



Seaside Housing Collaborative

Board of Directors Meeting

May 15, 2024 • 10:00am • Black Horse Room
Oldemeyer Center, 986 Hilby Avenue, Seaside, CA

Meeting Agenda

I. CALL TO ORDER

II. ROLL CALL

Ian N. Oglesby, Chair
Brenda Thomas, Vice-Chair
Nicholas Borges, 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 APRIL 17TH, 2024 MEETING (DANNY BARRIENTOS)

VI. BUSINESS ITEMS

- A. CONSIDER AND PROVIDE DIRECTION REGARDING CITY-OWNED PARCELS (ALEXIA RAPOPORT)
- B. CONSIDER A MOTION TO CANCEL THE JUNE 19TH, 2024 SEASIDE HOUSING COLLABORATIVE BOARD OF DIRECTORS MEETING (ALEXIA RAPOPORT)

VII. PRESENTATIONS

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

VIII. STAFF REPORTS

IX. BOARD MEMBER COMMENTS

IX. ADJOURNMENT

2024 Scheduled Meetings:

- 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) 899-6887



Seaside Housing Collaborative

Board of Directors Meeting

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

Draft Minutes

I. CALL TO ORDER

The meeting was called to order at 10:06am.

II. ROLL CALL

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

ABSENT: Director Soto, Director Winick.

III. REVIEW OF AGENDA

IV. PUBLIC COMMENT

None

V. CONSENT AGENDA

- A. APPROVE MINUTES FROM THE MARCH 20, 2024 MEETING (DANNY BARRIENTOS)

On motion by Director Thomas and second by Director Fontes, and carried by the following vote, the Board of Directors moved to adopt the March 20th, 2024 draft minutes.

RESULT: 4-0-0-2

AYES: Oglesby, Thomas, Fontes, Garnett

NOES: None

ABSTAIN: None

ABSENT: Soto, Winick

VI. BUSINESS ITEMS

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

- B. ADOPT THE FISCAL YEAR 2024-2025 BUDGET (JESSICA RILEY)

The SHC Board received an updated presentation from staff and provided direction to staff.

VII. PRESENTATIONS

- A. WATER PRESENTATION (SHERI DAMON)
Removed from agenda.

- B. WEBSITE UPDATE (ALEXIA RAPOPORT)

VIII. STAFF REPORTS

No Staff Reports

IX. BOARD MEMBER COMMENTS

The Board members shared comments.

X. ADJOURNMENT

The meeting was adjourned at 11:20am.

2024 Scheduled Meetings:

- April 17, 2024 – 10:00am
- May 15, 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: May 15th, 2024
SUBJECT: CITY OWNED PARCELS UPDATE

RECOMMENDATION

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

BACKGROUND

During the March 20th, 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 and the SHC Board of Directors narrowed the list of parcels for staff to further investigate to the following:

- Vacant Lot by Soper Field, APN: 031-051-018
- Encanto Park, APN: 012-323-042
- Vacant Lot by Darwin St., APN: 012-321-034

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. City Staff presented a list of four city-owned parcels and the SHC Board narrowed the list to the include:

- Commercial Lot Next to 1965 Del Monte Blvd: APN 011-101-015
- Vacant Lot Behind Home Depot, APN: 011-561-028

City Staff further investigated the five aforementioned parcels and has outlined the updated information in the slide deck (Attachment 1). At this point, City Staff requests authorization from the SHC Board of Directors to purchase title reports for the five aforementioned parcels in order to obtain further detail. Based on three informal estimates obtained by City Staff, each title report will cost approximately \$500.

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

May 15, 2024 | Seaside Housing Collaborative Meeting



Background/Recap:

