

Attachment 2

Water Consumption (January, 2017 - June, 2017) - Dunes 1A Restaurant Parcel

	Water EDUs Paid	Purchased Water Capacity (AFY)	16-Nov	16-Dec	17-Jan	17-Feb	17-Mar	17-Apr	17-May	17-Jun	Total Consumption (HCF)	Total Consumption (AF)	(A) Pace of Consumption (AFY)	(B) Pace of Consumption (AFY)
			(HCF)	(HCF)	(HCF)	(HCF)	(HCF)	(HCF)	(HCF)	(HCF)	(HCF)	(AF)		
Starbucks	4.46	1.472	5	22	21	20	21	24	27	30	143	0.328	0.657	
Chipotle	6.84	2.257	0	0	18	46	39	44	41	50	238	0.546	1.093	
Smashburger	4.92	1.624	0	0	71	34	31	30	27	32	225	0.516	1.033	
Blaze Pizza	7.03	2.320	0	0	44	26	25	24	24	32	175	0.402	0.803	
Teriyaki Madness	4.73	1.561	0	0	87	46	39	35	35	38	280	0.643	1.285	
Deli Delicious	1.86	0.620	0	0	0	0	0	19	34	52	105	0.241		0.964
Menchies	3.24	1.07	0	0	0	0	0	2	8	16	26	0.060		0.239
Poke Bar	0	0	0	0	0	0	0	0	0	0	0	0		0

Includes only
Includes Jan-June April-June

Note: values that are 0 or are crossed-out (e.g. 22) are not used in the computations of the Total Consumption or Pace of Consumption columns

ATTACHMENT 3

LIST OF ELIGIBLE BUSINESSES
FOR THE VARIANCE AUTHORIZED BY
RESOLUTION NO. 2017-43

<u>Business Name</u>	<u>Address</u>
Starbucks	140 General Stilwell Drive Suite 100, Marina
Chipotle	140 General Stilwell Drive Suite 106, Marina
Smashburger	130 General Stilwell Drive Suite 108, Marina
Blaze Pizza	110 General Stilwell Drive Suite 106, Marina
Teriyaki Madness	110 General Stilwell Drive Suite 102, Marina
Deli Delicious	110 General Stilwell Drive Suite 100, Marina
Menchies	110 General Stilwell Drive Suite 104, Marina
Poke Bar	130 General Stilwell Drive Suite 106, Marina
Dametra	General Stilwell Drive, Marina
Saltwood	3295 Dunes Drive, Marina

Attachment 4

Comparative Analysis of Water Capacity Charges - Dunes 1A Restaurant Parcel

	Water EDUs Paid	Purchased Water Capacity	Paid Water Capacity Charge	Comparative MPWMD EDU's		Potential Reimbursed EDUs	Potential Upper Range of Reimbursement	Comparative MPWMD EDU's		Potential Reimbursed EDUs	Potential Lower Range of Reimbursement
	(EDU)	(AFY)	(\$)	Group II (0.0002 AF/SF)	Square Footage		Amount	Group III (0.02 AF/Seat)	Seats		Amount
Starbucks	4.46	1.472	\$ 35,725	1.480	1838	2.980	\$ 23,869.80	3.150	46	1.310	\$ 10,493.10
Chipotle	6.84	2.257	\$ 54,788	1.760	2300	5.080	\$ 40,690.80	4.790	73	2.050	\$ 16,420.50
Smashburger	4.92	1.624	\$ 39,409	1.640	2113	3.280	\$ 26,272.80	3.760	56	1.160	\$ 9,291.60
Blaze Pizza	7.03	2.320	\$ 56,310	2.030	2500	5.000	\$ 40,050.00	5.840	80	1.190	\$ 9,531.90
Teriyaki Madness	4.73	1.561	\$ 37,887	1.330	1600	3.400	\$ 27,234.00	3.330	49	1.400	\$ 11,214.00
Menchie's	1.86	0.620	\$ 14,899	0.920	1235	0.940	\$ 7,529.40	1.15	19	0.708	\$ 5,674.96
Deli Delicious	3.24	1.070	\$ 25,952	1.270	1648	1.970	\$ 15,779.70	1.94	32	1.301	\$ 10,417.85
TOTAL			\$ 264,971				\$ 165,646.80				\$ 62,626.06

