Appendix J

Water Allocation

CITY OF MONTEREY
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING OFFICE

TO: FILE

FROM: Chris Schmidt, Senior Associate Planner

DATE: May 17, 2021

SUBJECT: 2101 North Fremont Street Hotel Redevelopment Water Allocation

The project site has adequate water credits to construct the proposed hotel redevelopment project.

Monterey Peninsula Water Management District (MPWMD) Permit No. 32425 (Attachment 1) to remove the hotel swimming pool indicates that the site has a water allocation of 4.234 acre-feet (AF). City Building Permit MBP-13-0202 records show that the swimming pool removal was completed in 2013.

However, the Water Use Factor for Hotels has changed from 0.1 AF/Room to 0.064 AF/Room since the pool was removed. The resulting water allocation under the current factor rules would be 3.676 AF.

MPWMD Rule 24 Table 2: Non-Residential Water Use Factors (Attachment 2) identifies the water use requirements for “Motel/Hotel/Bed & Breakfast” uses:

Motel/Hotel/Bed & Breakfast 0.064 AF/Room
w/Large Bathtub (Add to room factor) 0.03 AF/Tub
w/Each additional Showerhead beyond one (Add to room factor) 0.02 AF/Showerhead

The site water allocation could support a hotel development with 42 guest rooms, with a minimum required allocation of 2.688 AF.

MPWMD staff has confirmed the existing and required water allocation (Attachment 3).

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

5 Harris Court, Building G, Monterey, CA 93940 -- P.O. Box 85, Monterey, CA 93942-0085

831-658-5601 -- Fax 831-644-9558 -- www.mpwmd.dst.ca.us -- www.montereywaterinfo.org

COPY

MPWMD WATER PERMIT NO. 32425 **ASSESSOR PARCEL NUMBER: 013-112-045-000**

ISSUE DATE: 05/08/2013 EXPIRES: 05/08/2015 OR UPON EXPIRATION OF THE BUILDING PERMIT.

FINAL INSPECTION REQUIRED BY MPWMD

APPLICANT: SOON C & GRACE M MOON PHONE: (831)-375-5407

AGENT: LARRY TATE PHONE: (831)-970-8471

APPLICANT MAILING ADDRESS: 309 OAK CIR, MARINA, CA 93933

PROPERTY ADDRESS: 2101 FREMONT ST, MONTEREY, CA 93940-5202 JURISDICTION: MONTEREY

APPLIED RULE: WATER USE CREDITS

WATER DISTRIBUTION SYSTEM: CAL-AM ALLOCATION DEBITED: 0.000

PERMIT TYPE: Waiver (Non-Residential)

NUMBER OF PROPOSED CONNECTIONS: -

EXISTING LAND USE: HOTEL PROPOSED LAND USE: SWIMMING POOL REMOVAL

REMARKS: ALL ULF TOILETS (1.6 GPF MAX) TOILETS; HIGH EFFICIENCY URINALS OR PINT URINALS; SHOWERHEADS MUST BE 2.0 GPM; PUBLIC FAUCETS MUST BE 0.5 GPM & GUEST ROOM FAUCETS MUST BE 1.5 GPM; ALL OTHER SINKS MUST BE 2.2 GPM.

ALL CLOTHES WASHERS MUST BE RATED WITH A WATER FACTOR OF 5.0 OR BELOW. WATER EFFICIENT PRE-RINSE SPRAY VALVES SHALL HAVE A CLEANING TIME OF 26 SECONDS OR LESS AT 1.6 GPM (AT 60 PSI);

THE IMPLEMENTATION OF NON-RESIDENTIAL BMP'S SHALL BE INTEGRATED TO THE EXTENT POSSIBLE;
AIR-COOLED OR BETTER TECHNOLOGY SHALL BE INSTALLED WHEN AVAILABLE;
RAIN SENSOR & SOIL MOISTURE METERS ON AUTOMATIC IRRIGATION SYSTEMS.

PLACARDS OR DECALS PROMOTING WATER CONSERVATION SHALL BE DISPLAYED IN VISIBLE LOCATIONS IN ALL RESTROOMS, KITCHENS, AND DINING AREAS. WRITTEN NOTICE THAT DRINKING WATER IS AVAILABLE ONLY UPON REQUEST SHALL BE PROVIDED. NOTIFICATION

Type Of Use	Exisiting Quantity	Post Project Quantity		Average Use In Acer Feet		Existing Capacity	Post Project Capacity
Washbasin (lavatory sink)	2.000	2.000	x	1.00000	=	0.020	0.020

