

EXHIBIT 2-B



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
US ARMY GARRISON, PRESIDIO OF MONTEREY
1759 LEWIS ROAD, SUITE 210
MONTEREY, CA 93944-5006

HAND
DELIVERED

FEB 07 2005

RECEIVED

FEB -8 2005

MPWMD

Office of the Garrison Commander

Mr. David Berger
Monterey Peninsula Water Management District
P.O. Box 85
Monterey, California 93942

Dear Mr. Berger:

I understand that you and Mr. Fred Meurer have requested an estimate of the future water requirements of the Presidio of Monterey. We are pleased to provide both of you with that information.

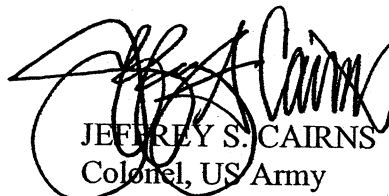
Our best estimate, based on known future mission requirements, is 60.87 acre-feet through 2011. A priority list and calculation of requirements is enclosed with this letter. I would like to bring to your attention our efforts to fine tune our future planning.

We have engaged the US Army Corps of Engineers, Sacramento District, to complete a Master Plan for the Presidio of Monterey and Ord Military Community by September 2005. The associated Environmental Impact Statement will be started this summer and should be completed in twelve to eighteen months. Both of these processes will validate the installation's future water requirements. We will provide your staffs with draft copies of the deliverables and encourage your participation to improve our efforts.

I appreciate your continued interest and support of the Presidio of Monterey's ability to support our national defense mission and look forward to working with both of you in the future on this matter.

Please contact Dewey Baird, my point of contact, at 242-6315 for any clarification and additional information.

Enclosure


JEFFREY S. CAIRNS
Colonel, US Army
Commanding

Presidio of Monterey Future Water Needs through FY 11
January 27, 2005

No.	FY	Description	MPWMD D Category I=low II=high III=misc use	Sq. Ft.	MPWMD Water Use Factor Per square foot, no. of seats or rooms	Est. Water Reqm't (acre feet)	Est Water Reqm't (acre feet) TOTAL
1*	05	Dental Clinic	Grp III	11,001	0.0002 af/sf/yr	2.20 af	
2*	05	Gen Inst Bldg Mid East	Grp I	75,000	0.00007 af/sf/yr	5.25 af	
3*	05	Gen Inst Bldg Asian	Grp I	75,000	0.00007 af/sf/yr	5.25 af	
							*12.7 af
4	08	Gen Inst Bldg VI	Grp I	75,000	0.00007 af/sf/yr	5.25 af	5.25 af
5	08	Barracks Complex PH I Company Ops	Grp III	124,16	160 rm x 0.04 af/rm	6.4 af	
		Dining	Grp III	0	0.00007 af/sf/yr	1.0 af	
		Temp Ofc trailers	Grp III	14,278	450 seats x 0.02/seat allowance @.00007	9.0 af	
						5.0 af	21.4 af
6	09	Barracks Complex PH II Company Ops	Grp III	139,68	180 rm x 0.04 af/rm	7.2 af	
		Bn HQ	Grp III	0	0.00007 af/sf/yr	1.0 af	
			Grp III	14,278	0.00007 af/sf/yr	0.84 af	
				12,013			9.04 af
7	09	Joint Serv Trn Cntr	Grp III	29,000	0.00007 af/sf/yr	2.03af	2.03 af
8	10	Barracks Complex PH III Company Ops	Grp III	124,16	180 rm x 0.04 af/rm	6.4 af	
			Grp III	0	0.00007 af/sf/yr	1.0 af	
				14,278			7.4 af
9	10	Gen Inst Bldg VII	Grp III	75,000	0.00007 af/sf/yr	5.25 af	5.25 af
10	10?	Gen Inst Bldg VIII	Grp III	75,000	0.00007 af/sf/yr	5.25 af	5.25 af
11	10?	Gen Inst Bldg IX	Grp III	75,000	0.00007 af/sf/yr	5.25 af	5.25 af
12	11	Barracks Complex PH IV	Grp III	155,20	200 rm x 0.04 af/rm	8.0 af	
				0			
		Estimated Sub Total					60.87af
		Est. Potential Demolition					
		Brks Complex Ph II		-82,593	0.04 af/rm/yr	-4.25 af	
		Brks Complex Ph III		-75,891	0.04 af/rm/yr	-3.9 af	
		Brks Complex Ph IV		-82,593	0.04 af/rm/yr	-4.5 af	
							<12.65af>
		NET EST. WATER REQM'T. FY05-11					48.22af

*Applications have been submitted for projects No. 1, 2 and 3 using existing banked water credits. Credits are essentially exhausted.



