



# Seaside Housing Collaborative

## Board of Directors Meeting

April 17, 2024 • 10:00am • Black Horse Room  
Oldemeyer Center, 986 Hilby Avenue, Seaside, CA

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### Meeting Agenda

**I. CALL TO ORDER**

**II. ROLL CALL**

Ian N. Oglesby, Chair  
Brenda Thomas, Vice-Chair  
Jaime M. Fontes, Director  
Reginald Garnett, Director  
Mitchel Winick, Director  
Rosemary Soto, Director

**III. REVIEW OF AGENDA**

**IV. PUBLIC COMMENT**

**V. CONSENT AGENDA**

- A. APPROVE THE DRAFT MINUTES FROM THE MARCH 20<sup>TH</sup>, 2024 MEETING (DANNY BARRIENTOS)

**VI. BUSINESS ITEMS**

- A. CONSIDER AND PROVIDE DIRECTION REGARDING CITY-OWNED PARCELS (ALEXIA RAPOPORT)
- B. ADOPT THE FISCAL YEAR 2024-2025 BUDGET (JESSICA RILEY)

**VII. PRESENTATIONS**

- A. WATER PRESENTATION (SHERI DAMON)
- B. WEBSITE UPDATE (ALEXIA RAPOPORT)

**VIII. STAFF REPORTS**

**IX. BOARD MEMBER COMMENTS**

**IX. ADJOURNMENT**

**2024 Scheduled Meetings:**

- April 17, 2024 – 10:00am
- May 15, 2024 – 10:00am
- June 19, 2024 – 10:00am
- July, 17, 2024 – 10:00am
- August 21, 2024 – 10:00am
- September 18, 2024 – 10:00am
- October 16, 2024 – 10:00am
- November 20, 2024 – 10:00am
- December 18, 2024 – 10:00am

**This body conducts business under the meeting requirements of the Ralph M. Brown Act.**

MEETING AGENDA & RELATED MATERIALS

Agendas for regular board meetings as defined by the Brown Act will be posted at the meeting site and the Collaborative's website, if applicable, 72 hours prior to the start of the meeting. Agendas for special meetings as defined by the Brown Act will be posted at the meeting site and the Collaborative's website, if applicable, 24 hours prior to the start of the meeting. Materials relating to an agenda topic that is a matter of public record in open session, will be made available for public inspection 72 hours prior to the start of the regular meeting, or, alternatively, when the materials are distributed to at least a majority of board members.

THE ORDER OF BUSINESS MAY BE CHANGED WITHOUT NOTICE

Notice is hereby given that the order of consideration of matters on this agenda may be changed without prior notice.

REASONABLE LIMITATIONS MAY BE PLACED ON PUBLIC TESTIMONY

The Collaborative's presiding officer reserves the right to impose reasonable time limits on public testimony to ensure that the agenda is completed.

REASONABLE ACCOMMODATION WILL BE PROVIDED FOR ANY INDIVIDUAL WITH A DISABILITY

Pursuant to the *Rehabilitation Act of 1973* and the *Americans with Disabilities Act of 1990*, any individual with a disability who requires reasonable accommodation to attend or participate in this meeting may request assistance by contacting the board's Secretary at 440 Harcourt Avenue, Seaside, CA 93955 or at (831) 899-6891.

FOR MORE INFORMATION

For more information concerning this agenda or for materials relating to this meeting, please call (831) 899-677



# Seaside Housing Collaborative

## Board of Directors Meeting

March 20, 2024 • 10:00am • Seaside Room

Oldemeyer Center, 986 Hilby Avenue, Seaside, CA

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### Draft Minutes

#### I. CALL TO ORDER

*The meeting was called to order at 10:03am.*

#### II. ROLL CALL

PRESENT: Chair Oglesby, Vice Chair Thomas, Director Fontes,  
Director Garnett, Director Soto, Director Winick.

ABSENT: None

#### III. REVIEW OF AGENDA

#### IV. PUBLIC COMMENT

*None*

#### V. CONSENT AGENDA

- A. APPROVE MINUTES FROM THE FEBRUARY 21, 2024 MEETING (ALEXIA RAPOPORT)

*On motion by Director Winick and second by Director Thomas, and carried by the following vote, the Board of Directors moved to adopt the February 17<sup>th</sup>, 2024 draft minutes.*

RESULT: 5-0-0-0

AYES: Oglesby, Thomas, Fontes, Garnet, Winick

NOES: None

ABSTAIN: None

ABSENT: None

#### VI. BUSINESS ITEMS

- A. CONSIDER AND PROVIDE DIRECTION REGARDING CITY-OWNED PARCELS (ALEXIA RAPOPORT)

- B. CONSIDER AND PROVIDE DIRECTION REGARDING PROPOSED BUDGET FOR FISCAL YEAR 2024-2025 (JESSICA RILEY)

*The SHC Board received a presentation from staff and provided direction to staff.*

#### VII. PRESENTATIONS

- A. WEBSITE UPDATE (ALEXIA RAPOPORT)

*The SHC Board received an update from staff and provided feedback to staff.*

#### VIII. STAFF REPORTS

- A. UPCOMING WATER PRESENTATION (ALEXIA RAPOPORT)

*The SHC Board received an update from staff and provided feedback to staff.*

**IX. BOARD MEMBER COMMENTS**  
*The Board members shared comments.*

**X. ADJOURNMENT**  
*The meeting was adjourned at 11:51am.*

**2024 Scheduled Meetings:**

- March 20, 2024—10:00am (Room Change: Seaside Room)
  - April 17, 2024 – 10:00am
  - May 15, 2024 – 10:00am
  - June 19, 2024 – 10:00am
  - July, 17, 2024 – 10:00am
  - August 21, 2024 – 10:00am
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## SEASIDE HOUSING COLLABORATIVE BOARD REPORT

Item 6.A.

**TO:** Seaside Housing Collaborative Board of Directors  
**FROM:** Alexia Rapoport, Staff Liaison  
**BY:** Alexia Rapoport, Andrew Myrick, Jose Bazua  
**DATE:** April 17th, 2024  
**SUBJECT:** **CONSIDER AND PROVIDE DIRECTION REGARDING CITY OWNED PARCELS**

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### **RECOMMENDATION**

Receive a presentation from City Staff and provide further direction regarding city-owned parcels.

### **BACKGROUND**

During the March 20<sup>th</sup>, 2024 Seaside Housing Collaborative (SHC) Board of Directors meeting, City Staff presented an overview of all city-owned parcels, as requested by the SHC Board. After receiving the presentation, the SHC Board directed City Staff to return with a follow up presentation providing additional detail regarding specific parcels identified by the SHC Board and identifying remnant parcels.

