



AGENDA
CITY OF SEASIDE
WATER ALLOCATION

VIRTUAL ONLY
SPECIAL MEETING
Monday, January 11, 2021
5:00 PM

Pursuant to Governor Newsom's Executive Orders N-29-20 and N-33-20, and to do all we can to help slow the spread of COVID-19 (coronavirus) City of Seaside meetings will be adapted in the following ways:

- Meetings of the Seaside City Council and its Boards and Commissions will be conducted with virtual (electronic) participation only. Members of the public may watch the live stream of the City Council and Boards and Commission meetings at <https://bit.ly/SeasideYouTube>
- Members of the public may participate before and during each meeting by submitting comments(s) to cityclerk@ci.seaside.ca.us. The clerk will read each received public comment aloud into the record at the designated time, subject to time limits that may be imposed pursuant to the Brown Act. In the subject line of a public comment email, please specify the meeting body and date and indicate the relevant item number or "general" to help staff easily receive and organize public comments.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. BUSINESS ITEMS

A. WAC-20-05: REQUEST BY GRACE CHURCH OF MONTEREY BAY, APPLICANT AND PROPERTY OWNER, FOR THE ALLOCATION OF 0.0672 AF OF WATER FOR THEIR CHURCH SITE LOCATED AT 1949 WARING STREET IN THE RS-8 (RESIDENTIAL SINGLE FAMILY) ZONING DISTRICT.

RECOMMENDATION: Grace Church Monterey Bay, property owner and applicant, are requesting allocation of 0.0672 AF of water from the City's Reserve fund for their church located at 1949 Waring Street, located in the Single-Family Residential (RS-8) zoning district. In accordance with Ordinance 892, the applicant is requesting water to allow the addition of a 960 modular building to serve as a Sunday school room for the children of parishioners coming to attend services on Sunday. The project is exempt Class 1, Section 15301.A from the California Environmental Quality Act (CEQA) guidelines.

It is recommended that the Water Allocation Committee (WAC) review and

recommend City Council approve reallocating 0.0672 AF of water from the Small Commercial fund to the Reserve fund, and approve WAC-20-05. Conditions of approval are provided as Attachment 1 to the staff report for this item.

5. STAFF COMMUNICATION

6. ADJOURNMENT

Next Scheduled Meeting:
TBD
Seaside City Hall

The City of Seaside is committed to providing accessible facilities and accommodating people with disabilities in all of its services programs and activities. If special considerations are needed by any person to fully participate in this meeting, contact the City Clerk at 899-6707 no fewer than two business days prior to the meeting to allow reasonable arrangements. The City Council chamber is equipped with a portable microphone and assisted listening devices are available at all meetings. City Council Meetings that are held in the City Council Chambers are broadcast live to all Seaside residents on Comcast Channel 25 and U-verse Channel 99. Live streamed meeting videos as well as videos of past meetings are available on the City's website at: <http://www.ci.seaside.ca.us/129/City-Council-Committee-Agendas>

Agenda-related writings or documents provided during public meetings are available for public inspection during the meeting or from the office of the City Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.



**CITY OF SEASIDE
STAFF REPORT**

Item No.: 4.A.

TO: Water Allocation Committee

BY: Dana Morrison

DATE: January 11, 2021

SUBJECT: WAC-20-05: Request by Grace Church of Monterey Bay, applicant and property owner, for the allocation of 0.0672 AF of water for their church site located at 1949 Waring Street in the RS-8 (Residential Single Family) Zoning District.

PURPOSE & RECOMMENDATION

Grace Church Monterey Bay, property owner and applicant, are requesting allocation of 0.0672 AF of water from the City's Reserve fund for their church located at 1949 Waring Street, located in the Single-Family Residential (RS-8) zoning district. In accordance with Ordinance 892, the applicant is requesting water to allow the addition of a 960 modular building to serve as a Sunday school room for the children of parishioners coming to attend services on Sunday. The project is exempt Class 1, Section 15301.A from the California Environmental Quality Act (CEQA) guidelines.

It is recommended that the Water Allocation Committee (WAC) review and recommend City Council approve reallocating 0.0672 AF of water from the Small Commercial fund to the Reserve fund, and approve WAC-20-05. Conditions of approval are provided as Attachment 1 to the staff report for this item.

BACKGROUND

Project Site:

The 3-acre project site (1949 Waring) is located along Waring Street between Mira Monte Avenue and Santa Clara Avenue. The adjacent uses consist of single family dwellings to the north, south, east and west. The project site is developed with an existing 12,000 square feet of church buildings. A location

map is provided as Attachment 2. Site Photos and Project Photos are provided as Attachment 3.

Water Allocation Request:

The applicant proposes to install a 960 SF modular building to serve as a Sunday school room for Grace Church. The Sunday school would have 2 volunteer staff members who would look after 10-15 children, from approximately 10:00 am-1:00pm, while their parents attend church services on Sundays. A Project Statement and the City's Water Allocation Application are provided as Attachment 4.

According to Ordinance 850, churches and non-profits are considered institutional. The Ordinance speaks to that category but there is no water currently allocated for institutions. In the recent past, institutional projects were allocated water as approved by the Council. Per Ordinance 850, which allows for water to be allocated to a reserve fund, "water may be allocated from this fund for projects that are unique and do not fit within the parameters of this water allocation program. The final decision on utilization of the Reserve fund will be made by the City Council." In the past the water allocation for such institutions was taken from the Small Commercial account.