MCWD staff utilized MPWMD (Monterey Peninsula Water Management District-see second page of attachment 3) assigned water use factors and compared the difference in resulting EDUs and capacity charges. MPWMD assigned water use factors are broken down by three specific categories, Group I, Group II, and Group III. Group I and Group II are based off the commercial square footage, and Group III is more specific based on the type of use (I.E. per bed, per person, per room). Therefore MCWD staff analyzed results based on data using MCWD Appendix C Assigned Water Use Factors and compared them to results based on the use of MPWMD Assigned Water Use Factors. The attachment 3 chart compares the different scenarios based on those factors, in particular the difference in water capacity charges.

Monterey Peninsula Water Management District

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NON-RESIDENTIAL WATER USE FACTORS

For Non-Residential projects, fees are computed on the anticipated water use of a project based on the development's projected capacity for water use. Any change in use from one non-residential category in one group to another non-residential category in a higher water use group, or from any category in Group III to another category in Group III, as shown on Table No. 2, shall be deemed an intensification of use requiring an expansion/extension permit, or an amended permit pursuant to District Rules. Where there is no increase in the size of a structure, a change in use from one non-residential category in Group I to another category within Group I, or a change of use from one non-residential category in Group II to another in Group II, however, shall not be deemed to cause an intensification of water use.

Group I

0.00007 AF/SF

Auto Uses	Retail	Warehouse	Dental Clinic	Office	Bank	Supermarket
Church	Nail Salon	Family Grocery	Medical Clinic	Wine Tasting Room	Fast Photo	
School	Gym	Veterinary Clinic	Convenience Store	Dry Cleaner (No On-site Laundry)		

Group II

0.0002 AF/SF

Bakery	Catering	Coffee House	Deli	Dry Cleaner (On-Site Laundry)
Ice Cream Shop	Pizza	Bistro	Sandwich Shop	

Group III

Assisted Living (more than 6 beds) ¹	0.085 AF/bed
Beauty Shop/Dog Grooming	0.0567 AF/station
Child/Dependent Adult Day Care	0.0072 AF/Person
Dormitory ²	0.040 AF/Room
Laundromat	0.2 AF/Machine
Meeting Hall/Banquet Room	0.00053 AF/SF
Motel/Hotel/Bed and Breakfast:	0.1 AF/Room
w/Large Bathtub (add to room factor)	0.03 AF/Tub
Irrigated areas beyond 10 feet of any building	ETWU
Plant Nursery	0.00009 AF/SF Land Area
Public Toilets	0.058 AF/Toilet
Public Urinals	0.036 AF/Urinal
Zero Water Consumption Urinal	No value
Restaurant (including Bar/Brewpub Seats)	0.02 AF/Interior Restaurant Seat
Exterior Restaurant Seats above the "Standard Exterior Seat Allowance" ³	0.01 AF/Exterior Restaurant Seat
Exterior Restaurant Seats within the "Standard Exterior Seat Allowance"	No Value
Restaurant (24-Hour & Fast Food):	0.038 AF/Interior Restaurant Seat
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 listed in this category have reduced water Capacity from the types of uses listed in Groups I-III and have received a Water Use Credit for modifications. Please inquire for specific property information.

All new Connections – Refer to Rule 24-B, Exterior Non-Residential Water Demand Calculations.

Note: 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.

¹ Assisted living Dwelling Units shall be permitted as Residential uses per Table 1, Residential Fixture Unit count Values.

² Dormitory water use at educational facilities is a Residential use although the factor is shown on Table 2

³ See Rule 24-B-1 and Rule 25.5 for information about the "Standard Exterior Seat Allowance".