



**community  
human services**  
hope. help. here.



January 31, 2020

The Board of Directors  
Monterey Peninsula Water Management District  
5 Harris Court, Building G  
Monterey, CA 93940

**RE: Peninsula Shelter Project, 1292 Olympia Avenue, Seaside, CA  
Request for Deferral of Payment under Rule 24-H-2**

Dear Members of the Board:

Community Human Services (CHS) and Gathering for Women (GFW) are partnering to address the homeless crisis on the Monterey Peninsula with the opening of the *Casa de Noche Buena* shelter in Seaside. This shelter program will provide women and families with children a place to live and supportive services for up to 6 months. CHS and GFW case managers will work with them to provide linkages to income, education, employment and housing, as well as assessment and referrals to mental health, substance abuse and other services depending on their individual needs. It is our intent that *Casa de Noche Buena* will provide its residents with a bridge to long-term housing and economic and educational stability. The shelter will accommodate approximately 30 individuals at a time, or about 150 each year.

The County of Monterey is supporting this project by leasing their property at 1292 Olympia Avenue in Seaside at no cost for a period of ten years. Homeless Emergency Assistance Program (HEAP) funding was awarded for the capital development of the property and a few months of shelter operations. However, the HEAP funding does not cover the additional fees of \$8,693.07 for water capacity, as they were not known at the time of application. Additional fundraising is underway through establishment of a special purpose fund at Community Foundation but payment of these fees would present a substantial financial hardship to the project that could negatively affect the ability to complete construction within the timelines specified by HEAP.

Community Human Services is a 501(c)(3) public nonprofit and Joint Powers Authority providing substance abuse and mental health counseling and recovery services to middle and low income individuals and families in Monterey County. Gathering for Women is a 501(c)(3) public benefit corporation providing supportive services to homeless women on the Monterey Peninsula including case management, hot meals, clothing and showers. Both agencies are deeply committed to addressing

## EXHIBIT 11-A

the issue of homelessness on the Peninsula and are encouraged by the support we have received from local governments and the community. Letters of support for the project from Monterey County Supervisors representing District 4 and District 5 and from the City of Seaside are included in this correspondence. Also included are minutes from the December 19, 2019 Seaside City Council meeting where the request to reallocate .285 AF of to the project was approved.

In consideration of the financial hardship that payment of the District Capacity Fees of \$8,693.07 would present to the *Casa de Noche Buena* project, we would like to request that the Board of the Monterey Peninsula Water Management District authorize delayed payment under the provisions of Rule 24-H.

If you have any questions or would like any additional information, please contact us at [amy@gatheringforwomen.org](mailto:amy@gatheringforwomen.org) or by phone at (831) 241-6154.

Sincerely yours,

A handwritten signature in blue ink that reads "Amy Stocker". The signature is fluid and cursive, with the first name "Amy" and the last name "Stocker" clearly legible.

Amy Stocker, Finance Director  
Gathering for Women

Enclosures

EXHIBIT 11-A



**SEASIDE CITY COUNCIL**

440 Harcourt Avenue  
Seaside, CA 93955  
[www.ci.seaside.ca.us](http://www.ci.seaside.ca.us)

Telephone 831-899-6707  
Fax 831-718-8594

March 28, 2019

Coalition for Homeless Service Providers  
Martinez Hall  
220 12<sup>th</sup> Street  
Marina, CA 93933  
[chspmontry@aol.com](mailto:chspmontry@aol.com)

RE: HEAP Application Letter of Support

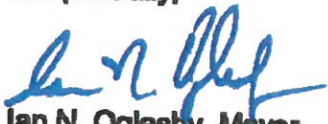
Dear Ms. Katherine Theoni,

The City of Seaside is supportive of the proposal by Community Human Services (CHS) and Gathering for Women (GFW) to rehabilitate County-owned property on Olympia Avenue in Seaside and operate a shelter for homeless women and families with children there.