City Staff compiled the additional information regarding the requested parcels, as outlined in the presentation (Attachment 1):

- Vacant Lot Behind Home Depot, APN: 011-561-028
- Vacant Lot by Soper Field, APN: 031-051-018
- Encanto Park, APN: 012-323-042
- Vacant Lot by Darwin St., APN: 012-321-034
- Vacant Lot by MLK School 012-653-003
- Commercial Lot Next to 1965 Del Monte Blvd 011-101-015
- Vacant Lots next to Walgreens 013-142-004 & 013-142-006
- Vacant Lot on St. Helena St. 012-789-014

City Staff were also directed to identify remnant parcels—small parcels adjacent to properties with existing uses—that might be sold to interested buyers for the purpose of generating capital for the SHC. Upon further, City Staff identified the following parcels, also outlined in the presentation (Attachment 1):

- Commercial Lot Next to 1965 Del Monte Blvd: APN 011-101-015
- Vacant Lot Behind Home Depot, APN: 011-561-028
- Vacant Lot by MLK School, APN: 012-653-003
- Vacant Lots next to Walgreens, APNs: 013-142-004 & 013-142-006

### **ATTACHMENTS**

**Attachment 1:** City Owned Parcels PowerPoint Presentation

# City-Owned Parcels (cont'd)

**Jose Bazua: Economic Development Director**

**Andrew Myrick: Economic Development & Community Planning Manager**

**Alexia Rapoport: Housing Program Manager**

April 17, 2024 | Seaside Housing Collaborative Meeting



# Background/Recap:

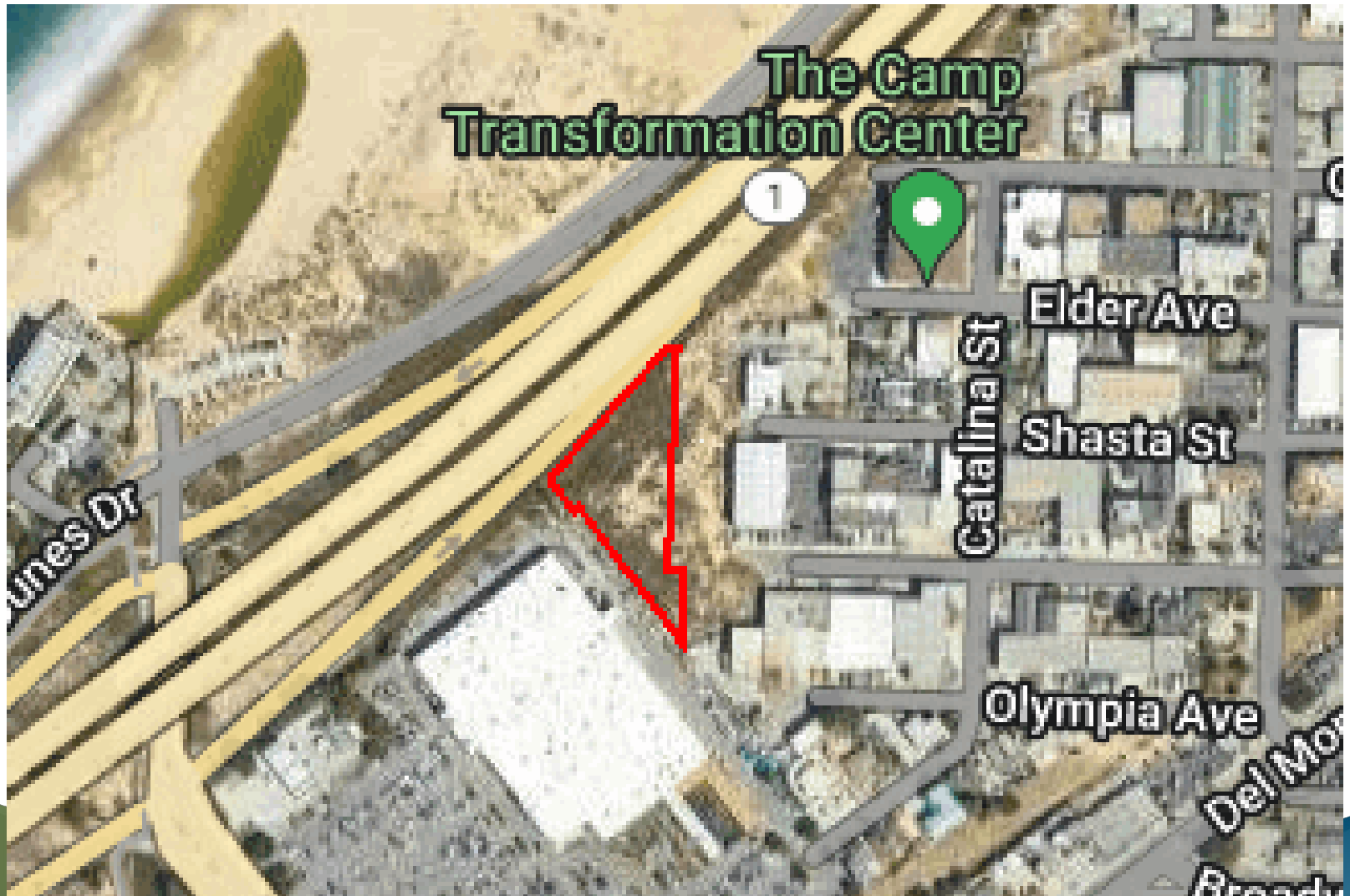
- During the March 20, 2024 meeting, Staff presented a comprehensive overview of all city-owned parcels.
- The SHC Board directed staff to obtain greater detail regarding the following parcels:
  - Vacant Lot behind Home Depot
  - Vacant Lot by Soper Field
  - Encanto Park
  - Vacant Lot by Darwin
  - Helena St. Parcel
  - Vacant Lot by MLK School

# Background/Recap:

- During the March 20, 2024 meeting, staff was also directed to identify and consolidate a list of remnant parcels– small city-owned parcels adjacent to parcels with an existing use– and present them to the board.
- The following presentation also includes a consolidated list of such parcels.

