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The agenda is subject to change.



**Water Demand
Committee Members:**
Amy Anderson, Chair
Alvin Edwards
Marc Eisenhart

Alternate:
Karen Paull

Staff Contact
David J. Stoldt,
General Manager

Stephanie Locke,
Water Demand
Manager

Agenda
**Water Demand Committee
of the Monterey Peninsula Water Management District**

October 2, 2023 at 1:30 p.m. | *Virtual Meeting*

Join the meeting at:
[https://mpwmd-
net.zoom.us/j/84268629198?pwd=M2ZScVBUS2NFSU5YNjFFVUc4aTJjQT09](https://mpwmd-net.zoom.us/j/84268629198?pwd=M2ZScVBUS2NFSU5YNjFFVUc4aTJjQT09)

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**For detailed instructions on connecting to the Zoom 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. Please limit your comments to three (3) minutes per item.*

1. Consider Adoption of Committee Meeting Minutes from August 3, 2023

Discussion Items – *Public comment will be received. Please limit your comments to three (3) minutes per item.*

2. Update on Water Demand by Jurisdiction
3. Water Allocation Process Schedule

Suggest Items to be Placed on Future Agendas

Adjournment

Mission Statement

Sustainably manage and augment the water resources of the Monterey Peninsula to meet the needs of its residents and businesses while protecting, restoring, and enhancing its natural and human environments.

Vision Statement

Model ethical, responsible, and responsive governance in pursuit of our mission.

Board's Goals and Objectives (Online)

<https://www.mpwmd.net/who-we-are/mission-vision-goals/bod-goals/>

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Provide Public Comment at the Meeting

Attend via Zoom: See below “Instructions for Connecting to the **Zoom Meeting**”

Submission of Public Comment via E-mail

Send comments 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." Staff will forward correspondence received to the Board. Correspondence is not read during public comment portion of the meeting. However, all written public comment received becomes part of the official record of the meeting and placed on the District’s website as part of the agenda packet for the meeting.

Submission of Written Public Comment

All documents submitted by the public must have no less than one copy to be received and distributed by the **Clerk** prior to the Meeting.

Document Distribution

In accordance with Government Code §54957.5, any materials of public record relating to an agenda item for a meeting of the Board of Directors that are provided to a majority of the members less than 72 hours before the meeting will be made available at the **District Office, 5 Harris Court, Building G, Monterey, CA**, during normal business hours. Materials of public record that are distributed during the meeting shall be made available for public inspection at the meeting if prepared by the Board or a member of its legislative/advisory body, or the next business day after the meeting if prepared by some other person.

Instructions for Connecting to the **Zoom Meeting**

The public may remotely view and participate in the meeting to make public comment by computer, by phone or smart device.

Please log on or call in as early as possible to address any technical issues that may occur and ensure you do not miss the time to speak on the desired item. Follow these instructions to log into Zoom from your computer, smart device or telephone. (Your device must have audio capability to participate).

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1. Use the “raise hand” function to join the queue to speak on the current agenda item when the Chair calls the item for Public Comment.

COMPUTER / SMART DEVICE USERS: You can find the raise hand option under your participant name.

TELEPHONE USERS: The following commands can be entered using your phone’s dial pad:

- *6 – Toggle Mute / Unmute
 - *9 – Raise Hand
2. Staff will call your name or the last four digits of your phones number when it is your time to speak.
 3. You may state your name at the beginning of your remarks for the meeting minutes.
 4. Speakers will have up to three (3) minutes to make their remarks. *The Chair may announce and limit time on public comment.*
 5. You may log off or hang up after making your comments.

Refer to the Meeting Rules to review the complete Rules of Procedure for MPWMD Board and Committee Meetings:
<https://www.mpwmd.net/who-we-are/board-of-directors/meeting-rules-of-the-mpwmd/>

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WATER DEMAND COMMITTEE

ITEM: ACTION ITEM

1. CONSIDER ADOPTION OF COMMITTEE MEETING MINUTES FROM AUGUST 3, 2023

Meeting Date: October 2, 2023

From: David J. Stoldt,
General Manager

Prepared By: Kristina Pacheco

CEQA Compliance: This action does not constitute a project as defined by the California Environmental Quality Act Guidelines Section 15378.

SUMMARY: Attached as **Exhibit 1-A** are draft minutes of the August 3, 2023 committee meeting.

RECOMMENDATION: The Committee should adopt the minutes by motion.

EXHIBIT

1-A Draft Minutes of the August 3, 2023 Committee Meeting



EXHIBIT 1-A

Draft Minutes Water Demand Committee of the Monterey Peninsula Water Management District Thursday, August 3, 2023 at 1:30 P.M.

The meeting was conducted via Zoom – Teleconferencing means.

CALL TO ORDER

Chair Anderson called the meeting to order at 1:32 p.m.

ROLL CALL

Committee Members Present:

Amy Anderson, Chair
Alvin Edwards
Karen Paul (alternate)

Committee Members Absent:

Marc Eisenhart

District Staff Members Present:

David J. Stoldt, General Manager
Stephanie Kister, Conservation Analyst
Kristina Pacheco, Board Clerk
Sara Reyes, Senior Office Specialist

District Counsel Present:

David C. Laredo and Fran Farina with De Lay and Laredo

COMMENTS FROM THE PUBLIC

Chair Anderson opened public comment; *No comments were directed to the committee.*

ACTION ITEMS

1. Consider Adoption of Committee Meeting Minutes from August 3, 2023

Chair Anderson introduced the item. Chair Anderson opened public comment. *No comments were directed to the committee.*

A motion was made by Committee Member Edwards with a second by Chair Anderson to approve the committee meeting minutes from August 3, 2023. The motion passed with a vote of 3-Ayes (Members Anderson and Edwards), 0-Noes, 1- Abstention (Member Paull) and 1-Absent (Member Eisenhart).

2. Consider Outreach Plan for Certified Landscape Irrigation Auditor Class

Chair Anderson introduced the item. Chair Anderson opened public comment. *No comments were directed to the committee.*

After staff presentation and brief discussion, a motion was made by Committee Member Paull with a second by Member Edwards, to approve offering an Irrigation Association Certified Landscape Irrigation Auditor certification class locally and offer tuition assistance for participants. The motion passed on a vote of 3-Ayes (Members Anderson, Edwards and Paull), 0-Noes, and 1-Absent (Member Eisenhart).

DISCUSSION ITEMS

3. Update on Water for Housing (RHNA) Status

David J. Stoldt, General Manager provided introductory remarks and an overview of the Staff Note and exhibits provided to the committee. *After discussion regarding housing site inventory and available water supply for the 6th Cycle Regional Housing Needs Allocation (RHNA), the General Manager recommended that the district continue to monitor the County and their goals with regards to units built and their water usage, particularly multifamily developments. The committee also discussed the different leadership styles and actions of the jurisdictions involved in the RHNA allocation process and how the District should approach giving the jurisdictions water access with consideration of the difference between Cal-Am and non-Cal-Am served areas.*

4. Water Allocation Process Update – EIR Report, Other Tasks, and Schedule

David J. Stoldt, General Manager provided an overview of the Staff Note and exhibit provided to the committee. *After discussion regarding the Memorandum of Water Allocations and CEQA Project Status provided by Rincon Consultants and the District's future water allocation process the General Manager recommended that the District do an addendum to the Pure Water Monterey /Groundwater Replenishment (PWM/GWR) Supplemental EIR and anticipates having a few options to do so. The committee further discussed the District's action plan to determine allocations for multiple uses, including supply and demand driven by population, RHNA, commercial use, government use and anticipated growth. The Committee decided to bring the Memorandum and recommendation to the full board for discussion.*

SUGGEST ITEMS TO BE PLACED ON FUTURE AGENDAS

Modifications to the Water Supply & Demand forecast were discussed. General Manager Stoldt suggested that the adopted forecast remains valid and need not be changed. However, the Water Supply Committee will see alternate supply scenarios as part of the District doing a Water Supply Assessment for CPUC Phase 2 and local jurisdiction RHNA evaluation.

ADJOURNMENT

There being no further business, Chair Anderson adjourned the meeting at 2:36 p.m.

Kristina Pacheco, Committee Clerk
to the Water Demand Committee

Reviewed and Approved by the MPWMD Water Demand Committee on October __, 2023
Received by the MPWMD Board of Directors on October __, 2023

WATER DEMAND COMMITTEE

ITEM: DISCUSSION ITEM

2. UPDATE ON WATER DEMAND BY JURISDICTION

Meeting Date: October 2, 2023

From: David J. Stoldt
General Manager

Prepared By: David J. Stoldt

General Counsel Approval: 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 15378.

SUMMARY: The District adopted a Supply and Demand forecast at its September 19, 2022 Board meeting. The forecast was based on the 25-year Association of Monterey Bay Area Governments' (AMBAG) 2022 Regional Growth Forecast, a 25-year model that informs the AMBAG Metropolitan Transportation Plan, and is intended to be consistent with the 6th Cycle Regional Housing Needs Allocation (RHNA). The Adopted forecast showed an incremental need of 944 acre-feet (AF) of new supply to meet demand. This is shown in **Exhibit 2-D** hereto.

However, upon review of the AMBAG documents District staff discovered some disconnect between RHNA housing numbers and Regional Growth Forecast population numbers – as one example, AMBAG showed a 1,469 person increase in City of Monterey population in 25 years from 2020 to 2045, but showed a RHNA housing requirement of 3,654 housing units. Other examples abound. Further, the County – while not yet completing its 2023-2031 Draft Housing Element – has preliminarily indicated that it will attempt to locate as many as 1,966 housing units within the District's jurisdiction, almost 1,200 of which would be along the Route 68 corridor. Jurisdictions' draft 2023-2031 Housing Elements consistent with the 6th Cycle RHNA are excerpted in **Exhibit 2-A**.