We encourage the approval of Homeless Emergency Assistance Program (HEAP) funding to both rehabilitate the facility and operate the shelter and ask that the project be funded as requested to ensure that the facility becomes an asset to the City and shelter operations are effective and run smoothly.

We believe CHS and GFW have the experience and expertise to operate the shelter, and will continue to work with them to make this project a success.

Respectfully,

  
Ian N. Oglesby, Mayor  
City of Seaside

# MONTEREY COUNTY

---



## BOARD OF SUPERVISORS

MARY L. ADAMS, SUPERVISOR – FIFTH DISTRICT  
1200 Aguajito Road, Suite #1, Monterey, CA 93940  
E-mail: District5@co.monterey.ca.us  
Phone: (831) 647-7755

March 28, 2019

Monterey-San Benito Continuum of Care  
c/o The Coalition of Homeless Services Providers  
Martinez Hall  
220 12<sup>th</sup> Street  
Marina, CA 93933

Re: Letter of Support for Shelter in Seaside

To Whom It May Concern:

I am the Supervisor for District 5, County of Monterey. I am supportive of the proposal by Community Human Services (CHS) and Gathering for Women (GFW) to rehabilitate County-owned property on Olympa Avenue in Seaside and operate a shelter for homeless women and families with children there.

I encourage the approval of Homeless Emergency Assistance Program (HEAP) funding to both rehabilitate the facility and operate the shelter and ask that the project be funded as requested to ensure that the facility becomes an asset to the City of Seaside and shelter operations are effective and run smoothly.

I believe CHS and GFW have the experience and expertise to operate the shelter, and will continue to work with them to make this project a success.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mary L. Adams", is written over the typed name.

Mary L. Adams  
Board of Supervisors  
Fifth District

# MONTEREY COUNTY



## THE BOARD OF SUPERVISORS

JANE PARKER, SUPERVISOR - FOURTH DISTRICT  
MAILING: 2616 1<sup>ST</sup> AVENUE, MARINA, CA 93933  
EMAIL: district4@cc.monterey.ca.us PHONE: (831) 883-7570

March 27, 2019

To Whom it May Concern;

I am writing to express my strong support for the proposal from Community Human Services (CHS) and Gathering for Women (GFW) to rehabilitate County-owned property on Olympa Avenue in Seaside and operate a homeless shelter.

This project has support from a wide range of stakeholders, including the Seaside City Council, Seaside residents, Monterey County Board of Supervisors, the Monterey Peninsula Unified School District, and non-profit partners. On behalf of the County, my staff have worked diligently with the City of Seaside to advance this project in a way that is responsive to and garners support from the community. The City of Seaside is to be commended for the process that they used to engage the community in consideration of the project and their commitment to respond to concerns shared by the community.

Community Human Services has a long history of serving families on the Monterey Peninsula and is well respected by their clients and jurisdictional partners. Importantly Community Human Services is uniquely positioned as a Joint Powers Authority to coordinate homeless shelter operations with its member agencies, which include Board representation from each local City and School District. Gatherings for Women, although a newer agency, has proven to be an incredibly effective volunteer-driven non-profit that leverages philanthropic resources in response to the crisis of homelessness. The partnership between Community Human Services and Gatherings for Women is indeed a powerful collaboration.

I understand that there are a great deal of worthwhile proposal to be considered, and urge your strong consideration of this opportunity to establish a much needed homeless shelter on the Monterey Peninsula. I am confident that CHS and GFW have the experience and expertise to operate the shelter, and will continue to work with them to make this project a success.

Sincerely,

Jane Parker

A handwritten signature in blue ink that reads "Jane Parker". The signature is fluid and cursive.

District 4, County Supervisor

**EXHIBIT 11-A**



**DRAFT MINUTES  
CITY OF SEASIDE  
CITY COUNCIL**

REGULAR MEETING  
Council Chamber  
Thursday, December 19, 2019  
7:00 PM

---

**1. CALL TO ORDER**

The meeting was called to order at 7:01 p.m.