# **1. Vacant Parcel behind Home Depot**

# 1. Vacant Lot by Home Depot





# 1. Vacant Lot by Home Depot





# 1. Vacant Lot by Home Depot





# 1. Vacant Lot by Home Depot

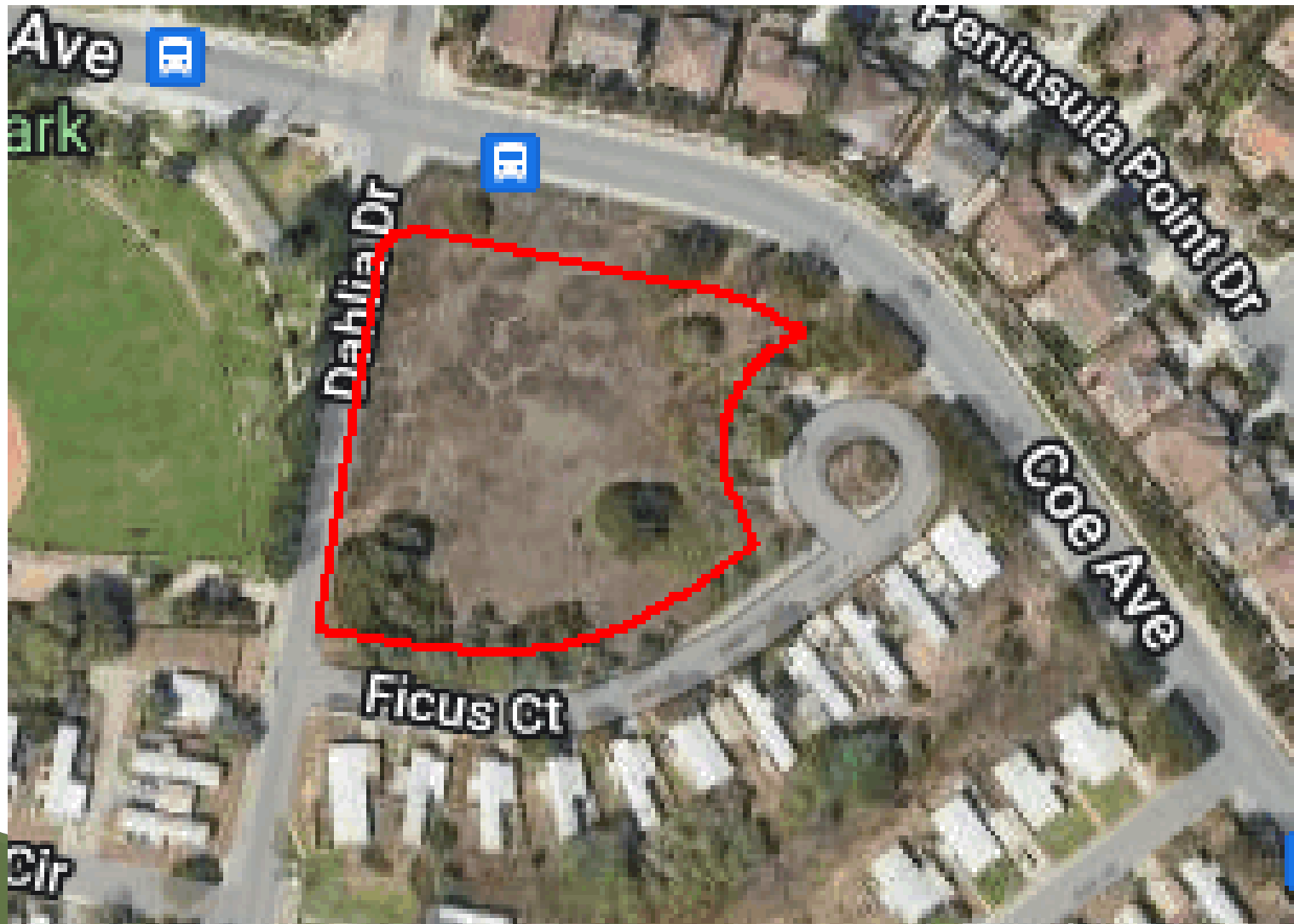


# 1. Vacant Lot by Home Depot

- **APN:** 011561028000
- **Size:** 43,338.63 sq ft
- **Location:** Behind Home Depot
- **Current Zoning:** CRG (Regional Commercial)
- **Additional considerations:**
  - **Dune, endangered species habitat.**
  - **Sloping**
  - **Access to water meter.**

## **2. Vacant Parcel Soper Field**

## 2. Vacant Lot by Soper Field





## 2. Vacant Lot by Soper Field





## 2. Vacant Lot by Soper Field



## 2. Vacant Lot by Soper Field

- APN: 031051018000
- Location: Across from Soper Field
- Current Zoning: RM (Residential Medium)
- Size: 1.73 acres (75,358 sqft)
- Additional Considerations:
  - **Existing Well, per Engineering Dept, not suitable for residential development.**

# **3. Encanto Park**



# 3. Encanto Park



# 3. Encanto Park





# 3. Encanto Park





# 3. Encanto Park



# 3. Encanto Park

APN: 012-323-042-000

Existing Use: Listed as Park, vacant lot

Zoning: OSR (Open Space Reserve)

Size: 11,327sq ft

Location: Located between Luzern St. and Vallejo St. (across the street from water tanks located on Yosemite St.)

Additional considerations: Current zoning, water meter, grading, proposed to be changed to residential in GP Update

**Development Potential:** At best, two units.

## **4. Vacant Lot on Darwin**



## 4. Vacant Lot by Darwin St.





## 4. Vacant Lot by Darwin St.





## 4. Vacant Lot by Darwin St.





## 4. Vacant Lot by Darwin St.





## 4. Vacant Lot by Darwin St.



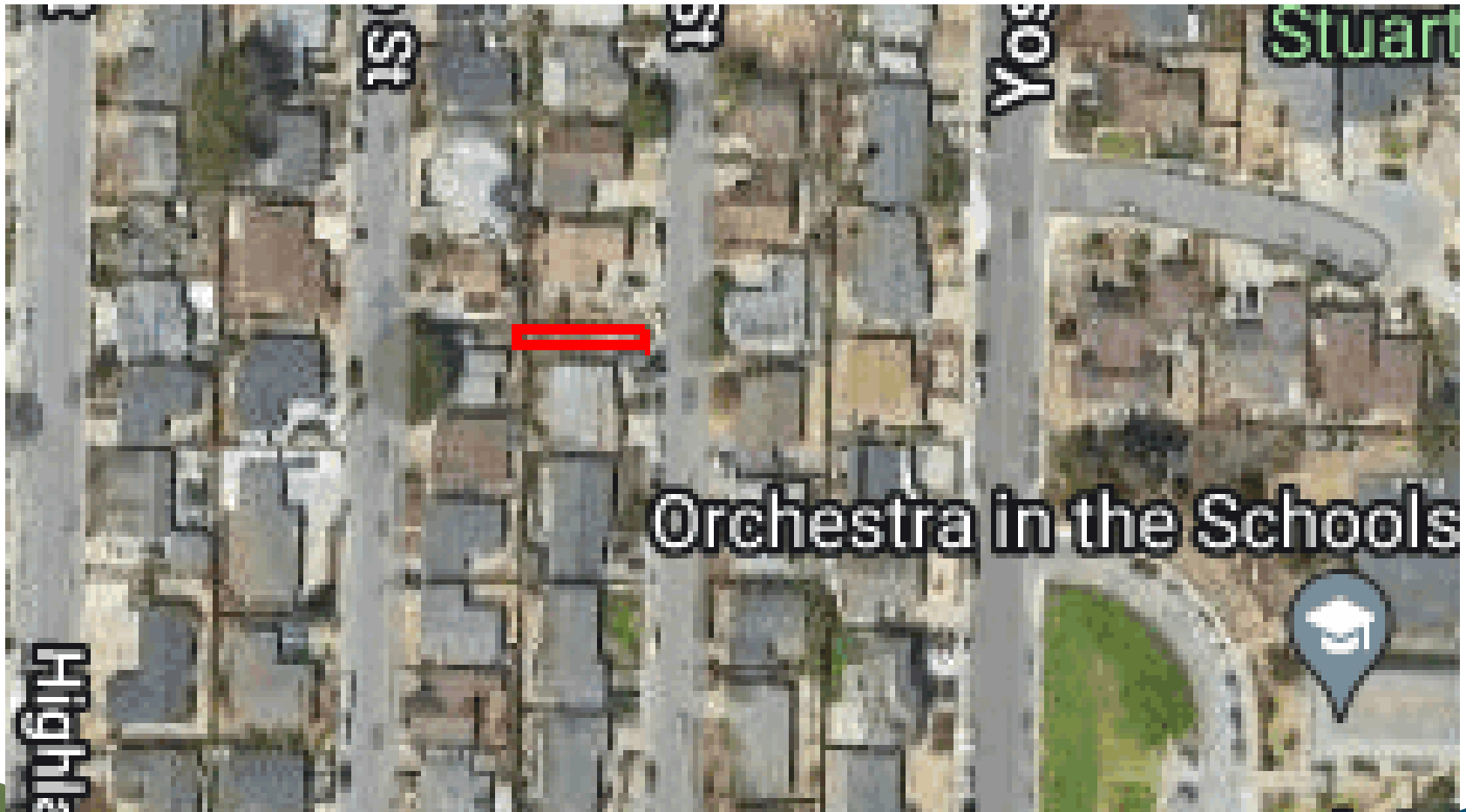
# 4. Vacant Lot by Darwin St.

