



This meeting is not subject to Brown Act noticing requirements. The agenda is subject to change.

Water Demand Committee Members:

*Alvin Edwards, Chair
Gary Hoffmann
George Riley*

Alternate:

Molly Evans

Staff Contact

*Stephanie Locke
Arlene Tavani*

After staff reports have been distributed, if additional documents are produced by the District and provided to the Committee regarding any item on the agenda they will be made available on the District's website prior to the meeting. Documents distributed at the meeting will be made available upon request and posted to the District's website within five days following the meeting.

**AGENDA
Water Demand Committee
Of the Monterey Peninsula Water Management District**

Thursday, June 4, 2020, 3:00 pm, Virtual Meeting

Pursuant to Governor Newsom's Executive Orders N-29-20 and N-33-20, and to do all we can to help slow the spread of COVID-19 (coronavirus), meetings of the Monterey Peninsula Water Management District Board of Directors and committees will be conducted with virtual (electronic) participation only using WebEx.

Join the meeting at:

<https://mpwmd.webex.com/mpwmd/onstage/g.php?MTID=e8c721f84eb2e15ac99b2b53547c4b65c>

Or join at mpwmd.webex.com.

Meeting number: **126 340 0076**

Meeting password: **WaterDemand**

Participate by phone: 877-668-4493

For detailed instructions on connecting to the WebEx meeting see page 2 of this agenda.

Call to Order/Roll Call

Comments from Public - *The public may comment on any item within the District's jurisdiction. Please limit your comments to three minutes in length.*

Action Items -- *Public comment will be received.*

1. Consider Adoption of May 7, 2020 Committee Meeting Minutes

Discussion Items – *Public comment will be received.*

2. Update on Water for Regional Housing Needs Request to District TAC (Technical Advisory Committee)
3. Discuss Methods for Implementation of Enhanced Water Conservation Measures for Non-California-American Water Pumpers in the Carmel Valley Alluvial Aquifer
4. Suggest Items to be Placed on Future Agendas

Adjournment

Upon request, MPWMD will make a reasonable effort to provide written agenda materials in appropriate alternative formats, or disability-related modification or accommodation, including auxiliary aids or services, to enable individuals with disabilities to participate in public meetings. MPWMD will also make a reasonable effort to provide translation services upon request. Submit requests by noon on Tuesday, June 2, 2020, to the Board Secretary at arlene@mpwmd.net or call 831- 658-5652.

U:\staff\Board_Committees\WaterDemand\2020\20200604\June-4-2020-WDC-Agenda.docx

Instructions for Connecting to the WebEx Meeting

Note: If you have not used WebEx previously, when you begin connecting to the meeting you may be asked to download the app. If you do not have a computer, you can participate by phone only.

Begin: Within 10 minutes of the meeting start time, from your computer click on this link <https://mpwmd.webex.com/mpwmd/onstage/g.php?MTID=e8c721f84eb2e15ac99b2b53547c4b65c> or copy and paste the link into your browser, or go to: mpwmd.webex.com.

Under “Join a Meeting” enter the meeting number **126 340 0076**, hit the enter key and when prompted enter the meeting password **WaterDemand**, click “Next” and see the dropdown menu at the bottom of the screen “Use computer for audio” and select the method you will use to hear the meeting – see below.

1) Audio and video connection from computer with WebEx app – view participants/materials on your screen

Click on the “Use computer for audio” drop down list

Click “Join Meeting”

Once in the meeting, mute your microphone.

Turn your microphone on when it is your turn to speak.

2) View material on your computer screen and listen to audio on your phone

From the “Use computer for Audio” drop down list select “Call In”

Click on “Join Meeting” / You will see a toll-free telephone number, access code, and attendee ID # -- enter these numbers on your phone.

Mute the microphone on your computer.

Disable computer speakers using the Settings menu.

Join by phone only (no computer) dial 1-877-668-4493 and use the meeting number above.