CITY OF DEL REY OAKS

650 CANYON DEL REY RD. • DEL REY OAKS, CALIFORNIA 93940
PHONE (831) 394-8511 • FAX (831) 394-6421

OFFICE OF The Acting City Manager

RECEIVED

January 27, 2005

JAN 31 2005

MPWMD

Mr. David A. Berger
General Manager
Monterey Peninsula Water Management District
P.O. Box 85
Monterey, CA 93942

RE: Future Water Needs Estimate

Dear Mr. Berger:

In keeping with your request, the following is submitted as an estimate of the long-term water needs for the City of Del Rey Oaks using the City's Master Plan and current projections. (Note: These estimates do not include the City's Plans for the former Fort Ord, outside the jurisdiction of the MPWMD.)

1. 300 room hotel and mixed use development on the City owned 17 acre parcel.
2. Revitalization of the City owned 10 acre Golf Driving range.
3. 17 lots of record for residential housing.
4. 100 residential remodels – bathroom units.
5. 10% contingency.

If you have any questions or need clarification, please contact me anytime.

Sincerely,

Ron Langford
Acting City Manager

Cc: Mayor & City Council



RECEIVED

JAN 25 2005

MPWMD

January 19, 2005

Mayor:
DAN ALBERT

David Berger, General Manager
MPWMD
P.O. Box 85
Monterey, CA 93942

Councilmembers:
CHUCK DELLA SALA
LIBBY DOWNEY
JEFF HAFERMAN
CLYDE ROBERSON

City Manager:
FRED MEURER

Subject: Future Water Needs Estimate

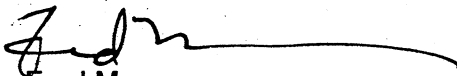
Dear Mr. Berger:

Thank you for the correspondence dated October 5, 2004 requesting information on our build-out figures. Thank you also for providing us additional time to review our estimated build-out figures contained in a new General Plan with our City Council. The Council adopted the new General Plan on January 4, 2005. The General Plan provides the framework for future development through 2023. The environmental impact report for the General Plan contains the figures you have requested as well as a portion of the City's estimated future water requirements. I have enclosed a table that outlines these figures and calculations for your review. These numbers do not include growth at the Naval Postgraduate School or Defense Language Institute. I recommend you contact them directly to get their official water needs. The only figure not included on the table is our estimate of the water usage for 17 acres of new irrigated parkland. We would, however, like to be involved in developing the estimated water use for this parkland.

Please continue to work closely with Senior Planner and Technical Advisory Committee (TAC) member Chip Rerig as you prepare estimates for review by the Monterey Peninsula Water Management District Board. You may contact Mr. Rerig at 646-3437 with all inquiries regarding our figures. Lastly, we would appreciate the opportunity to review any draft estimates at a TAC meeting prior to review by the Board.

Thank you for your attention to this matter. Please feel free to contact me at 646-3760 if you have any questions or require additional information.

Sincerely,


Fred Meurer
City Manager

Enclosure

c: City Council
Community Development Director
Senior Planner Rerig
Deputy PW Director Uslar
Deputy PW Director Turnbeaugh
Deputy PW Director Stafford
COL Cairns, Garrison Commander, Defense Language Institute, Presidio of
Monterey, CA 93944
COL (ret) Dausen, Campus Planning & Development Svcs., Naval Postgraduate
School, 1 University Way, Building 220 Rm 159, Monterey, CA 93943

City of Monterey
 Future Water Needs
 January 19, 2005

COMMERCIAL	Total Acres	Sq. Ft. In Acre	Total Sq. Ft.	Lot Coverage Standard	Anticipated Development Sq. Ft.	10% New Development Sq. Ft.	Anticipated New Development Sq. Ft.	Split High/Low Water Use	Anticipated New Development Breakdown Sq. Ft.	Water Use Factor	Estimated Water Needed (acre-feet)	Total (acre-feet)
Downtown/ East Downtown	61	43,560	2,657,160	0.5	1,328,580	0.1	132,858	0.6	79,715	0.00007	6	
								0.4	53,143	0.0002	11	17
North Fremont	48	43,560	2,090,880	0.5	1,045,440	0.1	104,544	0.6	62,726	0.00007	4	
								0.4	41,818	0.0002	8	12
Lighthouse/Wave	38	43,560	1,655,280	0.5	827,640	0.1	82,764	0.6	49,658	0.00007	3	
								0.4	33,106	0.0002	7	10
Cannery Row	18	43,560	784,080	1	784,080	0.1	78,408	0.6	47,045	0.00007	3	
								0.4	31,363	0.0002	6	9
												48
												10
20% Water Contingency for Other Areas Not Specified (acre-feet)												
Commercial Totals			7,187,400		3,985,740		398,574					58
RESIDENTIAL												
Single-Family			163	0.25	40.8							
Multi-Family			500	0.134	67.0							
Mixed Use			1,302	0.134	174.5							
DLI and NPS			170	0.047	8.0							
Residential Totals			2,135		290.2							