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Toilet, Ultra Low Flush (1.6 gallons-per-flush)	2.000	2.000 x	1.70000	=	0.034	0.034
Standard Bathtub (may have Showerhead above)	2.000	2.000 x	2.00000	=	0.040	0.040
Kitchen Sink (including optional adjacent Dishwasher)	1.000	1.000 x	2.00000	=	0.020	0.020
Hotel/Motel	18.000	18.000 x	0.10000	=	1.800	1.800
Swimming Pool	450.000	0.000 x	0.00020	=	0.090	0.000
Restaurant (General)	116.000	116.000 x	0.02000	=	2.320	2.320
			Total (AF):		**4.324**	**4.234**

Available Jurisdiction (AF):	*0.000*	**Proposed Water Usage (AF):**	**0.000**
Available WUC (AF).	*0.000*		
Available WUP (AF):	*0.000*		
Available On-Site (AF):	*0.000*		

Fee Description	Fixture Rate	Quantity	Fees
Inspection (Water Credits)			**105.00**
	Total		**105.00**

The Monterey Peninsula Water Management District issues this permit for the above project. This permit constitutes your receipt for the total fees shown. This permit may be revoked or other penalties imposed upon discovery of any substantial inaccuracy with respect to the referenced application or if water fixtures are added or changes in water use occur on this site without amendment of the water permit.

X _____ _____

Signature of Property Owner / Agent Date

Note: This permit does not guarantee service by any water company, public utility, or municipal water agency. This permit may be cancelled at the request of the jurisdiction following notice to the property owner.

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MPWMD WATER PERMIT NO. 32425 **ASSESSOR PARCEL NUMBER: 013-112-045-000**

ISSUE DATE: 05/08/2013 EXPIRES: 05/08/2015 OR UPON EXPIRATION OF THE BUILDING PERMIT.

D Martin 5/8/2013

MPWMD Delegated Agent Date

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

Attachment 1

NON-RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

NOTE: When approved and signed by the Jurisdiction this form must b

Monterey Peninsula Water Manageme
5 Harris Court, Bldg. G ~ Monterey, CA 93940 ~ (831) 658-5
Completing the Water Release Form & Water Permit Applicatio

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICA

Larry TATE
Backhoe & Trucking
General Engineering Contractor Lic. #705573
P.O. Box 351
Marina, CA 93933
Ph. (831) 633-8283
Cell (831) 970-8471

1. OWNERSHIP INFORMATION:
Name: Soon Chan Moon
Daytime telephone: (831) 375-5407
Mailing Address: 2113 N Fremont

2. A
Nam
Day
Mail

3. PROPERTY INFORMATION:
Year building was constructed? _____ Existing Square-footage ___
Address: 2113 N. Fremont
Assessor Parcel Number ~~177-234-568-000~~ 013-112-045

Is a water meter needed? (Circle one) YES (How Many _____) NO *NOTE: Separate water meters are required for each User.*
Water company serving parcel: _____

4. Type of Non-Residential Use: _____

5. Project Description (Be thorough and detailed): Remove Pool

Any Change in Use/Expansion of Use requires a Water Permit. Mandatory Retrofit Upon Expansion of Use.

Table No. 1 Existing Group I – Low to Moderate Use
(All Uses before project)

Type of Use	Quantity	Factor	Use/AF
Auto Uses		x 0.00007	=
Bank		x 0.00007	=
Church		x 0.00007	=
Dental/Medical/Vet Clinic		x 0.00007	=
Family Grocery		x 0.00007	=
Fast Photo		x 0.00007	=
Gym		x 0.00007	=
Nail Salon		x 0.00007	=
Office		x 0.00007	=
Retail		x 0.00007	=
School		x 0.00007	=
Warehouse		x 0.00007	=

Existing Group II – High Use
(All Uses before project)

Type of Use	Quantity	Factor	Use/AF
Bakery		x 0.0002	=
Coffee House		x 0.0002	=
Convenience Store		x 0.0002	=
Deli		x 0.0002	=
Dry Cleaner		x 0.0002	=
Pizza		x 0.0002	=
Sandwich Shop		x 0.0002	=
Supermarket		x 0.0002	=

Existing Group III – Miscellaneous Uses
(All Uses before project)

Type of Use	Quantity	Factor	Use/AF
Assisted Living (6+beds)		x 0.085 bed	=
Beauty Shop		x 0.0567 station	=
Child Care		x 0.0072 child	=
Dog Grooming		x 0.0567 station	=
Dormitory		x 0.040 room	=
Gas Station		x 0.0913 pump	=
Laundromat		x 0.02 machine	=
Meeting Hall		x 0.00053 sf	=
Motel Large Tub		x 0.03 tub	=
Motel/Hotel/B&B		x 0.1 room	=
Plant Nursery		x 0.00009 sf	=
Public Toilets		x 0.058 toilet	=
Public Urinals		x 0.036 urinal	=
Restaurant (Fast Food)		x 0.038 seat	=
Restaurant/Bar (General)		x 0.02 seat	=
Self-Storage		x 0.0008 unit	=
Skilled Nursing		x 0.120 bed	=
Spa	450	x 0.05 spa	= .09
Swimming Pool (each 100 sq-ft of pool surface)	~~4805F~~	x 0.02 sf	= ~~.136 AF~~
Theater		x 0.0012 seat	=
Zero Water Urinal		no value	=
EXISTING Quantity	**TOTAL**		=