Protocol for Meetings Conducted by Teleconference

- 1) The Chair will call the meeting to order.
- 2) Receipt of Public Comment – the Chair will ask for comments from the public on all items. Limit your comment to 3 minutes.
 - (a) Computer Audio Connection: Select the “raised hand” icon. When you are called on to speak, please identify yourself.
 - (b) Phone audio connection: Press *9. Wait for the clerk to unmute your phone and then identify yourself and provide your comment. Press *9 to end the call.
- 3) For Action and Discussion Items the Chair will receive a presentation from staff and the Directors may ask questions. Following the question and answer period, the Chair will ask for comments from the public.

Submit Oral or Written Comments

If you are unable to participate via telephone or computer to present oral comments, you may also submit your comments by e-mailing them to comments@mpwmd.net with one of the following subject lines "PUBLIC COMMENT ITEM #" (insert the item number relevant to your comment) or "PUBLIC COMMENT – ORAL COMMUNICATIONS". Comments must be received by 12:00 p.m. on Thursday, June 4, 2020. Comments submitted by noon will be provided to the Board of Directors and may be read into the record and will be compiled as part of the record.



EXHIBIT 1-A

DRAFT MINUTES Water Demand Committee of the Monterey Peninsula Water Management District May 7, 2020

Call to Order

The meeting was called to order at 3:05 pm.

Committee members present: Alvin Edwards, Chair
Gary Hoffmann
George Riley

Committee members absent: None

Staff members present: David Stoldt, General Manager
Stephanie Locke, Water Demand Division Manager
Arlene Tavani, Executive Assistant

District Counsel present: David Laredo

Comments from the Public: No comments.

Action Items

- 1. Consider Adoption of April 2, 2020 Committee Meeting Minutes**
On a motion by Riley and second by Hoffmann, minutes of the April 2, 2020 committee meeting were adopted on a vote of 3– 0 by Riley, Hoffmann and Edwards.
- 2. Consider Denial of Request from City of Monterey re Allocation for 2000 and 2600 Garden Road, Monterey**
On a motion by Hoffmann and second by Edwards, the committee voted unanimously to recommend that the Board of Directors deny the City’s request at this time and direct staff to interact with SWRCB on Peninsula-wide housing needs and the CDO pursuant to the TAC process. The motion was approved on a vote of 3 – 0 by Hoffmann, Edward and Riley.

Public Comment: **(a) Brad Slama**, the project developer, stated that a decision must be made now because the low-income units at 2000 Garden Road could only be constructed if there was a promise that water from the District reserve could be utilized. Timing for a decision was not so critical for the project at 2600 Garden Rd. because construction of the low-income units could be phased. **(b) Ande Flower**, Principal Planner for the City of Monterey, stated that the City is hoping that a negotiated settlement can be reached with the State Water Resources Control Board regarding Condition No. 2 in a public hearing set for May 19, 2020.
- 3. Consider Recommendation to the Board re Disposition of District Reserve Allocation**
On a motion by Hoffmann and second by Riley, the committee recommended that the allocation should be retained by the Board for use at its discretion. The motion was approved on a vote of

3 – 0 by Hoffmann, Riley and Edwards. Chair Edwards requested that the Board consider the options developed by staff and make a decision on this issue at the May 18, 2020 Board meeting. No public comments were directed to the committee.

4. Consider Recommendation to the Board to Adopt Final Report “Supply and Demand for Water on the Monterey Peninsula.”

Riley offered a motion that was seconded by Edwards to recommend that the Board of Directors adopt the final report. The motion was approved on a vote of 2 – 1 by Riley and Edwards. Hoffmann was opposed. No public comment was presented to the committee.

Discussion Items

5. Update on Water for Regional Housing Needs per District TAC (Technical Advisory committee) Request to Jurisdiction

Stephanie Locke provided an update to the Committee. Staff has made repeated requests to the jurisdictions to provide a list of shovel ready projects that could be developed within the next 3 to 4 years. Only the cities of Monterey and Pacific Grove have responded. The committee requested that a plan for allocating water conservation savings for development of housing should be presented to the committee in June. The District could move ahead on negotiating with the state housing agencies and the State Water Resources Control Board before receiving information from the jurisdictions. No public comment was presented to the committee.