JON M. BIGGS
COMMUNITY DEVELOPMENT DIRECTOR



BUILDING INSPECTION
(831) 648-3183
HOUSING PROGRAMS
(831) 648-3190
PLANNING/ZONING
(831) 648-3190

CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT DEPARTMENT

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190
FAX (831) 648-3184

January 7, 2005

RECEIVED

JAN 11 2005

MPWMD

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

Subject: Future Water Needs Estimates for Pacific Grove

Dear Mr. Berger,

This is in response to your October 5, 2004 request for information. Enclosed with this letter are the long-term water need projections for the City of Pacific Grove based on build-out projections in the General Plan. The Pacific Grove City Council authorized submittal of these figures at its meeting of January 5, 2005. The following information is also provided per your request:

- The Pacific Grove General Plan was adopted in October of 1994 and covers the planning period from its adoption until 2010.
- The Housing Element of the Pacific Grove General Plan was updated in 2003 and provides quantified objectives for the development of housing until July of 2007.
- Contact:

Jon M. Biggs, Community Development Director
300 Forest Avenue, Pacific Grove, CA 93950
(831) 648-3190
e-mail – jbiggs@ci.pg.ca.us

Based on the information provided in your letter, it is our understanding that these water needs estimates have been requested for the purpose of estimating the Monterey Peninsula's long-term water needs and are not intended to be used as the basis for future water allocations. We want to emphasize that the estimates contained in the report are based on current General Plan projections and that these projections are subject to change or modification. We would also point out that no category of water use is assumed to have greater or lesser priority.

Please let me know if we can provide any additional information or assistance.

Sincerely,

Jon M. Biggs,
Pacific Grove Community Development Director

C:
City Manager
Mayor and City Council
File



CITY OF PACIFIC GROVE

LONG TERM WATER NEEDS ASSESSMENT DECEMBER 2004

for MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

	<u>Number</u>	<u>WMD Water² Use Factor</u>	<u>Acre Feet</u>
1. <u>Potential new dwelling units in single-family districts¹</u>			
• Building sites from multiple lot parcels, (hidden lots/vacant lots on improved parcels)	133	.286	38.04
• New subdivisions, SFD	61	.286	17.45
• Second units	3,426	.087 ³	298.06
• Vacant sites	68	.286	19.45
Water needs: Single-Family Districts -			373.00
2. <u>Potential new dwelling units in multi- family and commercial districts¹</u>			
• Commercial districts	1,128	.134	151.15
• Under-utilized multi-family sites	566	.134	75.84
• Building sites derived from multiple lot parcels in R-2 Districts	12	.134	1.61
• Vacant sites	37	.134	4.96
Water needs: Multi-Family and Commercial District Dwelling Units -			233.56
3. <u>Single-Family residential additions and remodels⁴, including demolition/ rebuild⁵</u>			
• Remodel—one additional full bath	362	.047	17.01
• Remodel—two additional full baths	362	.094	34.03
• Demolition/rebuild: 2005-2025	200	.094	18.80
Water needs: remodels, additions, Rebuilds- (This equates to 6,984 Fixture Units)			69.84
4. <u>Commercial water requirements⁶</u>			
• Group I Commercial Uses – Low to Moderate	635,000 sf	.00007	44.45
• Group II Commercial Uses – High Use	635,000 sf	.0002	127.00
• Visitor Accommodations ⁷	318 rooms	.21	66.78
Water needs: Commercial -			238.23

	<u>Acre Feet</u>
5. <u>Public water requirements</u>	25.00
<i>Estimated Long Term Water Needs</i>	939.63
Contingency: 20% of Base Water Needs	187.93
<i>Total estimated water needs, 2000-2020</i>	1127.56

Notes:

1. Projections are based on the City of Pacific Grove General Plan, adopted 1994. See: *Figure 2-4, Residential Unit Development Potential, p. 12.*

2. Water factors are those used by Land Systems Group in their calculation of potential water use on vacant lots for the Monterey Peninsula Water Management District. See: *Table 4: Water Requirements of Vacant Lots by Zoning. Final Report to MPWMD (Lot Study) p. 23.*

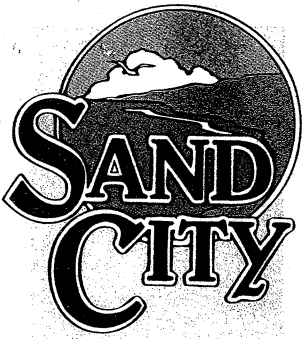
3. This water use factor is based on typical secondary unit water demand in Pacific Grove.