While the District typically relies on population rather than housing ("people use water, not houses") water based on proposed housing stock yields slightly different outcomes. Therefore, staff also analyzed the proposed RHNA housing units by capacity for water use, mix of stock per income class, water service provided outside the District and Cal-Am, among other things as shown in **Exhibit 2-B** and **Exhibit 2-C**.

Finally, because the RHNA housing assumption for the unincorporated county implied a significant change in population growth, the residential water demand was modified for that change. It may be instructive to look at other assumptions that might change based on the

differences between the RHNA target and the AMBAG Regional Growth Forecast population.¹ District staff also made certain assumptions about non-residential water use as a result of job growth. The three different residential water demand forecast outcomes were equally weighted, averaged, and added to the non-residential water demand forecast, to yield an overall forecast of need for 30-years as shown below:

Water Required to Meet 30-Year Demand

	Monterey	Pacific Grove	Carmel-by-the-Sea	Seaside	Del Rey Oaks	Sand City	County	TOTAL
Residential - Based on AMBAG Forecast	94	40	5	86	52	53	210	540
Residential - Based on RHNA Housing Elements	270	119	37	17	2	29	164	638
Residential - Based on AMBAG Modified for RHNA	75	39	4	50	7	53	992	1,220
Total Residential Divided by 3	146	66	15	51	20	45	455	799
Non-Residential - Based on AMBAG Forecast	205	22	26	41	4	6	100	404
Total Water Demand in 30 Years	351	88	41	92	24	51	555	1,203

These results still require modification for final 2023-2031 Draft Housing Elements (i.e., County) and information yet to be received from the Department of Defense and the Airport District.

As part of the District's Water Allocation Process, a proposal allocating a portion of the indicated 30-year demand will be made to the Technical Advisory Committee (TAC) in an upcoming meeting.

EXHIBITS

- 2-A** Monterey County Preliminary 6th Cycle RHNA Housing Sites Inventory
- 2-B** Summary of Water Required to Meet Sites Inventory Within MPWMD
- 2-C** Water for Housing Technical Memorandum
- 2-D** Adopted Supply and Demand Forecast and Forecast with Modified Assumptions

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¹ Note: Jurisdictions that believe they will accomplish their housing buildout much earlier than the 25-year horizon of the Regional Growth Forecast have not adequately answered the questions as to how that affects population growth forecasts, what happens to population after the housing is built, is there a mismatch between housing and people, etc.

EXHIBIT 2-A

Housing and Community Development (HCD) Initial Draft

6th Cycle Housing Element Update (2023-2031)

CITY OF CARMEL-BY-THE-SEA

August 1, 2023



Prepared by
EMC Planning Group

Table 1-1 Regional Housing Needs Allocation

Income Group	Percentage of Area Median Income (AMI)	Share
Extremely Low Income ⁶	<30	57
Very Low Income	<50	56
Low Income	51-80	74
Moderate Income	81-120	44
Above Moderate Income	121 +	118
Total		349

SOURCE: AMBAG

1.4 Affirmatively Furthering Fair Housing

In 2018, Assembly Bill (AB) 686, established an independent state mandate to affirmatively further fair housing (AFFH). Assembly Bill (AB) 686 extends requirements for federal grantees and contractors to “affirmatively further fair housing,” including requirements in the Federal Fair Housing Act, to public agencies in California. Affirmatively furthering fair housing is defined specifically as taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity by replacing segregated living patterns with truly integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity; and fostering and maintaining compliance with civil rights and fair housing laws.

Assembly Bill (AB) 686 requires public agencies to:

- Administer their programs and activities relating to housing and community development in a manner to affirmatively further fair housing;
- Not take any action that is materially inconsistent with the obligation to affirmatively further fair housing;
- Ensure that the program and actions to achieve the goals and objectives of the Housing Element affirmatively further fair housing; and
- Include an assessment of fair housing in the Housing Element.

The requirement to Affirmatively Further Fair Housing (AFFH) is derived from The Fair Housing Act of 1968, which prohibited discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex—and was later amended to include familial status and disability. The 2015 U.S. Department of Housing and Urban Development (HUD) Rule

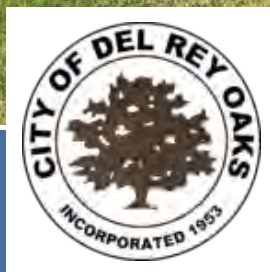
⁶ Extremely low-income RHNA is found as a subset within the very low-income category for all other tables in this document

6th Cycle Housing Element Update

Public Review Draft

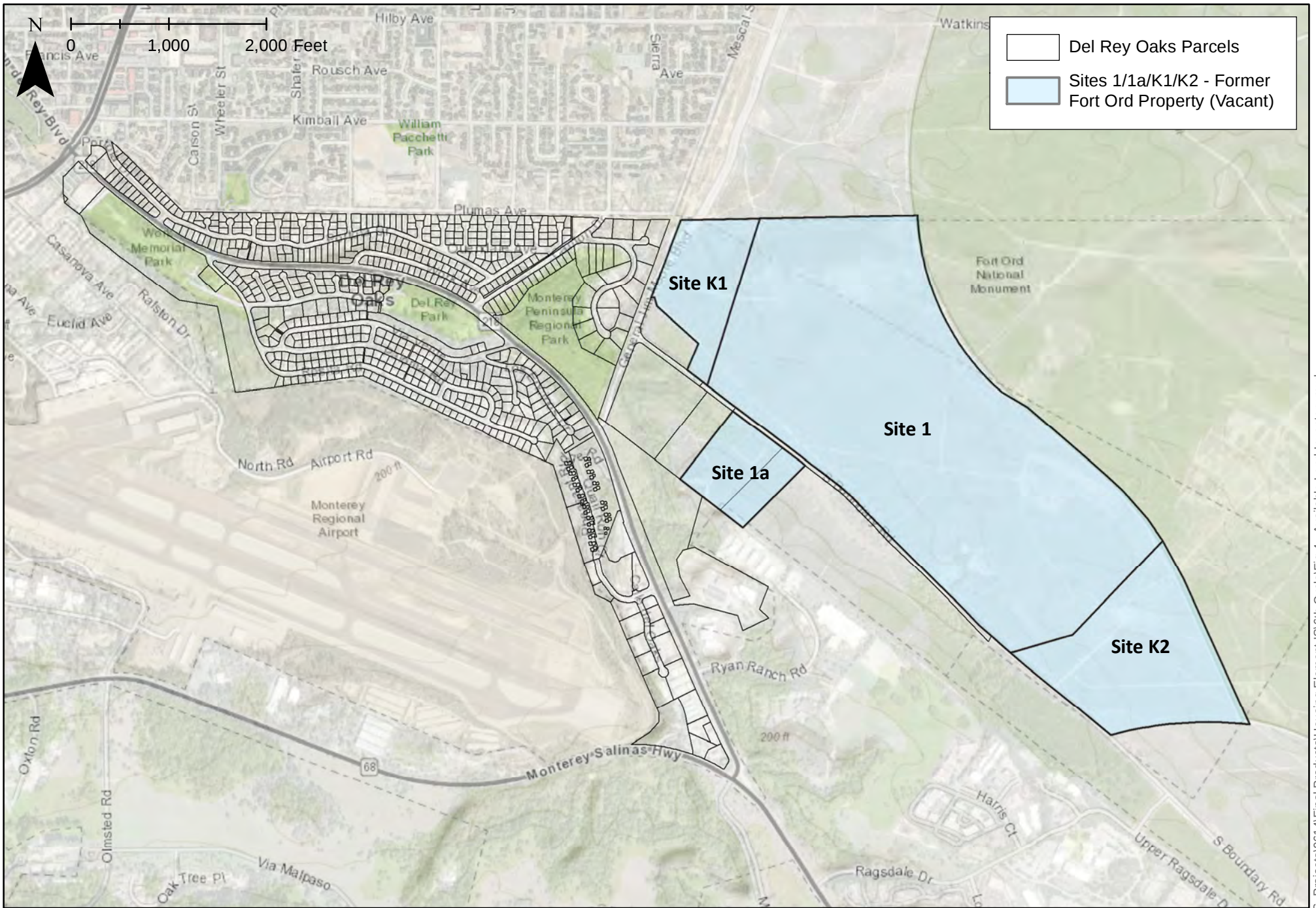
May 26, 2023

CITY OF
DEL REY OAKS



6th Cycle Update
(2023-2031)
City of Del Rey Oaks

Prepared by Denise Duffy & Associates



Updated Available Land Inventory
City of Del Rey Oaks Housing Element Update, May 2023

Date
5/16/2023
Scale
1 in = 1,000 ft



Denise Duffy & Associates, Inc.
Planning and Environmental Consulting

Figure
4

Future development of former Fort Ord areas is contingent upon rezoning, general plan amendment, removal of potential hazards associated with unexploded ordnance, as well as securing a developer. The City committed to rezone Sites 1 and 1a to accommodate residential land uses as identified in updated programs included in **Chapter 7**. The continued use of Sites 1 and 1a provides adequate land and reasonable suitability for location of future housing to meet needs under the 6th cycle RHNA also. Sites 1 and 1a have been declared as surplus under the requirements of the Surplus Land Act. Sites K1 and K2 provide additional land area and capacity within the City to accommodate RHNA.

A rezone program has been included in the Housing Element Update (Program A.1). The following summarizes the key elements of the sites addressed in this Chapter. As a means of documenting how these sites can realistically be developed during the planning period, a narrative description of factors supporting development has been prepared for each of the sites. This analysis further details existing conditions, as well as potential interest in rezoning and development on the sites. The following summarizes the site inventory assessment. Additional tables and mapping are included in **Appendix C**.

