved, even though they are located within the MPWMD because the existing residence/project is:

1. located within an area with a water system that is exempt from allocation;
2. served by a private well(s);

C. "New non-residential building square footage (with a breakdown by specific use types if available)"

Breakdown of the number of potentially new commercial uses in the MPWMD

(Please refer to notes 6 through 8 at the bottom of this table)

| Existing Undeveloped Commercial Parcels by Land Use | Total Number of Undeveloped Parcels by Land Use: 120 (Note: This number doesn't include the 180 undeveloped publicly owned parcels since they will likely continue for passive recreational use.) |
|--|---|
| General Commercial | 37 parcels |
| Mixed Use (retail, offices or apartments) | 2 parcels |
| Medical Office | 6 parcels |
| Visitor Serving (Hotel/Motel/Resorts/Inn Units Often with amenities such as a golf course, swimming pool, etc) | 25 parcels |
| Service Station or Car Wash | 1 parcel |
| Public Utilities | 43 parcels |
| Publicly Owned (e.g., Garland Ranch Regional Park) | 180 parcels |
| Religious Institution | 2 parcels |
| Schools | 1 parcel |
| Convalescent Home | 2 parcels |
| Mining or Quarries | 1 parcel |
| Major Pending Commercial (or similar type) Projects | Total Size: |
| Self-Storage: Mirabito – (Approved - Not Constructed) | 70,000 square feet |
| Assisted Living Care Facility: Gamboa (Approved - Not Constructed) | 78 beds (maximum) or 30,000 square feet. WATER: County has set aside water for this project. |
| Shopping Center Expansion: Rio Road Shopping Center (Approved - Not Constructed) | 20,000 square feet (net increase in size) WATER: No net increase in water use for this project since part of the shopping center will be demolished & new uses/construction established that would not result in a net increase in water use. |
| Visitor Serving/Inn Units & Clubhouse (includes a restaurant, lounge & pro-shop): Pebble Beach Lot Program (presently going through the public hearing phase of the planning process) NOTE: 160 Inn Units are proposed as part of the Pebble Beach project; 8 Member Suites on Canada Woods North have been approved, but not built. | 160 Inn Units and 8 Member Suites 15,000 square foot 2-story clubhouse WATER: Exempt from allocation by MPWMD |
| 18-Hole Golf Course & Golf Driving Range: | 213.95 acres (golf course) 17 acres (golf driving range) |

3. received a residential water credit since the project would not result in a net increase in water use.

E. "The amount of contingency water requested by [the County's] jurisdiction."

The County of Monterey is requesting contingency water that amounts to 15% of, and in addition to, our water allocation. For example, if the County's total allocation is 1000 acre feet of water per year our contingency water would total 150 AFY for a grand total of 1,150 AFY. A contingency of 15 percent is the standard for the County for other types of projects.

2. "An explanation of the rationale used for calculating the projections submitted under (1), above." (Note: the following responses alphabetically match the breakdown for question 1 above).

A & B. The County's GIS data base was used to delineate the boundaries of the MPWMD. A parcel base was added to the boundary map. Based on this information we were able to query the Assessor's data, which was recently updated in October 2004, for each parcel. The information received included each vacant parcel (no improvements) in the unincorporated area of Monterey County along with the "use code" which identifies the proposed use (e.g., residential, multi-family, etc) for commercial or residential use, etc.

Information pertaining to "Major Pending Residential Projects" was based on a draft report which listed proposed residential subdivisions and commercial uses in Carmel Valley and a review of the draft EIR for the Pebble Beach Lot Program. This information was refined and updated based on numerous conversations with senior staff at the Planning and Building Inspection Department as well as the planner assigned to each project.

- C.** Same response as above.
- D.** Staff from the Water Resources Agency reviewed each water release form for remodels and/or additions in 2003 and determined the relevant fixture unit for that year. We estimate that the number of projects proposing additions and remodels will be fairly similar in 2005.
- E.** The rationale for determining the County's contingency water is described in the response to question 1 (e) above on page 5.

3. "Year your jurisdiction's general plan was last updated, and its duration (planning period)."

The general plan was updated in 1982 although subsequent area plans, coastal land use plans and various amendments have been adopted since that time. The County is currently in the process of preparing a comprehensive General Plan Update (GPU). We anticipate the public hearing process will begin in fall/winter 2005.

4. "Year your General Plan housing element was updated; its duration; and its total number of housing units projected to be built."

Monterey County's updated Housing Element was adopted by the Board of Supervisors on November 4, 2003. It is intended to remain in effect until the end of 2008. According to the County's Housing Element, "the County needs to provide adequate land with infrastructure to accommodate 2,511 units for lower and moderate income households" (page 2). However, these units would be located throughout the unincorporated area of Monterey County. Most of the areas targeted for the development of affordable housing in the Housing Element are not

located within the MPWMD boundaries. As noted, 247 affordable housing units are currently proposed within the boundaries of the MPWMD.

5. “Provide the name, e-mail address, and telephone number of a contact person from your jurisdiction that will be able to respond to questions from the District.”

Should you have any questions, please contact Ann Towner, Planning & Building services Manager, at 831.883.7533 (direct line with voice mail), via email at towner@co.monterey.ca.us or at our mailing address. Our fax number is 831.384.3261.

Thank you for the opportunity to provide our comments. We look forward to working with you and your staff as we continue to define Monterey County's future water needs.

Sincerely,

Ann S. Towner
Manager, Planning & Building Services

cc: County Administrative Office
Scott Hennessy, Director, Monterey County Planning and Building Inspection Department
Dale Ellis, Assistant Director, Monterey County Planning and Building Inspection Department
Curtis Weeks, General Manager, Monterey County Water Resources Agency
Allen Stroh, Director, Division of Environmental Health
Jim Cook, Program Manager, County Administrative Office, Housing & Redevelopment