6. Discuss Methods for Implementation of Enhanced Water Conservation Measures for Non California American Water Pumpers in the Carmel Valley Alluvial Aquifer

Staff reviewed information presented in the staff report and responded to questions from the committee. No public comment was presented to the committee.

5. Suggest Items to be Placed on Future Agendas

The committee members suggested the following topics for future discussion. (a) An update on the response from Monterey One Water on the recent letter from the MPWMD Board. (b) How will the COVID pandemic effect estimates of increased water use that could result from economic bounce-back when a water supply is available. (c) Is there any water use data that compares water use before and during the shelter-in-place order, which could help in budgeting for FY 2020-2021.

Adjournment: The meeting was adjourned at 5:00 pm.

U:\Arlene\2020\Committees\WaterDemand\Staff Notes\20200604\Item-1-Exh-A.docx

next 4-year period. The request should include an attachment with the breakdown of anticipated units and water required.

The District was specific that this request should only include water needed for housing projects that would be under construction within 3-4 years (between now and the lifting of the CDO) if water becomes available. Any water allocated for housing needs would be subject to the water meter moratorium, which excludes vacant parcels. Jurisdictions with access to an Entitlement may not have an immediate need for an additional Cal-Am allocation. The deadline for submittal was May 1, 2020.

Responses received by the District from the cities of Carmel, Monterey, Pacific Grove, Sand City, and Seaside are provided in the exhibits. Responses were not received from Del Rey Oaks and Monterey County.

RECOMMENDATION: The Water Demand Committee should review the responses and direct staff on next steps.

EXHIBITS

- 2-A** Response from City of Carmel
- 2-B** Response from City of Monterey
- 2-C** Response from City of Pacific Grove
- 2-D** Response from City of Sand City
- 2-E** Response from City of Seaside

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

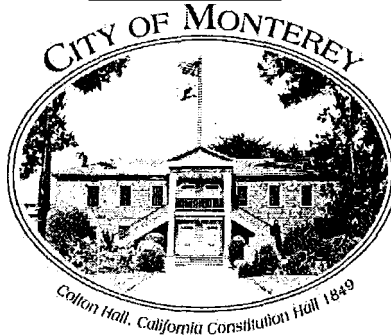
Monterey Peninsula Water Management District

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

Monterey, CA 93940

831-658-5601

EXHIBIT 2-B



April 30, 2020

Mr. Dave Stoldt, General Manager
Monterey Peninsula Water Management District
5 Harris Court, Building G
Monterey, CA 93940

Subject: Near term water needs for housing for the city of Monterey

Dear Mr. Stoldt,

The City of Monterey values this opportunity to share with you our near-term projects with needs for Cal-Am water that is presently not available through an Allocation or Entitlement. In fact, the City does not presently have any significant water to allocate to any project. My understanding is that the City of Monterey is one of only three jurisdictions with such a predicament, including Monterey County and Carmel-by-the-Sea.

The City of Monterey has six near term, shovel-ready housing projects, which we hope that you will consider as potentially beneficial for the wider region (see tables 1 & 2). Monterey is centrally located among all jurisdictions regulated by the Monterey Peninsula Water District. Housing created within our city boundaries will likely have the ripple effect of benefiting surrounding jurisdictions by providing housing for regional employees and families near easily accessible highways, multi-modal trails, and transit stops.