Table 3-4 Site Inventory	
Sites Inventory Analysis Summary – Site 1	
Assessor Parcel Number	031-191-026-000
Property Size	232 acres
Location	Former Fort Ord, North of South Boundary Road and East of General Jim Moore Boulevard
General Plan and Zoning designation	Zoning designation: C-1-V = Neighborhood Commercial With Visitor Overlay and General Plan designation: General Commercial – Neighborhood Commercial with Visitor overlay (GC (C-1-V)).
Rezoning Required	Yes; Proposed Overlay Zone of adequate area to meet RHNA at densities of 20 units/acre.
Dry Utilities	Utilities would need to be extended to the site, including for Pacific Gas & Electric (PG&E) and Cable, Internet & Phone Service (Comcast or AT&T).
Water and Sewer	Water and sewer service is planned but would need to be extended from General Jim Moore Boulevard, where the existing MCWD infrastructure water and recycled water lines are in place.
Suitability and availability	Site 1 is a vacant large parcel (232-acre) property that is currently available and has been planned for development in approved City and regional planning documents. Site 1 is owned by the City. The City issued an RFP for this site and developers continue to express interest in various types of housing and mixed use. Due to previous military use of the site at former Fort Ord, additional approvals from DTSC (Department of Toxic Substances Control) for UXO (Unexploded Ordnances) are required on portions of the property.
Ownership and Surplus Land Act	City-owned; declared as surplus under the requirements of the Surplus Land Act.
Map of sites	See Figure 4 and Appendix C
Realistic capacity	The City would need to complete a general plan amendment and rezoning an area of adequate size to specifically allow residential development or adopt an overlay zoning district to allow for residential land uses within the site. In either scenario, there is adequate land within Site 1 for accommodating RHNA. Assuming the property would be developed under D district zoning density (currently 16-18 units per acre) with a zoning overlay for affordable (20 units/acre), and use of approximately 10-20 acres, this site could facilitate residential development to satisfy the RHNA. While realistic capacity may be greater, the City is assigning 200 units of capacity which is adequate to meet RHNA. As the City has had no development of housing for over two decades,

Table 3-4 Site Inventory	
	there are no historical records of similar projects built in recent years in the City that can be relied upon for identifying capacity. However, recent projects in the former Fort Ord area have achieved this development capacity.
Affordability Level of Units	There will be a range of various income level housing in the development. This site can meet the RHNA, including affordability levels shown in Tables 3-1 and 3-2 .
Site Suitability	Site 1 consists of approximately 232 acres of this currently undeveloped property and contains primarily maritime chaparral and coastal scrub vegetation. The property is relatively hilly, but there are no steep grades or environmental constraints that would preclude development.
Access	The property has direct access from South Boundary Road which feeds into General Jim Moore Boulevard and then Canyon Del Rey (Highway 218). Canyon Del Rey connects to State Highway 68, a main highway connecting the Monterey Peninsula cities to the City of Salinas. Canyon Del Rey (Highway 218) also connects directly to State Highway 101. General Jim Moore Boulevard provides the major north-south thoroughfare through the former base; this road also travels through the northern section of the City of Seaside and is a major thoroughfare leading to the City of Salinas. South Boundary Road forms the southern boundary of the site and offers indirect access to State Highway 68.
Site 1: Additional Discussion Site 1, Former Fort Ord Property:	
- The former Fort Ord Property is located at the southern boundary of the former Fort Ord military base within the City. The City has been pursuing development to allow both market rate and affordable residential uses on the site. - The large area of available land in Site 1 ensures adequate land area to meet RHNA needs for affordable housing, including 5th Planning Cycle and 4th Planning Cycle carry over. - The City has taken a number of actions to allow development on the site over the past decades. The project may be developed in phases, concurrent with governmental approvals and infrastructure development. Background materials that more fully describe background on planned development entitlements including the following: The adopted Redevelopment Plan, Report on the Plan, and CEQA documentation. - The City General Plan and Certified EIR. - The Fort Ord Reuse Plan and Certified EIR. 2019 Housing Element Initial Study/Negative Declaration. - Sites 1 and 1a will be served by local water, sewer and dry utilities. Planned infrastructure is available and sufficiently accessible to support housing development. The extension of electricity, gas, high speed fiber, sanitary sewer and potable water pipelines and the reconstruction of South Boundary Road are all planned in conjunction with the development of the former Fort Ord property. The City is overseeing the reconstruction of South Boundary Road- and construction is anticipated in 2024/25. Future delivery of water and utilities is dependent on funding availability to extend the infrastructure to serve these sites, including sewer and water. - The Marina Coast Water District (MCWD), which is responsible for providing water service to the property will design water pipeline concurrently with the road design and construction. The property has an existing water allocation from the MCWD in accordance with-MCWD's 2020 Urban Water Management Plan. A Water Supply Assessment was adopted for the property by MCWD identifying uses and water availability to the site although this would need to be updated by MCWD. However, water service and extension are dependent upon MCWD CIP projects to extend water lines from General Jim Moore Boulevard to the South Boundary Road. - As part of the former Fort Ord military base, portions of the property had UXO that have since been removed by the Army. In accordance with regulatory restrictions, additional environmental insurance and additional clearance by regulatory agencies as well as restrictive covenants on use of the site are required consistent with the State requirements. The City has obtained environmental insurance for the Del Rey Oaks site. A large portion of Site 1 is cleared for residential use. - The City's former Redevelopment Plan specifies up to 200 residential units on this former Fort Ord site.	

**Table 3-4
Site Inventory**

- The City is committed to amend the General Plan and Zoning Ordinance to apply an overlay zone designation on the site. This is included as a planned program under this Housing Element (see **Chapter 7.0**).

Sites Inventory Analysis Summary – Site 1a

Assessor Parcel Number	031-191-027-000 031-191-028-000
Property Size	APN 031-191-027-000 (6 acres) APN 031-191-028-000 (11.8 acres) 17.8 acres total
Location	Former Fort Ord, South of South Boundary Road and East of General Jim Moore Boulevard
General Plan and Zoning designation	Zoning designation: C-1-V = Neighborhood Commercial With Visitor Overlay and General Plan designation: GC(C-1-V). The City would need to designate this site to allow residential land use similar to Site 1 above. This property is City-owned.
Dry Utilities	Utilities would need to be extended to the site, including for Pacific Gas & Electric (PG&E) and Cable, Internet & Phone Service (Comcast or AT&T).
Water and Sewer	Water and sewer service is planned but would need to be extended from General Jim Moore Boulevard, where the existing MCWD infrastructure water and recycled water lines are in place.
Suitability and availability	Site 1a is comprised of two separate parcels, encompassing a total of 17.8 acres within the former Fort Ord in the City limits of Del Rey Oaks. It is currently vacant land and available for development with almost 10 acre-feet of water assigned to this site.
Ownership and Surplus Land Act	City-owned; declared as surplus under the requirements of the Surplus Land Act.
Map of sites	See Figure 4 and Appendix C
Realistic capacity	Assuming a density range for medium density, a realistic development capacity on this site is 72 units. This is based on assumption of developable property of approximately 6 acres within the 17.8 acres property (outside the steeply sloping area of the site) and a D District zoning density of 16-18 units per acre. There are no historical records of similar projects built in recent years in the City, but other jurisdictions have successfully developed in this density range and higher in former Fort Ord.
Affordability Level of Units	There will be a range of various income level housing in the development, similar to Site 1. There is enough realistic capacity to meet RHNA needs at this site in combination with Site 1.
Access	The property has direct access from South Boundary Road which feeds into General Jim Moore Boulevard and then Canyon Del Rey (Highway 218).

Site 1a: Discussion of Available Residential Development on City-Owned Portion of Site 1a, south of South Boundary Road (Connected Parcel to Former Fort Ord Property within City of Del Rey Oaks):

- This site is identified on **Figure 4** as Site 1a and ownership is retained by the City. This site is also within the former Fort Ord property but is not part of the development area that is planned for development on the north side of South Boundary Road.
- A City Rezoning and General Plan Amendment would be required to allow residential land uses.
- The site would need to be rezoned to designate residential housing as an allowed use.
- The parcel is approximately 17.8 acres of vacant land. Nearby properties in Del Rey Oaks are the Frog Pond Wetland Preserve to the west, which is owned by Monterey Peninsula Regional Parks District (MPRPD). This parcel also borders the City of Monterey to the south.
- The steep grade on the southern portion of this site represents a major development constraint.
- Water and sewer are available on General Jim Moore. Future extension of services would need to be extended to South Boundary Road. The property is vacant and currently there is no water or sewer service on-site. Environmental issues include steep grades in portions of the site. The area along South Boundary Road could accommodate higher density housing.

**Table 3-4
Site Inventory**

- Services and other factors are similar to the discussion above for Site 1; however, this site is smaller and is not being considered by the City for a development agreement with a developer.
- Future delivery of water and utilities is dependent on funding availability to extend the infrastructure to serve these sites, including sewer and water. MCWD Capital Improvement Program (2019-2023) included the water and sewer extension. The City is also overseeing the South Boundary Road improvements which are expected to be constructed in 2024/25 timeframe.

Sites Inventory Analysis Summary — Site K1

Assessor Parcel Number	031-191-024-000
Property Size	20 acres
Location	Former Fort Ord, North of South Boundary Road and directly east of General Jim Moore Boulevard
General Plan and Zoning designation	Zoning designation: C-1-V = Neighborhood Commercial With Visitor Overlay and General Plan designation: GC(C-1-V). The City would need to designate this site to allow residential land use similar to Site 1 and 1a above.
Dry Utilities	Utilities would need to be extended to the site, including for Pacific Gas & Electric (PG&E) and Cable, Internet & Phone Service (Comcast or AT&T).
Water and Sewer	Water and sewer service is planned but would need to be extended from General Jim Moore Boulevard, where the existing MCWD infrastructure water and recycled water lines are in place.
Suitability and availability	Site K1 is comprised of one parcel, encompassing a total of 20 acres within the former Fort Ord in the City limits of Del Rey Oaks. It is currently vacant land and available for development with almost 10 acre-feet of water assigned to this site.
Ownership	This property is in private ownership.
Map of sites	See Figure 4 and Appendix C
Realistic capacity	Assuming a density range for medium density, a realistic development capacity on this site is 60 units. This is based on assumption of a portion of the property for use as mixed-use, approximately 5 acres within the 20 acres property and an affordable housing overlay zoning density of 20 units per acre. There are no historical records of similar projects built in recent years in the City, but other jurisdictions have successfully developed in this density range and higher the area.
Affordability Level of Units	There will be a range of various income level housing in the development, similar to Sites 1 and 1a. It is assumed the property owner may want to have affordability levels at a moderate-income.
Access	The property has direct access from General Jim Moore Boulevard.

