

From: Dave Stoldt [<mailto:dstoldt@mpwmd.net>]
Sent: Friday, April 07, 2017 2:41 PM
To: O'Hagan, John@Waterboards
Cc: 'Dave Laredo'; Stephanie Locke
Subject: Monterey Peninsula

Hi John,

When you and Stephanie Locke talked last week, she indicated you had an interest in better understanding where the “100 AFY” of water credits derives from. That is a figure cited by Larry Silver in his letter and is the sum of 70.5 AF of commercial water credits in our January 18th memo (page 2) and the 26 AF of “on site” water credits on page 5 of that memo. The source of the 26 AF is identified in the memo. The source of the 70.5 is shown in the attachment to this email.

You will see that the 70.5 AF is spread across 96 individual credits. There would be huge difficulties in aggregating them or transferring them in any size.

An additional inquiry you made is “what is being held up by the interpretation of Condition 2?” That is not easy to answer. The concern is not which projects are being held up now, it is more a question of getting a single set of rules that can only be interpreted and applied in a single way so that there is no uncertainty for future projects.

An example of the confusion is the Aquarium’s Learning Center was deemed not a “change in zoning or use” when they met with you last year, yet they have actually demolished a building, the reconfiguration of which is indeed a “change in use” by District rules, and would be considered a “change in zoning or use” under the first paragraph on page 3 of Barbara Evoy’s April 2012 letter.

On the other hand, a proposed hotel project at the site of the American Tin Cannery is being opposed by a local Pacific Grove resident who cites Condition 2 of the CDO as a basis. Yet that property’s situation is identical to the Aquarium’s learning Center.

The Cibo Restaurant location is undergoing a transition from 100% commercial to mixed-use, so Cal-Am in consultation with you determined that was a “change in zoning or use” and looked at historical building records. Yet another Alvarado Street project, just up the street, which had zero historical water use since 2007, went from 100% commercial to mixed-use when it was rebuilt and opened last year – with no review except by the District.

Another problematic example is a vacant multi-tenant building I can see from my office window that has a fully equipped restaurant in it that has been vacant over 10 years. Without a change in zoning or use that space can be reoccupied and water use that has not existed in recent years is restored.

What we have proposed to the Board is a consistent set of rules that are already well understood in the community. And the rules are premised on a “no new water” regime that ensures no project get permitted without a demonstrated source of water – a credit, a debit, or an entitlement.

I understand that you will be discussing with Cal-Am the difficulties with obtaining historical billing records by a prospective building purchaser or a prospective new tenant. Please feel free to include Stephanie Locke from our office on any of those discussions, as well as the limitations of our deed restrictions which allow the District access to a limited number of historical billing records.

Please let us know what other specific information you might desire.

Regards,

Dave

David J. Stoldt
General Manager
Monterey Peninsula Water Management District
5 Harris Court – Bldg G
Monterey, CA 93940

831.658.5651

Water Use Credits

Residential	No of Properties	Acre Feet
2008	34	1.019
2009	44	0.713
2010	82	1.413
2011	47	2.610
2012	39	5.562
2013	1140	9.646
2014	1589	14.520
2015	1051	12.292
2016	924	9.683
	4950	57.458

updated

Commercial	No of Properties	Acre Feet
2008	2	12.1455
2009	8	14.7880
2010	3	3.8240
2011	25	4.4644
2012	10	8.2130
2013	12	19.6170
2014	15	3.2760
2015	4	1.8560
2016	17	2.3150
total	96	70.49894

Water Use Credits Report

Water Use Credit Report Applied From 1/1/2015 To 12/31/2015 For WUC Status : All, Property Type : All