**2. ROLL CALL – ESTABLISHMENT OF QUORUM**

PRESENT: OGLESBY, PACHECO, CAMPBELL, WIZARD, KISPERSKY  
ABSENT: NONE

**3. INVOCATION AND PLEDGE OF ALLEGIANCE**

Invocation led by Rev. Harold Lusk / Pledge of Allegiance led by City Attorney Don Freeman

**4. REVIEW OF AGENDA**

The meeting would be adjourned in memory of Kelvin Garnett and Lloyd Love.

**5. PUBLIC COMMENT**

PUBLIC COMMENT SPEAKERS: Ray Rearden, Constance Constable, Analisa Mitchell, Allen Caplan, Ruthie Watts, Wanda Parrot, Alvin Edwards, Hector Aspuelta, Peter Kaiser, Rev. Harold Lusk

**6. PUBLIC AGENCY COMMUNICATIONS**

Chief Abdul Pridgen - Seaside Police Department: announced the SNAACK van provides healthy snacks and sports equipment to Seaside youth residents and a schedule will be provided soon. Chief Pridgen also reported on the "Cookie with a Cop" event that was held on December 16, 2019 at Angelina's Bakery on Fremont Blvd which is an opportunity for members of the community to meet and interact with officers; announcements of public outreach events are on Facebook.

Alvin Edwards - Monterey Peninsula Water Management District (Division 1): December 16, 2019 - the board met on entering into new agreements with consultants to help position the board to vote on a Resolution of Public Necessity sometime next summer for the buying of Cal AM water and work will be done in 5 additional areas of study; on December 12 Pure Water Monterey had a public

## EXHIBIT 11-A

hearing on the expansion SEIR and there will be an extension of the public comment period until January 31 2020, also the City Manager is expected to receive an updated water demand forecast for his review and comments and the Board is hoping to make a decision on the item within the first month of 2020; board elections were held and the new chair of the Board is Director Edwards (Division 1 - Seaside), the new Vice Chair is Director Byrant Burns (Division 4 - Pacific Grove); Mr. Edwards wished everyone a Merry Christmas and a Happy New Year!

Mayor Oglesby congratulated Mr. Edwards on his election to Chair of the Board.

Mayor Oglesby, City Attorney Freeman and City Manager Malin responded to the comments from the public.

### **7. PRESENTATIONS**

#### **A. PROCLAMATION HONORING CITY ATTORNEY FREEMAN**

Mayor Oglesby and Assistant City Attorney Sheri Damon presented City Attorney Don Freeman with a proclamation and thanked him for his service and work with the City of Seaside. Each Councilmember thanked, congratulated and spoke of their experience in working with Mr. Freeman. Mr. Freeman responded by thanking all for their kind words and dedication to the work of the city and the Community for their engagement throughout the years.

### **8. CONSENT AGENDA**

*On motion by Councilmember Campbell and second by Councilmember Pacheco and carried by the following vote, the City Council moved to approve the Consent Agenda with the exception of item 8J.*

Item 8J pulled by Councilmember Wizard.

RESULTS: 5-0-0-0

AYES: OGLESBY, PACHECO, CAMPBELL, WIZARD, KISPERSKY

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

#### **A. APPROVE MINUTES FROM NOVEMBER 21, 2019 AND DECEMBER 5, 2019**

*Action: Approved*

#### **B. APPROVE AND FILE CITY CHECKS**

*Action: Approved*

EXHIBIT 11-A

- C. APPROVE A FEE WAIVER FROM HINDU TEMPLE OF MONTEREY PENINSULA FOR THE USE OF THE LAGUNA GRANDE HALL AND KITCHEN FOR THEIR DIWALI CELEBRATION NIGHT EVENT ON NOVEMBER 07, 2020**

*Action: Approved*

- D. APPROVE A FEE WAIVER FROM MONTEREY COUNTY SOCCER CLUB FOR THE USE OF LLOYD GARNETT FIELD AT CUTINO PARK**

*Action: Approved*

- E. APPROVE A FEE WAIVER FROM WAYNE GARNETT FOR THE USE OF THE LAGUNA GRANDE HALL AND KITCHEN FOR THEIR CELEBRATION OF LIFE FOR KELVIN GARNETT ON DECEMBER 21, 2019**