There is currently no water allocated to the Reserve fund, so 0.0672 may be removed from Small Commercial which currently has a balance of 5.371 AF. If the allocation to the Reserve fund is approved, that would leave the Small Commercial with a balance of 5.3038 AF.

WATER IMPACT

Existing Water Use: 12,000 AF x 0.00007 (MPWMD use factor) = 0.84

Post-Project Water Use: 12,960 AF x 0.00007 (MPWMD use factor) = 0.972

Amount Needed = 0.0672 AF

STAFF ANALYSIS

The proposed project consists of the installation of a 960 square foot modular building to an existing church site. The water use determination by the Monterey Peninsula Water Management District (MPWMD) that is required for the provision of a 12,960 square foot church is provided as Attachment 5.

Generally, projects which involve an increase in water use above the water allocation from a previous use are evaluated in accordance with a Point System contained in Ordinance 892. Projects receiving 20 points will be awarded water per the available amount of water from the City's Commercial Water Category. As an Institution with no profits the Grace Church does not meet the 20 point award system. However, per SMC 13.24.025.B: Institutional projects shall be projects submitted by nonprofit organizations, churches or religious institutions, educational institutions, public and quasi-public facilities. Allocation under this

category shall be on a first-come, first-served basis until the total amount of water allocation established by resolution has been allocated. Per the Point Criteria, City staff finds that the proposed project would receive the following points:

	Determination	Points Received
<p><u>Revenue Generation</u> Up to \$5,000 = 1 point \$5,001-\$10,000 = 3 points \$10,001-\$15,000 = 5 points \$15,001 or more = 7 points</p>	<p>Non-Profit: No revenue generation created. City % of Property Tax: 0.18 % of \$29.40 = \$0.053</p>	1
<p><u>Jobs Creation</u> 1-9 part time = 1 point 10 or more part time = 3 points 1-9 full time = 5 points 10 or more full time = 7 points</p>	<p>No additional jobs created, Sunday School staff will be volunteers</p>	0
<p><u>Projects on Major Thoroughfares</u> All other commercial areas = 1 point Fremont, Broadway, Del Monte = 5 points</p>	<p>Not located in commercial, project is located in a residential neighborhood</p>	0
<p><u>Removal of Blight</u> Occupied Bldg, remodel existing structure = 1 pt Vacant Bldg, remodel of existing structure = 3 pts Occupied Bldg, full demo & redevelopment = 5 pts Vacant Property, complete redevelopment = 7 pts</p>	<p>Addition of a new 960 sf modular to an occupied church site. No remodeling proposed to existing structures</p>	0
<p><u>Business Retention</u> Seven (7) points will be awarded for projects which, if not approved, would result in the loss of an existing business, which generates revenue for the City and/or significant employment.</p>	<p>Denial of the project would not result in the loss of an existing business. Criteria is N/A</p>	0
Total		1

It has been determined that the proposed project does not meet the minimum standard of 20 points, with only 1 points total. However, the City recognizes the value of churches within the community and as such the project could be

approved water under 13.24.025.B as an Institution. Institutions, such as churches, can be approved on a first-come, first-serve basis.

As mentioned earlier in the report, the requested 0.0672 AF may be removed from Small Commercial which currently has a balance of 5.371 AF and reallocated to the Reserve fund. This would leave the Small Commercial with a remaining balance of 5.3038 AF.

RECOMMENDATION

It is recommended that the Water Allocation Committee recommend to the City Council the reallocation of 0.0672 AF of water from the Small Commercial fund to the Reserve fund (see Attachment 6 - Draft City Council Resolution) and approval of WAC-20-05.

ATTACHMENTS

1. Attachment 1 - Conditions of Approval
 2. Attachment 2 - Location Map + Site Plan
 3. Attachment 3 - Site + Project Photos
 4. Attachment 4 - Project Statement and Water Permit Application
 5. Attachment 5 - MPWMD Water Permit Form
 6. Attachment 6- RESOLUTION WAC 20-05 _ Grace Church
-

Conditions of Approval
File No. WAC-20-05
January 21, 2021

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as “1949 Waring Street”; the project site plan is provided as Attachment 1.
2. The water allocation is valid only for the implementation of installing a 960 SF modular building located at the project site (Grace Church) classified as Group I water use per the Monterey Peninsula Water Management District (MPWMD) regulations in the amount of 0.0672 acre feet. The MPWMD water permit form is provided as Attachment 5. Any change in the land use at this site prior to a Certificate of Occupancy shall cause the water permit to become null and void. Any change in the use of the church to a higher water use in the future must be approved by the Water Allocation Committee Zoning Administrator as a minor change.
3. Applicant must secure a Certificate of Occupancy for the improvements within one year from the issuance of the Water Permit.

Standard:

4. Water Allocation approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
5. Proposed changes to the approved application(s) must receive approval from the Zoning Administrator.
6. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney’s fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.

7. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
8. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of any new water fixtures and landscape irrigation equipment.
9. The issuance of building permits shall be required for the new modular building proposed.
10. If any new water fixtures are installed they shall be water conservation fixtures.

WATER ALLOCATION APPLICATION NO. WAC-19-26

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the applicant and property owner(s).