Site K1: Discussion of Available Residential Development K1, east of General Jim Moore (former Fort Ord Property within City of Del Rey Oaks):

- This site is also within the former Fort Ord property but is not part of the RFP for the City-owned development area of Site 1.
- Rezoning and General Plan Amendment would be required to allow residential land uses.
- The parcel is vacant.
- Water and sewer are available on General Jim Moore.
- This site is nearest to existing MCWD water and existing development.
- The site is likely best suited for Mixed Use.
- As part of the former Fort Ord military base, portions of the property had UXO that have since been removed by the Army. In accordance with regulatory restrictions, additional environmental insurance and additional clearance by regulatory agencies as well as restrictive covenants on use of the site are required consistent with the State requirements for use as residential.
- Future delivery of water and utilities is dependent on funding availability to extend the infrastructure to serve these sites, including sewer and water.

**Table 3-4
Site Inventory**

Sites Inventory Analysis Summary — Site K2

Assessor Parcel Number	031-191-025-000
Property Size	53.81 acres
Location	Former Fort Ord, Northeast of South Boundary Road
General Plan and Zoning designation	Zoning designation: C-1-V = Neighborhood Commercial With Visitor Overlay and General Plan designation: GC(C-1-V). The City would need to designate this site to allow residential land use similar to Site 1 and 1a above.
Dry Utilities	Utilities would need to be extended to the site, including for Pacific Gas & Electric (PG&E) and Cable, Internet & Phone Service (Comcast or AT&T).
Water and Sewer	Water and sewer service is planned but would need to be extended from General Jim Moore Boulevard, where the existing MCWD infrastructure water and recycled water lines are in place.
Suitability and availability	Site K2 is comprised of one parcel, encompassing a total of 53.81 acres within the former Fort Ord in the City limits of Del Rey Oaks. It is currently vacant land and available for development with almost 50 acre-feet of water entitlement assigned.
Ownership	This property is in private ownership (same owner as K1).
Map of sites	See Figure 4 and Appendix C
Realistic capacity	The site is entitled for a 210-unit visitor-serving RV development, with approximately 4,000 square feet assigned to each RV space. Assuming a portion of these approved spaces, consistent with the developers' requirements, the assigned capacity on this site is 40 moderate income units. This is based on assumption that a portion of the property would remain in use for visitor serving within the property. Per the requirements above, an affordable housing overlay zoning density of 20 units per acre would be assigned. There are no historical records of similar projects built in recent years in the City, but other jurisdictions have successfully developed in this density range and higher in the area.
Affordability Level of Units	It is assumed the property owner may want to have affordability levels at a moderate-income.
Access	The property is accessed from South Boundary Road.
Site K2: Discussion of Available Residential Development K1, east of General Jim Moore (former Fort Ord Property within City of Del Rey Oaks):	
• This site is also within the former Fort Ord property but unlike the other areas, this site is approved and entitled for a 210-RV project. • A City Rezoning and General Plan Amendment would be required to allow residential land uses. • Water and sewer are available on General Jim Moore; this site is furthest from existing MCWD water and existing development. • The property owner has expressed interest in continuing discussions and providing a mix of residential units on this site. • As part of the former Fort Ord military base, portions of the property had UXO that have since been removed by the Army. In accordance with regulatory restrictions, additional environmental insurance and additional clearance by regulatory agencies as well as restrictive covenants on use of the site are required consistent with the State requirements for use as residential. • Future delivery of water and utilities is dependent on funding availability to extend the infrastructure to serve these sites, including sewer and water.	

Vacant Land Inventory and Ability to Meet RHNA

State law requires that local governments zone sufficient vacant land for residential use at standards and densities appropriate to meet housing needs of all economic segments, as identified above; sites should also have available public facilities and services.

The City currently faces a shortage of vacant land designated for residential development. The City has also been facing long-term water service and availability constraints affecting provision of affordable housing. The City has considered former Fort Ord, particularly City-owned Sites 1 and 1a, for development for decades. For all former Fort Ord sites, currently only commercial, recreational and visitor serving uses are allowed. Rezoning to allow for residential uses has been contemplated in previous drafts of the Housing Element. The City has confirmed that including Sites 1 and 1a are suitable and viable for provision of housing sites to meet the RHNA allocation. Sites 1a and K2 are additional sites for provision of RHNA.

Other

Other sites outside the former Fort Ord have been considered during previous Housing Element Updates. There are no vacant sites over 2 acres that are zoned residential. Any sites for development require revisions to zoning and general plan land uses to allow residential uses, with the exception of accessory dwelling units addressed below. Additional constraints to development include the restrictions due to safety due to the location of the Monterey Peninsula Regional Airport. **Appendix C** includes mapping showing the location of the safety zones and a summary table identifying the restrictions within the City.

Accessory Dwelling Units. Eight ADU building permits were issued since May 2020. There were three in 2020, two each in 2021 and 2022 and one as of May 19, 2023. This provides a history of ADU development over the previous three years. It is important to note that the City ADU ordinance was adopted in 2021. The use of ADUs would not require any zoning amendments.

The ADUs currently being built are done during an existing moratorium on water expansion and thus, it is reasonable to expect when restrictions are lifted, additional ADU development will occur.³ The previous Housing Element noted that there were several milestones that needed to be reached before water would come available for ADUS, including completion of the Pure Water Monterey (PWM) Groundwater Replenishment Expansion Project as well as, or, approval of permits and construction of the Monterey Peninsula Water Supply Project (MPWSP). The PWM Expansion Project is planned for construction and full operation in 2024/25. The MPWSP Project desalinization facility was recently approved at a smaller capacity by the California Coastal Commission. It is reasonable and documented that at least one of these planned water sources will come available during the current planning period and that additional water will become available for ADU development under the MPWMD allocation program. Thus, this Site Inventory assumes 20 units of ADU development in the 6th planning cycle.

³ As presented in Chapter 4.0, a major constraint on development is the Cease-and-Desist Order for water hookups within the Cal-Am Service area and the Monterey Peninsula Water Management District, which limits any increase in water usage by properties served by Cal-Am.

Conclusion

The purpose of the site inventory is to identify and analyze specific sites that are available and suitable for residential development from 2023-2031 in order to accommodate the City's assigned 184 housing units. The City does not build the housing but creates the programs and policies to plan for where it should go and how many units could be on potential sites. See **Appendix C** for a complete and detailed description of all sites included in the City's inventory of vacant and available housing sites.

Table 3-5, Vacant/Partially Vacant and Available Sites, summarizes the City's sites inventory for the 2023-2031 planning period.

Table 3-5 Vacant and Available Sites					
Housing Resource	Very Low-Income Capacity	Lower Income Capacity	Moderate Income Capacity	Above Moderate-Income Capacity (Net)	Total Capacity
ADUs	6	10	2	2	20
Total	6	10	2	2	20
RHNA	60	38	24	62	184
Difference	54	28	22	60	164

The City is working toward meeting its requirement for needed affordable housing through rezoning Sites 1 and 1a, and Sites K1 and K2 where water is not constrained by a Cease-and-Desist Order for water hookups and where suitable vacant land is available, as identified in the Land Use Inventory and evaluated herein.

The combined realistic capacity of all of these sites would be more than enough to accommodate the 98 Low-Income and Very Low-Income unit portion of the 6th Cycle RHNA. Sites outside the former Fort Ord within the City assume that additional water under the MPWMD allocation program can be provided or that an additional water source is approved, and water provided to the CalAm service area within the City.

The analysis conducted indicates there is combined capacity of more than 270 units in Sites 1 and 1a, and up to 100 maximum units in Sites K1 and K2, which is more than adequate to meet RHNA in all income categories. Per **Table 3-5**, the sites identified in this report are sufficient to accommodate approximately over 200 percent of the City's Regional Housing Needs Allocation for the 6th cycle planning period.