Table No. 2 Post Project Group I – Low to Moderate Use
(All Uses after project)

Type of Use	Quantity	Factor	Use/AF
Auto Uses		x 0.00007	=
Bank		x 0.00007	=
Church		x 0.00007	=
Dental/Medical/Vet Clinic		x 0.00007	=
Family Grocery		x 0.00007	=
Fast Photo		x 0.00007	=
Gym		x 0.00007	=
Nail Salon		x 0.00007	=
Office		x 0.00007	=
Retail		x 0.00007	=
School		x 0.00007	=
Warehouse		x 0.00007	=

Post Project Group II – High Use
(All Uses after project)

Type of Use	Quantity	Factor	Use/AF
Bakery		x 0.0002	=
Coffee House		x 0.0002	=
Convenience Store		x 0.0002	=
Deli		x 0.0002	=
Dry Cleaner		x 0.0002	=
Fast Photo		x 0.0002	=
Gym		x 0.0002	=
Nail Salon		x 0.0002	=

Post Project Group III – Miscellaneous Uses
(All Uses after project)

Type of Use	Quantity	Factor	Use/AF
Assisted Living (6+beds)		x 0.085 bed	=
Beauty Shop		x 0.0567 station	=
Child Care		x 0.0072 child	=
Dog Grooming		x 0.0567 station	=
Dormitory		x 0.040 room	=
Gas Station		x 0.0913 pump	=
Laundromat		x 0.02 machine	=
Meeting Hall		x 0.00053 sf	=
Motel Large Tub		x 0.03 tub	=
Motel/Hotel/B&B		x 0.1 room	=
Plant Nursery		x 0.00009 sf	=
Public Toilets		x 0.058 toilet	=
Public Urinals		x 0.036 urinal	=
Restaurant (Fast Food)		x 0.038 seat	=
Restaurant/Bar (General)		x 0.02 seat	=
Self-Storage		x 0.0008 unit	=
Skilled Nursing		x 0.120 bed	=
Spa		x 0.05 spa	=
Swimming Pool (each 100 sq-ft of pool surface)		x 0.02 sf	=
Theater		x 0.0012 seat	=
Zero Water Urinal		no value	=
PROPOSED Quantity	**TOTAL**		=

Group IV – Modified Uses

			Use/AF
Reduced water Capacity from types of uses listed in Groups I-III and have received a Water Use Credit for modifications			=
New Connections – Refer to District Rule 24-B-2 "Exterior Non-Residential Water Demand Calculations"			=
PROPOSED WATER USAGE (DIFFERENCE BETWEEN EXISTING USE –POST PROJECT USE)			=

(Jurisdiction must authorize water for positive result)

In completing this Water Release Form, the undersigned (as owner or as agent for the property owner) acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for the type of Non-Residential use. In addition, Changes of Use or Expansions completed without a Water Permit may result in additional fees and penalties, the imposition of a lien on the property, and the deduction of water from the local Jurisdiction's Allocation.

I certify, under penalty of perjury, that the information provided on this Water Release Form & Permit Application is to my knowledge correct, and the information accurately reflects the changes presently planned for this property.

Signature of Owner/Agent _____ Date 5-6-13

AUTHORIZATION FOR WATER PERMIT – JURISDICTION USE ONLY

___ *AF Paralta Allocation* ___ *AF Public Credits* ___ *AF Pre-Paralta Credits* ___ *WDS (Private Well)* ✓ *No water needed*

Notes: Remove (e) pool **Authorized by:** Todd Bennett **Date:** 5-6-2013

This form expires on the same date as any discretionary or building permits issued for this Project by the Jurisdiction.

WHITE - MPWMD *YELLOW - APPLICANT* *PINK - LOCAL JURISDICTION*

Monterey Peninsula Water Management District

TABLE 2: NON-RESIDENTIAL WATER USE FACTORS

Group I 0.00007 AF/SF

Users in this category are low water uses where water is primarily used for employee hygiene and minimal janitorial uses. Examples are offices, warehouses, and low water use retail businesses.

Group II 0.0002 AF/SF

Users in this category prepare and/or sell food/beverages that are primarily provided to customers in/on disposable tableware. Food with high moisture content and liquid food may be served on reusable tableware. Glassware may be used to serve beverages. Users in this category are not full-service restaurants.