4. There was an annual average of 580 remodels/additions in Pacific Grove during the years 1999-2003 and, on average, 6.25% of these projects included the addition of plumbing fixtures. It is estimated that during the time period 2005 – 2025 there will be 724 projects involving remodels and additions that will include the addition of plumbing fixtures. It is further estimated that half the projects would add one bath and half would add two baths.

5. A building trend that has been noted in Pacific Grove is demolition of older, non-historic houses to make way for new, usually larger, dwellings. This trend is expected to continue. Demolition/rebuilds are estimated to occur at the rate of ten per year and during the 2005-2025 time frame. Each new unit is estimated to require .094 more fixture units than the structure it replaces.

6. "In 1988, the City estimated that remaining commercially-zoned, vacant parcels could accommodate about 270,000 square feet of new commercial development. In addition, the amount of commercial space that could be added under the General Plan and zoning theoretically could exceed one million square feet." Pacific Grove General Plan, Land Use, Chapter 2, p 12.

7. In 1999 the City estimated 270 guest rooms for the one Downtown block occupied by the Holman Building, which was approved for a hotel use in a 1994 ballot measure. The General Plan estimates an additional net gain of 48 motel units on four sites in the R-3-M Zone. Pacific Grove General Plan, Land Use, Chapter 2, p 17.



January 5, 2005

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JAN 06 2005

MPWMD

Mr. David Berger
General Manager
MPWMD
5 Harris Court, Building G
Monterey, California 93942

Dear Dave:

As requested by your letter of October 5, 2004, the Sand City Council has determined that a "general plan build-out" estimate of future commercial/industrial and residential development would yield a water supply requirement of approximately 449 acre-feet per year (AFY) for Sand City.

On January 4, 2005, the City Council considered city staff analysis of various General Plan build-out scenarios to determine future water need for our city (see enclosure). The Council determined that a "scenario 5" (a hybrid of scenario 1 and 4) should be the recommended methodology the district uses to determine Sand City's long-range water needs based on general plan build-out. The Council determined that it was reasonable to assume that a total of 587 dwellings would eventually exist in Sand City, needing an average of .16 AFY of water per dwelling, resulting in a total water need of 187 AFY. The Council also determined that it would be reasonable to assume a commercial build-out figure of 3 million square feet. Using an average of 28.4 gallons/square foot of commercial floor area, based on a three-year average derived from Cal-Am figures, this would yield a total water use of 262 AFY. Therefore, the cumulative total of residential and commercial water needs would equal 449 AFY. You will note from the 3-year average of water use per resident in Sand City that we are a very water-conserving community. This is largely due to our relatively small average household size (2.46 persons per household) and small lot size for residential development.

City Hall
1 Sylvan Park,
Sand City, CA
93955

Administration
(831) 394-3054

Planning
(831) 394-6700

FAX
(831) 394-2472

Police
(831) 394-1451

FAX
(831) 394-1038

Public Works
(831) 394-1386

FAX
(831) 394-8518

Incorporated
May 31, 1960

For purposes of our planned water supply project, Sand City staff further refined theoretical water use parameters generated by general plan build-out based on: (1) real estate market conditions; (2) existing development by field survey ("ground-truthing"), and (3) the constraints to reaching general plan build-out, such as poor lotting patterns, existing development that is not ripe for redevelopment, and the lack of off-street parking opportunities needed to maximize commercial and mixed use development.

If your staff needs further assistance regarding how we derived our "numbers", please contact me at 394-6700 x 13.

Sincerely,

Steve Matarazzo
Community Development Director


C: City Administrator

Enclosures:

CITY OF SAND CITY
staff memorandum

DATE: December 15, 2004 (for Council Meeting of January 4, 2005)

TO: Mayor and City Council

FROM: Community Development Director 

SUBJECT: Request by Water District for Sand City's Long Term Water Needs Using General Plan "Build-out" Projections

BACKGROUND

On October 5, 2004, the water district manager requested that each jurisdiction provide its long-term water needs to the district. The long-term water needs were to be based on "general plan build-out" figures regarding projected amounts of residential, commercial and industrial development. It is presumed the district will use these figures in its future water planning efforts in concert with the development of the Moss Landing regional desalination facility, although that intent was not directly stated in the district correspondence.

General plan "build-out", as defined by the planning community, usually signifies the amount of development that would be allowed provided maximum densities and intensities of land use, in accordance with the adopted general plan are eventually realized over time. Sand City staff estimated this amount of residential and non-residential development as part of the adopted 2002 - 2017 General Plan, and those figures are provided on a chart within the Land Use Element. It is recognized that these numbers are a worst-case theoretical scenario and probably will never be realized, particularly within the West End district of town due to the small lotting patterns and the lack of available off-street parking opportunities. (For example, maximum floor area ratios were presumed with development densities allowing 5 stories of height for all properties within the West End. Recent development, due to the lack of available lot area to meet parking requirements, has resulted in 2-story construction, even though up to 5 stories (60 ft height limit) is allowed by zoning..