THE CITY OF
MONTEREY

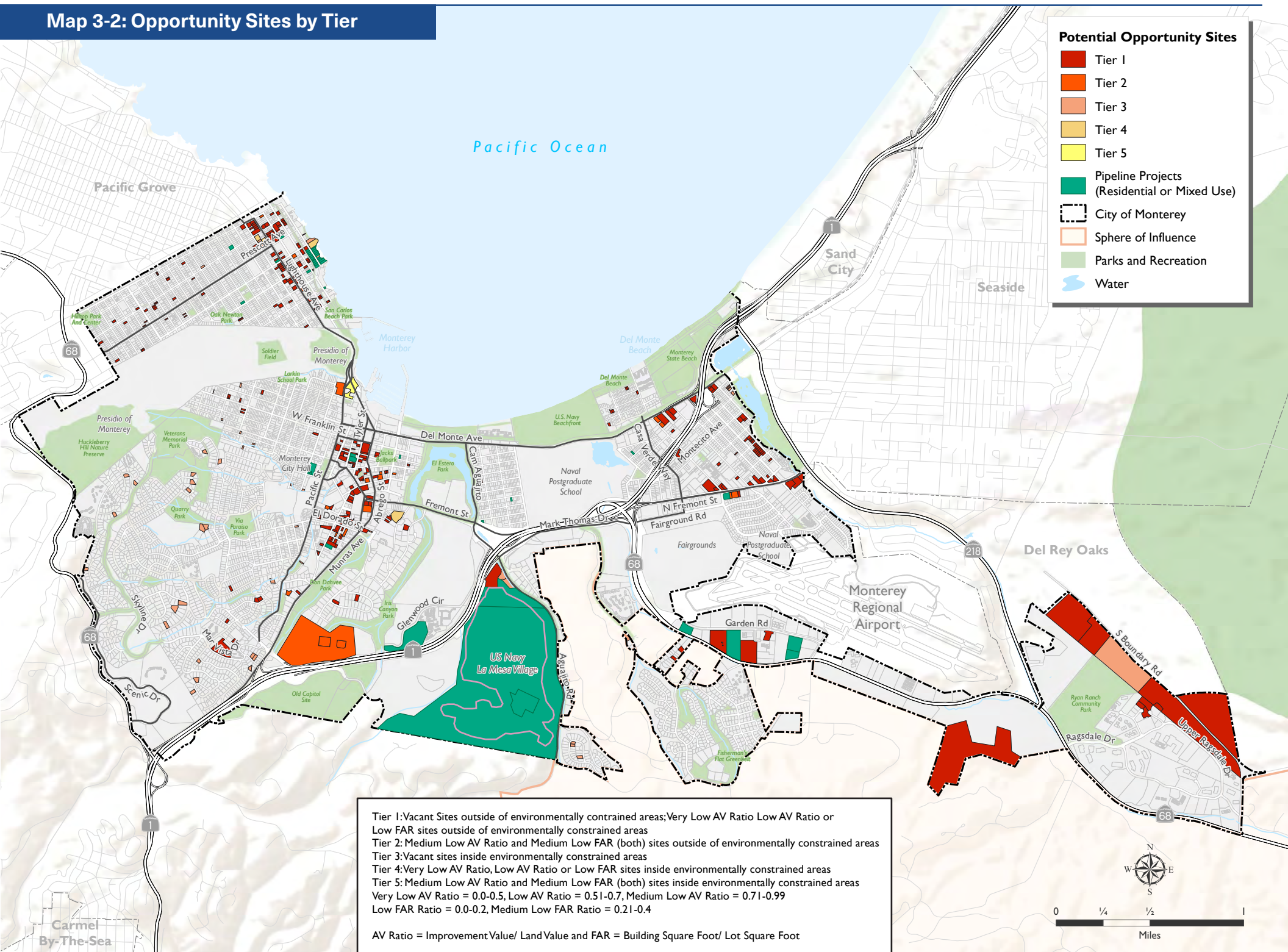
2023-31 HOUSING ELEMENT

Public Review Draft



AUGUST 2, 2023

Map 3-2: Opportunity Sites by Tier



Map 3-14: Sites Available for Housing

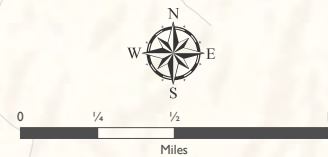
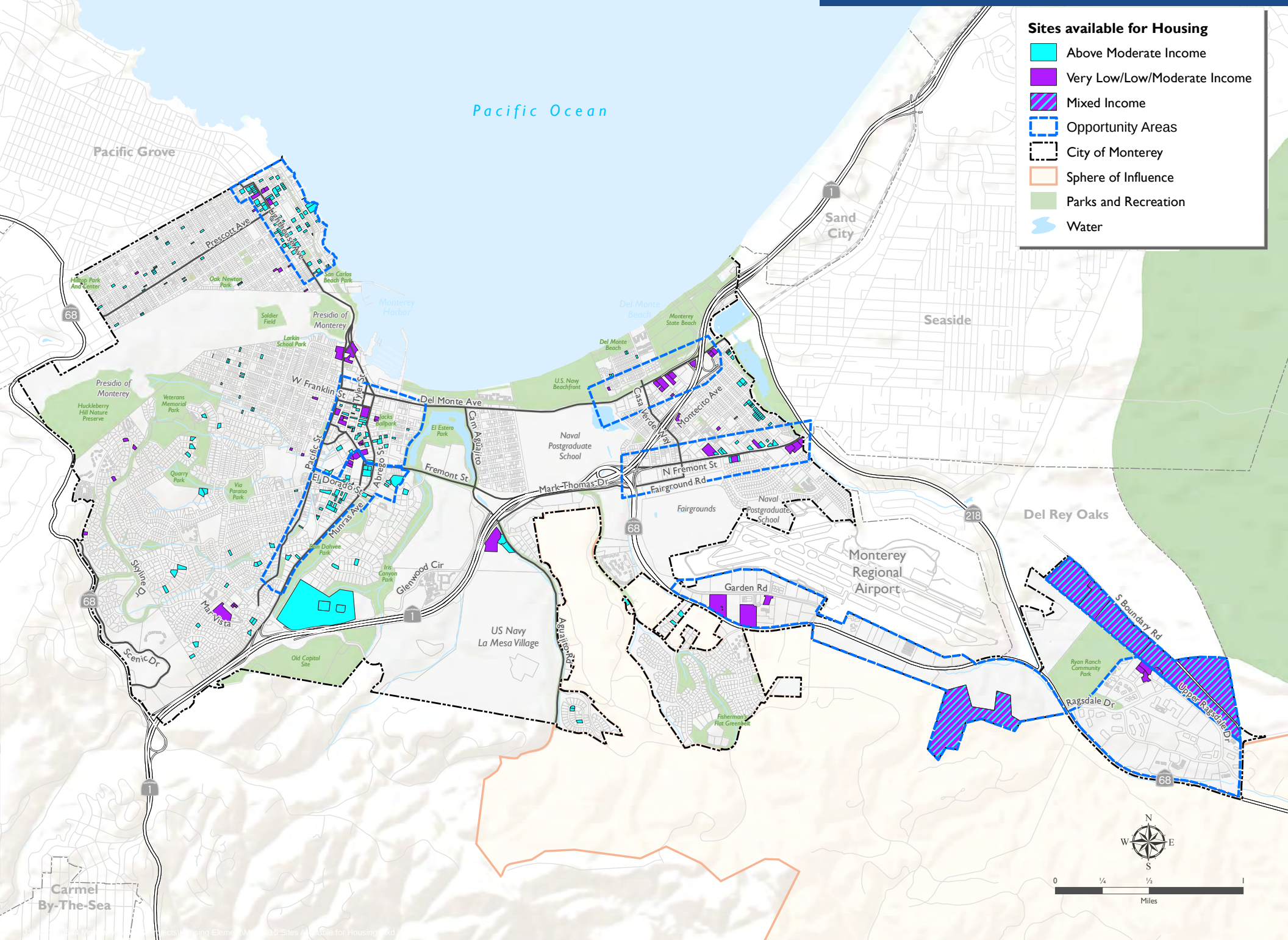


Table 3-4: Summary of RHNA Capacity

INCOME CATEGORY	VERY LOW, LOW, AND MODERATE		ABOVE MODERATE		
Opportunity Area	Vacant	Non-vacant	Vacant	Non-vacant	Subtotal
Downtown	0	216		241	457
North Fremont	0	218	24	86	328
Garden Road	0	356	0	0	356
Lighthouse	0	31	11	254	296
Pacific/Munras/Cass	0	38	0	92	130
Del Monte	0	126	0	0	126
Fort Ord/Ryan Ranch		420		1,680	2,100
Vacant Low Density Residential			111		111
Vacant High Density Residential	33				33
ADUs		120			120
Educational Workforce Overlay		100			100
Pipeline projects	108		383		491
County Courthouse Site		130			130
50-acre MCSD Site	290		350		640
590 Perry Lane Site				50	50
Elk's Lodge Site		94			94
Del Monte Shopping Center				150	150
Heritage Harbor Office Complex		90			90
Subtotal	431	1,939	879	2,553	5,802
Total by RHNA Category		2,370		3,432	5,802
Inclusionary Requirement (20%)				244	
Adjusted Total RHNA		2,440		3,362	5,802
RHNA		2,408		1,246	3,654
Buffer		206		1,942	1,498
		8.56%		155.84%	



City of Pacific Grove

2023–2031 Housing Element Update

Public Review Draft
September 2023



Housing Resources

This chapter documents the methodology and results of the Housing Site Inventory Analysis conducted to demonstrate the City of Pacific Grove's ability to satisfy its share of the region's future housing need. Infrastructure, services, and financial and administrative resources that are available for the development, rehabilitation, and preservation of housing in the City of Pacific Grove are also discussed in this chapter.

Future Housing Need

State law requires each community to play a role in meeting the region's housing needs. A jurisdiction must demonstrate in its housing element that its land inventory is adequate to accommodate its share of the region's projected growth. This section assesses the adequacy of Pacific Grove's land inventory in meeting future housing needs.

This update of the City's Housing Element covers the planning period of June 30, 2023, through December 15, 2031 (called the 6th Cycle Housing Element update). Pacific Grove's share of the regional housing need is allocated by the Association of Monterey Bay Area Governments (AMBAG) and based on recent growth trends, income distribution, and capacity for future growth. Pacific Grove must identify adequate land with appropriate zoning and development standards to accommodate its assigned share of the region's housing needs.

Pacific Grove's share of regional future housing needs is 1,125 total units. The number of units is distributed among four income categories, as shown below in Table 2-1, which are based on the area median income (AMI). In addition to the RHNA obligation and pursuant to SB 166¹, HCD recommends an additional buffer that will provide the City with the capacity to address potential net loss issues over the planning period. HCD recommends that each jurisdiction identify additional candidate sites to accommodate a RHNA buffer of 15 to 30 percent.

Table 2-1 Pacific Grove Needs for 2023-2031

Income Category	Number of Units	Units Plus 20% Buffer	Percent of Total Units
Very Low (30 to 50% of AMI)	362	434	34%
Low (51 to 80% of AMI)	237	284	22%
Moderate (81% to 120% of AMI)	142	170	13%
Above Moderate (> 120% of AMI)	384	384	30%
Total	1,125	1,272	

Meeting RHNA Requirements

Jurisdictions can use planned and approved projects, estimated accessory dwelling unit (ADU) production, and vacant and underutilized sites to accommodate the RHNA. Each of these topics are addressed below.

