



March 28, 2024

Marina Coast Water District
ATTN: Remleh Scherzinger, General Manager
11 Reservation Road
Marina, CA 93933

Dear Mr. Scherzinger:

This letter is to request a can and will serve letter for the York School/Breakers Project on the former Fort Ord. The project is located on York School property on the north side of South Boundary Road, and consists of the following:

1. York School athletic complex
2. Breakers FC / MLS Next Pro Soccer Academy
3. Up to 100 units of workforce housing
4. York School outdoor education environment

A more detailed project description is attached along with two other documents that might be helpful. It is our intent to keep the property as a single parcel and not subdivide it.

The estimated water demand for the project is 57.2 acre-feet per year (AFY). York School has 32 AFY of Alternate Pumping Allocation in the Seaside Groundwater Basin, which is sufficient to meet all irrigation demands and a portion of the potable demand. We have one active water well on-site, used for irrigation. We have requested that Monterey County allocate 37.3 AFY of Ord Community Groundwater to the project to meet the full potable demand, and we would like Marina Coast Water District to provide that potable supply to the project and operate the potable water system.

Please contact me with any questions.

Sincerely,


Doug Key
Head of School



City of Marina



City of Marina
211 HILLCREST AVENUE
MARINA, CA 93933
831- 884-1278; FAX 831- 384-9148
www.cityofmarina.org

Interim, Inc.
Attn: Rhiyan Quinton, Exec. Director
601 Pearl St.
Monterey, CA 93940

April 30, 2024

Sent via email to: rquinton@interiminc.org

Subject: Interim, Inc. project at 605 Bayonet Cir., Marina (APN 031-081-005)

Dear Dr. Quiton:

Thank you for your additional submittal for the above referenced project. After reviewing the revised application, the City has found the application for design review (SAD 24-001) received on February 2, 2024, including updated materials received on April 22, 2024, complete for processing for purposes of the Permit Streamlining Act, Government Code section 65920 *et seq.* Based on your submittal, the project appears to be exempt from the California Environmental Quality Act under Public Resources Code section 21080.40. The Planning Commission will make a finding on the applicability of the statutory CEQA exemption when it considers the project for approval.

However, as we have discussed with your team, whether the project has the ability to be served by public water is a separate, outstanding matter. Thank you for your continued patience as the City reviews your request that water allocated to the City for development of former Fort Ord property it acquired during the closure process be transferred to Interim for development of this project. Neither this determination of completeness, nor any action by the City to approve the project shall be deemed a finding or decision that the project may be served by public water, unless the City expressly so finds or decides.

Please contact me at 831-884-1251 or by email at ahunter@cityofmarina.org if you have any questions.

Respectfully,

A handwritten signature in black ink that reads "Alyson Hunter". The signature is written in a cursive, flowing style.

Alyson Hunter, AICP, Planning Services Manager
City of Marina

Copy: Barbara Mitchell, Interim, Inc.
City Attorney
Layne Long, City Manager

FEB 20 '24 PM 3:11



CITY MANAGER'S OFFICE
831-646-3760 (TEL)

February 9, 2024

Mr. Remleh Scherzinger, General Manager
Marina Coast Water District
11 Reservation Road
Marina, CA 93933

Re: Confirmation of Existing and Planned Water Supply Availability to Serve Development of Fort Ord Property

Dear Rem:

The City of Monterey ("City") is in the process of revising the Housing Element of its General Plan to accommodate eventual production of new homes to meet the City's Regional Housing Needs Allocation. The City's draft Housing Element proposes to construct 2,089 residential units on City properties within the former Fort Ord area, including approximately 126.8 acres of undeveloped City-owned property located at the south end of former Fort Ord, adjacent to the City's Ryan Ranch Business Park and Corporation Yard ("Fort Ord Property"). As you know, the Fort Ord Property is in the Marina Coast Water District (MCWD) service area and thus water service for any development of that property would be served by MCWD. We are writing to confirm that MCWD has sufficient water supply available and planned to serve development of the Fort Ord Property as proposed in the draft Housing Element.

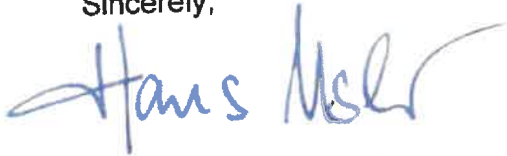
Part of the development on the Fort Ord Property could be served by MCWD's current available water supply. Specifically, the City was allocated 65-acre feet of water for the development of its Fort Ord Property, as reflected in the MCWD, 2020 Urban Water Management Plan, Appendices, Appendix E, page 61, available at: https://www.mcwd.org/docs/2021_uwmp/DRAFT_MCWD_2020_UWMP_v20210520.pdf The City's allocation of available supply is also reflected in the 2022 Groundwater Sustainability Plan for the Monterey Subbasin, pages 3-21 – 3-22, which MCWD adopted as a Groundwater Sustainability Agency with jurisdiction over the Fort Ord

Property, available at [https://svbqsa.org/wp-content/uploads/2022/04/Completed Monterey-Subbasin-GSP Chap-ES-10 wo Appendices.pdf](https://svbqsa.org/wp-content/uploads/2022/04/Completed_Monterey-Subbasin-GSP_Chap-ES-10_wo_Appendices.pdf) .

Though the 65-acre feet of water allotted to the City is sufficient to support about 260 resident units, MCWD has adopted mandatory plans to secure sufficient water to supply the additional residential units proposed for the Fort Ord Property. The 2020 Urban Water Management Plan and the 2022 Groundwater Sustainability Plan anticipate increases in future demand and implementation of these plans will allow MCWD to secure sufficient water to supply the future demand when constructed.