The undersigned hereby acknowledge the approved terms and conditions and agree to fully conform to, and comply with, said terms and conditions within the time frames approved by the City of Seaside Water Allocation Committee.

Applicant's Signature

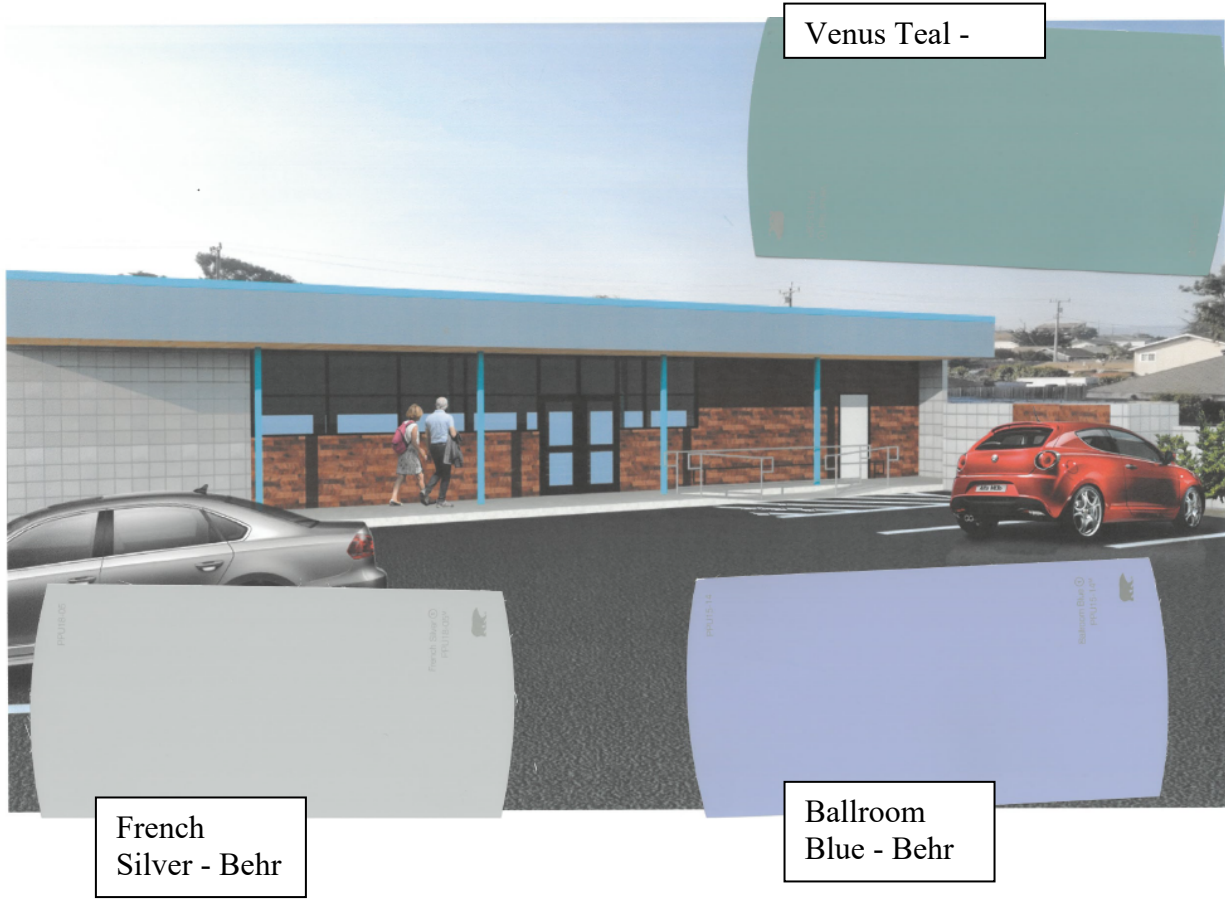
Date

Property Owner's Signature

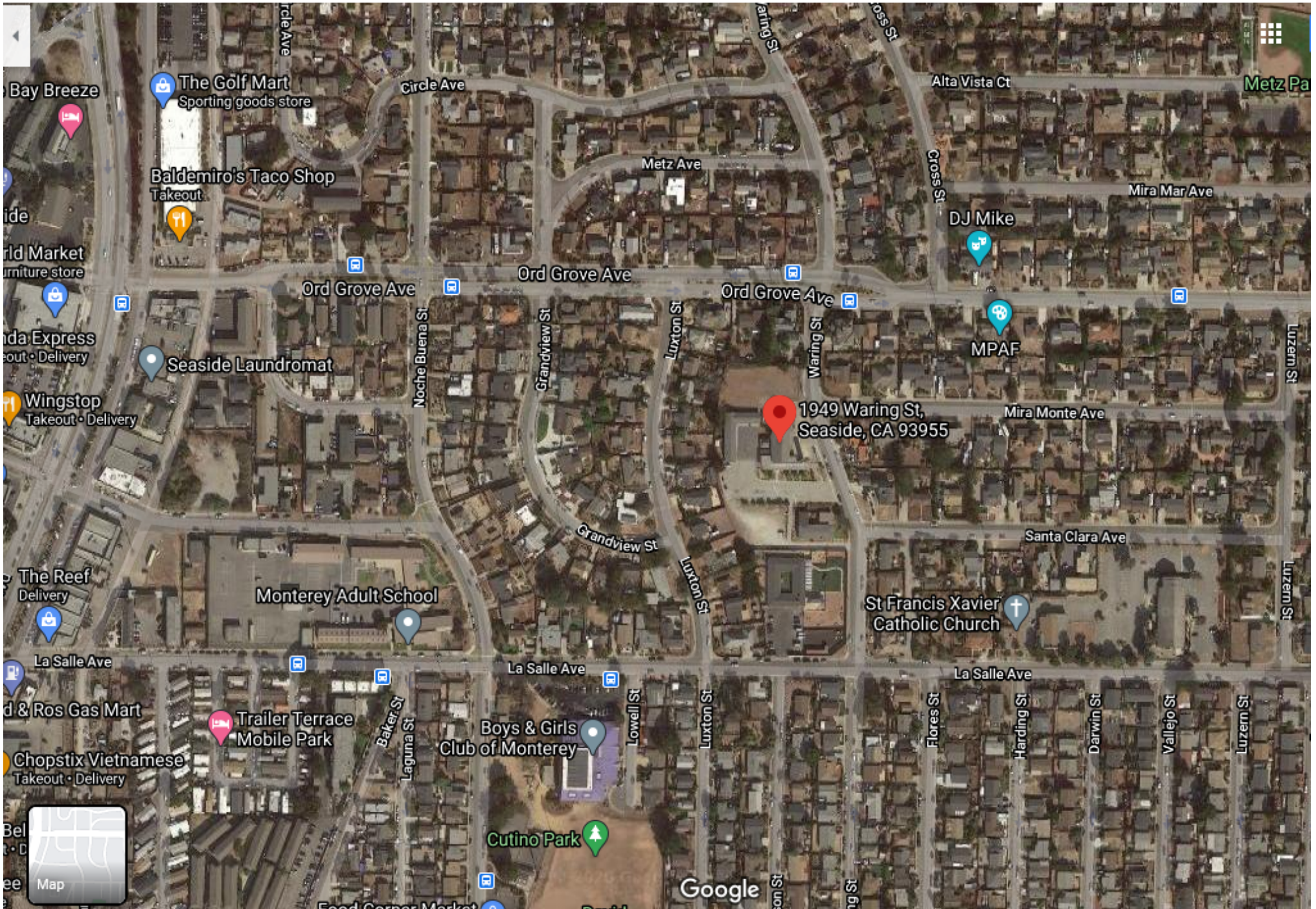
Date

Exhibit "A"