¹ SB 166 No Net Loss Law was enacted to ensure development opportunities remain available throughout the planning period, especially for lower- and moderate-income units.

Public Review Draft

6th Cycle Housing Element Update (2023-2031)

City of Sand City

May 5, 2023



Prepared by
EMC Planning Group

4.0 Vacant and Available Sites

4.1 Introduction

The *6th Cycle Regional Housing Needs Allocation Plan 2023-2031*¹ has identified the region's housing need as 33,274 units. The total number of housing units assigned is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing. This calculation, known as the Regional Housing Needs Allocation (RHNA), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones. These new laws governing the methodology for how HCD calculates the RHNA resulted in a significantly higher number of housing units for which the Monterey Bay Area must plan compared to previous cycles.

4.2 Regional Housing Needs Allocation

In April 2022, AMBAG adopted its Draft Regional Housing Needs Allocation Plan. For Sand City, the RHNA required to be planned for this cycle is 260 units, which when achieved will represent a 70 percent increase in the city's 2022 population.

RHNA Summary

Sand City's share of the regional housing need for the seven-year period from 2023 to 2031 is 260 units, which is a 472 percent increase over the 55 units required by the 2014 to 2022 RHNA and a 141% increase over the City's existing total housing units. This will result in more than doubling Sand City's available housing units. The housing need is divided into the five income categories of housing affordability. [Table 4-1, Sand City's Regional Housing Needs Allocation – 2023–2031](#) shows Sand City's RHNA for the planning period 2023 through 2031 in comparison to the RHNA distributions for Monterey County and the Monterey Bay Area region.

¹ Source: Association of Monterey Bay Area Governments, April 2022

Table 4-1 Sand City's Regional Housing Needs Allocation 2023–2031

Income Group	Sand City Units	Percent	Monterey County Units	Percent	Monterey Bay Area Units	Percent
Very Low Income (<50% of AMI)	59	22.7%	4,412	21.7%	7,868	23.6%
Low Income (50%-80% of AMI)	39	15.0%	2,883	14.2%	5,146	15.5%
Moderate Income (80%-120% of AMI)	49	18.8%	4,028	19.8%	6,167	18.5%
Above Mod. Income (>120% of AMI)	113	43.5%	8,972	44.2%	14,093	42.4%
Total	260	100.0%	20,295	100.0%	33,274	100.0%

SOURCE: AMBAG 2022

Progress to Date

The RHNA planning period for the 2023-2031 Housing Element (6th Cycle) is June 30, 2023 through December 15, 2031. The statutory adoption date for the 6th Cycle Housing Element is January 1, 2024—a full six months after the beginning of the planning period. To account for this discrepancy, the City of Sand City must account for the number of housing units permitted prior to adoption of the 6th Cycle Housing Element and apply these to the 2023-2031 RHNA. Accordingly, the units permitted in this period count towards the 2023-2031 planning period RHNA and are subtracted from the 6th-Cycle RHNA. [Table 4-2, Sand City's Adjusted RHNA](#), shows the City of Sand City's adjusted RHNA, which accounts for progress made prior to the adoption of the updated Housing Element document.

Table 4-2 Sand City's Adjusted RHNA

	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
2023–2031 RHNA	59	39	49	113	260
Units permitted between June 30, 2023 and January 1, 2024*	TBD	TBD	TBD	TBD	TBD
Remaining RHNA*	TBD	TBD	TBD	TBD	TBD

SOURCE: City of Sand City 2022

*NOTE: This data will be available and calculated prior to final HCD submittal



City of Seaside



SEASIDE
CALIFORNIA

2023-2031 Housing Element

Draft

July 2023

Responsible Agencies: Community Development, Building, Fire Department, and Code Enforcement

- 3. Acquisition/Rehabilitation:** Approximately 80 percent of the City's housing stock was built prior to 1990, making the majority of the housing units older than 30 years. The City has a significant need for housing rehabilitation assistance, both in the rental and ownership housing inventories. In 2021, the City created an affordable housing development non-profit called Seaside Housing Collaborative whose mission is to conceptualize, plan, entitle, construct, acquire, sell or lease affordable housing up to and including workforce housing within the City of Seaside.

2023-2031 Timeframe and Objectives:

- Partner with nonprofits to acquire and rehabilitate deteriorating multi-family housing units with the goal of rehabilitating 20 units between 2023 and 2031. Also, deed-restrict affordable housing for lower income households and persons with special needs.
- Annually explore and if appropriate, pursue funding resources available at the State and federal levels to assist in rehabilitation of rental and ownership housing.

Financing: State and federal housing funds as available

Responsible Agencies: Community Development/Housing Program Manager; Seaside Housing Collaborative

- 4. Resource Conservation:** The City will promote resource conservation in residential construction and rehabilitation. The City of Seaside has joined the Monterey Bay Community Power (MBCP), another energy provider. MBCP promotes electrification, incentives for Building Reach Codes, and low interest loans for generators.

2023-2031 Timeframe and Objectives:

- Review proposed developments for solar access, site design techniques, and use of landscaping that can increase energy efficiency and reduce lifetime energy costs without significantly increasing housing production costs.
- Provide and annually update information on energy conservation and financial incentives (e.g., tax credit, utility rebates, etc.) on the City's website.

Financing: None required

Responsible Agency: Community Development/Planning Division and Building and Code Enforcement Division

Housing Production, Diversity, and Opportunities

- 5. Adequate Sites for RHNA and By-Right Approval:** The existing and proposed Land Use Elements provide for a variety of residential types and densities, ranging from lower intensity single-family homes, to moderate density condominiums and townhomes, to higher density apartments and mixed-use developments. For the sixth cycle Housing Element, the City has been assigned a Regional Housing Needs Allocation of 616 units (86 very low; 55 low; 156 moderate; and 319 above moderate income units). With projected ADUs (112 units) and approved projects (Enclave at Cypress Grove), Parker Flats, and

Campus Town, the City has a remaining RHNA of 66 units (47 very low; 13 low or 60 lower; and 6 moderate income units).

With the identified vacant and underutilized sites, under the existing Land Use policy, the City can meet its remaining RHNA (65 lower and 47 moderate income units)

2023-2031 Timeframe and Objectives:

- Pursuant to AB 1397, amend the Zoning Code by 2024 to permit residential use by right for housing development in which at least 20 percent of the units are affordable to lower income households if the sites meet one of the following conditions:
 - Sites that were identified in the fifth cycle Housing Element for meeting the lower income RHNA
 - Sites that are identified in the sixth cycle Housing Element to be rezoned to higher density for meeting the lower income RHNA (see below)
- Pursue adoption of the 2040 General Plan by 2024
- Complete rezoning of sites inventory by 2024 to implement the proposed Land Use policy. The rezoned sites will meet the requirements of Government Code 65583.2, including but not limited to a minimum density of 20 units per acre, minimum site size to permit at least 16 units on site, and zoned to allow ownership and rental housing by right in which at least 20 percent of the units are affordable to lower households. As part of the rezoning, appropriate income development standards (including but not limited to setbacks, lot coverage, height, and parking, among others) will be established to ensure the allowable maximum density of each zone can be achieved.
- Provide the residential sites inventory to interested developers.
- Pursue development of future growth areas and future specific plan areas through specific or master planning techniques. Ensure that residential development is considered in these areas to accommodate the appropriate mix of future housing needs in the community.

Financing: General fund

Responsible Agency: Community Development/Planning Division

- 6. Replacement Housing:** Seaside will require replacement housing units subject to the requirements of Government Code, section 65915, subdivision (c)(3) on sites identified in the sites inventory of this Housing Element when any new development (residential, mixed-use or non-residential) occurs on a site that has been occupied by or restricted for the use of lower income households at any time during the previous five years.

This requirement applies to:

- Non-vacant sites
- Vacant sites with previous residential uses that have been vacated or demolished

2023-2031 Timeframe and Objectives:

- Encourage lot consolidation by assisting interested developers in identifying sites with consolidation potential.
- By 2024, as part of the comprehensive update to the Zoning Ordinance to implement the General Plan, modify the lot consolidation requirements and establish incentives for consolidation.
- Promote lot consolidation incentives to property owners and developers.
- Require the merger of contiguous substandard lots of record when a property is developed or redeveloped.
- In 2026, assess the effectiveness of incentives and actions in promoting the consolidation and development of small parcels, and make appropriate adjustments to facilitate lot consolidation.

Financing: General fund

Responsible Agency: Community Development/Planning Division

- 9. Accessory Dwelling Units (ADUs):** Recognizing the potential of accessory dwelling units as an affordable housing option, the State has passed several significant to ease restrictions on these units. The City adopted a comprehensive update of its ADU provisions in April 2022 and again in March 2023 to ensure compliance with changes to Government Code Sections 65852.2 and 65852.22. The City website has a page dedicated to ADU Guide, which provides a step-by-step building permit process. The City has also made available three pre-approved plans for ADU. Plan check fees are waived for property owners who use the pre-approved ADU plans.

In 2021, the City allocated five acre-feet of water for owners to purchase to construct ADUs. The City's ADU Guide provides a link for property owners to apply for additional water rights.

The City also secured \$1,000,000 in CalHome grant to implement an ADU Loan Program.

2023-2031 Timeframe and Objectives:

- Facilitate the development of 112 ADUs over eight years.
- Annually update the City website to provide ADU resources and technical guidance for the public.
- Inform ADU applicants that ADU units are subject to SB 329 and SB 222- rental unit cannot be denied based on source of income - by posting information on the City website and the ADU application.
- Annually assess the availability of water rights for ADU construction.
- By the end of 2023, update City website to provide link to California Housing Finance Agency (CalHFA) ADU Grant Program that provide a \$40,000 grant for income-eligible homeowners to pay for pre-development expenses.

