

EXHIBIT 3-E



PUBLIC WORKS DEPARTMENT

610 Olympia Avenue
Seaside, CA 93955

Telephone (831) 899-6825
FAX (831) 899-6311
TDD (831) 899-6207

December 28, 2004

RECEIVED

DEC 30 2004

MPWMD

David Berger, General Manager
Monterey Peninsula Water Management District (MPWMD)
5 Harris Court, Building G
PO Box 85
Monterey, CA 93940

Re: Future Water Needs Estimate

Dear Mr. Berger:

At their December 16 meeting, the City of Seaside City Council received and reviewed staff's water needs projections using the build-out figures from the city's adopted General Plan. They have directed staff to forward the information to your agency as you had requested.

In response to your letter dated October 5, 2004, please refer to the attached tables regarding the estimates of water needs based on land use designations including remodels and contingency requested by the city. Each table includes the basic assumptions and attachments that verify where the data is derived from. In addition, listed below are answers to additional inquiries made in your letter.

1. The City of Seaside General Plan was formally adopted by the City Council last August 2004 and projections are for a twenty-year period.
2. The city's General Plan Housing Element was updated on March 2003 and it is for a period from 2002 through 2007. The total number of housing units projected to be built is 4500.
3. The contact information for the city is: Diana Ingersoll, Director of Public Works. E-mail address is dingerso@ci.seaside.ca.us and telephone number is (831) 899-6825.

It is our understanding that the District with the assistance of the TAC and PAC members intends to develop average water demand factors for each land use designation and will be recalculating the jurisdiction's future water use needs for your Board. Please note that we proceeded to estimate our water needs using the District's current water use factors for commercial and the fixture units methodology for residential. Based on our calculations, we estimate a future water need of **734.032 acre feet**.

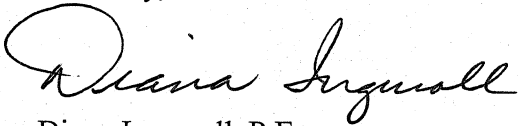
If you have any questions or concerns do not hesitate in contacting me at (831) 899-6825. Should I be unavailable to assist you or your staff, please ask for Tim O'Halloran, Sr. Civil Engineer.

Mr. David Berger
Monterey Peninsula Water Management District
December 28, 2004
Page two

Re: Future Water Needs Estimate

We look forward to working with you and your staff in finalizing the water needs estimates prior to your Board's consideration.

Sincerely,



Diana Ingersoll, P.E.
Director of Public Works/City Engineer

C: Les White, Interim City Manager
Tim O'Halloran, Sr. Civil Engineer

Attachments:

- Table 1 – Seaside Water Needs Projections Residential
- Table 2 – Seaside Water Needs Projections Commercial
- Table 3 – Seaside Water Needs Projections Contingency and Summary

Table 1
Seaside Proper
Water Needs Projections
Residential
12/08/04

Housing (Dwelling Units)	Existing ¹	Total Build Out ²	Water Use Factor (AF/unit)	Additional Water Required (AF)
Low Density Single Family	3,655	2,460	0.3000	-358.50
Medium Density Single Family	1,023	2,640	0.3000	485.02
Medium Density	187	600	0.2200	90.86
High Density	1,892	983	0.2200	-199.98
Mixed Use (Residential)	0	233	0.2000	46.60
			Total	64.00
Vacant/Underdeveloped Land				
Residential	Potential New Units ³			
Low Density Single Family	8		0.3000	2.40
Medium Density Single Family	45		0.3000	13.50
Medium Density	30		0.2200	6.60
High Density	0		0.2200	0.00
Mixed Use				
Residential	332		0.2200	73.04
			Total	95.54
Remodels⁴				
Residential				
			TOTAL	163.2060
				3.67

Table 1
Seaside Proper
Water Needs Projections
Residential
12/08/04

Assumptions

- 1 Based upon the Final EIR pg 3-5 Table 3-1 adjusted by Cotton Bridges Land Use Plan Estimates of Existing Land Use dated December 3, 2003 less North Seaside.
- 2 Based upon the Cotton Bridges Land Use Plan Estimates for General Plan Land Use dated December 3, 2003 & changes from Table 1 from the General Plan Addendum dated February 25, 2004, & % changes effecting Seaside Proper from the Final Land Use Map figure 2 in the General Plan Addendum.
- 3 Obtained from the Technical Appendix to the Housing Element Table 33 pg. HE App-59
- 4 Based upon exhibit 10-E from the September 20, 2004 MPWMD Board Packet.