Group III

Assisted Living (more than 6 beds)[2]	0.085 AF/Bed
Bar (limited food/not a full-service restaurant)	0.0002 AF/SF[1]
Beauty Shop/Dog Grooming	0.0567 AF/Station
Child/Dependent Adult Day Care	0.0072 AF/Person
Dry Cleaner w/on-Site laundry	0.0002 AF/SF
Dormitory[3]	0.02 AF/Bed
Laundromat	0.12 AF/Machine
Motel/Hotel/Bed & Breakfast	0.064 AF/Room
w/Large Bathtub (Add to room factor)	0.03 AF/Tub
w/Each additional Showerhead beyond one (Add to room factor)	0.02 AF/Showerhead
Nail Salon	0.00007 AF/SF
Irrigated Areas/Landscaping	ETWU (See Rule 142.1)
Plant Nursery	0.00009 AF/SF Land Area
Public Toilet	0.058 AF/Toilet
Public Urinal	0.036 AF/Urinal
Zero Water Consumption Urinal	No Value
Recreational Vehicle Water Hookup	0.1 AF
Restaurant - Full Service (including associated Bar Seats)	0.02 AF/Interior Restaurant Seat
Exterior Restaurant Seats above the "Standard Exterior Seat Allowance"[4]	0.01 AF/Exterior Restaurant Seat
Exterior Restaurant Seats within the "Standard Exterior Seat Allowance"	No Value
Restaurant (24-Hour and Fast Food)	0.038 AF/Interior Restaurant Seat
School or Church	0.00007 AF/SF
Self-Storage	0.0008 AF/Storage Unit
Skilled Nursing/Alzheimer's Care	0.12 AF/Bed
Spa	0.05 AF/Spa
Swimming Pool	0.02 AF/100 SF of Surface Area
Theater	0.0012 AF/Seat

Group IV - MODIFIED NON-RESIDENTIAL USES

Users in this category have reduced water Capacity from the types of uses listed in Groups I-V and have received a Water Use Credit for modifications (Rule 25.5-F-4-d) or permanent installation of known and validated technology that results in a quantifiable reduction in Water Use Capacity. Please inquire for specific property information.

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[1] ABC Licensed Premises Diagram area shall be used for calculation of square-footage.

[2] Assisted living Dwelling Units shall be permitted as Residential uses per Table 1, Residential Fixture Unit Count Values.

[3] Dormitory water use at educational facilities is a Residential use, although the factor is shown on Table 2.

[4] See Rule 24-B-1 and Rule 25.5 for information about the "Standard Exterior Seat Allowance".

Group V - INDUSTRIAL USES

Users in this category use water during the production process for either creating their products or cooling equipment. Industrial water may also be used for fabricating, processing, washing, diluting, cooling, or transporting a product. Water is also used by industries producing chemical products and food products. Industrial uses also include certain hospital uses. Water Use Capacity shall be determined following review of the project's construction and business plans and estimated water use and may be considered for Rule 24 Special Circumstances.

Notes: Any Non-Residential water use which cannot be characterized by one of the use categories set forth in Table 2 shall be designated as "other" and assigned a factor which has a positive correlation to the anticipated Water use Capacity for that Site. When a Non-Residential project proposes two or more of the uses set forth in Table 2, each proposed use shall be subject to a separate calculation. When the proposed use appears to fall into more than one group or use, the higher factor shall be used.

Table amended by Ordinance No. 125 (9/29/2006); Resolution 2008-01 (1/24/2008); Resolution 2010-15 (12/13/2010); Resolution 2013-16 (9/16/2013); Resolution 2014-04 (3/17/2014); Resolution 2014-12 (7/21/2014); Ordinance No. 164 (4/20/2015); Resolution 2016-06 (3/21/2016); Ordinance No. 176 (1/25/2017); Resolution 2017-14 (7/21/2017); Resolution 2017-16 (12/11/2017); Resolution 2018-21 (11/19/2018); Ordinance No. 182 (5/20/2019); Resolution 2019-10 (7/15/2019); Resolution 2019-15 (9/16/2019)

Attachment 3

Christopher Schmidt <schmidt@monterey.org>

2101 N Fremont St Hotel Water Credits

Stephanie Kister <skister@mpwmd.net> Mon, May 17, 2021 at 2:54 PM
To: Chris Schmidt <schmidt@monterey.org>

Hello,

The hotel room factor has changed since this permit was issued. So the hotel portion of the credit is 1.152 AF, not 1.8 AF. So the total onsite is 3.676 AF. The swimming pool credit will expire 10 years from date of removal coming up May of 2023. https://www.mpwmd.net/rules/Rule24-Table2.pdf

For 42 hotel rooms you would need 2.688 AF. Any unused water will expire after 10 years from date of demo.

Thank you,

Stephanie Kister Campbell

Conservation Analyst

831.236.2983

[Quoted text hidden]