2023-2031 Timeframe and Objectives:

- Continue to implement the Inclusionary Housing program.
- Review the Inclusionary Housing Program with the Density Bonus Ordinance (Program 13) to ensure consistency with State law. If inconsistencies are identified, initiate Zoning Ordinance revisions within six months.
- Annually monitor development trends and market conditions to assess the effectiveness of the Inclusionary Housing program.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

Remove Potential Constraints

16. Multi-Family and Mixed Use Development Standards and Design Guidelines: Multi-family and mixed use construction in the City is required to undergo architectural review. The City is adopting a form-based code approach, with objective design standards, to guide multi-family and mixed use development in the City. In addition, the City will establish appropriate development standards to ensure maximum density can be achieved in each zone. Specifically, guest parking of one space per unit can be a constraint to multi-family and mixed use development.

2023-2031 Timeframe and Objectives:

- By 2024, establish objective design standards on site planning, massing and scale, and architecture features for multi-family and mixed use development. Establish appropriate development standards (parking, height, setbacks, etc.) to ensure maximum density can be achieved in each zone.

Financing: General fund

Responsible Agencies: Community Development/Planning Division

17. Affordable Attached Single-Family Unit: Currently the City permits attached single-family homes in all residential zones, but affordable single-family homes are only permitted in the RS and RM zones, but not the RH zone. As part of the Zoning Ordinance update, the City will prohibit new single-family housing RH zone as a strategy to preserve residential capacity for multi-family housing.

2023-2031 Timeframe and Objectives:

- By 2024 and as part of the comprehensive update to the Zoning Ordinance, prohibit single-family housing in RH zone (market-rate or affordable).

Financing: General fund

Responsible Agencies: Community Development/Planning Division

18. Adequate Water Supply for the Development of New Housing: There is currently an inadequate supply of water on the Monterey Peninsula for new development to occur.. The City is actively pursuing water supply projects. The City has, however, allocated five acre-feet of water for ADUs. To facilitate development of the remaining RHNA of 66 units, the

City is actively working with other jurisdictions and agencies to maintain and augment the existing water supply.

2023-2031 Timeframe and Objectives:

- Support efforts by the MPWMD to expand the water supply with new water sources being earmarked for development.
- Continue to work to have the MPWMD and MCWD reverse its policy decision of prohibiting the transfer of water credits from one property to another.
- Continue to work with MPWMD and MCWD to develop water conservation methods (e.g., low flow fixtures, instant hot water heaters, cisterns/rain gardens) to augment water for new development projects.
- Pursuant to AB 1087, work with MPWMD to establish a procedure to prioritize water allocation for developments that include units set aside as affordable housing for lower income households, including affordable housing within larger, mixed use developments and larger residential subdivisions.
- Upon adoption of the Housing Element, provide a copy of the Element to MPWMD and MCWD for greater awareness of affordable housing priorities and collaboration, in compliance with AB 1087.
- Pursue various strategies to secure water for Seaside's future development, including:
 - o Private water: On an ongoing basis, the City will monitor opportunities where the use of private water may be beneficial to accomplish housing objectives. As of May 2023, the City is finalizing an agreement with California American Water Company regarding the use of stored water credits for Ascent Broadway project, an approved project with 106 residential units. The project has been stalled primarily by the Regional Water Quality Control Board order 95-10 which prohibits California American Water from serving parcels where there is new increased development without having identified an additional water supply.
 - o In-Lieu Storage and Recovery Program: Annually, explore with MCWD opportunities for increased use of recycled water. The City began work to divert potable water from the Bayonet and Black Horse Golf Course in January 2020. Specifically, the City Council approved an approximately \$7.5 million capacity fee to Marina Coast Water District to bring recycled water to the golf course for the In-Lieu Storage Program, which allows Seaside to accrue water storage credits for the recycled water placed on the golf course. Some of this stored water credit is made available to the Ascent Broadway project.
 - o Diverting potable water used at the Bayonet and Black Horse Golf Course: This strategy was given approval by a judge in October 2019 and the City began work on this in January 2020.
 - o Pure Water Monterey: The Pure Water Monterey project provides a clean, safe and sustainable source of water for Monterey County. It emphasizes advanced water recycling technology, replenishment of the groundwater supply and protection of the environment.

Program	Actions	Timing	Geographic targeting	Metrics
				based on source of income by 10%.
Encouraging development of new affordable housing in high-resource areas				
Program 5: Adequate Sites for RHNA and By-Right Approval	Pursue adoption of the 2040 General Plan by 2024, providing adequate capacity for the City's remaining RHNA of 66 units (47 very low; 13 low; and 6 moderate income units).	2024	Citywide	Meet RHNA targets (86 very low, 55 low, 156 moderate, and 319 above moderate).
	Complete rezoning of sites inventory by 2024 to implement the proposed Land Use policy.	2024	Citywide	
	Pursue development of future growth areas and future specific plan areas through specific or master planning techniques. Ensure that residential development is considered in these areas to accommodate the appropriate mix of future housing needs in the community.	2025-2027	Seaside East	
	Develop new housing opportunities throughout the City by supporting the Seaside Housing Collaborative and identify additional potential development partners and sites .	Annually	Citywide	Pursue development of 141 lower income units.
Program 9: Accessory Dwelling Units	Facilitate the development of 112 ADUs over eight years. Advertise the availability of Pre-approved ADU plans. Provide water rights for deed-restricted ADUs.	2023-2031	Citywide, with emphasis in lower density neighborhoods	Facilitate development of 112 ADUs Through the CalHome ADU Loan program, assist ten low income tenants.
	Implement CalHome ADU Loan program	2024	Citywide, with emphasis in lower density neighborhoods	

Quantified Objectives

The following table summarizes the City's quantified housing objectives for the 2023-2031 planning period.

Table 2: Quantified Objectives for 2023-2031

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Units to be Constructed	43	43	55	156	319	616
Units to be Rehabilitated	5	5	10	--	--	20
Units to be Conserved	223	224	--	--	--	447

EXHIBIT 2-B



Summary of Water Supply Requirements for Housing

Typically, a water supply/demand analysis would examine future residential water demand based on population¹, because people use water not houses, but this year is the beginning of the 6th Cycle of the Regional Housing Needs Allocation (RHNA) effort, so this memorandum will focus on how much residential water is needed to meet typical housing needs and the RHNA goals. However, it is important to acknowledge that a full supply and demand forecast such as the District's 2022 Adopted Supply and Demand Forecast also include non-residential (such as commercial) water needs going forward to meet job growth and economic expansion.

Residential Water Need – What Do Housing Types Use?

The District has a long-established residential fixture unit count methodology that is captured in its Rules and Regulations, Rule 24. The data is statistically based on engineering, design, and plumbing standards for residential housing units, and is updated to current standards regularly. The methodology examines architectural floor plans and determines ("counts") the number of fixtures in the proposed structure or dwelling unit and, based on the installed fixtures, determines the capacity of the dwelling unit to use water.

For purposes of forecasting future needs, the District has applied its fixture unit counts to determine the following for typical or standard capacity for water use, in acre-feet per unit:

	Acre-Feet Required	Multi-Family: 1 to 2 Bedroom 1 Bathroom	Multi-Family: 2 to 3 Bedroom 2 Bathroom	Single-Family: 1 Master Bath 1 Standard Bath 1 Half-Bath
Standard Bathroom(s)	0.043	0.043	0.086	0.043
Half Bathroom	0.023			0.023
Master Bathroom	0.053			0.053
Kitchen	0.015	0.015	0.015	0.015
Clothes Washer	0.010	0.010	0.010	0.010
Landscaping & Other ²	Varies	(see footnote 2)	(see footnote 2)	0.036
Total per Unit		0.068	0.111	0.180

¹ The District's Adopted 2022 Supply and Demand Forecast adopted relies upon the AMBAG Regional Growth Forecast 25-year population projection to estimate the annual growth rate in residential water use. Use of RHNA dwelling units will result in a higher number than population estimates.

² "Other" may include other fixtures such as utility sink, bar sink, vegetable sink, bidet, custom tub or showers. Overall project landscaping will be added.

How do these Capacity Factors Apply to RHNA Categories?

RHNA requirements are allocated to four categories of housing based on affordability, but each category may be a mix of housing types. Therefore, the District assumes a mixture of housing types for each category.

RHNA Housing Type Category	Assumption of Housing Mix	Resulting Water Use Factor (AF)
Very Low Income	50% 1-Bath & 50% 2-Bath (100% Multi-Family)	0.0895 AF
Low Income	50% 1-Bath & 50% 2-Bath (100% Multi-Family)	0.0895 AF
Moderate Income	50% Single-Family & 50% Multi-Family	0.1347 AF
Above Moderate	67% Single-Family & 33% Multi-Family	0.1501 AF

EXHIBIT 2-C

Water Required for RHNA Units by Jurisdiction

	Very Low Income	Low Income	Moderate		Above Moderate		Total Allocation
	100% Multifamily	100% Multifamily	50% Multifamily	50% Singlefamily	67% Multifamily	37% Singlefamily	Total Allocation
Carmel							
# Units	113	74	22	22	79	39	349
Served by Others	0	0	0	0	0	0	0
Net # Units	113	74	22	22	79	39	349
Water per Unit (AF)	0.0895	0.0895	0.0895	0.1800	0.0895	0.1800	
Water Required (AF)	10.11	6.62	1.97	3.96	7.08	7.01	36.75

Del Rey Oaks							
# Units	60	38	12	12	42	20	184
Served by Others	54	28	10	12	40	20	164
Net # Units (note 1)	6	10	2	0	2	0	20
Water per Unit (AF)	0.0895	0.0895	0.0895	0.1800	0.0895	0.1800	
Water Required (AF)	0.54	0.90	0.18	0.00	0.14	0.08	1.83