Tables 1 and 2: The difference between having and not having water available for six shovel-ready projects in Monterey for 2020-2021.

| TOTAL HOUSING UNITS | |
|----------------------------|--|
| 303 | Possible only if water is available. |
| 92 | Maximum without water being available (58 units at 2600 Garden Road & 34 units at 2000 Garden Road). |
| 211 | Lost opportunity for housing units without water. |

| AFFORDABLE HOUSING UNITS | |
|---------------------------------|---|
| 200 | Possible only if water is available. |
| 19 | Maximum without water being available. |
| 181 | Lost opportunity for affordable housing units without water. |

EXHIBIT 2-B

Shovel ready projects in Monterey

Monterey City Council continues to prioritize creation of housing, particularly affordable housing, which was evidenced with adoption of two recent zoning Overlays: one along Garden Road, and another within the eastern region of downtown. Three developers have stepped forward with proposals for six projects that would total more than 300 housing units, all with a commitment to construct the buildings as soon as possible (see table 3).

Both zoning Overlays include a unit cap; approximately 400 units along Garden Road, and 200 in East Downtown. Housing proposals are reviewed on a first-come, first-served basis.

Table 3: Description of the top six Monterey shovel-ready projects

| Units | Address | Units with Water Ask | Water Credit | ?9 taJ, Neea | Affordable Units | Shovel Ready |
|------------------------|------------------------|-----------------------------------|--|--|-------------------------|--------------------------|
| 93 | 2600 Garden Road | 35 | 6.9600 | -4.2000 | 50% | 6 months |
| 36 | 650 East Franklin | 35 | 0.1371 | 4.1829 | 100% | 6 months |
| 65 | 2000 Garden Road | 31 | 4.0800 | 3.7200 | 60% | 8 months |
| 28 | 590 Del Monte | 28 | 0.0840 | 3.2760 | 100% | 12 nionths |
| 18 | 828 Lighthouse | 16 | 0.2128 | - 1.9472 | 100% | 18 months |
| 63 | 2560 Garden Road | 48 | 1.8800 | 5.68 | 50% | 18 months |
| Total 303 units | 6 project sites | Water needed for 145 units | 13.35 acre feet of water available to offset need | 23.01 OR 7.43* acre feet needed | Average 77% | Average 11 months |

* The amount needed is decreased because builders have committed to incorporating grey-water systems to use for toilets and washing machines.

EXHIBIT 2-B

The number of units possible for construction without additional water allocation is significantly lower than the total number because only two of the six projects would go forward with diminished numbers without being able to construct units reliant on additional water. Out of the total number of potential housing units, 211, that could be constructed with this request for 7.43 acre feet of water; 181 units, or 86% of the total number of units, would be dedicated to affordable housing.

Builders have committed to dedicating as affordable some if not all of the units enabled with additional water allocation. This affordable housing dedication is stacked and in addition to the required 20% of affordable housing required through our inclusionary ordinance. This group of builders have also committed to using grey water systems to maximize the water that may be made available. This represents a savings of 15.58 acre feet of water, or a value that is in excess of 300%. For every drop of water that the District might be willing to allocate, that water is matched twofold in the creation of housing units for our region.

Unique owner and builder situation in Monterey

Property owners within the City of Monterey are often long-term owners with resilient financial situations that make them uniquely positioned in this post-COVID reality to follow through with their commitment to construct this housing in a timely manner. Builders engaged in the early design review process for these six project sites have unique leverage based on longevity with local construction and diversified interests in the field of construction, which further strengthens the likelihood that this construction is truly shovel-ready.

RHNA numbers impossible to meet without added water

Following adoption of the City's General Plan Housing Element in 2016, the Association of Monterey Bay Area Governments (AMBAG) allocated our city's "fair share" of the region's projected housing needs by household income level. This distribution is commonly referred to as the Regional Housing Needs Allocation (RHNA). The intent of the RHNA is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region.

In order to meet the RHNA goal to ensure that our city provides an opportunity for a mix of affordable housing to all economic segments of its population, the City's General Plan Housing Element includes programs and actions to be taken.

Housing production in the City of Monterey remains significantly below targets. The primary constraint to housing development is water supply. In 2019, the City approved 105 new dwelling units. Of these units, twelve units are deed restricted per the City's Inclusionary Housing Ordinance and 93 units are market rate units. In 2019, the City approved final inspections for six new accessory dwelling units and three single-family homes.