APN Number	WUC Reference	Address	Credit Amount	Property Type	Status	Applied Date	Fixture Date	WUC Expire Date	Remaining AF	Used AF	Permits Issued	Type of Device
001-031-011-000	103682	380, CANNERY ROW, MONTEREY, CA	1.4	Non-Residential	Issued	03/05/2015	05/01/2014	05/01/2019	1.4	0	0	ULF to HET
001-031-011-000 Total			1.4						1.4	0	0	
006-283-016-000	103542	Z11, GRAND AVE, Pacific Grove, CA	0.125	Non-Residential	Issued	01/26/2015	07/06/2006	07/06/2016	0.125	0	0	Remaining Onsite from Permit
006-283-016-000 Total			0.125						0.125	0	0	
013-271-002-000	104340	1375, JOSSELYN CYN RD, Monterey, CA	0.01	Non-Residential	Issued	09/14/2015	09/14/2015	09/14/2020	0.01	0	0	ULF to HET
013-271-002-000 Total			0.01						0.01	0	0	
189-221-004-000	104972	13774, CARMEL VALLEY RD, CARMEL VALLEY, CA	0.321	Non-Residential	Issued	11/04/2015	03/04/2015	03/04/2020	0.321	0	0	Restaurant Seats
189-221-004-000 Total			0.321						0.321	0	0	
Grand Total			1.856						1.856	0	0	

Water Use Credits Report

Description : This gives all the Water Use Credits

Water Use Credit Report Applied From 1/1/2014 To 12/31/2014 For WUC Status : All, Property Type : All

APN Number	Address	Credit Amount	Property Type	Remaining AF	Used AF	Permits Issued	Type of Device
001-351-001-000	381, HIGH ST, MONTEREY, CA	0.080	Non-Residential	0.08	0	0	ULF to HET
001-351-001-000 Total		0.080		0.08	0	0	
001-491-022-000	500, MARTIN ST, MONTEREY, CA	0.138	Non-Residential	0.138	0	0	IAHW
001-491-022-000 Total		0.138		0.138	0	0	
001-574-029-000	459, ALVARADO & 470 TYLER ST, MONTEREY, CA	3.740	Non-Residential	0	3.74	18	Restaurant
001-574-029-000	459, ALVARADO & 470 TYLER ST, MONTEREY, CA	3.740	Non-Residential	0	3.74	18	Retail
001-574-029-000	459, ALVARADO & 470 TYLER ST, MONTEREY, CA	3.740	Non-Residential	0	3.74	18	Sandwich Shop
001-574-029-000 Total		11.220		0	11.22	0	
006-371-001-000	1101, Lighthouse Ave, Pacific Grove, CA	0.020	Non-Residential	0.02	0	0	ULF to HET
006-371-001-000	1101, Lighthouse Ave, Pacific Grove, CA	0.100	Non-Residential	0.1	0	0	ULF to HET
006-371-001-000	1101, Lighthouse Ave, Pacific Grove, CA	0.200	Non-Residential	0.2	0	0	ULF to HET
006-371-001-000	1101, Lighthouse Ave, Pacific Grove, CA	0.200	Non-Residential	0.2	0	0	ULF to HET
006-371-001-000	1101, Lighthouse Ave, Pacific Grove, CA	0.200	Non-Residential	0.2	0	0	ULF to HET
006-371-001-000 Total		0.720		0.72	0	0	
006-612-008-000	852, GROVE ACRE AVENUE, Pacific Grove, CA	0.005	Non-Residential	0.005	0	0	HE DW
006-612-008-000 Total		0.005		0.005	0	0	
007-651-022-000	1152, FOREST AVE, Pacific Grove, CA	0.183	Non-Residential	0.183	0	0	Gas Station
007-651-022-000 Total		0.183		0.183	0	0	
009-563-005-000	26600, Oliver Road, Monterey, CA	0.420	Non-Residential	0.36	0.06	0	ULF to HET
009-563-005-000 Total		0.420		0.36	0.06	0	
010-104-002-000	NW cnr of 4th Ave & Torres St, Carmel, CA	0.010	Non-Residential	0.01	0	0	ULF to HET
010-104-002-000 Total		0.010		0.01	0	0	
010-142-010-000	SAN CARLOS ST, 4 SE OF 7TH AVE, Carmel, CA	0.010	Non-Residential	0.01	0	0	HEW
010-142-010-000 Total		0.010		0.01	0	0	
011-021-010-000	2201, DEL MONTE BLVD, SEASIDE, CA	0.010	Non-Residential	0.01	0	0	HEW
011-021-010-000 Total		0.010		0.01	0	0	
011-363-012-000	1141, FREMONT BLVD, SEASIDE, CA	0.010	Non-Residential	0.01	0	0	ULF to HET
011-363-012-000 Total		0.010		0.01	0	0	
011-525-011-000	1933, FREMONT BLVD, Seaside, CA	0.080	Non-Residential	0.08	0	0	Swimming Pool