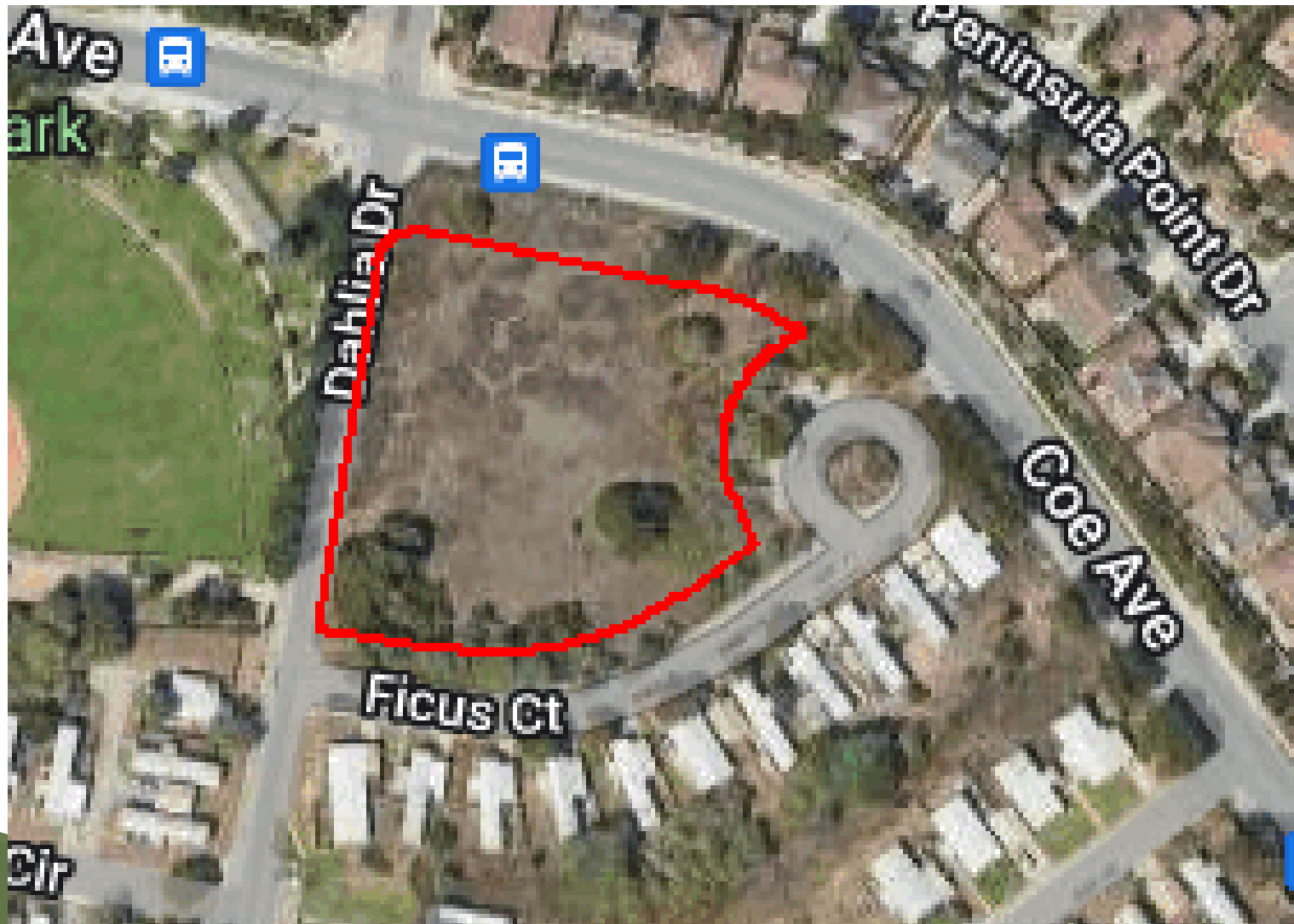
- During the March 20, 2024 meeting, Staff presented a comprehensive overview of all city-owned parcels.
- The SHC Board directed staff to obtain greater detail regarding six parcels.
- During the April 17, 2024 meeting, the SHC Board provided further direction regarding the six parcels, narrowing its list of development sites and directing staff to obtain additional further detail regarding:
 - Vacant Lot by Soper Field
 - Encanto Park
 - Vacant Lot by Darwin

Background/Recap:

- During the April 17, 2024 meeting, City Staff also presented an overview of four vacant remnant parcels, per the SHC's direction during the March 20, 2024 meeting.
- During the April 17, 2024 meeting, the SHC Board of Directors provided further direction regarding the parcels narrowing the list of remnant parcels for City Staff to investigate further to the following:
 - Del Monte Commercial Parcel
 - Vacant Lot by Home Depot

1. Vacant Parcel Soper Field

1. Vacant Lot by Soper Field



1. Vacant Lot by Soper Field



1. Vacant Lot by Soper Field



1. Vacant Lot by Soper Field

- APN: 031051018000
- Location: Across from Soper Field
- Current Zoning: RM (Residential Medium)
- Size: 1.73 acres (75,358 sq ft)
- Additional Considerations:
 - **Site is not suitable for residential development.**
 - **Existing Well/Drainage Basin, per Engineering/Public Works Dept. There are at least two city storm water catch basins that drain to the drainage basin and at least one private property storm water catch basin that drains to the drainage basin. The well is still operational.**

2. Encanto Park

2. Encanto Park



2. Encanto Park



2. Encanto Park



2. Encanto Park



2. 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.

