



FORT ORD REUSE AUTHORITY

REGULAR MEETING

FORT ORD REUSE AUTHORITY (FORA) WATER/WASTEWATER OVERSIGHT COMMITTEE

Wednesday, December 19, 2018 at 9:30 a.m.

Or following the close of the Administrative Committee, whichever is later.

920 2nd Avenue, Suite A, Marina CA 93933 (FORA Conference Room)

AGENDA

1. CALL TO ORDER/ESTABLISHMENT OF QUORUM
2. PLEDGE OF ALLEGIANCE
3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS AND CORRESPONDENCE
4. PUBLIC COMMENT PERIOD

Members of the public wishing to address the Committee on matters within its jurisdiction, but not on this agenda, may do so for up to 3 minutes and will not receive Committee action. Whenever possible, written correspondence should be submitted to the Committee in advance of the meeting, to provide adequate time for its consideration.

5. APPROVAL OF MEETING MINUTES

- a. October 17, 2018 Meeting Minutes ACTION

6. BUSINESS ITEMS

Business items are for Committee discussion, debate, direction to staff, and/or action. Comments from the public are not to exceed 3 minutes or as otherwise determined by the Chair.

- a. WWOC Meeting Time and 2019 Proposed Calendar ACTION
- b. WWOC 2019 Chair Selection ACTION
- c. MCWD Master Plan Review INFORMATION/ACTION
- d. MCWD Annexation Update INFORMATION
- e. Marina Coast Water District (MCWD) FY 19-20 Budget Schedule INFORMATION

7. ITEMS FROM MCWD

8. ITEMS FROM MEMBERS

Receive communication from Committee members as it pertains to future agenda items.

9. ADJOURNMENT

For information regarding items on this agenda or to request disability related modifications and/or accommodations please contact the FORA office at (831) 883-3672, 48 hours prior to the meeting. Agendas are available on the FORA website at www.fora.org.



**FORT ORD REUSE AUTHORITY
WATER/WASTEWATER OVERSIGHT COMMITTEE
MEETING MINUTES**

920 2nd Avenue, Suite A, Marina CA 93933 | FORA CIC
9:30 A.M., Wednesday, October 17, 2018

1. CALL TO ORDER

Chair Riedl called the meeting to order at 10:08 A.M.

The following were present:

Committee Members:

Rick Riedl, City of Seaside
Steve Matarazzo, University of California Santa Cruz
Mike Lerch, California State University Monterey Bay
Dino Pick, City of Del Rey Oaks
Brian McMinn, City of Marina
Melanie Beretti, County of Monterey

Other Attendees:

Mike Wegley, Marina Coast Water District
Kelly Cadiente, Marina Coast Water District
Patrick Breen, Marina Coast Water District
Keith VanDerMaaten, Marina Coast Water District
Doug Yount, Shea Homes
Kevin Tuttle, AKEL Engineering
Douglas Dove, Bartle Wells Associates

FORA Staff:

Michael Houlemard
Steve Endsley
Jonathan Brinkmann
Peter Said

2. PLEDGE OF ALLEGIANCE led by Steve Matarazzo

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

4. PUBLIC COMMENT PERIOD

5. APPROVAL OF MEETING MINUTES

MOTION: Committee member Matarazzo moved to approve the April 25, 2018 and August 15, 2018 Water/Wastewater Oversight Committee (WWOC) minutes. Seconded by Committee member Lerch.

MOTION PASSED: UNANIMOUSLY

6. BUSINESS ITEMS

Committee member Lerch moved to change the order of Business Items to be discussed in an effort to maximize consultant presentation and discussion time. Seconded by Committee member McMinn.

a. MCWD Master Plan Status

INFORMATION

Mr. Kevin Tuttle of AKEL Engineering provided a presentation and update of the MCWD Master Plan. Addressed items identified during last WWOC meeting including land use assumptions by FORA used as the basis for water demand analysis, methodology utilized to calculate capacity charges, how standards are set, and the amount of existing and future customers projected. Mr. Tuttle responded to questions and comments from the Committee and public.

b. MCWD Water, Wastewater, and Recycled Capacity Fee Discussion

INFORMATION

Mr. Douglas Dove of Bartle Wells Associates delivered a presentation regarding water, wastewater, and recycled capacity fees. Included in the presentation was background, current capacity fee methodology, and existing capacity fees. Mr. Dove responded to questions and comments from the Committee and public.

c. Status of MCWD Annexation

INFORMATION

Mr. Keith Van Der Maaten of MCWD provided status of the MCWD Annexation. Mr. Van Der Maaten responded to questions and comments from the Committee and public.

d. Marina Coast Water District Quarterly Report

INFORMATION

Item was postponed to next meeting as quorum was lost at 11:25 A.M.

7. ITEMS FROM MCWD

None.

