



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 at 5 Harris Court, Building G, Monterey, CA during normal business hours. In addition, such documents may be posted on the District website at www.mpwmd.net. Documents distributed at the meeting will be made available in the same manner.

AGENDA
Water Demand Committee
Of the Monterey Peninsula Water Management District

Thursday, March 5, 2020, 3:00 PM
District Conference Room, 5 Harris Court, Building G, Monterey, CA

Call to Order

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 January 16, 2020 Committee Meeting Minutes
2. Discuss Request from City of Monterey re Allocation for 2000 and 2600 Garden Road, Monterey

Discussion Items – *Public comment will be received.*

3. Follow-up on HEART Program
4. Discuss Timeline for Board Consideration of Update to Report: Supply and Demand for Water on the Monterey Peninsula
5. Suggest Items to be Placed on Future Agendas

Adjournment

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WATER DEMAND COMMITTEE

ITEM: ACTION ITEM

1. CONSIDER ADOPTION OF JANUARY 16, 2020 COMMITTEE MEETING MINUTES

Meeting Date: March 5, 2020 **Budgeted:** N/A

From: David J. Stoldt,
General Manager **Program/** N/A
Line Item No.:

Prepared By: Arlene Tavani **Cost Estimate:** N/A

General Counsel Review: N/A

Committee Recommendation: N/A

CEQA Compliance: This action does not constitute a project as defined by the California Environmental Quality Act Guidelines section 15301

SUMMARY: Attached as **Exhibit 1-A**, are draft minutes of the January 16, 2020, committee meeting minutes.

RECOMMENDATION: The Water Demand Committee should review the minutes and approve them by motion.

EXHIBITS

1-A Draft minutes of January 16, 2020, committee meeting



EXHIBIT 1-A

DRAFT MINUTES Water Demand Committee of the Monterey Peninsula Water Management District January 16, 2020

Call to Order

The meeting was called to order at 4:00 pm in the MPWMD conference room.

Committee members present: Alvin Edwards, Chair
Jeanne Byrne

Committee members absent: Molly Evans

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

District Council present: David Laredo

Comments from the Public: No comments.

Action Items

- 1. Consider Adoption of December 17, 2019 Committee Meeting Minutes**
On a motion by Byrne and second of Edwards, the minutes were adopted on a unanimous vote of 2 – 0 by Byrne and Edwards.
- 2. Consider Resolution 2020-01, Amending Rule 25.5, Table 4: High Efficiency Appliance Credits, to Allow Rainwater/Graywater Systems in all Residential Applications**
Byrne offered a motion to recommend that the Board of Directors approve Resolution 2020-01. The motion was seconded by Edwards and approved on a vote of 2 – 0 by Byrne and Edwards.
- 3. Consider Sponsorship of Demonstration Garden at City of Carmel-by-the-Sea's Public Works Department on Junipero Street in Carmel**
On a motion by Edwards and second of Byrne, the committee voted to recommend that the Board of Directors approve sponsorship of the Demonstration Garden in an amount of \$4,000. The motion was approved on a vote of 2 – 0 by Edwards and Byrne.
- 4. Consider Draft Ordinance No. 185, Amending District Rule 24 to Allow Special Fixture Unit Accounting for Second Bathrooms in Existing Dwelling Units and to Permanently Adopt Sub-Metering Requirements and Exemptions for Accessory Dwelling Units**
No action was taken by the committee. Staff will modify the language so that the rule would not apply to complexes of less than four units. Staff will also conduct the CEQA analysis before bringing this back to a future committee meeting.

Discussion Items

5. Suggest Items to be Placed on Future Agendas

No discussion.

Adjournment: The meeting was adjourned at 4:40 pm.

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WATER DEMAND COMMITTEE

ITEM: ACTION ITEM

2. DISCUSS REQUEST FROM CITY OF MONTEREY RE ALLOCATION FOR 2000 AND 2600 GARDEN ROAD, MONTEREY

Meeting Date: March 5, 2020 Budgeted: N/A

From: David J. Stoldt, General Manager Program/ Line Item No.: N/A

Prepared By: Arlene Tavani Cost Estimate: N/A

General Counsel Review: N/A

Committee Recommendation: N/A

CEQA Compliance: This action does not constitute a project as defined by the California Environmental Quality Act Guidelines section 15301

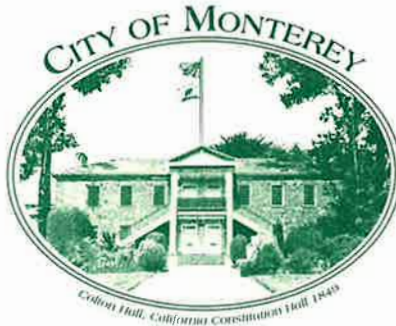
SUMMARY: Attached as **Exhibit 2-A**, is a letter dated February 18, 2020 from the City of Monterey requesting a water allocation for affordable housing projects on Garden Road. Please review for discussion at the committee meeting.

RECOMMENDATION: The Water Demand Committee should review the letter and make a recommendation on how staff should respond to the request.

EXHIBIT

2-A February 18, 2020 Letter from Hans Uslar, City of Monterey

EXHIBIT 2-A



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MPWMD

Mayor:
CLYDE ROBERSON

Councilmembers:
DAN ALBERT
ALAN HAFFA
ED SMITH
TYLLER WILLIAMSON

City Manager:
HANS USLAR

February 18, 2020

David Stoldt
General Manager
Monterey Peninsula Water Management District
P.O. Box 85
Monterey, CA 93940

Re: Water allocation request for Garden Road affordable housing projects

~~Dear Mr. Stoldt,~~ Dear Dave,

The City of Monterey appreciates the opportunity to participate in the Technical Advisory Committee and is looking forward to support the Water Management District.

Today, I am writing you to ask the District to support two projects located at 2000 and 2600 Garden Road, which are ready to start in June and October 2020. At 2000 Garden Road, the developer Mr. Brad Slama intends to demolish the former Gold's Gym site into an apartment building. For this site, he is requesting water for an additional 36 affordable studio apartments. At the 2600 Garden Road site, he proposes to convert an office building into apartments. With an additional water allocation, he will be able to add another 35 all-affordable units. In total, using the existing water allocation on site and the possible additional allocation from the District, the two projects would create 166 new units, which include a total of 90 affordable units. These projects will have a positive, measurable impact on our overall housing supply.

It is our understanding that the Water Management District has a water reserve of 9af of water available. We request that the District works with the developer and allocates the additional water to the two project sites with the condition of affordable units being built as outlined above.

Since the developer is drawing up plans for the new building and the conversion of the office building, we hope that the District can make a determination in favor of those two project as soon as possible.

If you have any questions, please feel free to contact me at (831) 646-3760.

Sincerely

Hans Uslar
City Manager

CC: Kim Cole, Community Development Director
Ande Flower, Principal Planner
Mr. Brad Slama