

EXHIBIT 2-D

From: aaron@sandcityca.org
To: [Stephanie Locke](mailto:Stephanie.Locke)
Subject: Re: Near Term Water Needs Analysis Deadline Approaches...May 1
Date: Monday, May 11, 2020 2:25:37 PM

Stephanie,

We are aware that we have an Entitlement. If we did need an additional Cal-Am allocation, it would be for the following projects that are in the works, and projected to be under construction within 3-4 years.

Independent Phase 2: 50-60 units
West End Mixed use project: 12-16 units
Projected ADUs: 5-6 units

The Collections at Monterey Bay hotel resort updated project hopefully will be approved by Coastal by then too, and we have a couple other commercial projects.

Thank you!

Aaron

On 2020-05-08 16:00, Stephanie Locke wrote:

> Hi Aaron,
>
> Thanks for the email. We are requesting the amount of water needed
> for housing projects that would be under construction within 3-4 years
> if water is available. Since you have an Entitlement, you may not
> have an immediate need for an additional Cal-Am allocation, and that's
> what we need to know. We're only talking about the time between now
> and the lifting of the CDO when there will be abundant water available
> for construction. If the District is able to release interim water,
> it would be subject to the meter moratorium.
>
> Please see the email from February 13 that had residential factors to
> help determine the amount of water that might be needed.
>
> Let me know if you have further questions.
>
> Thanks,
>
> Stephanie
>
> FROM: Aaron Blair <Aaron@SandCityCA.org>
> SENT: Friday, May 8, 2020 2:53 PM
> TO: Stephanie Locke <locke@mpwmd.net>
> SUBJECT: RE: Near Term Water Needs Analysis Deadline Approaches...May
> 1
>
> Dear Ms. Locke,
>
> The current and planned legislative State mandates for thousands of
> additional housing units and accessory dwelling units (ADUs)

EXHIBIT 2-D

> throughout our region will likely have the effect of increasing
> housing density. The changes required by the new state laws will
> necessarily increase water demand.
>
> Additionally, the City of Sand City is uniquely positioned regionally
> to serve not only as a hub for transit solutions, but as a hub for
> smart growth housing developments as seen with the approved South of
> Tioga project on ten acres. This project alone has been projected to
> add at least 800-900 residents to our City, and includes a hotel with
> 216 rooms, two multi-family residential developments that will provide
> 356 residential units which includes 52 affordable units.
>
> We look forward to participating in future discussions and decisions
> regarding Water Supply and Demand needs that affect Sand City.
>
> Please feel free to call me with any questions,
>
> Sincerely,
>
> Aaron
>
> AARON BLAIR
>
> City Manager
>
> City of Sand City, CA
>
> 1 Pendergrass Way
>
> Sand City, CA 93955
>
> Ph. 831.394.3054
>
> @SANDCITYCA
>
> FROM: Stephanie Locke <locke@mpwmd.net>
> SENT: Thursday, May 7, 2020 2:47 PM
> TO: Aaron Blair (aaron@sandcityca.org) <aaron@sandcityca.org>; Holm,
> Carl P. x5103 <HolmCP@co.monterey.ca.us>; Dino Pick
> <citymanager@delreyoaks.org>; Kurt Overmeyer
> <kovermeyer@ci.seaside.ca.us>; Lisa Harris
> <harrislm@co.monterey.ca.us>; Marnie R. Waffle, AICP
> <mwaffle@ci.carmel.ca.us>
> CC: Dave Stoldt <dstoldt@mpwmd.net>
> SUBJECT: RE: Near Term Water Needs Analysis Deadline Approaches...May
> 1
> IMPORTANCE: High
>
> 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

EXHIBIT 2-D

> your jurisdiction's water needs.
>
> I appreciate your attention to this matter. Please let me know if you
> have questions.
>
> Kind regards,
>
> Stephanie
>
> 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 <aaziz@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
> <harrislm@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.
>
> 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

EXHIBIT 2-D

- >
- > 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