



AGENDA
CITY OF SEASIDE
WATER ALLOCATION

VIRTUAL ONLY
SPECIAL MEETING
Tuesday, February 2, 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-21-02: Request by AUG, LLC C/O Bob Pniak, property owner, and Costco Wholesale (Kim Katz) C/O Barghausen Consulting Engineers, Inc. (Julie Anderson), applicant and property owner, for the allocation of 0.146 acre feet of water for the Costco Gas landscaping and restroom located at 4 Geary Plaza (at the NE corner of Del Monte Boulevard and Autocenter Parkway (APN# 011-523-018)).

5. STAFF COMMUNICATION

6. ADJOURNMENT

Next Regularly 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: Beth Rocha, Associate Planner

DATE: February 2, 2021

SUBJECT: WAC-21-02: Request by AUG, LLC C/O Bob Pniak, property owner, and Costco Wholesale (Kim Katz) C/O Barghausen Consulting Engineers, Inc. (Julie Anderson), applicant and property owner, for the allocation of 0.146 acre feet of water for the Costco Gas landscaping and restroom located at 4 Geary Plaza (at the NE corner of Del Monte Boulevard and Autocenter Parkway (APN# 011-523-018)).

PURPOSE & RECOMMENDATION

AUG, LLC C/O Bob Pniak, property owner, and Costco Wholesale (Kim Katz) C/O Barghausen Consulting Engineers, Inc. (Julie Anderson), applicant and property owner, for the allocation of 0.146 acre feet (AF) of water for the Costco Gas landscaping and restroom located at 4 Geary Plaza.

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) approve allocating 0.146 AF of water and approve WAC-21-02. Conditions of approval are provided as Attachment 1 to the staff report for this item.

BACKGROUND

Water Allocation Request:

The water allocation request is for the irrigated landscape areas and the restroom.

Proposed Water Use - Irrigated Landscape: $46,281\text{gal} \times \text{ETWU} = 0.142$

Proposed Water Use - Auto: $56\text{sf} \times 0.00007 = 0.004$

Amount Needed = 0.146 AF

STAFF ANALYSIS

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. 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>Total: \$35,000,000 City's share Property Tax Revenue 0.18 % of \$XX = \$XX</p> <p>City's Share of Salex Tax Revenue 1% of total = \$350,000</p>	7
<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>The fuel facility will create at least one (1) full time jobs</p>	5
<p><u>Projects on Major Thoroughfares</u> All other commercial areas = 1 point Fremont, Broadway, Del Monte = 5 points</p>	<p>The project is located along Del Monte.</p>	5
<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>The property is currently vacant.</p>	7
<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 revenue for the city.</p>	7
Total		31

It has been determined that the proposed project exceeds the minimum standard of 20 points, with 31 points total.

RECOMMENDATION

It is recommended that the Water Allocation Committee (WAC) approve allocating 0.146 AF of water and approve WAC-21-02. Conditions of approval are provided as Attachment 1 to the staff report for this item.

ATTACHMENTS

- 1. Attachment 1 - Conditions of Approval
-

Conditions of Approval
File No. WAC-21-02
February 2, 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 "Costco Gas."
2. The water allocation is valid only for the implementation of 56SF of restroom, classified as Group I water use, and irrigated landscape area for 46,281gal, classified as a Group III water use, per the Monterey Peninsula Water Management District (MPWMD) regulations in the amount of 0.146 acre feet. 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.
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 SMCS 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-21-02

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

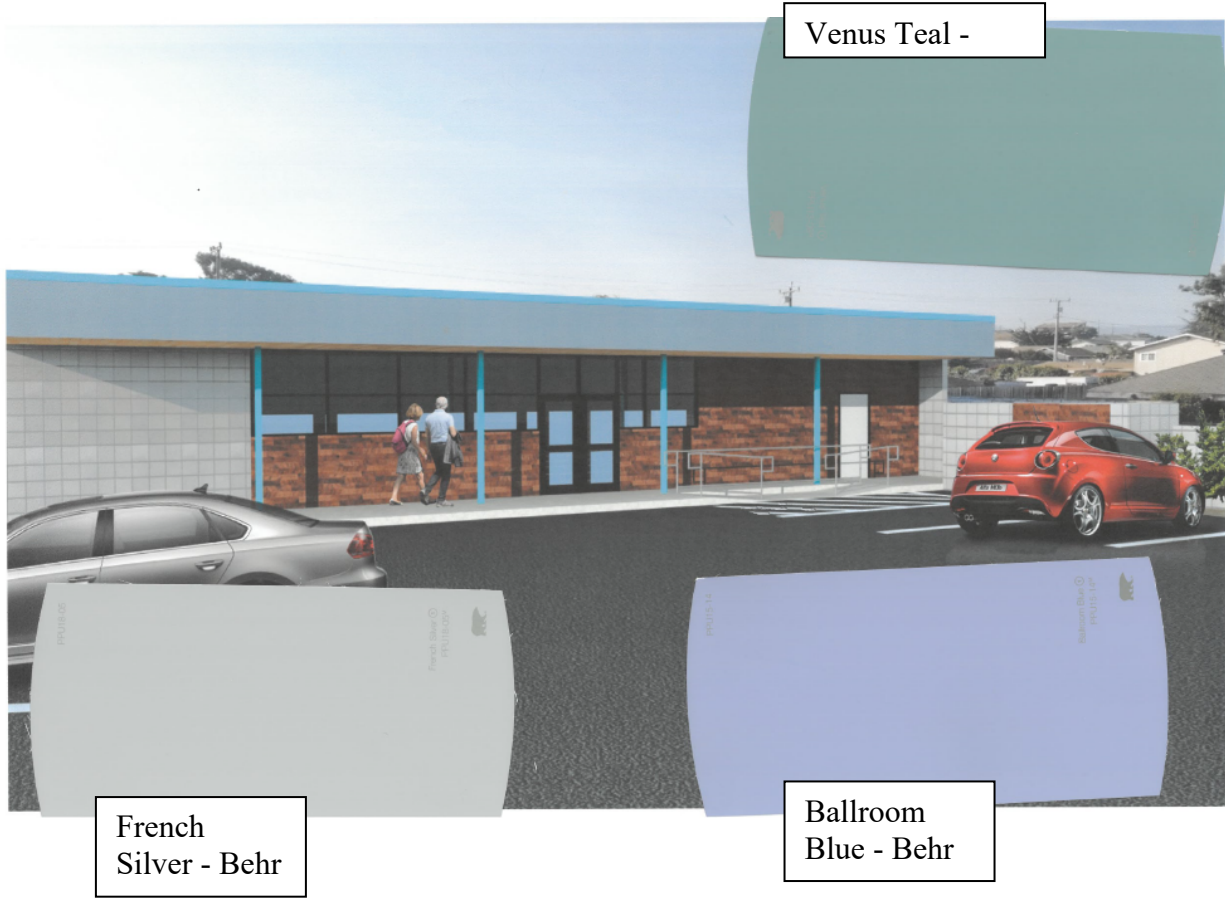
Date

Property Owner's Signature

Date

Exhibit "A"

Exterior Façade/Colors



Venus Teal -

French Silver - Behr

Ballroom Blue - Behr