Table 2
Seaside Proper
Water Needs Projections
Commerical
12/08/04

	Units	Existing ¹	Total Build Out ²	Water Use Factor (AF/unit)	Additional Water Required (AF)
Community Commercial					
Group I	1000 Square Feet	636	550	0.000070	-6.0200
Group II	1000 Square Feet	136	118	0.000200	-3.6000
Group III					
Laundry	Washers	60	90	0.200000	6.0000
Restaurant 24hr	Seats	27	24	0.038000	-0.1140
Restaurant other	Seats	27	24	0.020000	-0.0600
Gas Station	Pumps	40	56	0.091300	1.4608
Beauty Salon	Cutting Stations	120	150	0.056700	1.7010
Motel	Rooms	400	400	0.100000	0.0000
Bar	Seats	90	120	0.020000	0.6000
Regional Commercial³					
Group I	1000 Square Feet	2,907	3,878	0.000070	67.9700
Group III Hotel room	Rooms	570	722	0.210000	31.9200
Heavy Commercial					
Group I	1000 Square Feet	312	76	0.000079	-18.6440
Group II	1000 Square Feet	0	871	0.000070	60.9700
	1000 Square Feet	0	218	0.000200	43.6000
Recreational Commercial⁴					
Group I	1000 Square Feet	50	16	0.000070	-2.3800
Group II	1000 Square Feet	3	1	0.000200	-0.4000
Public/Institutional					
Group I	1000 Square Feet	992	844	0.000070	-10.3600
	1000 Square Feet	19	24	0.000251	1.2550
Remodels⁵					
Commercial					5.91
Vacant/Underdeveloped Land					
Mixed Use Commercial ⁶					
Group I (80%)	1000 Square Feet	861		0.00007	60.2522
Group II (20%)	1000 Square Feet	215		0.00020	43.0373
				TOTAL	283.0983

Table 2
Seaside Proper
Water Needs Projections
Commercial
12/08/04

Assumptions

- 1 Existing was determined based upon actual land use within the Seaside Proper obtained from the General Plan.
- 2 Determined from the General Plan using the same ratio's used for existing land use.
- 3 5% was assumed for Group II and the remaining was considered general retail.
- 4 5% was assumed to be Group II relating to recreational activities.
- 5 Based upon exhibit 10-E from the September 20, 2004 MPWMD Board Packet.
- 6 Obtained from the Technical Appendix to the Housing Element Table 33 pg. HE App-59

Table 3
 Seaside Proper
 Water Needs Projections
 Contingency and Summary
 12/08/04

Contingency

	Units	Usage without Conservation AF/Unit ¹	Current Usage Factor ²	AF/Unit ³	AF
Residential					
Low Density Single Family	2460	0.33	0.3	0.03	73.8
Based upon fixture units for diffe	2640	0.33	0.3	0.03	79.2
Medium Density	600	0.25	0.2	0.05	30
Additional water usage if conserv	983	0.23	0.22	0.01	9.83
Mixed Use Residential	477	0.25	0.2	0.05	23.85
			Total		216.68
Anticipated System Losses/Fire					26.417
10% of Table 1 & 2					44.6304272
			Total Contingency		287.7274272

Summary

Residential	163.206	AF/Year
Commercial	283.098272	AF/Year
Contingency	287.7274272	AF/Year
Seaside Proper Total Water Needs	734.032	AF/Year

Table 3
Seaside Proper
Water Needs Projections
Contingency
12/08/04

Assumptions

- 1 Water Supply Assessment for the East Garrison Specific Plan Development and from Seaside Highlands EIR
- 2 Based upon fixture units for different land uses.
- 3 Additional water usage if conservation measures are not in effect.