For water planning purposes related to our proposed water project, Sand City staff (public works and planning) further refined the estimates of future development based on current market trends (which favor residential development in the West End mixed use district), the lack of parking available, and "reasonable expectations" of density based on the physical constraints of Sand City in terms of sensitive habitat, regional policy (coastal commission review), and existing lotting patterns. Based on this "realistic" scenario, it is estimated that Sand City will eventually need 312 acre-feet of water (see Scenario 4 on attachment 1). The Sand City water supply project (desalination plant) will have a design capacity of 300 acre-feet per year.

CONCLUSION AND RECOMMENDATION

Four development scenarios, based on reasonable and "theoretical" general plan development are provided for the Council's review in attachment 1. It is RECOMMENDED that staff forward all this information to the water district for their review, and recommend that district staff modify our general plan theoretical build-out figures estimated by "Scenario 4". In this way, any future water supply will be based on realistic water needs, rather than theoretical needs that may never be attained, resulting in unnecessary regional water infrastructure capacity and cost. Based on this principle, it is FURTHER RECOMMENDED that Sand City request a future water need of 312 acre-feet per year, with a 20 percent contingency amount.

Attachments: 1: Sand City General Plan Build-out Scenarios
2: Draft Letter to Water District Manager

ATTACHMENT 1

Sand City General Plan "Build-Out"* Based on the 2002 - 2017 General Plan and the State-Certified 2003 Housing Element

1. Estimated Dwellings: 587 units (all small, small lot residential/multi-family densities)
2. Non-Residential: (1 to 3 million square feet, depending upon market demand for residential development in the West End (mixed-use zoning) district).

Scenario 1:

Potential Water Use @ General Plan Build-Out with 1 million square feet of Additional Commercial Development (Realistic General Plan Build-out based on Existing Market Conditions Favoring Residential Development in the West End)

Residential Land Use:

Estimated Water Use of 587 units @ .16 AF/unit = 187 AFY

Non-Residential Use

@ 1 million square feet @ .00007 AF/sf = 70 AFY

@ 3 million square feet @ .00007 AF/sf = 210 AFY (includes existing commercial square-footage)

Total Water Need (by use of District Water Multipliers (factors):

Existing Water Use: 118 AFY (2003 figures from Cal-Am)

New Residential: 187 AFY

New Commercial: 70 AFY.

Total: 375 AFY* (this total includes 133 housing units of a coastal project that is the subject of litigation and has its own water supply via a private mutual water company, if eventually approved.)

Scenario 2:

Potential Water Use @ General Plan Buildout with High-end number of New Commercial Development (2) (Possible General Plan Build-out Based on Lack of Commercial Competition From the Former Fort-Ord Build-out)

Existing Water Use: 118 AFY (2003 Figure from Cal-Am)

New Residential: 187

New Commercial: 210

“Scenario 2” Total 515 AFY(2) (This total includes 133 housing units that may not get built due to litigation and/or may have a water supply that is provided via a private mutual water company outside the service area of Cal-Am. Also, this figure is very liberal as it assumes enough parking will be provided in the West End district, requiring the construction of numerous parking structures.)

Scenario 3:

Estimated Water Use Based on “Holding Capacity” of General Plan Related To Commercial/Industrial Usage: (Unrealistic based on lack of parking and market demand for residential development -current market trends do not support.)

Water Use From Residential (does not change) = 305 acre-feet per year (based on District water use factors)

Water Use Needed for Industrial/Commercial (based on 9 mill. square feet) = 630 acre-feet per year

Total Water Needed: 935 acre-feet per year

Scenario 4:

Estimated Future Water Use Based on Actual Use Factors

Projected General Plan

Build-Out Population: 1,029 residents @ 43.8 gals/person/day (3 year average, 2001 to 2003) = 50 afy

Commercial/Industrial

Water Use (based on

3 year average):

@ 3 million square feet @ 28.4 gals/sf = 262 afy (market-based figure, given lack of parking available)

Total Projected Use

Assuming Max.

Commercial Dev.

312 Acre-Feet/Year

*The Land use chart in the adopted General Plan refers to “holding capacity”, which is different from realistic “build-out” that can be estimated using current real estate market trends and projected land utilization based on existing parcel sizes and the lack of in-fill opportunities in Sand City due to a lack of off-street parking opportunities.