011-525-011-000 Total									
101-181-001-000	1500,Mark Thomas Dr,Monterey,CA	0.080	Non-Residential	0.08	0	0			HET
101-181-001-000	1500,Mark Thomas Dr,Monterey,CA	1.520	Non-Residential	1.52	0	0			ULF to HET
101-181-001-000 Total		1.600		1.6	0	0			
169-234-007-000	CARMEL VALLEY RD BTWN DORRIS & BERWICK,CARMEL VALLEY,CA	0.010	Non-Residential	0.01	0	0			ULF to HET
169-234-007-000	CARMEL VALLEY RD BTWN DORRIS & BERWICK,CARMEL VALLEY,CA	0.050	Non-Residential	0.05	0	0			ULF to HET
169-234-007-000 Total		0.060		0.06	0	0			
187-411-016-000	16,FORD RD,CARMEL VALLEY,CA	0.010	Non-Residential	0.01	0	0			HEW
187-411-016-000 Total		0.010		0.01	0	0			
Grand Total		14.556		3.276		11.28			

Water Use Credits Report

APN Number	WUC Reference	Address	Credit Amount	Property Type	Status	Applied Date	Fixture Date	WUC Expire Date	Remaining AF	Used AF	Permits Issued	Type of Device
001-334-003-000	101530	1055, JOHNSON STREET, Monterey, CA	0.004	Non-Resident	Issued	10/13/2013	10/13/2013	10/13/2018	0.004	0	0	HET
001-334-003-000 Total			0.004						0.004	0	0	
001-491-022-000	101708	500, MARTIN ST, MONTEREY, CA	0.234	Non-Resident	Issued	12/16/2013	11/15/2013	11/15/2018	0.234	0	0	Commerical HEW
001-491-022-000 Total			0.234						0.234	0	0	
001-591-007-000	101077	735, PACIFIC ST, Monterey, CA	5.338	Non-Resident	Issued	07/10/2013	08/28/2009	08/28/2014	5.338	0	0	Skilled Nursing
001-591-007-000 Total			5.338						5.338	0	0	
001-703-003-000	101286	601, E FRANKLIN ST, Monterey, CA	0.365	Non-Resident	Issued	09/16/2013	09/16/2008	09/16/2013	0.365	0	0	Auto Repair
001-703-003-000 Total			0.365						0.365	0	0	
001-781-023-000	100930	980, FREMONT ST, Monterey, CA	3.27	Non-Resident	Issued	03/28/2013	01/31/2008	01/31/2013	3.27	0	0	Group IV
001-781-023-000 Total			3.27						3.27	0	0	
006-361-029-000	101508	1073, LIGHTHOUSE AVE, Pacific Grove, CA	0.2	Non-Resident	Issued	10/24/2013	10/18/2013	10/18/2018	0.08	0.12	0	HET
006-361-029-000 Total			0.2						0.08	0.12	0	
010-124-014-000	101327	SAN CARLOS ST, 1NE of 4th, Carmel, CA	0.01	Non-Resident	Issued	07/02/2013	07/02/2013	07/02/2018	0.01	0	0	HEW
010-124-014-000 Total			0.01						0.01	0	0	
010-146-009-000	101988	Dolores St bwn Ocean & 7th, Carmel, CA	0.04	Non-Resident	Issued	12/15/2013	12/15/2013	12/15/2018	0.04	0	0	HET
010-146-009-000 Total			0.04						0.04	0	0	
011-021-004-000	101189	2039, DEL MONTE BLVD, Seaside, CA	0.033	Non-Resident	Issued	08/14/2013	08/21/2008	08/21/2013	0.033	0	0	Auto Repair
011-021-004-000 Total			0.033						0.033	0	0	
101-181-001-000	100945	1500, Mark Thomas Dr, Monterey, CA	1.482	Non-Resident	Issued	04/03/2013	04/22/2011	04/22/2016	1.482	0	0	HEW
101-181-001-000 Total			1.482						1.482	0	0	
187-131-044-000	100944	415, W. CARMEL VALLEY RD, CARMEL, CA	3.74	Non-Resident	Issued	04/02/2013	04/17/2008	04/17/2013	1.341	2.399	0	Landscape
187-131-044-000 Total			3.74						1.341	2.399	0	
416-522-010-000	100943	1, Old Ranch Road, Carmel, CA	0.812	Non-Resident	Issued	04/02/2013	10/04/2010	10/04/2015	0.812	0	0	HET
416-522-010-000	100942	1, Old Ranch Road, Carmel, CA	6.158	Non-Resident	Issued	04/02/2013	11/25/2012	11/25/2017	6.158	0	0	Landscape
416-522-010-000	100939	1, Old Ranch Road, Carmel, CA	0.45	Non-Resident	Issued	03/28/2013	05/04/2011	05/04/2016	0.45	0	0	Spa
416-522-010-000 Total			7.42						7.42	0	0	
Grand Total			22.136						19.617	2.519	0	