3. Vacant Lot on Darwin

3. Vacant Lot by Darwin St.



3. Vacant Lot by Darwin St.



3. Vacant Lot by Darwin St.



3. Vacant Lot by Darwin St.



3. Vacant Lot by Darwin St.



3. 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

Remnant Parcels

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)
- Considerations:
 - **TAMC owns the right of way for multimodal use**
 - **The property is conducive for transportation uses and off-street parking**

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.**

Next Steps: City Staff requests authorization to purchase title reports for each parcel listed in order to obtain further detail. Based on estimates from three companies, each report will cost approximately \$500.

Thank you!



SEASIDE HOUSING COLLABORATIVE BOARD REPORT

Item No.: 7A

TO: Seaside Housing Collaborative Board of Directors
BY: Sheri Damon, Agency Counsel
DATE: May 15, 2024
SUBJECT: **WATER PRESENTATION**

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

WATER

Sheri L. Damon, Seaside City Attorney

May 15, 2024 | Seaside Housing Collaborative Board Meeting





Introduction



- The Board received a comprehensive water presentation in July 2023.
- This water presentation 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.

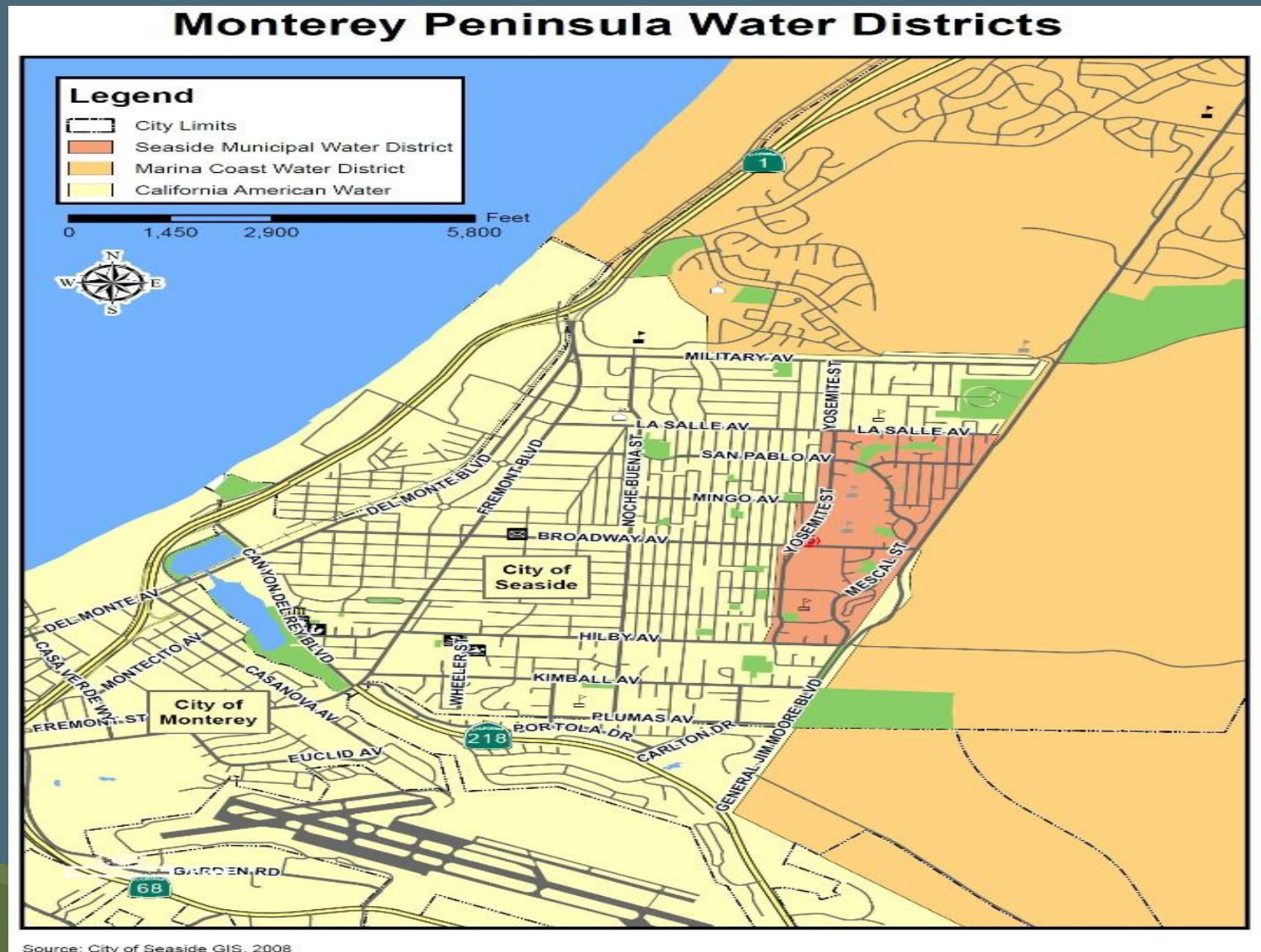


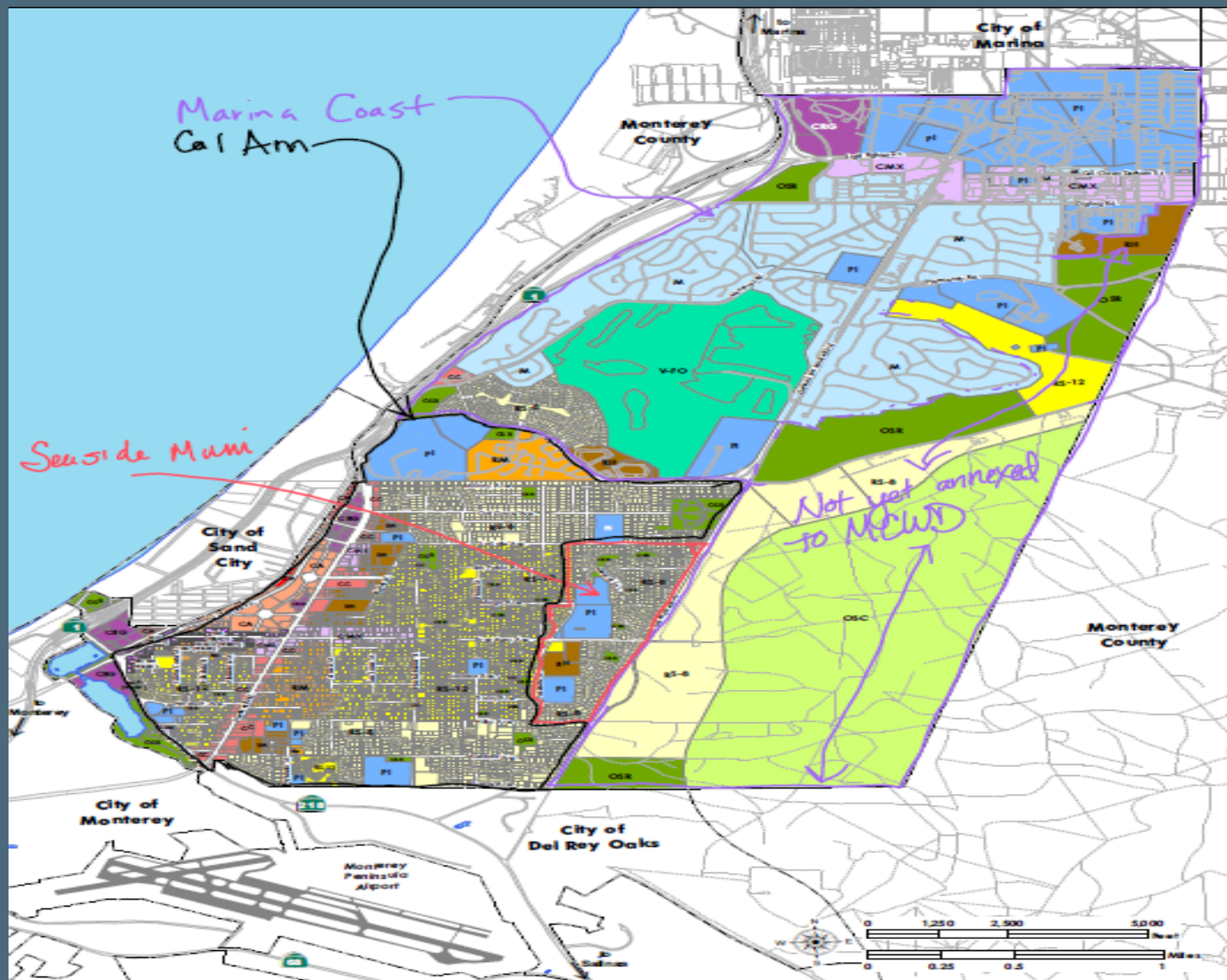
Three Water Purveyors



- In Seaside, there are three water purveyors:
 - **Seaside Municipal Water Company (SMWC)**
 - **California American Water (CalAm)**
 - **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.
- SMWC serves approximately 800 customers located in upper Seaside.