- APN: 012321034000
- Size: 4,425.82 sq ft
- Location: Land between 1253 and 1273 Darwin St.
- Development Potential: **One unit**
- **Additional Considerations:**
  - Access to water
  - Grading
  - Existing Use: Parking Area



## **5. St Helena Parcel**

## 5. St. Helena Parcel



# 5. St. Helena Parcel





# 5. St. Helena Parcel



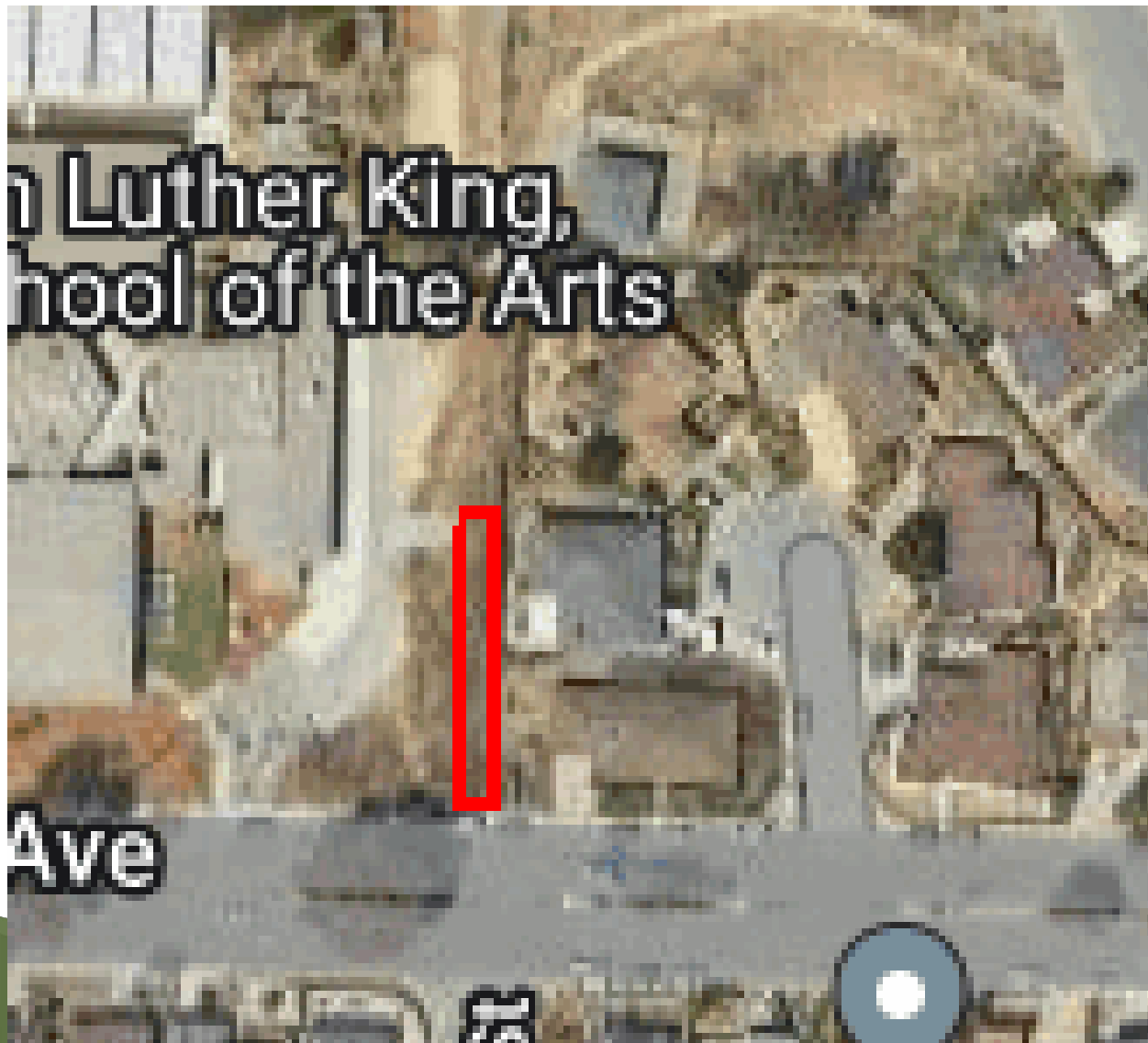


# 5. St. Helena Parcel

- APN: 012789014000
- Size: 728.09 sqft
- Location: Small parcel between 1759 and 1765 St. Helena St.
- Additional Considerations:
  - **Not Suitable for residential development due to 10' width**

