

EXHIBIT 2-A

From: [Marnie R. Waffle, AICP](#)
To: [Stephanie Locke](#)
Subject: Re: Near Term Water Needs Analysis Deadline Approaches...May 1
Date: Monday, May 11, 2020 4:24:37 PM

As I'm sure you know, we don't have any shovel ready projects that are being held up. No affordable housing projects on the horizon that I am aware of. Just potential ADUs and some vacant single family lots. I would like to make sure there is enough to satisfy the RHNA so affordable housing can be accommodated (in the event someone expresses interest in building it). I'm comfortable with 10 AF.

- Marnie
(831) 428-3500 mobile

Marnie R. Waffle, AICP

Acting Community Planning & Building Director
CITY OF CARMEL-BY-THE-SEA
Community Planning & Building Department
P.O. Box CC | Carmel-by-the-Sea, CA 93921
Main: (831) 620-2010 Direct: (831) 620-2057

PLEASE NOTE: Due to the issuance of a shelter in place order by the Monterey County Health Officer, the Community Planning & Building Department is currently CLOSED. We apologize for any inconvenience. Staff will be working remotely to receive and review electronic application submittals as well as respond to emails.

If you have a general Planning question, please email planning@ci.carmel.ca.us. For Building questions, please email building@ci.carmel.ca.us. To request a building inspection, please go on-line to: <https://ci.carmel.ca.us/post/electronic-inspection-scheduling> or call the inspection line at (831) 620-2065.

Thank you for your patience and understanding as we adapt to the changing conditions in our community.

On Mon, May 11, 2020 at 4:14 PM Stephanie Locke <locke@mpwmd.net> wrote:

Hi Marnie,

We aren't looking for buildout, just how much water Carmel could use for housing projects that will actually get built in the next 3-4 years. An interim between now and when the CDO is lifted and water is available. Any chance I could get you to respond with a more reasonable number for just the next couple of years? Keep in mind that persons who bought Malpaso and people with existing uses (credits) won't need any (or very little). Also, projects like the church properties should not be included because they would require water meters that aren't available. Now, if the church wanted to do apartments, that kind of project might be able to move forward...

I'm guessing Carmel's needs are more in the 5-10 AF range for that short term.

EXHIBIT 2-A

Steph

From: Marnie R. Waffle, AICP <mwaffle@ci.carmel.ca.us>
Sent: Monday, May 11, 2020 3:09 PM
To: Stephanie Locke <locke@mpwmd.net>
Subject: Re: Near Term Water Needs Analysis Deadline Approaches...May 1

Hi Stephanie,

Carmel estimates our buildout water needs at 288 acre feet. While some property owners purchased water from Malpaso and have moved forward with renovations, additions and new construction, others remain limited based on current water restrictions. With recent changes in state legislation regarding Accessory Dwelling Units (ADUs), the City anticipates that it will become increasingly difficult for property owners to construct an ADU due to current water restrictions. An additional water allocation to facilitate ADUs would be beneficial for increasing the supply of this type of housing unit. Additionally, Carmel must continue working towards meeting our Regional Housing Needs Allocation (RHNA) of 31 units which will be dependent upon an adequate supply of water. I hope this helps to inform the discussion with the Water Demand Committee. Thank you for the (extended) opportunity to provide input.

Best regards,

- Marnie

(831) 428-3500 mobile

Marnie R. Waffle, AICP

Acting Community Planning & Building Director

CITY OF CARMEL-BY-THE-SEA

Community Planning & Building Department

P.O. Box CC | Carmel-by-the-Sea, CA 93921

Main: (831) 620-2010 Direct: (831) 620-2057

EXHIBIT 2-A

PLEASE NOTE: Due to the issuance of a shelter in place order by the Monterey County Health Officer, the Community Planning & Building Department is currently CLOSED. We apologize for any inconvenience. Staff will be working remotely to receive and review electronic application submittals as well as respond to emails.

If you have a general Planning question, please email planning@ci.carmel.ca.us. For Building questions, please email building@ci.carmel.ca.us. To request a building inspection, please go on-line to: <https://ci.carmel.ca.us/post/electronic-inspection-scheduling> or call the inspection line at (831) 620-2065.

Thank you for your patience and understanding as we adapt to the changing conditions in our community.

On Thu, May 7, 2020 at 2:47 PM Stephanie Locke <locke@mpwmd.net> wrote:

Dear TAC Members:

The deadline has passed for you to submit your immediate near-term water needs for housing for your jurisdiction. If you received this email, I have not heard from you or your jurisdiction.

Monterey and Pacific Grove submitted their requests. Water for immediate needs will be discussed at the June Water Demand Committee meeting. Your input is needed ASAP or we will not be able to consider your jurisdiction's water needs.

I appreciate your attention to this matter. Please let me know if you have questions.

Kind regards,

Stephanie

EXHIBIT 2-A

Stephanie Locke

Water Demand Manager

Monterey Peninsula Water Management District

831-658-5601

From: Stephanie Locke

Sent: Friday, April 24, 2020 4:48 PM

To: Aaron Blair (aaron@sandcityca.org) <aaron@sandcityca.org>; Anastazia Aziz <aaaziz@ci.pg.ca.us>; Holm, Carl P. x5103 <HolmCP@co.monterey.ca.us>; Dino Pick <citymanager@delreyoaks.org>; Kimberly Cole (cole@monterey.org) <cole@monterey.org>; Kurt Overmeyer <kovermeyer@ci.seaside.ca.us>; Lisa Harris <harrism@co.monterey.ca.us>; Marnie R. Waffle, AICP <mwaffle@ci.carmel.ca.us>

Cc: Dave Stoldt <dstoldt@mpwmd.net>

Subject: Near Term Water Needs Analysis Deadline Approaches...May 1

Hello MPWMD TAC members:

The May 1, 2020, deadline to provide your immediate near-term water needs for the next 3-4 years approaches. MPWMD has been working with Monterey, and Pacific Grove has recently asked for additional time to complete the response. How are you doing? Please update me with the timing of your response to help schedule review by staff and our Water Demand Committee.

As you may recall, following the February 13, 2020, Technical Advisory Committee non-meeting, I sent emails to each of you requesting the following:

Please review Item 2 from the TAC packet and take action by providing the District with the near term (shovel-ready in the next 3-4 years) water needs for housing within your jurisdiction. This exercise is specific to Cal-Am water needed that is presently not available in your Jurisdiction through an Allocation or Entitlement. Keep in mind that water needed for projects that include demolitions or that occur within existing square-footage will be reduced by the water credit resulting from the change in use.

EXHIBIT 2-A

The second page of the staff report includes the following water factors to use to determine the amount of water needed:

Water Factors for Housing

Type of Unit	Factor (Acre-Feet)
Single Family House (Urban)	0.20 AF
Single Family House (Rural)	0.30 AF
Multi-Family	0.12 AF
Accessory Dwelling Unit (ADU)	0.07 AF

Notes:

“Urban” means traditional 2 ½ to 3 bathroom home

“Rural” means unincorporated county estate with landscaping

“Multi-Family” means a mixture of 1- or 2-bathroom units combined in one or more buildings

These factors are a simple guide for estimating need. Water Permits will be based on fixture unit count of actual project plans reviewed by the District.

Let me know if you have any questions.

Stay well,

Stephanie

Stephanie Locke, Water Demand Manager

Monterey Peninsula Water Management District

5 Harris Ct., Bldg. G (Ryan Ranch)

Monterey, CA 93940

831-658-5601