



CITY OF CARMEL-BY-THE-SEA

Water Allocation Update

City Council Meeting – April 6, 2026
Agenda Item No. 5



Purpose

- Water Management Program Update: CMC Chapter 17.50
- Current Water Allocation Balances
- Identified Decision Points
- Provide Direction



Background

- Adoption of Resolution No. 2025-097

Category	Prior to Allocation	2025 Allocation	Total Acre Feet of Water
Category #1 Low & Very Low-Income Housing	0.616	3	3.616
Category #2 Residential	0.000	6	6.000
Category #3 Commercial	0.000	2	2.000
Category #4 Municipal	0.224	3	3.224
Category #5 Unallocated Reserve	1.690	0	1.690
Category #6 Mallery/Pescadero Transfer	0.106	0	0.106
Total =	2.636	14	16.636



Water Allocation to Date

Category	Total Acre Feet of Water	Commitment	Remaining Acre Feet of Water
Category #1 Low & Very Low-Income Housing	3.616	0	3.616
Category #2 Residential	6.000	1.163	4.837
Category #3 Commercial	2.000	1.8	0.200
Category #4 Municipal	3.224	0	3.224
Category #5 Unallocated Reserve	1.690	0	1.690
Category #6 7 Mallery/Pescadero Transfer	0.106	0	0.106
Total =	16.636	2.963	13.673



Decision Points

- Monitoring – How should the City’s water allocation be monitored?
- Reallocation – At which point should water be transferred between allocation “buckets”?
- Request for Water – At which point should water be requested from MPWMD?



Monitoring

- CMC Section 17.50.030.B – Annual Review by Planning Commission
- Commission Forwards Recommendation to City Council in December
- Water Reserves
 - 10% of Available Water for Affordable Housing (Moderately Low, Low, or Very Low)
 - Coastal Recreation, Access and Essential Public Services Projects
- Changes in Water Availability
 - Increase Frequency in Reporting?
 - Monitor Active Water Categories
 - Anticipate Reallocation



Reallocation

- CMC Section 17.50.030.C– Water Allocation Process
 - Planning Commission Recommendation
 - City Council Adoption by Resolution
 - Intent of Unallocated Reserve
 - Water Reserves
 - Water Commitment & Permit Applications
- Should a Change in Water Availability Effect Our Process?
 - Is the Process a hindrance or Impediment to Development?
 - MPWMD's View of "Buckets"



Request for Water

MPWMD

- MPWMD Ordinance No. 197
- 2,175 AF of Water Reserves
- Needs Assessment
- Cease and Desist Order (CDO)

City of Carmel-by-the-Sea

- Economic Development
- State Housing Requirements
- Built-out Condition



City Council Direction

- Based on the Water Allocation Update
 - Current Water Allocation Balances
 - Trends in Water Use
 - MPWMD Reserves
- Identified Decision Points
 - Monitoring
 - Reallocation
 - Request for Water