Without ameliorating the City's water supply deficiency, even with a one-time allocation, housing production in the city of Monterey will not meet State goals (see table 4).

EXHIBIT 2-B

Table 4: RHNA numbers for 2023 Monterey Goal

| City qt Monterey - | | | |
|---------------------------|-------------------|-----------------------------------|----------------------------|
| Income Group | Total RHNA | Finalized Building Permits | Remaining RHNA Goal |
| Very Low | 157 | 19 | 138 |
| Low | 102 | 0 | 102 |
| Moderate | 119 | 2 | 117 |
| Above Moderate | 272 | 66 | 206 |
| Total | 650 | 87 | 563 |

Water wait list update

City staff has thoroughly researched and reviewed projects currently on our water wait list. Most of the requests have been for sites that do not have a water meter, making them not eligible for the requested list, as a condition of the current cease and desist order. There is one multifamily request, the Strangio site, which has not been included with this list because the ratio of water requested for the 5 unit project did not justify initial prioritization for the 0.4 acre feet of water, but this project is included with a list of longer-term projects anticipated for Monterey.

Longer Term Projects in the City of Monterey

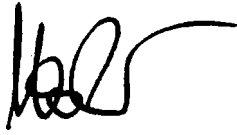
A total of 270 additional housing units are currently at some stage of planning, which would require an additional 28.29 acre feet of water, if none of these projects were to be designed for grey-water use. This longer-term project list includes the Strangio apartments, as well as four City-owned sites anticipated to be constructed with 100% affordable units.

The City of Monterey appreciates the opportunity to provide this list of shovel-ready projects for the Monterey Peninsula Water District to consider with potential future allocation. While an allocation of less than 8 acre wouldn't be the missing link to enable the city to meet the 2023 RHNA goals, it would get us more than halfway there and cut our need in half.

Please consider our city's unique opportunity to capitalize on the readiness of local property owners and builders to provide an incredible wealth of new housing options for folks in our region to have access to a better quality of life. The City would maximize all water made available, and could commit that 86% of the units made available with water allocation would be deed restricted as affordable into the future.

EXHIBIT 2-B

Sincerely,

A handwritten signature in black ink, appearing to be 'H. S.', with a long horizontal flourish extending to the right.

City Manager

- c City of Monterey Council Members
 - Brad Slama, Developer and property owner
 - Dean Rodatos, Developer and property owner
 - Nader Agha, Developer and property owner
 - Laith Agha, Developer and property owner

EXHIBIT 2-C

From: [Anastazia Aziz](#)
To: [Stephanie Locke](#)
Cc: [City Manager](#)
Subject: Re: Water Availability
Date: Tuesday, May 5, 2020 8:50:14 AM

Hello and thank you for your email. The estimate does not consider the City's entitlement because the City respectfully requests to be considered fairly and equitably in concert with other jurisdictions and receive its fair share of water if there is excess water allocation available. The City also requests MPWMD refrain from directing the City's water allocation to specific land uses, or mandate use of any existing allocation, be it either entitlement or non-entitlement, to specific land uses.

Appendix B in the Housing Element has both lists and maps for consideration. As stated in the City's April 30 letter the City contracted with a housing consultant and anticipates having updated data by May 2021.

<https://pacificgrovelibrary.org/sites/default/files/general-documents/general-plan/finalpghe2015-2023.pdf>

Thank you.

Anastazia Aziz, AICP | Director

City of Pacific Grove | Community Development Department
300 Forest Ave, 2nd Floor Pacific Grove, CA 93950
T: 831-648-3192 Main Reception: 831-648-3190

www.cityofpacificgrove.org

Planning website: <https://www.cityofpacificgrove.org/living/community-economic-development/planning>

The information contained in this email may be privileged, confidential and exempt from disclosure under applicable law. The information is intended only for the use of the individual or entity to which it is addressed. If you are not the intended recipient or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this message in error, or are not the named recipient(s), please notify the sender immediately by reply email and delete this message from your computer. Thank you

On Thu, Apr 30, 2020 at 4:14 PM Stephanie Locke <locke@mpwmd.net> wrote:

Hi Anastazia,

Thank your for the information. In terms of the numbers you submitted for the housing element, are those on vacant lots or are they redevelopment of existing connections? Do you have a map of where that development would occur? There would still be a moratorium on new connections. Also, does the water demand estimate consider the PG Entitlement? How does the City's entitlement fit in to your numbers?

