

EXHIBIT 10-C

DRAFT

CONDITIONS OF APPROVAL

**CONSIDER APPLICATION FOR VARIANCE FROM SEPARATE WATER METER
REQUIREMENT FOR MULTI-FAMILY HOUSING PROJECT AT A SITE BORDERED BY
BROADWAY AVENUE, TERRACE STREET, OLYMPIA AVENUE, AND SAN LUCAS
STREET IN THE CITY OF SEASIDE (APNS: 012-191-001, 002, 003, 004, 013, 016, 017, 021, 022,
023, 024, 025, 028, and 029)**

July 20, 2020

1. Approval of this application shall allow submetering of a Mixed Use Project consisting of ten (10) buildings on a City of Seaside owned Site bordered by Broadway Avenue, Terrace Street, Olympia Avenue, and San Lucas Street (APNs: 012-191-001, 002, 003, 004, 013, 016, 017, 021, 022, 023, 024, 025, 028, and 029).
2. The City of Seaside, a Municipal Corporation, as successor agency to the Redevelopment Agency of the City of Seaside, shall enter into an Indemnification Agreement with the Monterey Peninsula Water Management District.
3. This approval is for the permanent water system submetering of the Project such that each Dwelling Unit, each Non-Residential User, landscape irrigation supply, and any common area must be separately metered.
4. In-line meters (submeters) recording consumption of all water consumption for each Dwelling Unit must be installed and maintained and consumption information should be given to each tenant.
5. Submetering shall be consistent with [California Water Code, Div. 1, Ch.8, Article 5](#).
6. The Site owner or any successors in interest shall provide the District with Water Meter and submeter consumption data by meter upon request.
7. Water use associated with landscaping and common areas must be separately metered.
8. The conditions of this variance shall be recorded on the property title and shall run concurrently with the land. Current and future Site owners/managers shall comply with the conditions of this approval.
9. The following deed restrictions shall be recorded to ensure compliance: Limitation on Use of Water on a Property, Provide Public Access to Water Use Data, and an Indemnification Agreement.
10. Property owner shall amend all Water Permits and deed restrictions to reflect the correct Assessor's Parcel Numbers within 30 days of assignment of new numbers.
11. Project Site shall maintain compliance with all MPWMD Rules and Regulations.

12. The variance shall be null and void if the project has not commenced within two (2) years of the date of this approval, unless a time extension has been granted, or work has commenced and substantial progress made and the work is continuing under a valid building permit. Extension of this approval may be granted by the General Manager for due cause. Extensions shall be requested in writing by the applicant or authorized agent prior to expiration of the approval.