



October 22, 2020

*Transmitted via email*

Mr. Mitchel Sawhney  
The Whisky Club Monterey LLC  
Mitchel@thewhiskyclub.com

**Subject: Request for Determination of Water Demand for a Spirit Tasting Room at 425 Alvarado Street, Monterey (APN: 001-573-005-000)**

Dear Mr. Sawhney:

This letter is in response to your October 1, 2020, email request for a determination on the classification of water use for a spirit tasting room and retail sales of liquor at 425 Alvarado Street in Monterey. The business is described as a retail business for liquor sales with a separate 16 seat area for onsite liquor tasting. Your email stated that the seats would occupy 20% of the 2,400 square-foot space, which is 480 square-feet. You have pending Type 21 and Type 48 Liquor Licenses on file with the California Alcoholic Beverage Control (ABC). The Type 21 license ("Off-Sale General") authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. The Type 48 license ("On-Sale General" (Bar, Night Club)) authorizes the sale of beer, wine, and distilled spirits for consumption on the premises where sold.

Based on the information provided by you and the City of Monterey (including a detailed equipment list that was not included in your business description), your proposed business plan falls into two Non-Residential Water Use Factors, Group I (retail) and Group III (bar). Rule 24-B-1-b states "Where a proposed use can be placed in more than one group...the uses shall be calculated based on the square footage or other factor for each area in which the use occurs." The floor plan submitted to the City of Monterey would result in 1,920 square-feet of Group I use (0.00007 AF/sq-ft) and 480 square-feet of Group III bar use (0.0002 AF/sq-ft). The existing retail use at 425 Alvarado Street is classified as Group I and does not have adequate Capacity to support a bar use (Group III) without water from the City of Monterey or credit to offset the Group III Capacity. An additional 0.062 acre-foot of water will be required to offset 480 sq-ft for the bar as currently proposed. This assessment will be finalized when a complete Water Permit application is received.

The project Site currently has both retail and restaurant uses. The restaurant is permitted 39 indoor seats. An example of a possible solution would be to negotiate the permanent removal of restaurant seats to create a Water Credit. However, the business would be required to amend its Use Permit to reduce the seating capacity and would have to agree to the permanent reduction of 3-4 seats.

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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. This determination is an appealable decision by the District's General Manager pursuant to Rule 70.

If you have any questions, please email me at [conserve@mpwmd.net](mailto:conserve@mpwmd.net).

Sincerely,

Stephanie Locke  
Water Demand Manager

cc: Fernanda Roveri, City of Monterey