## **6. Vacant Lot by MLK School**

## 6. Vacant Lot by MLK School





## 6. Vacant Lot by MLK School





## 6. Vacant Lot by MLK School





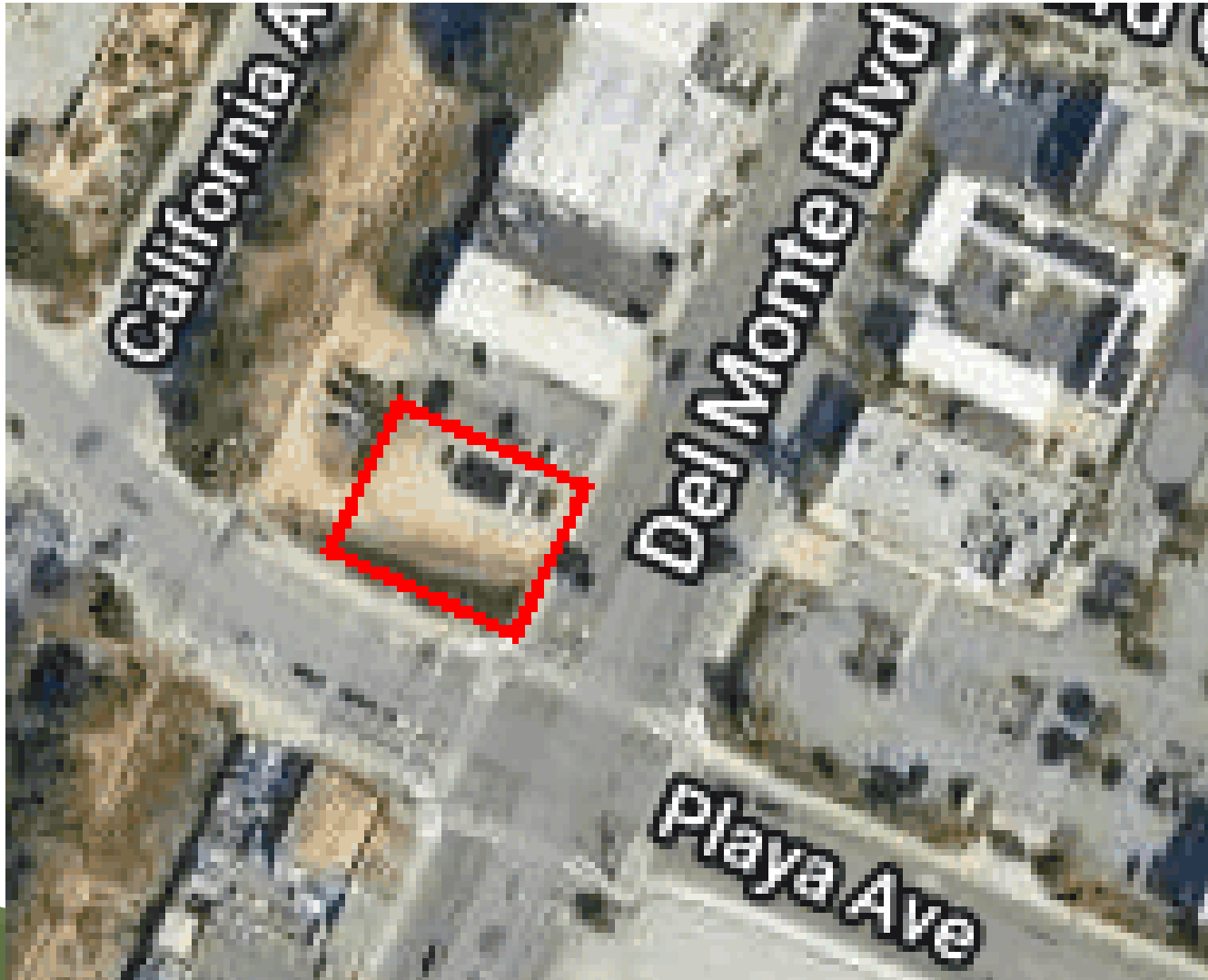
# 6. Vacant Lot by MLK School

- APN: 012653003000
- Size: 2,370.1 sqft
- Location: Small lot next to 1775 Broadway Ave
- Current Zoning: PI (Public Institution)
- Additional considerations:
  - **Labeled “Well Lot” on Assessor’s Parcel Map**
  - **Parcel is 20’ wide x 135’ long; too narrow for residential development**

# Remnant Parcels



# A. Del Monte Commercial Lot



# A. Del Monte Commercial Lot





# A. Del Monte Commercial Lot





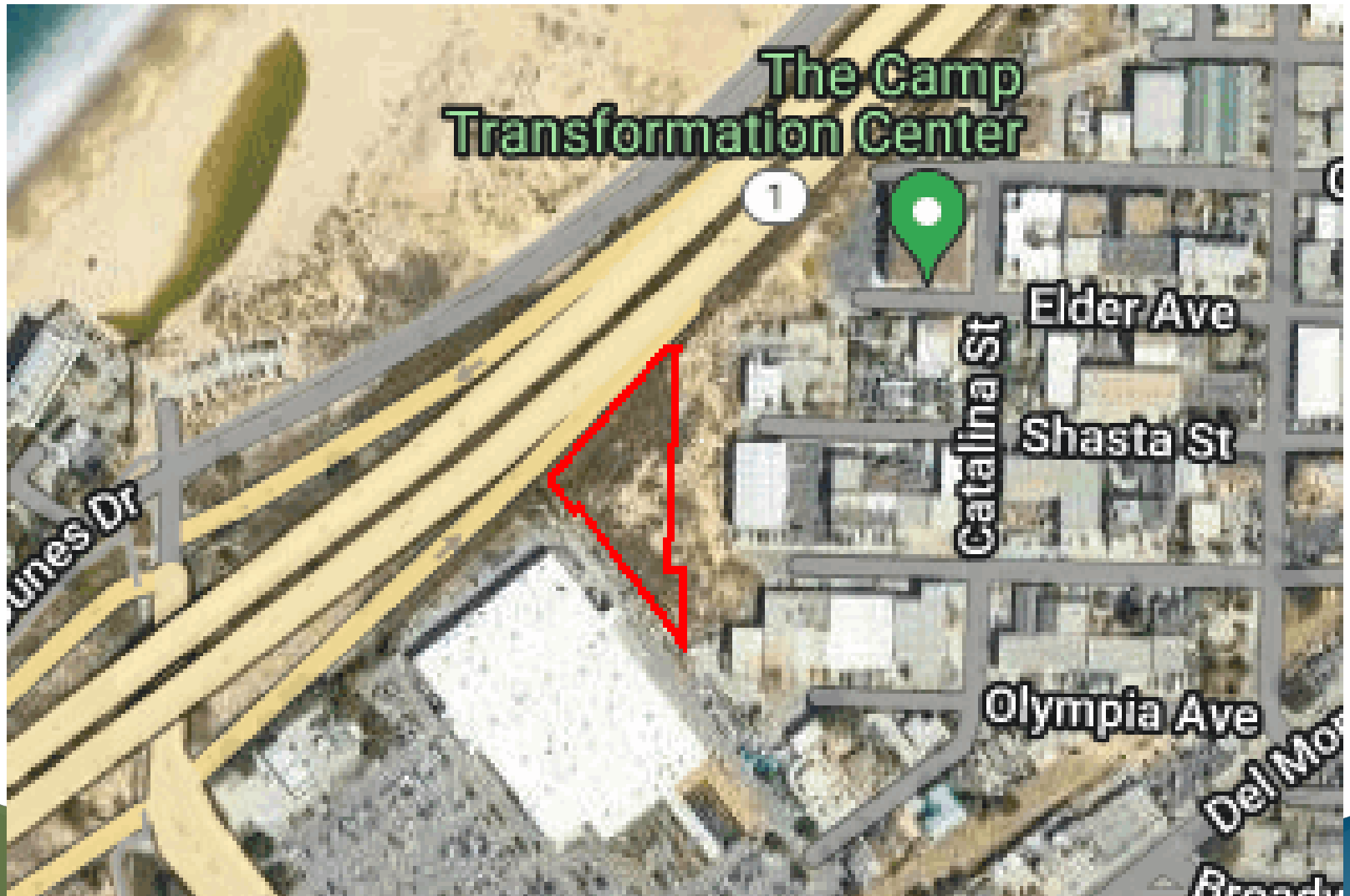
# A. Del Monte Commercial Lot



# A. Del Monte Commercial Lot

- APN: 011101015000
- Size: 7,938.64 sqft
- Location: Commercial Lot next to 1965 Del Monte Blvd
- Current Zoning: CH (commercial heavy)
- Additional considerations:
  - **Access to water**
  - **Phase II Environmental Assessment due to existing use of site/adjacent sites**

## B. Vacant Lot by Home Depot





## B. Vacant Lot by Home Depot





## B. Vacant Lot by Home Depot





## B. Vacant Lot by Home Depot





# B. Vacant Lot by Home Depot

- **APN:** 011561028000
- Location: Behind Home Depot
- Current Zoning: CRG (Regional Commercial)
- Additional considerations:
  - **Dune, endangered species habitat.**
  - **Sloping**
  - **Access to water meter.**