*Action: Approved*

- F. APPROVE A MAYOR'S YOUTH FUND CONTRIBUTION REQUEST FROM ORCHESTRA IN THE SCHOOLS**

*Action: Approved*

- G. APPROVE A MAYOR'S YOUTH FUND CONTRIBUTION REQUEST FROM INTERNATIONAL SCHOOL OF MONTEREY**

*Action: Approved*

- H. APPROVE REALLOCATING 0.285 AF WATER FROM SMALL COMMERCIAL FUND TO RESERVE FUND, AND APPROVING WAC-19-26: MONTEREY COUNTY, PROPERTY OWNER, AND COMMUNITY HUMAN SERVICES, APPLICANT, 0.285 AF OF WATER FROM RESERVE FOR THE SHELTER AT 1292 OLYMPIA AVENUE LOCATED IN THE COMMERCIAL MIXED-USE (CMX) ZONING DISTRICT. THE PROJECT IS EXEMPT CLASS 1, SECTION 15301.A FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.**

*Action: Approved*

- I. APPROVE THE TRAFFIC ADVISORY COMMITTEE (TAC) RECOMMENDATIONS FOR PARKING DESIGNATION ON THERESA STREET**

*Action: Approved*

- J. APPROVE A RESOLUTION APPROVING MAYORAL RECOMMENDATIONS FOR MAYOR PRO TEMPORE AND ANNUAL APPOINTMENTS TO OUTSIDE COMMITTEE ASSIGNMENTS FOR JANUARY 1, 2020 TO DECEMBER 31, 2020.**



## EXHIBIT 11-A

Councilmember Wizard indicated that he and Councilmember Kispersky were interested in swapping certain assignments with one another.

*On motion by Councilmember Wizard and second by Councilmember Kispersky and carried by the following vote, the City Council moved to switch the appointments for Councilmember Wizard to be appointed to the Association of Monterey Bay Area Governments (AMBAG) and Councilmember Kispersky to be appointed to the Seaside County Sanitation District (SCSD).*

RESULT: 5-0-0-0

AYES: OGLESBY, PACHECO, CAMPBELL, WIZARD, KISPERSKY

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

***Action: Approved***

**K. ADOPT A RESOLUTION UPDATING THE LISTING OF BENEFITS FOR DEPARTMENT DIRECTORS**

***Action: Approved***

**M. ADOPT RESOLUTION CANCELLING JANUARY 2, 2020 MEETING.**

***Action: Approved***

**L. ADOPT A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT WITH PRECISION CONCRETE CUTTING FOR A COST NOT TO EXCEED \$66,000 FOR SIDEWALK MAINTENANCE AND REPAIR SERVICES**

***Action: Approved***

**9. PUBLIC HEARING**

**A. INTRODUCTION OF AN ORDINANCE AMENDING SEASIDE MUNICIPAL CODE TITLE 13, CHAPTER 10.080 MUNICIPAL WATER SYSTEM – PERMITS TO CONNECT, PARAGRAPH G, AND TITLE 13, SECTION 12 CROSS CONNECTION CONTROL PROGRAM (FIRST READING - ROLL CALL VOTE)**

Interim City Engineer Scott Ottmar introduced the item and explained that the cross connection are applicable to the Seaside Municipal Water System in an effort to prevent oversight of a non-City owned water system. There were no questions or comments from the Council or public.