RECEIVED

200 Fred Kane Drive, Suite 200
Monterey, CA 93940
(831) 648-7000
(831) 648-7026 FAX

DEC 27 2004

Monterey Peninsula Airport District

MPWMD

December 15, 2004

Board of Directors

Executive Staff

Mr. David A. Berger
General Manager
Monterey Peninsula Water Management District
P.O. Box 85
Monterey, CA 93942

Ronald Phoebus
Chair
Nancy Foy
Leonard McIntosh
Dana Petrak
Richard Searle

Thomas E. Greer
General Manager
Barbara Sadler
District Secretary
David Willoughby
District Counsel

RE: Future Water Needs Estimate

Dear Mr. Berger:

In keeping with your request, the following is submitted as an estimate of the long-term water needs for the Monterey Peninsula Airport using build-out figures from the Airport's Master Plan and current projections.

1. Non-residential building square-footage only. No residential housing or complexes.

Description	Use	S.F.
North Side Business Park	Group I	1,108,602
Aviation Hangar Storage	Group III	1,780,664
Non-Aviation Self Storage	Group III	75,000

2. Projections were calculated from figures forecast in the airport's Master Plan and anticipated future development projects.
3. Monterey Peninsula Airport Master Plan Update September 1992
4. No housing units are planned.
5. Contact: Joan Kaczmarek, 200 Fred Kane Drive, Suite 200, Monterey, CA 93940
jkacmareke@montereyairport.com, (831) 648-7000 x209.

If you have questions or need clarification, please contact me anytime.

Sincerely,

MONTEREY PENINSULA AIRPORT DISTRICT

Joan Kaczmarek
Capital Projects Manager
Planning and Development Division

/jk.water.futureneed

cc: Thomas Greer, General Manager
Daniel H. O'Brien, Deputy General Manager Planning & Development



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**.

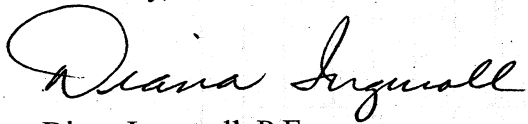
If you have any questions or concerns do not hesitate in contacting me at (831) 899-6825. Should I be unavailable to assist you or your staff, please ask for Tim O'Halloran, Sr. Civil Engineer.

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 Eayer 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				3.67
		TOTAL		163.2060

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
Commercial
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.

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MONTEREY COUNTY

MPWMD



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.

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)

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);

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

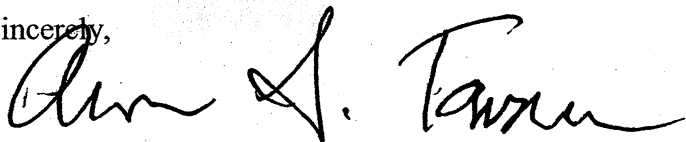
located within the MPWMD boundaries. As noted, 247 affordable housing units are currently proposed within the boundaries of the MPWMD.

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
-

City of Carmel-by-the-Sea

COMMUNITY PLANNING AND BUILDING DEPARTMENT

POST OFFICE DRAWER G

CARMEL-BY-THE-SEA, CA 93921

(831) 620-2010 OFFICE

(831) 620-2014 FAX

6 December 2004

MPWMD
C/O David A. Berger
General Manager
5 Harris Ct.
Monterey, CA 93942

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MPWMD

SUBJECT: FUTURE WATER NEEDS

I. Break Down

Potential New Single Family dwellings:	69
Potential Multi-Family Dwellings:	257
Non-Residential Square footage: (268,946 CC & SC) (23,405 RC)	292,351 square feet
Fixtures for remodels:	13277.5 fixture units (1 bathroom- per dwelling)
Contingency:	10% of future water needs.

II. Explanation of Rationale:

Residential (R-1) District: The Housing Element of the General Plan (page 3-54) indicates that there are 69 vacant or underutilized lots in the R-1 District.

Another demand for water in the R-1 District will come from existing residences requesting new fixtures, particularly bathrooms. There are 2,825 existing residential dwellings in the R-1 District. Staff has assumed that each dwelling will add a new bathroom (4.7 fixture units). In all likelihood some will add less and some will add more but this appears to be a safe assumption. This would also account for the creation of new low-income subordinate units as allowed and encouraged by the Municipal Code.

Multi-Family (R-4) District: The Housing Element of the General Plan (page 3-57) indicates that there is a potential for 165 new multi-family units to be located in the Central Commercial (CC), Service Commercial (SC), Residential and Limited Commercial (RC), and Multi-Family (R-4) Districts. The R-4 District has nearly been built out since 1999. Staff has identified the potential for approximately 35 additional units in this District. This leaves 130 units to be built in the commercial districts. No additional commercial water use is anticipated in this zone because the district does not allow construction of additional commercial space.