Water Service Areas





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 (WBUM)	CMX - Commercial Mixed Use	OSR - Open Space - Recreation
RH - High Density Residential	MX - Mixed Use (WBUM)	OSC - Open Space - Conservation
RH/MX - High Density Residential/Mixed Use (WBUM)	ORG - Regional Commercial	POS - Parks and Open Space (WBUM)

Note: WBUM = West Broadway Urban Village Specific Plan

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



SALINAS VALLEY - MONTEREY SUB-BASIN

CSUMB

MONTEREY BAY





SAND CITY

SEASIDE

SALINAS VALLEY - SEASIDE SUB-BASIN

DEL REY OAKS

Legend

-  Groundwater_Basins
-  MCWD SERVICE AREA
-  SEASIDE MUNICIPAL WATER
-  CAL AM WATER CO.

CalAm



- The CalAm service area has substantial constraints and in particular, an order from the State Water Control Board (Order 95-10 and its amendments).
- **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.
- **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.
- **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. 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.

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.
- **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 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 safe yield capacity. However, SMWC is currently over pumping its adjudicated water rights by approximately 70-acre feet of water per year.
- Seaside has a separate adjudicated right to 540 AFY that is able to be accessed and served to the golf course property.
- **Constraints for New or Intensified Development:** SMWC has only groundwater resources at the moment and must rely on a water credit program in order to generate additional water resources for the agency.

Water Allocations MCWD



Jurisdiction	Original Allocation (1996) Acre-feet/year	Current Allocation (2007) ² Acre-feet/year
U.S. Army (retained) ^{1,2}	1,410	1,562
City of Seaside	710	1,012
City of Del Rey Oaks	75	242.5
City of Monterey	65	65
City of Marina ²	1,185	1,340
Monterey County	545	710
CSUMB	1,055	1,035
UCMBEST	165	230
State Parks	45	45
County/Marina Sphere (Polygon 8a)	50	10
Line Loss	530	348.5
FORA Strategic Reserve ³	785	0



Water Projects



CalAm

- Monterey One and MPWMD (Pure Water/Pure Water Expansion) Joint project to inject advance treated water into the Seaside Basin. The completion of the expansion project (in June 2025) will be the basis for a potential lifting in whole or part of the water meter moratorium.
- Aquifer Storage and Recovery: Divert excess water flows during winter months from the Carmel River and inject them into the Seaside Basin.
- Cal Am Desalination Project: The California Coastal Commission approved the CalAm Desalination project.

MCWD

- Desalination Project: MCWD appears to be working to re-permit and activate the desal plant in Marina (300AFY).

SMWC

- 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.
- Smaller water credit projects.
- Recapture and use of water from the Laguna Grande well to fill water tanks at the parks for park irrigation.

Water Supply Peninsula



Water Supply Available	AFA
Carmel River Supply	3,376
Seaside Basin Supply	1,474
Pure Water Monterey Supply	<u>3,500</u>
Total "Firm" Supply	8,350
5-Year Average Customer Demand	<u>9,725</u>
Additional Supplies Needed to Meet CDO	1,375
Pure Water Monterey Expansion	2,250 -----
Future Projects Water (all)	875

Seaside In Lieu Program

Water Credits Available	AFA
Year 1 Water Year	385
Year 2 Water Year (Oct. 2023-March 28, 2024)	71.20



The Ascent Project



- City Council had authorized the reservation of a portion of the first year In Lieu water credits for the Ascent project (Approx. 260 AF) (20 Years @13AFY).
- Multiple agreements:
 - **Agreements with the Developer** regarding repayment for the cost of water (approximately \$1M over the course of 10 years).
 - **Agreement with CalAm** regarding the reservation of this water for service to the Ascent Property.
- **Approvals from Watermaster, MPWMD** – MPWMD required an “Entitlement Ordinance” and additional “Assignment of Water” along with amendments to the CalAm water distribution permit.
- City took proactive steps of drafting the agreements and process to move the project forward to avoid substantial delays.



In Conclusion



- 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.

Questions?



Water Allocations CalAm/WMD



Approved by Resolution on November 19, 2020			
		Remaining Allocation	
Projects	Location	AF	
Broadway Catalyst	Alhambra to Hillsdale		0.000
Ascent	Broadway Ave and Terrace St		11.746
Auto Center Properties	Del Monte to Fremont, North of Olympia and south of Auto Center Parkway		3.602
WBUV	West Broadway Study Area		4.4838
Small Commercial Allocation Account	MPWMD Coverage Area		4.811
ADU Water Allocation	ADUs		0.000
Water "Refund" from Seaside Muni May 2023			0.469
Public Credit*			(1.043)
		Total remaining	24.069
	Total Allocation		24.069