*On motion by Councilmember Campbell and second by Councilmember Pacheco and carried by the following roll call vote, the City Council moved to approve the proposed edits that reflects updates to the California Code of Regulations as it pertains to the types of back flow protection devices necessary to maintain the*

SEP 30 2019

September 26, 2019

Ms. Amy Stocker  
Gathering for Women  
147 El Dorado St.  
Monterey, California 93940

**Subject: Peninsula Shelter Project, 1292 Olympia Avenue, Seaside, CA  
(APN: 012-691-001)**

Dear Ms. Stocker:

A description of the proposed Peninsula Shelter Project was submitted to the District on September 24, 2019. It is my understanding that it was submitted with a request to review the water needs for the project. The following summarizes the Water Permit process for the proposed project:

The District will consider the proposed shelter as a Group III "dormitory" use with a water use factor of 0.02 acre-foot (AF) per one-person bed. The written proposal indicated that there would be 30 participants in ten bedrooms (the submitted floor plan shows 26 beds). For the purpose of calculating the amount of water needed for the project, the District assumes there will be a maximum of 30 beds. Thirty beds at 0.02/AF will result in a Water Use Capacity of 0.60 AF.

The existing 4,500 square-foot building is considered a Group I water use with a water factor of 0.00007 AF/square-foot. This equates to a Water Use Capacity of 0.315 AF. Because there is an increase in the Capacity due to the new use, the City of Seaside will need to authorize 0.285 AF from one of its water Allocations. Seaside has water in three Allocations as of August 30, 2019: The Paralta Allocation (2.149 AF), the Pre-Paralta Allocation (34.438 AF), and the Public Credit Allocation (1.144 AF). All but the Public Credit are subject to the District's Capacity Fee.

The District's Capacity Fee for 0.285 AF during fiscal year 2019-20 is \$8,693.07. This fee may be deferred upon approval of the Board per MPWMD Rule 24-H, Permit Fee Payment Plans. Rule 24-H-2 states:

"...the Board, on a case-by-case basis, may authorize delayed payment for Projects which are solely undertaken by California Non-Profit Public Benefit Corporations provided each such plan shall ensure, by recorded deed restriction which includes the consent of each property owner, that all fees and charges due for the issuance of a Water Permit, together with deferred interest at the rate to be set by the Board, shall be paid in full in the event Project-ownership or occupancy is transferred to any entity other than a California Non-Profit Public Benefit Corporation. This provision is intended for use only in the presence of a substantial financial hardship to the Project proponent such that the development of the Project would be jeopardized by the present assessment of the full fees and charges due for the issuance of a Water Permit."

**EXHIBIT 11-A**

Ms. Amy Stocker  
Page 2 of 2  
September 26, 2019

If Gathering for Women wants to request the deferred payment option, a written request will be required. The request should explain the substantial financial hardship behind the request (see above). A public hearing on the request will be scheduled for a meeting of the Board of Directors.

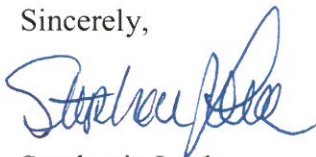
Once the final construction plans have been received by the City of Seaside, the City will release the water and the plans for the District's Water Permit process. The District's process includes recordation of at least one deed restriction on the property before issuance of the Water Permit. Deed restrictions must be signed by an authorized representative of the County of Monterey (and witnessed by a Notary) and may require action by the Board of Supervisors.

To summarize: Based on the description received by the District on September 24, the project Site has an existing Water Use Capacity of 0.315 AF. The new project has a Water Use Capacity of 0.60 AF. The City of Seaside needs to release 0.285 AF from an Allocation for the project. Capacity Fees of \$8,693.07 will be charged for 0.285 AF, but this may be deferred by action of the Board, and a request to delay payment is needed. There will also be processing fees of \$450, plus additional fees for preparing and recording documents. Prior to issuance of the Water Permit, there will be at least one deed restriction that will require the notarized signature(s) of the property owner(s).

The information in this letter is based on the District's current rules and regulations. The District's Rules and Regulations are subject to revision by action of the Board of Directors. New Water Permit applications submitted to the District are subject to the rules in effect at the time the complete application is received.

If you have further questions, please contact Gabby Bravo or Stephanie Kister at 831-658-5601. Gabby and Stephanie will be processing the Water Permit.

Sincerely,



Stephanie Locke  
Water Demand Manager