Monterey							
# Units	1,177	769	231	231	835	411	3,654
Served by Others (note 2)	209	136	41	41	409	201	1,037
Net # Units	968	633	190	190	426	210	2,617
Water per Unit (AF)	0.0895	0.0895	0.0895	0.1800	0.0895	0.1800	
Water Required (AF)	86.67	56.63	17.01	34.21	38.14	37.78	270.45

Pacific Grove							
# Units	362	237	71	71	257	127	1,125
Served by Others	0	0	0	0	0	0	0
Net # Units	362	237	71	71	257	127	1,125
Water per Unit (AF)	0.0895	0.0895	0.0895	0.1800	0.0895	0.1800	
Water Required (AF)	32.40	21.21	6.35	12.78	23.03	22.81	118.58

Sand City							
# Units	59	39	24	25	76	37	260
Served by Others	0	0	0	0	0	0	0
Net # Units	59	39	24	25	76	37	260
Water per Unit (AF)	0.0895	0.0895	0.0895	0.1800	0.0895	0.1800	
Water Required (AF)	5.28	3.49	2.15	4.50	6.78	6.71	28.91

Seaside							
# Units	86	55	78	78	214	105	616
Served by Others	29	32	33	75	154	105	428
Net # Units (note 3)	57	23	45	3	60	0	188
Water per Unit (AF)	0.0895	0.0895	0.0895	0.1800	0.0895	0.1800	
Water Required (AF)	5.10	2.06	4.03	0.54	5.35	0.05	17.12

Unincorporated County (note 4)							
# Units	770	472	160	160	271	133	1,966
Served by Others (note 5)	0	0	34	13	154	105	306
Net # Units	770	472	126	147	117	28	1,660
Water per Unit (AF)	0.0895	0.0895	0.0895	0.1800	0.0895	0.1800	
Water Required (AF)	68.92	42.24	11.28	26.46	10.44	5.10	164.44

Total Water Req'd (AF)	209.02	133.15	42.97	82.45	90.95	79.54	638.08
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Notes

- (1) Assumes 20 ADUs located in Cal-Am service area; Remaining units located on Lots 1, 1a, K1, and K2 on former Fort Ord served by MCWD.
- (2) Per Table 3-4 of City of Monterey 2023-31 Housing Element public review draft, 17.72% of very low, low, and moderate located in former Fort Ord served by MCWD (420 out of 2,370 units) and 48.95% of above moderate served by MCWD (1,680 out of 3,432 units).
- (3) Assumes already approved units at The Enclave, Parker Flats, and Campus Town result in only 66 new units (47 very low, 13 low, and 6 moderate) plus 112 ADU units (in all categories, but at 0.0895 AF/unit) are required to meet the RHNA goal. For this analysis, all 178 remaining units are assumed to be located within Cal-Am water service.
- (4) Draft 2023-2031 Housing Element not yet available. This data is based on August 2023 Site Inventory.
- (5) Assumes units served by others:
September Ranch - 22 affordable, 73 above moderate
Rancho Canada Villages - 118 residential lots and 12 condominiums,
(25 units of affordable housing at moderate income level) per County.

EXHIBIT 2-D

2022 Supply and Demand Forecast Adopted September 19, 2022

Assuming all prospective population and housing growth is captured in AMBAG's Regional Growth Forecast and all commercial economic expansion occurs at the same rate as AMBAG's employment projections, MPWMD offers the following water demand forecast:

Table 1
Water Required for Population Growth

	Monterey	Pacific Grove	Carmel-by-the-Sea	Seaside	Del Rey Oaks	Sand City	County ¹	TOTAL
Population in 2020	28,170	15,265	3,949	33,537	1,662	385	8,916	91,884
Population in 2045	29,639	15,817	3,984	38,316	2,650	1,198	9,916	101,520
Increase	5.2%	3.6%	0.9%	14.2%	59.4%	211.2%	11.2%	10.5%
Acre-Feet in 2020	1,675	908	413	1,015	92	21	2,221	6,345
Acre-Feet by 2045	1,762	941	417	1,160	146	65	2,471	6,961
AF Served by Others ²	9	-	-	72	11	-	75	167
Net AF in 2045	1,753	941	417	1,087	135	65	2,396	6,795
Net AF Req'd in 30 Years	94	40	5	86	52	53	210	540

¹ To estimate unincorporated County population, use Cal-Am service area population reported in SWRCB Urban Water Supplier Monthly Reports (Raw Dataset), May 2022 value, minus urban areas. Estimate 1,000 residents added by 2045.

https://www.waterboards.ca.gov/water_issues/programs/conservation_portal/conservation_reporting.html.

² This represents the portion of new residents in the jurisdiction who will reside in units served by water other than Cal-Am's Main system. Non-Residential water demand served by others has not been designated.

Table 2
Water Required for Employment Growth

	Monterey	Pacific Grove	Carmel-by-the-Sea	Seaside	Del Rey Oaks	Sand City	County ³	TOTAL
Jobs in 2020	40,989	8,016	3,566	10,476	748	2,092	4,300	70,187
Jobs in 2045	45,509	8,445	3,915	11,543	834	2,259	4,721	77,226
Increase	11.0%	5.4%	9.8%	10.2%	11.5%	8.0%	9.8%	10.0%
Non-Residential AF in 2020	1,547	332	225	336	22	66	853	3,380
Non-Residential AF in 2045	1,718	349	247	370	24	71	936	3,716
AF Req'd in 30 years	205	22	26	41	4	6	100	404

These AMBAG Regional Growth Forecast values can be converted to a long-term water demand forecast in the following manner:

Table 3
Calculation of Future (Year 2045) Water Demands

	Base Year (2020)	Estimate For 2045 AMBAG	AF per Year
Net Water for Population	6,345 AF	6,795 AF	18.00
Water for Non-Residential	3,380 AF	3,716 AF	13.44
Total	9,725 AF	10,511 AF	31.44

This future year growth rate, applied annually, results in the following water demand forecast:

Table 4
MPWMD Water Demand Forecast

	2020	2025	2030	2035	2040	2045	2050	2055
Water Demand - AF	9,725	9,882	10,039	10,196	10,353	10,511	10,668	10,825

³ California Employment Development Department, Monthly Labor Force Data for Cities and Census Designated Places. November 15, 2019. Sum of Carmel Valley Village CDP and Del Monte Forest CDP. Escalated at same rate as Carmel-by-the-Sea.

**Water Required to Meet
AMBAG Regional Growth Forecast - MODIFIED**

Water Required for Population Growth

	Monterey	Pacific Grove	Carmel-by-the-Sea	Seaside	Del Rey Oaks	Sand City	County	TOTAL
Population in 2020	28,170	15,265	3,949	33,537	1,662	385	8,916	91,884
Population in 2045	29,639	15,817	3,984	38,316	2,650	1,198	12,848	104,452
Increase	1,469	552	35	4,779	988	813	3,932	12,568
Increase	5.2%	3.6%	0.9%	14.2%	59.4%	211.2%	44.1%	13.7%
Acre-Feet in 2020	1,675	908	413	1,015	92	21	2,221	6,345
Acre-Feet by 2045	1,762	941	417	1,160	146	65	3,201	7,692
AF Served by Others	25	-	-	103	49	-	153	329
Net AF in 2045	1,737	941	417	1,057	98	65	3,048	7,363
Net AF in 30 Years	1,750	948	418	1,065	99	73	3,214	7,566
Increase	75	39	4	50	7	53	992	1,221

Notes: (1) Prior assumption was population increase of 1,000 in County. This scenario is 3,932 increase in population as if 2 persons per RHNA unit.

(2) Served by others based on RHNA #s, County 15.6%, DRO 89.1%, Monterey 28.4%, & Seaside 71.1%

Water Required for Employment Growth

	Monterey	Pacific Grove	Carmel-by-the-Sea	Seaside	Del Rey Oaks	Sand City	County	TOTAL
Jobs in 2020	40,989	8,016	3,566	10,476	748	2,092	4,300	70,187
Jobs in 2045	45,509	8,445	3,915	11,543	834	2,259	4,721	77,226
Increase	11.0%	5.4%	9.8%	10.2%	11.5%	8.0%	9.8%	10.0%
Non-Residential AF in 2020	1,547	332	225	336	22	66	853	3,380
Non-Residential AF in 2045	1,718	349	247	370	24	71	936	3,716
Non-Residential AF in 30 Years	1,752	353	251	377	25	72	953	3,784
Increase	205	22	26	41	4	6	100	404

WATER DEMAND COMMITTEE

ITEM: DISCUSSION ITEM

3. WATER ALLOCATION PROCESS SCHEDULE

Meeting Date: October 2, 2023

**From: David J. Stoldt
 General Manager**

Prepared By: David J. Stoldt

General Counsel Approval: 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 15378.

SUMMARY: At its August 3, 2023 meeting the Water Demand Committee reviewed a schedule of activities leading to the allocation of water to the jurisdictions. The schedule was presented to the full Board at its August 21, 2023 meeting.

Due to delay in the County process of adopting a 2023-2031 Draft Housing Element to send to the State, we are not ready to move forward with a Technical Advisory Committee meeting in November. A revised schedule is included as **Exhibit 3-A**.

EXHIBIT

3-A Updated Schedule for District's Water Allocation Process

EXHIBIT 3-A

Revised Schedule for Water Allocation Process

	Item
by October 1	Start CEQA Addendum
by October 6	Letters to Special Entities re Future Plans
October 2	Discussion w Water Demand Cttee
December 7	Proposal to Water Demand Cttee
Dec 11 or Jan 22	MPWMD Board Certifies CEQA Addendum
January	Technical Advisory Committee meeting
February	Update Water Demand Committee
February 12	Update to Board
February/March	Technical Advisory Committee meeting
March 18	Update to Board
March/April	Policy Advisory Committee (PAC)
April 15	First Reading of Ordinance
May 20	Second Reading of Ordinance
by August 31	Last Target Date for Flexibility