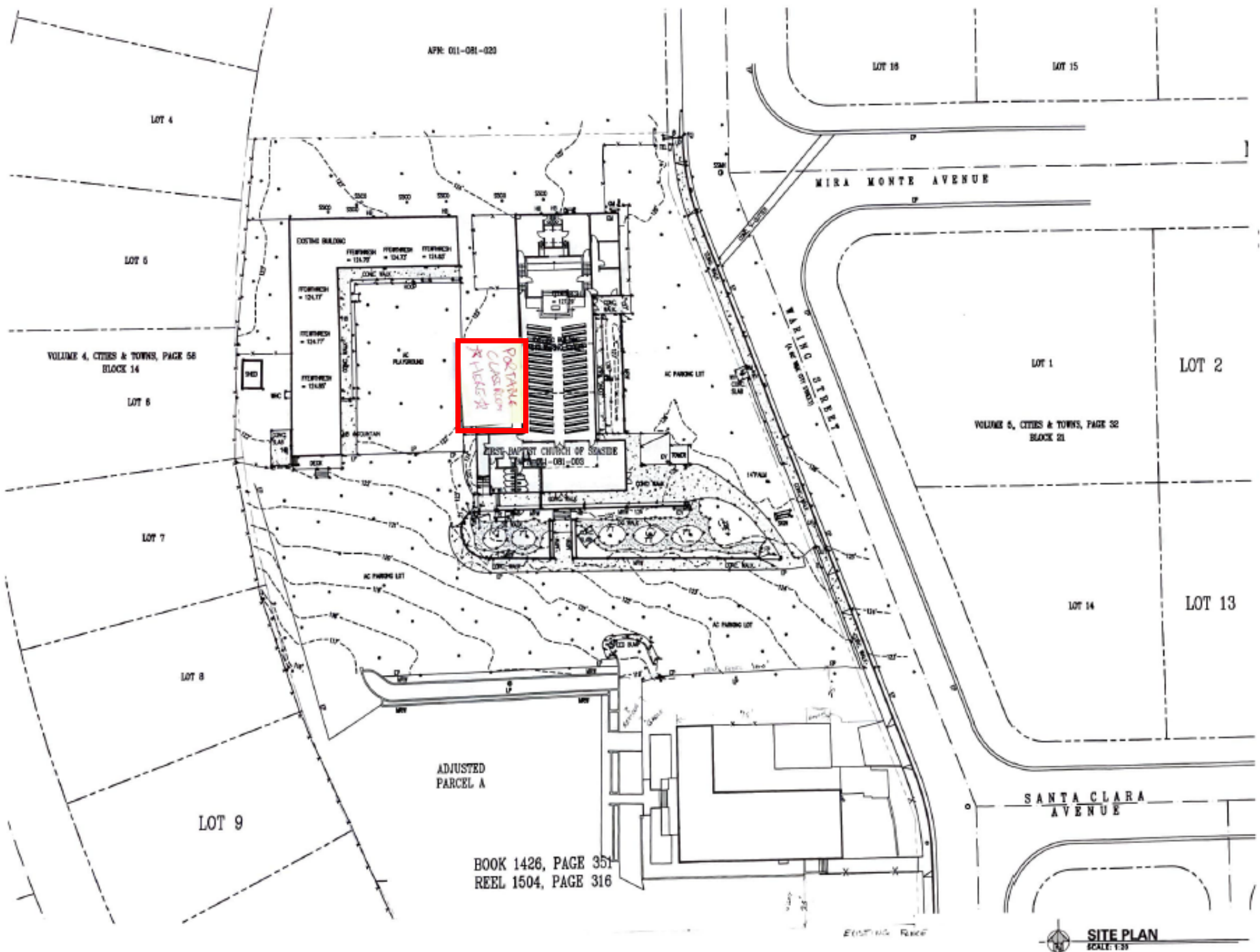
Exterior Façade/Colors



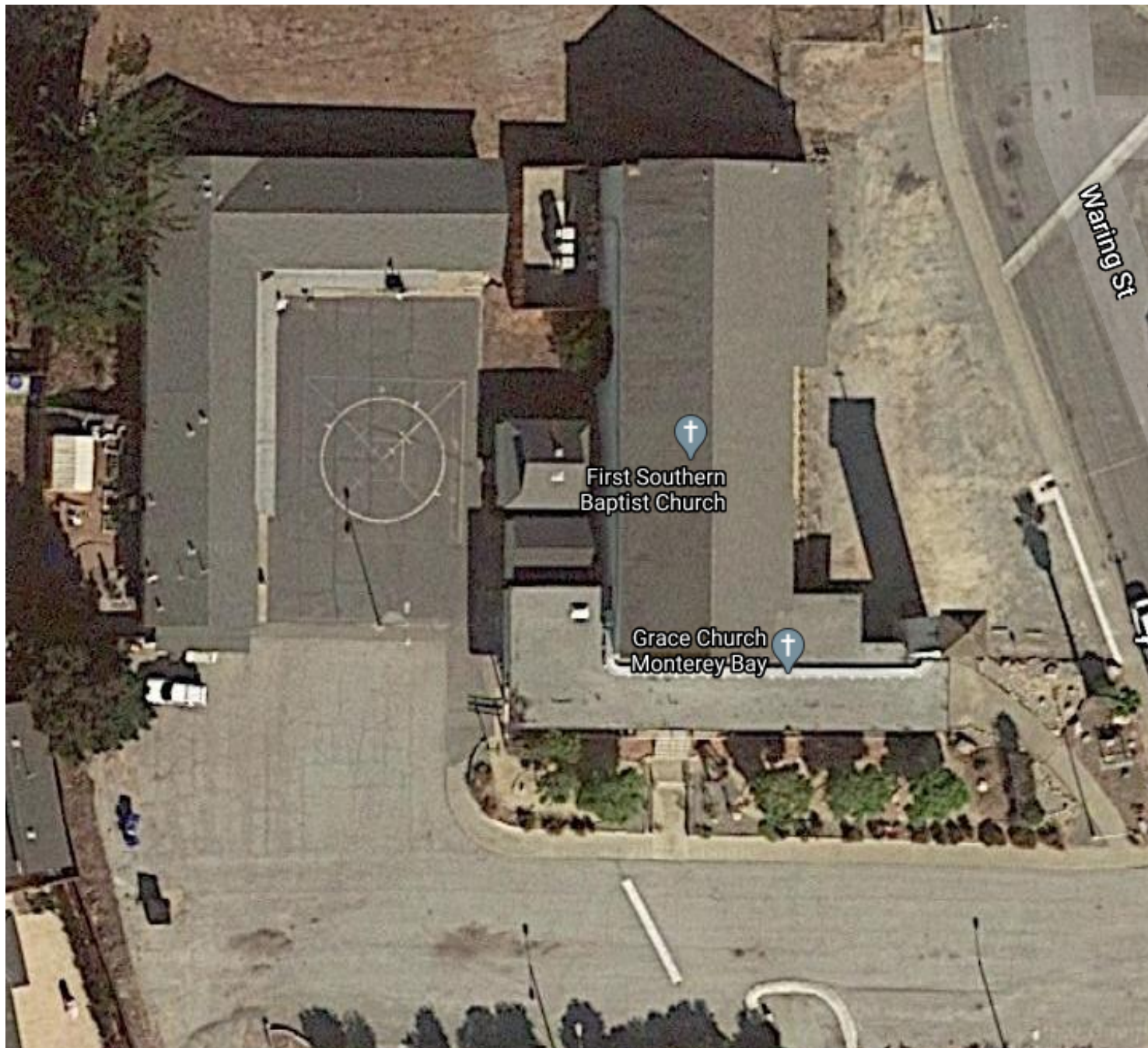
LOCATION MAP



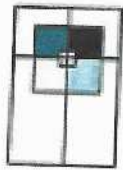
SITE PLAN











GRACE
CHURCH
monterey bay

December 8th, 2020

Seaside City Council Members
440 Harcourt Ave, Seaside, CA 93955

Dear Council Members,

I am writing to request a revised water allocation to our church located at 1949 Waring st in Seaside. Though we currently have about 3 acres of property and 12,000 square feet of buildings, Seaside Municipal Water has determined that we require a revised water allocation to place a 24' by 40' portable classroom for our growing church. This building will not have any water running to it as it is merely an open classroom space.