Water Use Credits Report

Description : This gives all the Water Use Credits

Water Use Credit Report Applied From 1/1/2012 To 12/31/2012 For WUC Status : All, Property Type : All											
APN Number	WUC Reference Address	Credit Amount	Property Type	Status	Applied Date	Fixture Date	WUC Expire Date	Remaining AF	Used AF	Permits Issued	Type of Device
001-042-001-000	32,CANNERY ROW,MONTEREY,CA	0.051	Non-Residential	Issued	03/13/2012	07/02/2007	07/02/2012	0.049	0.002	1	Gym
001-042-001-000 Total		0.051						0.049	0.002		
001-062-023-000	211,HOFFMAN AVE,MONTEREY,CA	0.14	Non-Residential	Issued	02/14/2012	11/24/2009	11/24/2014	0	0.14	0	Office
001-062-023-000 Total		0.14						0	0.14		
001-491-022-000	500,MARTIN ST,Monterey,CA	0.01	Non-Residential	Issued	10/05/2012	09/14/2012	09/14/2017	0.01	0	0	Efficiency (Water Factor of 5.0 or less)
001-491-022-000	500,MARTIN ST,Monterey,CA	0.005	Non-Residential	Issued	10/05/2012	09/14/2012	09/14/2017	0.005	0	0	Efficiency (Water Factor of 5.0 or less)
001-491-022-000	500,MARTIN ST,Monterey,CA	0.005	Non-Residential	Issued	10/05/2012	09/14/2012	09/14/2017	0.005	0	0	Efficiency (Water Factor of 5.0 or less)
001-491-022-000	500,MARTIN ST,Monterey,CA	0.1	Non-Residential	Issued	10/05/2012	09/14/2012	09/14/2017	0.1	0	0	Efficiency (Water Factor of 5.0 or less)
001-491-022-000 Total		0.12						0.12	0		
001-574-024-000	459-471,Alvarado,Monterey,CA	1.624	Non-Residential	Issued	01/23/2012	02/07/2007	02/07/2012	1.624	0	0	Retail
001-574-024-000	459-471,Alvarado,Monterey,CA	0.631	Non-Residential	Issued	01/23/2012	02/07/2007	02/07/2012	0.631	0	0	Coffee House
001-574-024-000	459-471,Alvarado,Monterey,CA	1.62	Non-Residential	Issued	01/23/2012	02/07/2007	02/07/2012	1.620	0	0	Restaurant (General)
001-574-024-000 Total		3.875						3.876	0		
008-031-002-000	3152,FOREST LAKE RD,Pebble Beach,CA	0.208	Non-Residential	Issued	12/21/2012	06/05/2009	06/05/2014	0.208	0	0	Warehouse
008-031-002-000 Total		0.208						0.208	0		
008-031-016-000	3200,LOPEZ RD,Pebble Beach,CA	0.097	Non-Residential	Issued	02/13/2012	07/02/2004	07/02/2009	0.041	0.056	0	Group I Uses
008-031-016-000 Total		0.097						0.041	0.056		
010-109-015-000	JUNIPERO AVE,Carmel,CA	2.2	Non-Residential	Issued	11/29/2012	01/12/2012	01/12/2017	2.2	0	0	Laudromat
010-109-015-000 Total		2.2						2.2	0		
011-102-014-000	1986,DEL MONTE BLVD,Seaside,CA	0.17	Non-Residential	Issued	11/13/2012	12/06/2009	12/06/2014	0.17	0	0	motel/grp 1
011-102-014-000	1986,DEL MONTE BLVD,Seaside,CA	0.004	Non-Residential	Issued	11/13/2012	12/06/2009	12/06/2014	0.004	0	0	Efficiency (HET) (1.3 gallons maximum)
011-102-014-000	1986,DEL MONTE BLVD,Seaside,CA	0.01	Non-Residential	Issued	11/13/2012	11/15/2009	12/06/2014	0.01	0	0	Efficiency (Water Factor of 5.0 or less)
011-102-014-000 Total		0.184						0.184	0		
011-544-003-000	1601,FREMONT BLVD,Seaside,CA	0.365	Non-Residential	Issued	02/21/2012	06/24/2004	06/24/2009	0.365	0	0	Gas Station
011-544-003-000	1601,FREMONT BLVD,Seaside,CA	0.053	Non-Residential	Issued	02/21/2012	06/24/2004	06/24/2009	0.053	0	0	Retail
011-544-003-000 Total		0.418						0.418	0		
013-202-009-000	1500,MARK THOMAS DR,Monterey,CA	0.92	Non-Residential	Issued	04/24/2012	03/08/2012	03/08/2017	0.92	0	0	Dormitory
013-202-009-000 Total		0.92						0.92	0		
Grand Total		8.213						8.01524	0.198		

