



February 17, 2026

Mayor Ian N. Oglesby and Members of the City Council
440 Harcourt Avenue
Seaside, CA 93955
Via e-mail

**Re: Exclusive Negotiating Agreement with KB Bakewell Seaside Venture II, LLC
February 19, 2026 Agenda item 10**

Dear Mayor Ogelsby and Members of the City Council:

I write on behalf of LandWatch Monterey County regarding the proposed Exclusive Negotiating Agreement with KB Bakewell Seaside Venture II, LLC for the potential acquisition and development of an integrated mixed-use project at the Main Gate property.

LandWatch supports development of mixed-use projects, especially those that will provide housing that local working families can afford. We would appreciate the opportunity to work with the City, the developer, and Marina Coast Water District (MCWD) to find a source of potable water supply that does not require groundwater and that does not violate the settlement agreement between LandWatch, Keep Fort Ord Wild and MCWD.

The RFP for the project requires that it include at least 300 residential units. Accordingly, before the Developer enters into any agreements with the City regarding the proposed Main Gate project, the City should clarify the constraints on water supply for residential uses at the property.

MCWD is the exclusive water supplier to the project site and all of MCWD's potable water supply is from groundwater. As part of a 2018 settlement agreement with LandWatch and Keep Fort Ord Wild, MCWD agreed to a 6,160-unit cap on the number of new residential hookups it could supply with groundwater. The City itself prepared the most recent systematic accounting of the cap; it indicated that following the City's 2020 approval of the Campus Town project, all but ten of the 6,160 units would be accounted for. Thus, the City has already exhausted the existing potable water supply for new residential growth in the MCWD service area. It must now find an alternative potable water supply.

The RFP does not put the developer on notice of the 6,160-unit cap on residential unit connections. Instead, it references a purportedly available 60 AFY water allocation made by the City for the previously approved Main Gate Specific Plan. Since that Specific Plan did not include residential units, the prior allocation would not include the 300 residential units now required by the RFP.

The RFP also claims the CalAm desalination project is “expected to significantly enhance regional water supply resilience and reduce long-term pressure on local groundwater resources.” This is not correct. No portion of the CalAm desalination project’s water will be made available to MCWD since all of that project’s water is to be provided to the CalAm Monterey service area. Furthermore, the CalAm desalination project will not “reduce long-term pressure on local groundwater resources” because the CalAm service area does not use the same groundwater resources as MCWD. That is, even if the CPUC were to permit CalAm to reduce its use of the essentially free groundwater CalAm now pumps from the Seaside Subbasin in order to sell expensive desalination water to its Monterey service area customers, the groundwater freed up in the Seaside Subbasin would not reduce the pumping pressure on the Monterey Subbasin from which MCWD pumps.

Furthermore, in December 2025, the Department of Water Resources directed the Salinas Valley Basin Groundwater Sustainability Agency to consider, and may likely require it to implement, pumping reductions from the Deep Aquifers, from which MCWD currently extracts its supply.

Again, the City must find an alternative source of potable water to support much needed housing.

Thank you for the opportunity to comment.

Regards,

A handwritten signature in black ink, appearing to read "Michael DeLapa". The signature is stylized and cursive.

Michael DeLapa
Executive Director