Thanks,

Stephanie

EXHIBIT 2-C

From: Anastazia Aziz <aaziz@cityofpacificgrove.org>
Sent: Thursday, April 30, 2020 3:57 PM
To: Stephanie Locke <locke@mpwmd.net>
Cc: City Manager <bharvey@cityofpacificgrove.org>
Subject: Water Availability

Hi Stephanie, thanks for getting back to me about an extension. The City recently signed a contract with Baird + Driskell using SB2 grant funds to evaluate the City's housing policies, needs and projected near term units. They anticipate having data that will be vetted by Council by May 2021. An extension to May 2021 will allow the City to provide more meaningful information.

In the meantime, attached is the City's response to the MPWMD request. Pacific Grove is estimating water needs for housing based on the City's approved Housing Element that goes through to 2023.

Additionally, the City respectfully requests to be considered fairly and equitably for any new additional water that may become available.

Thank you and please don't hesitate to call if you have any questions.

Anastazia Aziz, AICP | Director

City of Pacific Grove | Community Development Department

300 Forest Ave, 2nd Floor Pacific Grove, CA 93950

T: 831-648-3192 Main Reception: 831-648-3190

www.cityofpacificgrove.org

Planning website: <https://www.cityofpacificgrove.org/living/community-economic-development/planning>

The information contained in this email may be privileged, confidential and exempt from disclosure under applicable law. The information is intended only for the use of the individual or entity to which it is addressed. If you are not the intended recipient or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this message in error, or are not the named recipient(s), please notify the sender immediately by reply email and delete this message from your computer. Thank you

EXHIBIT 2-D

From: aaron@sandcityca.org
To: [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

EXHIBIT 2-E



Economic Development
Telephone (831) 899-6736
FAX (831) 899-6211

May 20, 2020

Stephanie Locke
MPWMD
5 Harris Ct., Building G
Monterey, CA 93940

RE: 3-4 Year Potential Water Demand

Dear Ms. Locke,

The City of Seaside staff has analyzed the potential for development of housing units in shovel ready areas over the next 3-4 years. In order to arrive at the numbers below, staff considered the City's current demand for Accessory Dwelling Units and the areas available in the West Broadway Urban Village that could be redeveloped for housing over the next 3-4 years. As the West Broadway Urban Village has an existing Specific Plan and Certified Environmental Impact Report, this area has been considered shovel ready as it is exempt from additional CEQA analysis. The table below represents staff's estimate of the maximum development that could take place in the MPWMD areas of the city over the upcoming 3-4 years.

3-4 Year Residential Water Demand Seaside

| | Water Factors | Units | Water need |
|--------------------------|---------------|-------|-------------|
| Single Family (Urban) | 0.2 | | |
| Single Family (Rural) | 0.3 | | |
| Multi-Family | 0.12 | 125 | 15 |
| Accessory Dwelling Units | 0.07 | 80 | 5.6 |
| Total Water Need | | | 20.6 |

The City expects that many of these potential units in the Multi-Family category will be built as part of the Campus Town and Ascent development projects required affordable housing, and the City is interested in prioritizing water for below market and/or mixed market housing projects. While the City has some water available for these projects, additional supply will be required to achieve this goal.

Please contact Kurt Overmeyer, Economic Development Director at kovermeyer@ci.seaside.ca.us if you have questions regarding the City of Seaside's projected water demand for housing. We look forward to working with MPWMD to ensure that additional housing is constructed in Seaside.

Sincerely,

A handwritten signature in blue ink, appearing to read "Craig Malin", is written over a blue horizontal line.

Craig Malin
City Manager