## C. Vacant Lot by MLK School





# C. Vacant Lot by MLK School





# C. Vacant Lot by MLK School



# C. Vacant Lot by MLK School

- APN: 012653003000
- Location: Small lot next to 1775 Broadway Ave
- Current Zoning: PI (Public Institution)
- Additional considerations:
  - **Labeled “Well Lot” on Assessor’s Parcel Map**
  - **Parcel is 20’ wide x 135’ long; too narrow for residential development**



# D. Vacant Lots by Walgreens



# D. Vacant Lots by Walgreens





# D. Vacant Lots by Walgreens



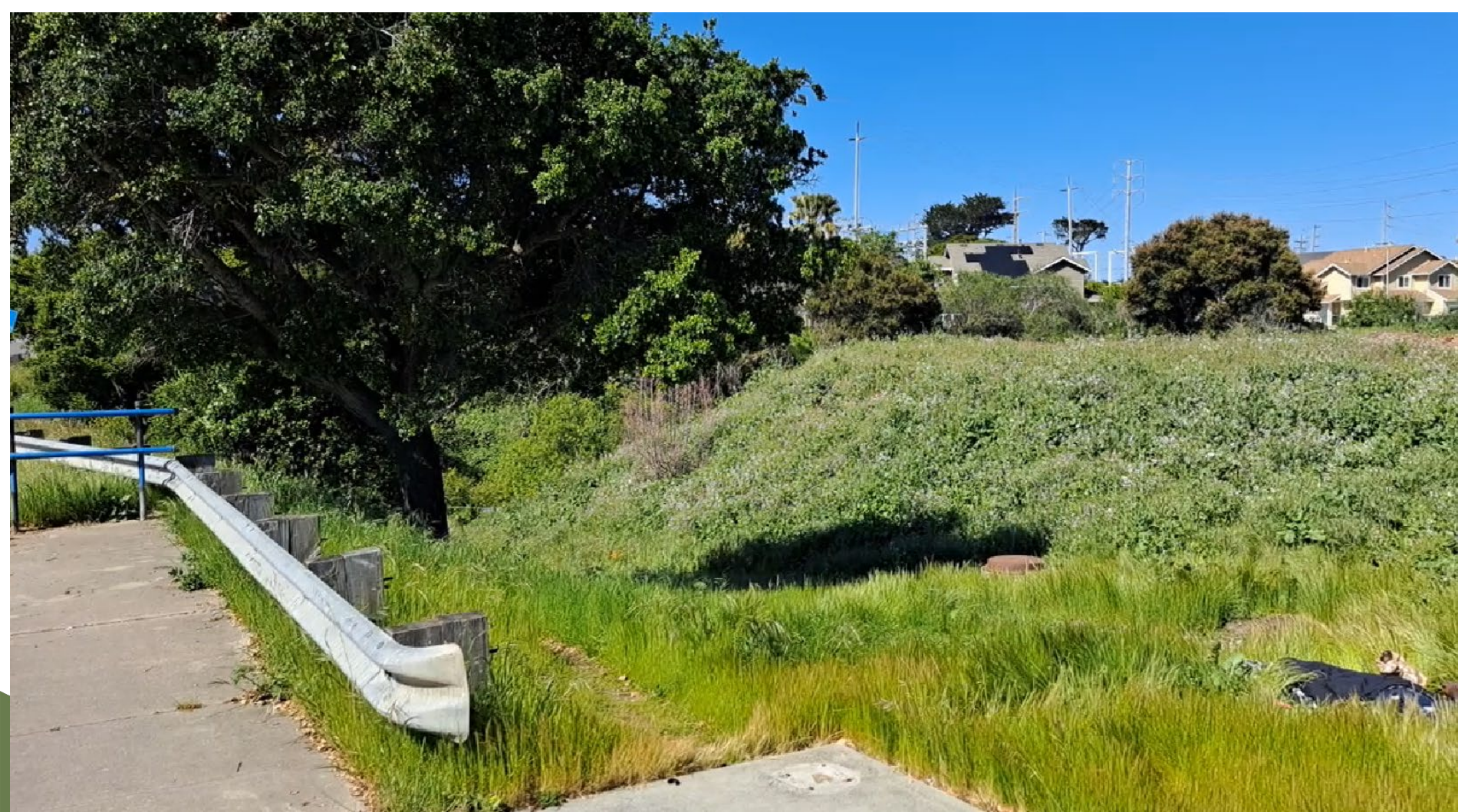


# D. Vacant Lots by Walgreens





# D. Vacant Lots by Walgreens



# D. Vacant Lots by Walgreens

**\*\*\* Use, APN, and Zoning listed\*\***

**(Across the street from Walgreens)**

- **Lots near Fremont and Canyon Del Rey, 013142004000, OSR**
  - Size: 7,612.89 sqft
- **Lots near Fremont and Canyon Del Rey, 013142006000, OSR**
  - Size: 7,356.1 sqft
- **Additional Considerations:**
  - Access to Water
  - Gully



**Thank you!**



## SEASIDE HOUSING COLLABORATIVE BOARD REPORT

Item 6.B.

**TO:** Seaside Housing Collaborative Board of Directors  
**FROM:** Alexia Rapoport, Staff Liaison  
**BY:** Jessica Riley, Board Treasurer  
**DATE:** April 17, 2024  
**SUBJECT:** **ADOPT THE FISCAL YEAR 2024-2025 BUDGET**

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### **RECOMMENDATION**

Receive presentation from Staff regarding the proposed fiscal year 2024-2025 operating budget for the Seaside Housing Collaborative and adopt the Fiscal Year 2024-2025 Budget.

### **BACKGROUND**

Annual operating expenses related to creation and on-going certification of the nonprofit, including audits, are within the City Manager's budget authority and will be paid for from the City's Affordable Housing funds.

The purpose of this item is to adopt the proposed Draft Budget for the Seaside Housing Collaborative for the fiscal year 2024-2025 and receive direction from the Board as to any changes to be made prior to requesting funds from the Seaside City Council.

### **ATTACHMENTS**

**Attachment 1:** Proposed Fiscal Year 2024-2025 Budget.ppt



# Seaside Housing Collaborative Meeting, 4/11/2024

## Agenda Item

### SEASIDE HOUSING COLLABORATIVE FY 24-25 PROPOSED ANNUAL BUDGET





# Historical Expenditures Seaside Housing Collaborative

## Historical Expenditures Seaside Housing Collaborative

July 1, 2021 - June 30, 2022	\$ 2,648.50
July 1, 2022 - June 30, 2023	\$ 7,812.69
* July 1, 2023 - June 30, 2024	\$16,100.25

**\*Estimated expenditures as of 4/9/2024**



# Proposed Annual Budget FY 24-25

## Budget Summary Seaside Housing Collaborative

	FY2023 Actual	FY2024 Projected	FY2025 Proposed
<b>EXPENDITURES</b>			
Personnel Services	\$0.00	\$0.00	\$0.00
Materials, Supplies, & Overhead Costs	\$812.69	\$1,050.25	\$3,000.00
Consulting	\$7,000.00	\$11,100.00	\$41,569.00
Contracted Services	\$0.00	\$3,900.00	\$5,000.00
Equipment	\$0.00	\$0.00	\$0.00
Capital Outlay and Debt	\$0.00	\$0.00	\$0.00
Internal Services & Central Support Charges	\$0.00	\$0.00	\$431.00
<b>Total Expenditures</b>	<b><u>\$7,813</u></b>	<b><u>\$16,050</u></b>	<b><u>\$50,000</u></b>
<b>REVENUES</b>			
Program Income	\$0.00	\$0.00	\$0.00
Donations	\$0.00	\$0.00	\$0.00
Grants and Other Revenue	\$0.00	\$0.00	\$0.00
Grant from City Affordable Housing Funds	\$7,812.69	\$16,050.25	\$50,000.00
<b>Total Revenues</b>	<b><u>\$ 7,813</u></b>	<b><u>\$ 16,050</u></b>	<b><u>\$ 50,000</u></b>

The cost of City of Seaside resources is an estimate and subject to change when the annual cost allocation plan is available.