The City looks forward to working with MCWD in its plan to secure the water service needs for potential development of the City's Fort Ord Property. Your prompt response to this letter is appreciated. Please call me if you have any questions.

Sincerely,



Hans Uslar
City Manager

cc: Paula Riso, Executive Assistant, priso@mcwd.org



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Water Request Water Request

3 March 2024

2847 Third Avenue, Marina, CA

Mr. Scherzinger,

The Veterans Transition Center of California (VTC) is a 501(c)3 non-profit that operates on the old Ft. Ord complex and is in need of water for this property.

The mission of VTC is to empower Veterans to move from crises to self-sufficiency. We have been serving local homeless Veterans for over a quarter century. The property was awarded to VTC in 1998 through the McKinney-Vento Act, but it came without water. To enhance our mission and serve more Veterans, we now seek to develop the property.

Currently the site has two wooden warehouses built in the 1940s on real estate zoned for commercial use. VTC plans to buy out the remaining Quitclaim deed and turn the site into commercial property. But water is needed for all the potential uses of the property.

Our water request is 30.79 AF based upon development analysis.

Thank you for your time and please let us know of any questions.

Sincerely,

Kurt Schake, PhD, Colonel USAF (ret)
Chief Executive Officer



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 8.G.

TO: City Council

FROM: Sheri L. Damon, City Attorney

DATE: June 20, 2024

SUBJECT: ADOPT A RESOLUTION CONFIRMING SOURCES OF FUTURE WATER SUPPLY FOR THE KB BAKEWELL SEASIDE VENTURE II RESIDENTIAL AND COMMERCIAL DEVELOPMENT LOCATED WITHIN THE CAMPUS TOWN SPECIFIC PLANNING AREA

RECOMMENDATION

Adopt a Resolution confirming sources of future water supply for the KB Bakewell Seaside Venture II residential and commercial development located within the Campus Town specific planning area.

BACKGROUND

In 2017, the City of Seaside entered into a Purchase and Sale Agreement with KB Bakewell Seaside Venture II, LLC (Developer) to purchase the property within the Campus Town Specific Planning Area and to develop it with residential and commercial uses, including affordable housing units.

On or about March 5, 2020, the City approved the Campus Town Specific Plan, including a development agreement with the KB Bakewell Seaside Venture II LLC for the development of a portion of the Campus Town Specific Planning area. The overall water demand for the Campus Town Specific Planning area is 441.6 acre feet of water per year. There is a condition of approval that requires water supplies to be available at the time of development. The City Council of the City of Seaside has already passed and adopted Resolutions 21-51, 22-87, 23-72 and 24-39 allocating 180.6 AFY of water (and 45.83 AFY of recycled water) for the Project for a non-revocable period of one year through June 18, 2025. The 180.6 AFY of potable water allocated pursuant to these previous resolutions is adequate to serve Phase 1 and to partially serve Phase 2 of the Project.

The Developer is seeking identification of the future water supplies to assure itself that adequate water supplies will be made available for the later phases of its portion of the

Project, prior to proceeding with the acquisition of Phase 1A of the project. The amount of water the Developer has requested be identified is 130.2 acre feet of water.

Accordingly, the City has identified the following sources of water that may be used to supply the additional 130.2 acre feet of water. The future sources of water are as follows:

A. Thirty (30) acre feet of water from the remaining FORA water allocation currently assigned to the Main Gate property;

B. A priority position to take water from the In Lieu Water program at the Black Horse and Bayonet Golf Course, after the program has been verified; and

C Additional or excess water supplies that might be made available by Marina Coast Water District.

A reallocation of a portion of the Main Gate water will affect the ultimate buildout of the Main Gate property. However, the Main Gate property is in the process of undergoing updated planning and it is unlikely there will be a demand for the 30-acre feet of water in the near term future. Additionally, there will remain on the property sufficient supplies to begin construction of the Courthouse project and any new development for the Main Gate site.

The City has begun to implement the water offset projects outlined in the Campus Town WSA and Mitigation Measure UTIL-1 and has obtained a Court judgment approving the Black Horse Bayonet In Lieu program which could supply up to 450 AFY as reclaimed water is applied to the golf course pursuant to that program. In October 2022, the City began taking delivery of advance treated water to irrigate the Blackhorse and Bayonet Golf Course. For water year 2022-23 (October 1, 2022-September 30, 2023), the City was able to accrue 385 AF of water credits and currently in water year 2023-24 (October 1, 2023-September 30, 2024), the golf course has utilized 150.51 acre feet through the end of May 2024. The total number of water credits available from the In Lieu program will vary based upon the demand and use of advanced treated water by the golf course. Accordingly, the In Lieu program is in the process of verifying a safe amount of yearly water credits available from this program. The minimum amount of time for testing the system is estimated at three years and may take up to five years.

MCWD has asserted that it has excess supplies it would like to inject into the Seaside Basin. Additionally, MCWD has substantial reserves from the FORA water allocation, attributable and maintained currently as a result of potential water leakage that may potentially be made available to Projects. To the extent that any additional water is made available from MCWD, that water would also be available to the Project.

Ultimately, the KBBakewell Seaside Venture II is projected to deliver upon the acquisition of Phase 1A and ultimate build out of Phase 1A, 241 homes, 21 off-site very-

low/low affordable apartments and hotel site and four potential commercial/restaurant pads together with attendant streets and infrastructure improvements.

FISCAL IMPACT

None

ATTACHMENTS

1. (Draft) Resolution-rev
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Reviewed for Submission to the City Council by:

A handwritten signature in blue ink, appearing to read "Sheri L. Damon".

Sheri L. Damon, City Attorney