Documented Non-Residential Water Credits										
CITY	PROPERTY ADDRESS	Description	APN	AF	Year	Expires	Permit Issued	Used Credit	NOTES	Yearly AF
2008										
Carmel	Quail Lodge Inc.	Landscaping	157-031-014	4.4170	02/04/2008	02/04/2013	25231	0.813		
County	Bay Laurel	Laundry Removal	157-031-022	3.7400	04/17/2008	04/17/2013				
Pacific Grove	409 Fountain Avenue	2 cutting stations	006-484-012	0.1130	04/20/2007	04/20/2012	na			
Monterey	459-471 Alvarado Street	23,202 sf grp 1	001-574-022	1.6241	02/07/2007	02/07/2017				
Monterey	459-471 Alvarado Street	3,157 sf grp 2	001-574-022	0.6314	02/07/2007	02/07/2017				
Monterey	459-471 Alvarado Street	81 seat rest	001-574-022	1.6200	02/07/2007	02/07/2017				
2009										
Monterey	3001 Mtry-Sal Hwy	16 HET's	259-021-008	0.0000	08/27/2009	08/27/2019	26308			
Monterey	3001 Mtry-Sal Hwy	0.5 aerator/ pre-rinse	259-021-008	0.0000	08/27/2009	08/27/2019	26307			
Monterey	409-411 Alvarado Street	70 Seat Res./1,408 s	001-573-015	0.0000	11/23/2004	11/23/2014	30586-30590			
Pebble Beach	3150 17 Mile Drive	HET	008-271-006	0.09	11/23/2009	11/23/2019				
Monterey	Presidio of Monterey	42 two ba units	000-000-000-002	6.0250	01/22/2009	01/22/2019	30431			
Monterey	Presidio of Monterey	8 one ba units	000-000-000-002	0.7760	01/22/2009	01/22/2019	na			
Pacific Grove	1019 David	Griggs Nursery	007-582-014	1.5890	09/01/2009	09/01/2019		0.427		
Pebble Beach	3152 FOREST LAKE ROAD	Baseball field	008-022-003	0.8340	04/01/2009	04/01/2019	30731			
County	CV Ranch	1.0 gpf toilets	416-492-123	0.8400	10/04/2010	10/04/2020				
County	1 Old Ranch Road, Carmel		416-522-010	4.6340	11/16/2009	11/25/2012	2			14.7880
2010										
Carmel	7 Carmel Center Place, Carmel	8 gas pumps/auto use	009-562-018-000		05/27/2010		0	0		
Carmel	27300 Rancho San Carlos, Carmel	Gym	157-121-015-000	0.0720	08/25/2010	08/25/2015	2	0		
County	CV Athletic Club	Gp 1, 4,738 sqft	157-121-015	0.0720	08/25/2010	08/25/2020	30840			
Monterey	Presidio of Monterey	Removal of 16 WM's	000-000-200-000	0.0000	07/05/2002	07/05/2012	not located			
Monterey	Presidio of Monterey	HEW	000-000-200-000	0.0000	03/22/2010	10/01/2010	1	5		
Monterey	Presidio of Monterey	HEW	000-000-200-000	0.5520	03/22/2010	10/01/2010	5	0		
Monterey	2 Portola Plaza, Monterey	inspect ozone system	001-567-017-000		05/11/2010		0	0		
Pacific Grove	701 Lighthouse Avenue, Pacific Grove	16 CW	006-317-009-000	3.2000	07/12/2010	07/05/2012	0	0		