CC, SC, and RC Districts: There are approximately 40 acres of land within the 3 commercial districts. After subtracting land area for existing commercial square footage, hotels and motels and other constraints, staff estimates that there is approximately 9.66 acres of land for future development. Within this overall limit, each district is evaluated separately below.

Residential & Limited Commercial (RC) District: After subtracting land area for existing hotels and motels, residences, and historic resources we are left with approximately 2.65 acres of land. This figure is then multiplied by the maximum allowable floor area ratio (70%), as identified in the General Plan, to yield 1.79 acres of floor area for new housing and commercial space. Assuming that 70% of the floor area will be used for housing and 30% for new commercial space staff estimates that there will be approximately 55 new residential units and .54 acres of new commercial uses.

Central Commercial (CC) & Service Commercial (SC) Districts:

After subtracting land area for future development in the RC District, existing historic resources, and other constraints staff determined that there are 5.6 acres available for new development in these districts. The potential floor area is obtained by multiplying 5.6 acres by the maximum floor area ratio, as identified in the General Plan for these districts (135%), and equals 7.55 acres of floor area available for new housing and commercial uses. Staff has assumed that 1.05 acres will be used for new housing and the remainder for new commercial and retail uses.

I have attached a list of permitted uses for the Central Commercial (CC), Service Commercial (SC) and Residential and Limited Commercial (RC) Districts.

Additional Housing Opportunities: Staff has identified the potential for 92 additional housing units that could be located on City owned properties (Sunset Center, Public Works, etc.).

City Reserves: The City would desire to have a water reserve equal to 10% of the City's future water needs to be used for City projects, parks and for other special needs.

III. General Plan

The General Plan was last updated on 3 June 2003 and has a 20-year planning period.

IV. Housing Element

The Housing Element was last updated in July of 2003 and covers 1 July 2002 - 30 June 2007. The Element projects 69 new single family residential units and 165 new multi-family units.

V. Contact Information

Sean Conroy

Associate Planner

831-620-2010

sconroy@ci.carmel.ca.us

SCHEDULE II-B: COMMERCIAL DISTRICTS: USE REGULATIONS				
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	Commercial Districts			Additional Regulations
	CC	SC	RC	
Retail				
Animal Sales and Services				
Animal Grooming	P	P	P	See Sec. 17.14.4 (C)
Animal Hospitals	--	C	--	See Sec. 17.14.4 (C)
Kennels	--	C	C	See Sec. 17.14.4 (C)
Automobile Sales and Services				See Sec. 17.14.4 (D)
Motorcycles, Mopeds & Parts	P	P	--	
Vehicle Repair	--	C	C	
Vehicle Service and Gasoline	--	C	C	See Sec. 17.14.4 (D)
Building Materials, Hardware and Garden Supplies	P	P	C	See Sec. 17.14.4 (G)
Eating and Drinking Establishments				See Chapter 17.55
Drinking Places	C	C	--	See Sec. 17.14.4 (I)
Restaurant, Full line	C	C	--	See Sec. 17.14.4 (I)
Restaurant, Specialty	C	--	--	See Sec. 17.14.4 (I)
Food and Beverage Sales				See Chapter 17.56
Convenience Market	--	L - 2	L - 2	See Sec. 17.14.4(J)(2) and (D)(2)
Food Store - Full line	C	C	C	See Sec. 17.14.4 (J)
Food Store - Specialty	C	C	--	See Sec. 17.14.4 (J)
Liquor	P	P	C	See Sec. 17.14.4 (J)
Retail Sales	P	P	--	See Chapter 17.16; See Sec. 17.14.4 (T)
Antique Shops	P	--	--	See Sec. 17.14.4 (T)
Art Galleries	P	--	--	See Sec. 17.14.4 (T)
Arts and Crafts	P	--	--	See Sec. 17.14.4 (T)
Jewelry Shops	P	--	--	See Sec. 17.14.4 (T)

SCHEDULE II-B: COMMERCIAL DISTRICTS: USE REGULATIONS				
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	Commercial Districts			Additional Regulations
	CC	SC	RC	
Sales by Public Outcry (Auction)	--	C	C	See Sec. 17.14.4 (U)
Specialty/Theme	P	P	--	See Sec. 17.14.4 (T)
Stationery	P	P	P	See Sec. 17.14.4 (T)
Thrift Shops	P	P	--	See Sec. 17.14.4 (T)
Vending Machines	C	C	C	See Sec. 17.14.4 (T)
SERVICE/OFFICE				
Banks and Other Financial Institutions	P	P	P	See Sec. 17.14.4 (F)
Automatic Teller Machines (ATM)	C	C	C	See Sec. 17.14.4(E)
Business Services	P	P	L - 1	
Commercial Recreation	P	--	--	See Sec. 17.14.4 (H)
Community Care Facility	P	P	P	
Computer Services	P	P	P	
Day Care Centers	--	C	C	
Emergency Medical Care	P	P	P	
Government Offices	P	P	P	
Hotels and Motels	C	C	C	See Chapter 17.56: Restricted Commercial Uses and Sec. 17.14.4 (M)
Hospitals and Clinics				
Hospitals		C	--	See Sec. 17.14.4 (L)
Clinics	P	P	P	See Sec. 17.14.4 (L)
Hospice Care, Limited	P	P	P	
Maintenance and Repair Services	L - 3	L - 3	L - 3	
Office				
Business and Professional	P	P	P	
Medical and Dental	P	P	P	
Other	P	P	L - 4	See Sec. 17.14.4 (O)