Nearly a decade ago, the church fell on difficult times resulting in it selling off an acre of its parcel that once housed classrooms for the children in the church. Though our demographics have changed significantly, we are now a vibrant and growing part of the local community. With our congregation now primarily consisting of young families, we require an additional small portable structure to house our children for Sunday school. As a 501c3 not-for-profit, we do not contribute water credits from an increase in revenue or business advances. Our mission is to minister to our local community and provide spiritual resources for a hurting community during this difficult season.

Thank you for your time and consideration, we look forward to hearing your decision on this matter.

Warm regards,

Trevor Lee

559.400.1443

trevor@gracemontereybay.org

Gracemontereybay.org

1949 Waring Street, Seaside, CA 93955



**City of Seaside
Water Allocation Application**

Due to limited availability of water allocated to Seaside, it is necessary to establish procedures for the allocation of water credits for commercial and institutional projects. The Seaside City Council has established criteria to clearly evaluate application for new water allocated. The entire criteria in Ordinance No. 892 are attached (Exhibit "A").

General Information:

Project Address or Location: 1949 WARWICK ST SEASIDE, CA 93955
Assessor's Parcel Number(s): 011-081-003 Zoning District RS-8
Site Description (Is building or property occupied or vacant?): 3 ACRE CHURCH PROPERTY
Project Description (Provide conceptual site plan showing all buildings with internal layout, parking, and landscape areas):
DROPPING A 24'x40' PORTABLE CLASSROOM FOR SUNDAY SCHOOL USE PRIMARILY.
Is a Conditional Use Permit and/or Variance Required? YES
Date of Submitted Application: 12-08-2020
Water Allocation Request (Refer to Exhibit "B" and complete the Monterey Peninsula Water Management District Water Release Form): 0.0672 Acre Feet

Applicant Information:

Name: TREVOR ICE
Mailing Address: 1949 WARWICK ST SEASIDE, CA 93955
Telephone Number(s): 559-400-1443 Signature: [Signature]

Property Owner Information:

Name: GRACE CHURCH MONTEREY BAY
Mailing Address: 1949 WARWICK ST
Telephone Number(s): 559-400-1443 Signature: [Signature]

Property Owner's Statement: "By my signature, I hereby state that I am the legal owner of record of the property identified in this application and that all data, information, plans and evidence submitted as part of this application is true and correct to the best of my knowledge."

Signature and Date: [Signature] 12/09/2020

POINT SYSTEM CRITERIA

- A. Revenue Generation Points Requested:** 1
- Applicant's Taxable Sales (Previous Year or Projection): N/A - church
- If Taxable Sales is Unknown, Gross Receipts (Previous Year or Projections): N/A
- City's Share of Sales Tax Revenue (1% of Taxable Sales): N/A
- Assessed Value of Property: \$348,820 Assessed Value of Structure: \$50,000
- If structure is proposed, provide Building Type: 960 SF MODULAR
- Date of Assessed Value Information: —
- City's Share of Property Taxes (Approximately 0.18% of Combined Assessed Value):
 $(29.46 \times 0.18) / 100 = \$ 0.053$
- Other Sources of Revenue: —
- B. Jobs Creation Points Requested:** 0
- Number of New Part-Time Jobs Created: N/A
- Number of New Full-Time Jobs Created: N/A
- C. Project in Major Thoroughfare Points Requested:** 0 - N/A
- D. Removal of Blight Points Requested:** 0 - N/A
- E. Business Retention Points Requested:** 0 - N/A

If necessary, please attach any additional information that describes your application. Include any additional information that provides clarification and/or justification for your water allocation request. Ordinance No. 892 does not authorize the Water Allocation Committee to consider additional benefits your project offers to Seaside and/or Seaside residents. This information could, however be considered by the Seaside City Council for projects that do not fully meet the 20 point requirement.

Note: Once the Water Allocation Committee grants the water allocation request, per Ordinance No. 892, the applicant has sixty (60) days from that time to submit the appropriate development permit applications associated with their project to the Planning Division. The applicant must complete all work within 12 months of the date of issuance of a building permit, or, for those projects that do not require a building permit, within 12 months of the date of issuance of a permit from the City of Seaside or other governmental agency which permits the project to commence construction.

**MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
NON-RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION**

NOTE: When approved and signed by the Jurisdiction this form must be submitted with final and complete Construction Plans to:

Monterey Peninsula Water Management District Permit Office

5 Harris Court, Bldg. G - Monterey, CA 93940 ~ (831) 658-5601 ~ www.montereywater.org ~ Fax (831) 644-9558

*Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION:

Name: GRACE CHURCH OF MONTEREY BAY
Daytime telephone: 831-583-8500
Mailing Address: 1949 WARWICK ST SEASIDE CA 93955
E-Mail Address: info@GRACE.MONTEREYBAY.ORG

2. AGENT/REPRESENTATIVE INFORMATION:

Name: TREOR FICE
Daytime telephone: 559-400-1443
Mailing Address: 1949 WARWICK ST SEASIDE, CA 93955
E-Mail Address: TREOR@GRACEMONTEREYBAY.ORG

3. PROPERTY INFORMATION:

Year building was constructed? 1954 Existing Square-footage 12,000 Proposed Square-footage 960
Address: 1949 WARWICK ST SEASIDE, CA 93955 Assessor Parcel Number 011 - 081 - 003
Water company serving parcel: SEASIDE MUNICIPAL Is a water meter needed? (Circle one) YES/ NO (How Many N/A)
NOTE: Separate water meters are required for each User.