# Proposed Annual Budget FY 24-25

## SEASIDE HOUSING COLLABORATIVE Fund 247

Account	Account Name	FY 2025 Request
247-7993-8202	HOUSING NON-PROFIT	-
247-7993-1030	CONSULTANT	41,569
247-7993-2074	FEES & MISC CHARGES	-
247-7993-2075	CONTRACT SERVICES	5,000
247-7993-2090	NONPROFIT INSURANCE	3,000
247-7993-3095	CONSUMABLES	-
	CENTRAL SERVICES & INTERNAL CHARGES	431
Total		<u>\$ 50,000</u>

Seaside Housing Collaborative



# Proposed Annual Budget FY 24-25: Requesting Funds

## PROCESS FOR REQUESTING CITY FUNDS FOR SHC ACTIVITY:

MAY 20, 2021 CITY COUNCIL AGENDA ITEM 10.E

“ANNUAL OPERATING EXPENSES RELATED TO CREATION AND ON-GOING CERTIFICATION OF THE NON-PROFIT, INCLUDING AUDITS, ARE WITHIN THE CITY MANAGER’S BUDGET AUTHORITY AND WILL BE PAID FOR FROM THE CITY’S AFFORDABLE HOUSING FUNDS.”

CURRENT OPERATING BUDGET FOR FISCAL YEAR 2023-2024 =  
\$50,000

“SPECIFIC TASK-RELATED EXPENSES FOR THE PLANNING, ENTITLEMENT, CONSTRUCTION AND SALE OR LEASE OF HOUSING SHALL BE ADDRESSED THROUGH PRIOR CONTRACTS AND ARE, AGAIN, EXPECTED TO BE PAID FOR WITH GRANTS, PROJECT REVENUE AND LOANS (TO BE INDIVIDUALLY APPROVED BY THE CITY COUNCIL) FROM THE CITY’S AFFORDABLE HOUSING FUNDS. EMPLOYMENT OF STAFF IS EXPECTED TO BE THROUGH PROJECT REVENUE AND/OR PERFORMANCE CONTRACTS.”

## Seaside Housing Collaborative

# Proposed Annual Budget FY 24-25

## RECOMMENDATIONS:

- ADOPT THE PROPOSED OPERATING BUDGET FOR THE FISCAL YEAR JULY 1, 2024 THROUGH JUNE 30, 2025
- PRESENT THE REQUEST TO COUNCIL DURING THE JUNE 18 & 19 BUDGET STUDY SESSION (NOT REQUIRED)





## SEASIDE HOUSING COLLABORATIVE BOARD REPORT

Item No.: 7A

**TO:** Seaside Housing Collaborative Board of Directors  
**BY:** Sheri Damon, Agency Counsel  
**DATE:** April 17, 2024  
**SUBJECT:** **WATER PRESENTATION**

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### **RECOMMENDATION**

#### **Receive Report**

### **BACKGROUND**

The Board might recall that it received a water presentation in July 2023. This report will review some of the prior information and provide an update on some of the constraints and opportunities that have arisen and continue to arise with respect to water for new and intensified residential development.

In Seaside, there are three water purveyors: Seaside Municipal Water Company (SMWC), California American Water (CalAm) and Marina Coast Water District (MCWD). Seaside is primarily served by California American Water Company, the former Fort Ord lands located within the City of Seaside are primarily served by Marina Coast Water District and SMWC serves approximately 800 customers located in upper Seaside. A map of the City shows the water boundaries is attached.

**Cal Am:** The CalAm service area has substantial constraints and in particular, an order from the State Water Control Board (Order 95-10 and its amendments) which prohibits the intensification of water use based upon changes in zoning for properties.

**Primary Sources of Water:** Carmel River/Groundwater Seaside Basin and Laguna Seca Sub basin. All Sources of Cal Am Water are highly regulated by MPWMD/State Water Board/Dept. Drinking Water Standards/Court for the adjudicated safe yield (Watermaster)

**Constraints for New or Intensified Development:** Existing residential properties (or commercial properties) with a water meter, cannot intensify uses on that property without having an additional long-term water supply identified. Likewise, vacant properties without an existing water meter require a "long term water supply" be identified prior to setting a meter.

**Water Allocations:** The WMD has established a water allocation program, which the City of Seaside regulates through its Chapter 13.24 of the Seaside Municipal Code. This section establishes a process for the limited supply of water available to Seaside to be allocated to business and other categories of use. The City has reallocated some of its water allocation to

land uses that the City has prioritized. One example of this re-prioritization is 5AF to support ADU housing projects. Another example is a reservation of water allocation for certain projects, such as the Seaside Market project or the Ascent project. In the future the City Council might consider augmenting this program either by the addition of water allocation from the Pure Water Monterey Expansion project and/or its In Lieu Water Credit Program in order to accomplish development priorities by the City.

#### **Water Projects:**

1. **Pure Water Monterey Project and the Pure Water Monterey Expansion project.** Joint project between MPWMD/M1W and CalAm to inject advance treated water into the Seaside Basin in order to increase the amount of extractions allowed out of the basin. The Expansion project is being constructed right now on Seaside's property and is anticipated to be completed in June 2025. The completion of the expansion project will be the basis for a potential lifting in whole or part of the water meter moratorium.
2. **Aquifer Storage and Recovery:** Divert excess water flows during winter months from the Carmel River and inject them into the Seaside Basin.
3. **Cal Am Desalination Project.** The California Coastal Commission approved the CalAm Desalination project. However, those approvals have been challenged by the MPWMD, City of Marina, MCWD and Public Water Now. The case is working its way through the Monterey Superior Court.

**MCWD:** The Marina Coast Water District receives its water from ground water resources generally in the Salinas basin. While there are no moratoriums in the MCWD, MCWD claims to be limited in the water supply it can serve to the former Fort Ord properties by the FORA water allocation numbers.

**Primary Sources of Water:** Groundwater from the Salinas aquifers 180-400-900 (deep aquifers). Small desal plant owned by City of Marina (300 AFY). Some limitations pursuant to the Groundwater Sustainability Act. MCWD claims they have "Excess Water" available for projects.

**Constraints for New or Intensified Development:** Legal dispute on the amount of water available for new development in Fort Ord lands. Limitations on advanced treated water to supply to the jurisdictions. MCWD uses water from M1W/Pure water treatment facility to supply advanced treated water. Of MCWD's 600 AFY from the Regional Urban Water Supply Project (RUWAP) 450 AFY was allocated for Seaside's uses. Seaside has allocated 407 AFY to the In Lieu Project and 43 AFY to Campus town.