SCHEDULE II-B: COMMERCIAL DISTRICTS: USE REGULATIONS				
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	Commercial Districts			Additional Regulations
	CC	SC	RC	
Parking Facilities, Commercial	--	C	C	See Sec. 17.14.4 (P) and Chapter 17.64: Findings.
Personal Improvement Services	C	C	--	See Sec. 17.14.4 (Q)
Personal Services	P	P	P	
Laundry and Dry-Cleaning	C	C	C	See Sec. 17.14.4 (R)
Video Tape Rental	P	P	--	See Sec. 17.14.4 (S)
Research & Development Testing Services	P	P	P	See Sec. 17.14.4 (T)
Residential Care Facilities				
General	--	C	C	
Limited	--	P	P	
Senior	--	C	C	
Travel Services	P	P	P	See Sec. 17.14.4 (V)
RESIDENTIAL/PUBLIC AND SEMIPUBLIC				
Colleges and Trade Schools	P	P	P	
Community Centers	P	P	P	
Conference Facilities, Small	P	P	P	
Community Social Service Facility	P	P	P	
Family Day Care				See Sec. 17.8.5(B)
Small Family	--	--	P	
Large Family	--	C	C	
Libraries, Public	P	P	P	
Multi-family Dwellings				See Sec. 17.14.4(N)
0 -22 dwelling units/acre	P	P	P	
22 - 33 dwelling units/acre	C	C	C	
34 - 44 dwelling units/acre	C	C	C	See Chapter 17.64: Findings.
Museums, Galleries, Gardens (noncommercial)	P	P	P	
Park and Recreation Facilities				

SCHEDULE II-B: COMMERCIAL DISTRICTS: USE REGULATIONS				
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	Commercial Districts			Additional Regulations
	CC	SC	RC	
Individual Recreation	C	C	--	
Organized Recreation	C	--	--	
Parking Facilities, Noncommercial	--	C	C	See Chapter 17.64: Findings.
Public Safety Facility	P	P	P	
Religious Facilities	--	--	C	
Schools, Private	P	P	P	
Senior Citizen Housing	P	P	P	
Single Family	P	P	P	See Sec. 17.8.5(G)
Theater, Live Performance	C	C	C	
Theater, Motion Picture	C	C	--	
Transitional Housing Facility	--	--	C	
INDUSTRIAL				
Handicraft/Custom Manufacturing	P	P	C	See Sec. 17.14.4 (K)
Industry, Limited	P	P	--	
TRANSPORTATION, COMMUNICATION AND UTILITIES				
Communication Facilities	--	--	--	
Facilities Within Buildings	P	P	C	
Utilities, Major	P	P	C	
Utilities, Minor	P	P	C	
AGRICULTURAL				
Nurseries	P	P	P	
OTHER				
Accessory Use				See Sec. 17.8.5 (A)
Nonconforming				See Chapter 17.36: Nonconforming Uses and Buildings.
Temporary				See Sec. 17.52.16.

SCHEDULE II-B: COMMERCIAL DISTRICTS: USE REGULATIONS				
P = Permitted Use L = Limitations Apply C = Conditional Use Permit Required	Commercial Districts			Additional Regulations
	CC	SC	RC	
Specific Limitations and Conditions:				
<p>L - 1: Limited to advertising, consumer credit reporting, secretarial court reporting, equipment maintenance and repair, personnel supply services, and non-retail computer services and repair.</p> <p>L - 2: Allowed only as accessory use to gasoline stations and limited to a maximum of 300 square feet. No sales of alcohol are permitted. See Sec. 17.14.4(J)(2) and (D)(2).</p> <p>L - 3: Any establishments with activities generating noise, odors, deliveries by large vehicles, high traffic by customers, or requiring large storage needs are not permitted.</p> <p>L - 4: Limited to offices for the following categories: operators of nonresidential buildings, apartment buildings, dwellings, real estate agents and managers, and title companies.</p>				

*All uses are subject to Section 17.14.4.A and B.