4. Type of Non-Residential Use: SUNDAY SCHOOL CLASSROOM

5. Project Description (Be thorough and detailed): MOBILE MODULAR WILL PLACE ONE 20'X40' PORTABLE CLASSROOM FOR CHILDREN USE FOR CHILDREN ONLY ON SUNDAYS. THERE WILL BE NO WATER RUNNING TO BUILDING

Any change in Use/Expansion of Use requires a Water Permit. Deed Restriction Required for all Water Permits. Mandatory Retrofit Upon Expansion of Use.

Table No. 1 Existing Group I (All Uses before project)				Table No. 2 Post Project Group I (All Uses after project)			
Type of Use	Quantity	Factor	Use/AF	Type of Use	Quantity	Factor	Use/AF
Auto Uses		x 0.00007	=	Auto Uses		x 0.00007	=
Bank		x 0.00007	=	Bank		x 0.00007	=
Convenience Store		x 0.00007	=	Convenience Store		x 0.00007	=
Church	<u>12,000</u>	x 0.00007	= <u>0.84</u>	Church	<u>12,960</u>	x 0.00007	= <u>0.9072</u>
Dental/Medical/Vet Clinic		x 0.00007	=	Dental/Medical/Vet Clinic		x 0.00007	=
Dry Cleaner (No on-site laundry)		x 0.00007	=	Dry Cleaner (No on-site laundry)		x 0.00007	=
Family Grocery		x 0.00007	=	Family Grocery		x 0.00007	=
Fast Photo		x 0.00007	=	Fast Photo		x 0.00007	=
Gym		x 0.00007	=	Gym		x 0.00007	=
Nail Salon		x 0.00007	=	Nail Salon		x 0.00007	=
Office		x 0.00007	=	Office		x 0.00007	=
Retail		x 0.00007	=	Retail		x 0.00007	=
School		x 0.00007	=	School		x 0.00007	=
Supermarket		x 0.00007	=	Supermarket		x 0.00007	=
Warehouse		x 0.00007	=	Warehouse		x 0.00007	=
Tasting Room		x 0.00007	=	Tasting Room		x 0.00007	=

Existing Group II (All Uses before project)				Post Project Group II (All Uses after project)			
Users in this category prepare and sell food or beverages that are served on disposable tableware.							
Type of Use	Quantity	Factor	Use/AF	Type of Use	Quantity	Factor	Use/AF
Bakery		x 0.0002	=	Bakery		x 0.0002	=
Bar (ABC License-Indoor/Outdoor)		x 0.0002	=	Bar (ABC License-Indoor/Outdoor)		x 0.0002	=
Catering		x 0.0002	=	Catering		x 0.0002	=
Coffee House		x 0.0002	=	Coffee House		x 0.0002	=
Deli		x 0.0002	=	Deli		x 0.0002	=
Ice Cream Shop/Sandwich Shop		x 0.0002	=	Ice Cream Shop/Sandwich Shop		x 0.0002	=
Pizza		x 0.0002	=	Pizza		x 0.0002	=
Dry Cleaner (with on-site laundry)		x 0.0002	=	Dry Cleaner (with on-site laundry)		x 0.0002	=

Existing Group III (All Uses before project)				Post Project Group III (All Uses after project)			
Type of Use	Quantity	Factor	Use/AF	Type of Use	Quantity	Factor	Use/AF
Assisted Living (more than 6 beds)		x 0.085 bed	=	Assisted Living (more than 6 beds)		x 0.085 bed	=
Beauty Shop/Dog grooming		x 0.0567 station	=	Beauty Shop/Dog Grooming		x 0.0567 station	=
Child/Dependent Adult Day Care		x 0.0072 child	=	Child/Dependent Adult Day Care		x 0.0072 child	=
Dormitory		x 0.040 room	=	Dormitory		x 0.040 room	=
Laundromat		x 0.20 machine	=	Laundromat		x 0.20 machine	=
Meeting Hall/Banquet Room		x 0.00053 sf	=	Meeting Hall/Banquet Room		x 0.00053 sf	=
Motel/Hotel/Bed & Breakfast		x 0.1 room	=	Motel/Hotel/Bed & Breakfast		x 0.1 room	=
w/Large Tub (add to room)		x 0.03 tub	=	w/Large Tub (add to room)		x 0.03 tub	=
w/Each Showerhead beyond one		x 0.02 per head	=	w/Each Showerhead beyond one		x 0.02 per head	=
Irrigated area (within 10 ft. of bldg.)		x ETWU	=	Irrigated area (within 10 ft. of bldg.)		x ETWU	=
Plant Nursery		x 0.00009 sf	=	Plant Nursery		x 0.00009 sf	=
Public Toilet		x 0.058 toilet	=	Public Toilet		x 0.058 toilet	=
Public Urinal		x 0.036 urinal	=	Public Urinal		x 0.036 urinal	=
Zero Water Consumption Urinal		no value	=	Zero Water Consumption Urinal		no value	=
Restaurant (Includes Bar/Brewpub Seat)		x 0.02 seat	=	Restaurant (Includes Bar/Brewpub Seat)		x 0.02 seat	=
Ext. Seats above Allowance		x 0.01 seat	=	Ext. Seats above Allowance		x 0.01 seat	=
Ext. Seats within Allowance		x No value	=	Ext. Seats within Allowance		x No Value	=
Restaurant (24-Hour and Fast Food)		x 0.038 seat	=	Restaurant (24-Hour and Fast Food)		x 0.038 seat	=
Self-Storage		x 0.0008 unit	=	Self-Storage		x 0.0008 unit	=
Skilled Nursing/Alzheimer's Care		x 0.120 bed	=	Skilled Nursing/Alzheimer's Care		x 0.120 bed	=
Spa		x 0.05 spa	=	Spa		x 0.05 spa	=
Swimming Pool (each 100 sq-ft of pool surface)		x 0.02 sf	=	Swimming Pool (each 100 sq-ft of pool surface)		x 0.02	=
Theater		x 0.0012 seat	=	Theater		x 0.0012 seat	=
EXISTING: Quantity		TOTAL	=	PROPOSED: Quantity		TOTAL	= <u>0.0672</u>