2011										
Carmel Valley	700 W. Carmel Valley Road, Carmel Valley	public toilet/urinal	189-011-045-000	0.0940	04/13/2011	08/12/2015	0	2		
Monterey	886 Cannery Row	desalination project	001-017-002-000	2.4220	03/03/2011	03/01/2016	0	1		
Monterey	595 Munras Avenue, Monterey	2,500 sf grp 2	001-691-001-000	0.5000	08/19/2011	09/08/2013	0			
Monterey	595 Munras Avenue, Monterey	8 gas pumps	001-691-001-000	0.7304	08/19/2011	09/08/2013				
Monterey	595 Munras Avenue, Monterey	public toilet	001-691-001-000	0.0580	08/19/2011	09/08/2013		26633		
Monterey	1278 Munras Avenue, Monterey	Demo Swim Pool	001-661-039-000	0.1400	08/26/2011	11/23/2016	0	0		
Monterey	601 E. Franklin Street, Monterey	remaining from Permit	001-703-003-000	0.3650	11/21/2011	09/16/2013	26633	0		
Pebble Beach	3000 Club Road, Pebble Beach	Commercial Dishwash	007-371-011-000		02/16/2011		0	0		
Sand City	691 Ortiz aka 1729 Holly, Sand City	2,220 sf grp 1	011-197-006-000	0.1550	10/25/2011	08/10/2011	0	0		
2012										
Monterey	459-471 Alvarado, Monterey	Demo 23,202 sf grp 1	001-574-024-000	1.6242	01/23/2012	02/07/2012	0			
Monterey	459-471 Alvarado, Monterey	Demo 3,157 sf grp 2	001-574-024-000	0.6314	01/23/2012	02/07/2012	0			
Monterey	459-471 Alvarado, Monterey	emo 81 seat restaura	001-574-024-000	1.6200	01/23/2012	02/07/2012		0		
Monterey	211 Hoffman Avenue, Monterey	one for permit /no lett	001-062-023-000	0.0000	02/14/2012	11/24/2014	1	0		
Monterey	32 Cannery Row, Monterey	one for permit /no lett	001-042-001-000	0.0490	03/13/2012	07/02/2012	1	1		
Monterey	1500 Mark Thomas Drive, Monterey	remaining from Permit	013-202-009-000	0.2920	04/24/2012	03/08/2017	1	2	is this the same credit as below?	
Monterey	1500 Mark Thomas Drive, Monterey	dit remaining from perfi	101-181-001-000	0.9200	03/08/2012	03/08/2017			pending status in DB	
Pebble Beach	3200 Lopez Road, Pebble Beach	disconnect irrigation	008-031-016-000	0.0970	02/13/2012	07/02/2014	0	0		
Pebble Beach	3200 LOPEZ RD, Pebble Beach	landscape removal	008-031-016-000	0.0970	02/13/2012	07/02/2009	0	0		
Seaside	1601 Fremont Blvd, Seaside	4 gas pumps	011-544-003-000	0.4180	02/21/2012	06/24/2009	0	0		
Seaside	1601 Fremont Blvd, Seaside	750 sf grp 1	011-544-003-000	0.4180	02/21/2012	06/24/2009	0	1		

Draft - Subject to Revision

Documented Non-Residential Water Credits									
CITY	PROPERTY ADDRESS	Description	APN	AF	Year	Expires	Permit Issued	Used Credit	NOTES

Yearly
AF

6.1666