



**ITEM 18. CONSIDER FIRST READING OF ORDINANCE
NO. 155 – MODIFYING THE DEFINITION OF
REDEVELOPMENT PROJECT SITE AND AMENDING
RULE 25.5-D**

Presented by: Stephanie Pintar, Water Demand Manager

Meeting date: February 27, 2013

Summary of Ordinance

- District Rule 25.5 allows two additional extensions of Water Use Credits on Redevelopment Project Sites
- February 1, 2012: Assembly Bill (AB) 1X 26 abolished redevelopment agencies
- Ordinance No. 155 amends the District's definition of Redevelopment Project to recognize the effect of Assembly Bill x1 26 (AB 26) to abolish redevelopment agencies.
- Amends MPWMD Rule 25.5-D to allow two extensions of Water Use Credit at former Redevelopment Project sites when the credit was documented prior to February 1, 2012 (i.e., prior to AB 26)

Purpose

- Amendment is consistent with Rule 25.5 to facilitate projects in redevelopment areas without transferring Water Use Credits to a Jurisdiction first
- Supports revitalization of previously identified Sites
- Supports elimination of physical and economic liabilities (urban blight)
- Is in the interest of the health, safety, and general welfare of the communities
- Supported by the Jurisdictions

CEQA

- Initial Study and Notice of Intent to adopt Negative Declaration – 30 day review, including State Clearinghouse
- Letter received from Michael Stamp's office
- Ordinance effects 39 documented Water Use Credits (approx. 40 AF)
 - Only applies to WUC documented by MPWMD prior to February 1, 2012
- Three jurisdictions (Monterey, Seaside and Sand City) will pay CEQA filing fees
- Negative Declaration consideration at second reading

Recommendation

- The Board should receive public comment
- Consider the first reading of Ordinance No. 155, amending the definition of Redevelopment Project Site

For More Information

Staff reports, ordinances and presentation materials can be found on the District's website at:

www.mpwmd.net

PowerPoint presentations will be posted on the website the day after the meeting