Group IV - Modified Uses
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 results)
0.84 - 0.9072 = -0.0672

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. 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: [Signature] Date: 12/07/2020

AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY

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

Notes: _____ Authorized by: _____ Date: _____

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

RESOLUTION NO. 21-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SEASIDE,

APPROVING REALLOCATING 0.0672 AF WATER FROM SMALL COMMERCIAL FUND TO RESERVE FUND, AND APPROVING WAC-20-05: GRACE CHURCH OF MONTEREY BAY, PROPERTY OWNER AND APPLICANT, REQUESTING 0.0672 AF OF WATER FROM RESERVE FOR THE CHURCH LOCATED AT 1949 WARING STREET IN THE SINGLE FAMILY RESIDENTIAL (RS-8) ZONING DISTRICT. THE PROJECT IS EXEMPT CLASS1, SECTION 15301.A FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

WHEREAS, the City Council periodically reallocates water between various funds, which include: Broadway catalyst, Broadway and Terrace, Auto Center, West Broadway Urban Village, Small Commercial, ADUs, and Reserve per Ordinances 850 and 892; and

WHEREAS, a request for 0.0672 AF of water has been made by a church which was considered and recommended for approval by the Water Allocation Committee at the January 11, 2021 meeting with unanimous agreement that the request would go to City Council; and

WHEREAS, the church request is unique and does not clearly fit within the parameters of the water allocation program, which deems it eligible for consideration for allocation using the Reserve fund, per Ordinance 850; and

WHEREAS, the City Council understands the need and appreciates the benefits that the church will provide for the community; and

WHEREAS, reallocating 0.0672 AF of water from the Small Commercial fund to the Reserve fund is a minor reallocation.

NOW, THEREFORE, BE IT RESOLVED, that the City Council approves reallocating 0.0672 AF water from the Small Commercial fund to the Reserve fund and using the Reserve fund allocation for the 0.0672 AF requested by the church at 1949 Waring Street, with the following conditions.

Project Specific:

Planning:

1. Except as modified by required conditions of approval, plans submitted for a building permit shall substantially conform to the plans identified as "1949 Waring Street"; the project site plan is provided as Attachment 1.
2. The water allocation is valid only for the implementation of installing a 960 SF modular building located at the project site (Grace Church) classified as Group I water use per the Monterey Peninsula Water Management District (MPWMD) regulations in the amount of 0.0672 acre feet. The MPWMD water permit form is provided as Attachment 5. Any change in the land use at this site prior to a Certificate of Occupancy shall cause the water permit to become null and void. Any change in the use of the church to a higher water use in the future must be approved by the Water Allocation Committee Zoning Administrator as a minor change.

3. Applicant must secure a Certificate of Occupancy for the improvements within one year from the issuance of the Water Permit.

Standard:

4. Water Allocation approval shall be valid for a period of one (1) year from the date of approval of this project in accordance with S.M.C.S. 17.54.080. Project approval will become null and void if a building permit is not exercised within one (1) year from date of approval.
5. Proposed changes to the approved application(s) must receive approval from the Zoning Administrator.
6. The applicant agrees as a condition and in consideration of the approval of this discretionary permit that it will defend, indemnify and hold harmless the City of Seaside or its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul this approval. The applicant will reimburse the City for any court costs and attorney's fees, which the City may be required by a court to pay as a result of such action. City may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. The City shall promptly notify the applicant of any such claim, action, or proceeding, and the City shall cooperate fully in the defense thereof.
7. The project shall be responsible for all applicable local and/or regional development and/or impact fees including, but not limited to, sewer, water, and traffic fees, which shall be paid prior to building permit issuance.
8. The proposed project shall comply with the applicable requirements of the Monterey Peninsula Water Management District for the installation of any new water fixtures and landscape irrigation equipment.
9. The issuance of building permits shall be required for the new modular building proposed.
10. If any new water fixtures are installed they shall be water conservation fixtures.

PASSED AND ADOPTED at the regular meeting of the City Council of the City of Seaside, State of California, on the 21th of January 2021 by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:

Ian N. Oglesby, Mayor

ATTEST:

Lesley Milton, Assistant City Manager/City Clerk