#### **Water Projects:**

1. **Desalination Project.** MCWD appears to be working to re-permit and activate the desal plant in Marina (300AFY). Additionally, their long-range capital improvement program includes a form of treated water near the M1W facilities.

**Seaside Municipal Water:** The SMWC primarily receives its water from ground water resources generally from the adjudicated Seaside water basin. SMWC system currently only has one operating well and a limit of customers to approximately 800.



**Primary Sources of Water:** Groundwater from the adjudicated Seaside Groundwater basin. The SMWC has an adjudicated right to approximately 7% of the Seaside Basin (underground aquifer) safe yield capacity. However, SMWC is currently over pumping its adjudicated water rights by approximately 70-acre feet of water per year. SMWC currently has only one well to serve its customers, so it is in the process of siting a second well to act as a backup well so it will not be dependent upon emergency connections with CalAm and/or MCWD.

Seaside has a separate adjudicated right to 540 AFY that is able to be accessed and served to the golf course property. The In Lieu project takes advanced treated water and waters the golf course in order to reduce the pumping from the Golf Course well.

**Constraints for New or Intensified Development:** SMWC has only groundwater resources at the present time and must rely on a water credit program in order to generate additional water resources for the agency.

**Water Projects:**

1. In lieu Project at Blackhorse and Bayonet golf course. This project can generate up to 407+/- water credits. In water year 2023, the project generated 385 AF water credits. The amount of water credits will vary from year to year based upon wet years and dry years.
2. Smaller water credit projects
3. Recapture and use of water from the Laguna Grande well to fill water tanks at the parks for park irrigation.

**The Ascent Project:**

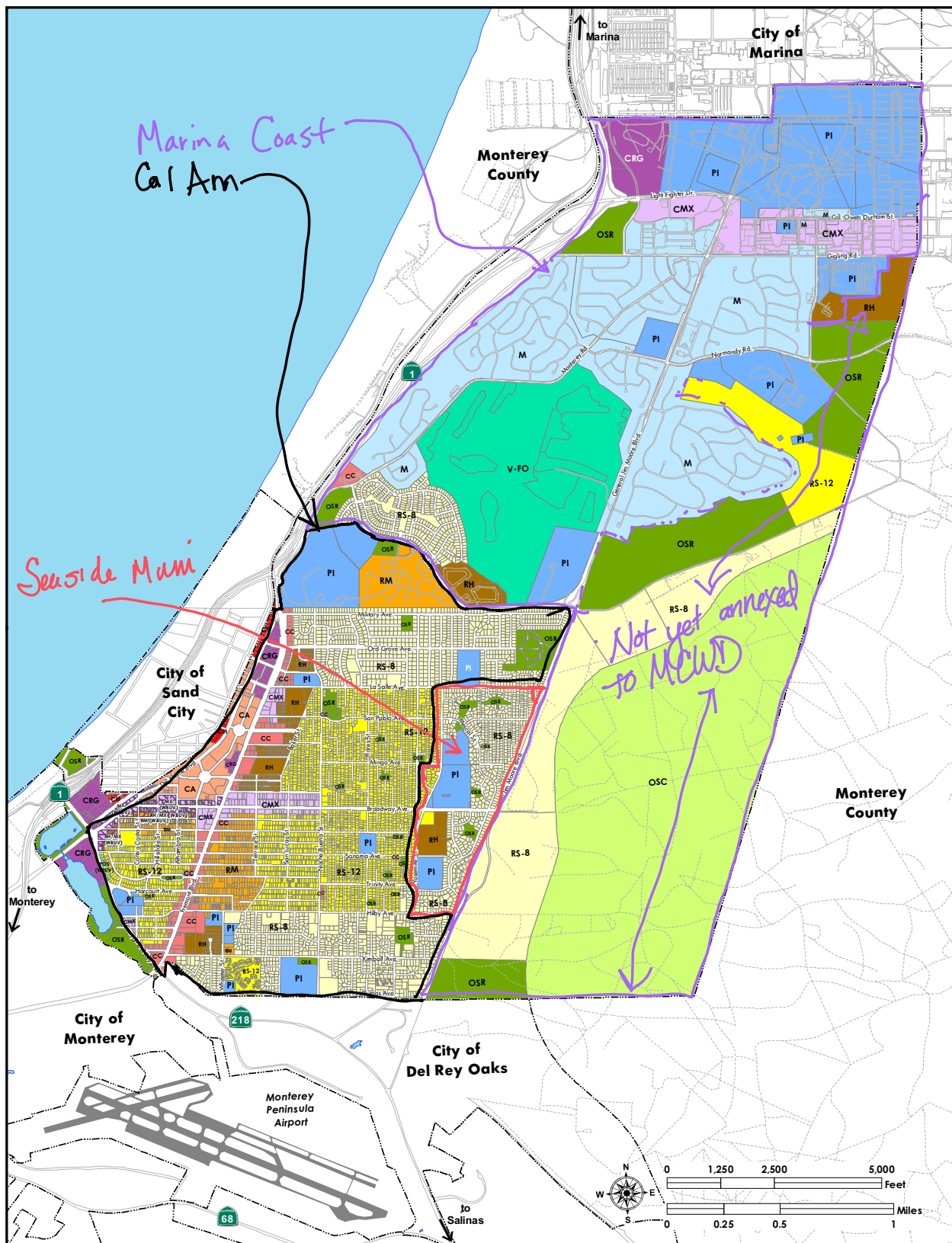
At the last report, it was reported that the City Council had authorized the reservation of a portion of the first year In Lieu water credits for the Ascent project. (Approx. 260 AF). In order to implement that reservation multiple agreements and processes were required: Agreements with the Developer regarding repayment for the costs of the water (approximately \$1M over the course of 10 years), agreement with CalAm regarding the reservation of this water for service to the Ascent property, and approvals from Watermaster, MPWMD. MPWMD required an "Entitlement Ordinance" and additional "Assignment of Water", along with amendments to the CalAm Water Distribution permit. This process was lengthy and could have substantially delayed the project, had the City not taken the proactive steps of drafting the agreements and process to move the project forward.

While Seaside is continuously strategizing about additional water projects, water will continue to be a constraint. The In Lieu Water Storage Program was initially put in place as a potential long range water supply for the Campus Town project, and as a practical back fill for SMWC to cover its over pumping in the long run. The water credits from this program will substantially add to the costs of any proposed project, however, until there is a more regional and long term water supply solution, the City may utilize these water credits to "bridge the gap" in order to accomplish its development priorities.

## **ATTACHMENTS**

1. Water Boundaries for the Water Service providers in Seaside

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### Seaside Zoning Districts

RS-8 - Single-family Residential	CA - Automotive Commercial	PI - Public / Institutional
RS-12 - Single-family Residential	CC - Community Commercial	M - Military
RM - Medium Density Residential	CH - Heavy Commercial	V-FO - Visitor-Serving Commercial
RM - Medium Density Residential (WBUV)	CMX - Commercial Mixed Use	OSR - Open Space - Recreation
RH - High Density Residential	MX - Mixed Use (WBUV)	OSC - Open Space - Conservation
RH/MX - High Density Residential/Mixed Use (WBUV)	CRG - Regional Commercial	POS - Parks and Open Space (WBUV)

Note: WBUV = West Broadway Urban Village Specific Plan

City of Seaside, GIS 2010; last revised 5/11/10