



December 23, 2017

Anthony Davi Sr.  
P.O. Box 1380  
Pebble Beach, CA 93953

**Subject: Request for Determination of Water Needs for Tea Zone Fruit Bar at 460 Alvarado Street, Monterey (APN: 001-572-005-000)**

Dear Mr. Davi:

This letter is in response to our meeting on December 16, 2017, where you and your client requested that MWPMMD consider a proposed juice bar at 460 Alvarado, Monterey, as a Non-Residential Group I water use (MPWMD Rule 24, Table 2). The business, "Tea Zone and Fruit Bar," sells fresh brewed tea and beverages, ice cream, fresh and bottled juices, and smoothies. The arguments presented by your client to support the Group I request were that there would be minimal dishwashing as items are served in "to-go" cups, minimal water use for cleaning, and that the space available to rent is 50% larger than needed for the business.

After reviewing the information provided in the meeting, visiting a Tea Zone in the Bay Area, and reviewing similar local business type's, staff has determined that Group II use is the appropriate Water Use Factor for this business. The brewing and selling of tea, sale of ice cream, juices and smoothies are identical uses to those in the Group II category. The conservation measures discussed in the meeting are considered Best Management Practices that would be expected of any business in this category. Unfortunately, the Subject property does not have the adequate water to support this business type.

The information in this letter is based on the District's current rules and regulations. The District's Rules and Regulations are subject to revision by action of the Board of Directors. New Water Permit applications submitted to the District are subject to the rules in effect at the time the complete application is received.

If you have any questions, please call the Permit and Conservation Office at 658-5601.

Sincerely,

*Stephanie Kister*

Stephanie Kister  
Conservation Analyst