8. ITEMS FROM MEMBERS

Chair Riedl was unable to stay past 10:45 A.M., and requested that Committee Member McMinn lead the meeting in his absence.

Committee discussed possibility of changing day and time of WWOC meetings going forward. Recent duration of Administrative Committee meetings held immediately before WWOC meeting time has caused participation to decline. Mr. Said will reach out to the Committee to request suggested days and times and communicate back when confirmed.

9. ADJOURNMENT

Committee member McMinn adjourned the meeting at 11:27 A.M.

NEXT MEETING: November 14, 2018



FORT ORD REUSE AUTHORITY

920 2nd Avenue, Suite A, Marina, CA 93933

Phone: (831) 883-3672 | Fax: (831) 883-3675 | www.fora.org

2019 FORA WWOC SCHEDULE

January 16

February 06

February 27

March 13

April 17

May 1

May 15

May 29

June 19

July 17

September 18

October 16

December 18

The Water/Wastewater Oversight Committee (WWOC) meets Wednesdays, at 9:30 am or following the FORA Administrative Committee meeting, whichever occurs later. Meetings are held at the FORA office (920 2nd Avenue, Marina, California), unless otherwise noticed/announced.

Meeting dates and times are subject to change. Agendas and other meeting materials are posted on the FORA website www.fora.org and are available upon request.

Marina Coast Water District
 Water, Sewer, and Recycled Water Master Plans and Capacity Fees
 (Includes Marina & Ord Community)
 12/14/2018

| <u>DATE</u> | <u>RP</u> | <u>MCWD</u> | <u>WWOC</u> | <u>FORA</u> | <u>DESCRIPTION</u> |
|-------------|------------------------|-------------|-------------|-------------|---|
| 12/19/2018 | DE/GM | | X | | Distribute Masterplan Schedule to WWOC |
| 12/17/2018 | DE/GM | X | | | Distribute Masterplan Schedule to MCWD Board |
| 01/09/2018 | DE/GM | | X | | Distribute Draft Masterplan to WWOC for 01/16/2018 meeting. |
| 01/16/2018 | DE/GM | X | | | Present Ord Community Draft Masterplan and Fees to WWOC. PUBLIC MEETING |
| 01/21/2018 | DE/GM | X | | | Masterplan Workshop Meeting and Fees (Department Heads/Board). PUBLIC MEETING |
| 02/06/2018 | DE/GM | | X | | Q&A with WWOC on 2018-2019 Ord Community Draft Masterplan and provide update from MCWD Workshop. PUBLIC MEETING |
| 02/19/2018 | DE/GM | X | | | MCWD approves Masterplan and sets Public Hearing to adopt Capacity Fees. PUBLIC MEETING |
| 02/27//2018 | DE/GM | | X | | WWOC recommendation to FORA Board on Ord Community Masterplan. PUBLIC MEETING |
| 03/8/2018 | DE/GM FORAStaff | X | | X | FORA Board first vote to approve Ord Community Masterplan. PUBLIC MEETING |
| 03/18/2018 | DE//GM | X | | | MCWD Board adopts Capacity Fees. PUBLIC MEETING |
| 04/12/2018 | DE/GM FORA Staff | X | | X | FORA Board second vote to approve Ord Community Masterplan (if necessary) PUBLIC MEETING |

GM= General Manager; DE= District Engineer



ANNEXATION UPDATE

NOVEMBER 2018

HISTORY

TAKE 1:

- BEGAN ANNEXATION APPLICATION PROCESS IN 2010
- DISPUTES OVER BOUNDARIES, OPEN SPACE, SCSD OVERLAP

TAKE 2:

- REINITIATED PROCESS IN AUG 2015
- SUBMITTED LAFCO APPLICATION IN APRIL 2018
- SUIT FILED AGAINST APPLICATION AND SETTLED IN SEPT 2018

NEXT STEPS

- LAFCO TO RECIRCULATE UPDATED APPLICATION
- CONTINUE EFFORTS WITH SCSD
- TARGETING LAFCO PUBLIC HEARING IN MARCH 2019
 - PUBLIC HEARING STEPS (3 MONTHS)
 - POST PUBLIC HEARING STEPS (3 MONTHS)

TARGET ANNEXATION COMPLETE: SEPTEMBER 2019

ANNEXATION SUMMARY

- ANNEX THE CURRENTLY SERVED AREAS ON THE FORMER FORT ORD (THOSE THAT HAVE LAND USE APPROVALS)
- ANNEX A SMALL AREA CONTAINING A SCHOOL AND A CHURCH THAT PRESENTLY RECEIVE WATER FROM MCWD AND ARE WITHIN MCWD'S CENTRAL MARINA AREA
- ALL FUTURE ANNEXATIONS (NOT IN THIS APPLICATION) TO BE DONE AS PART OF LAND USE APPROVALS (IDENTIFIED AS FUTURE STUDY AREAS ON ANNEXATION MAP)

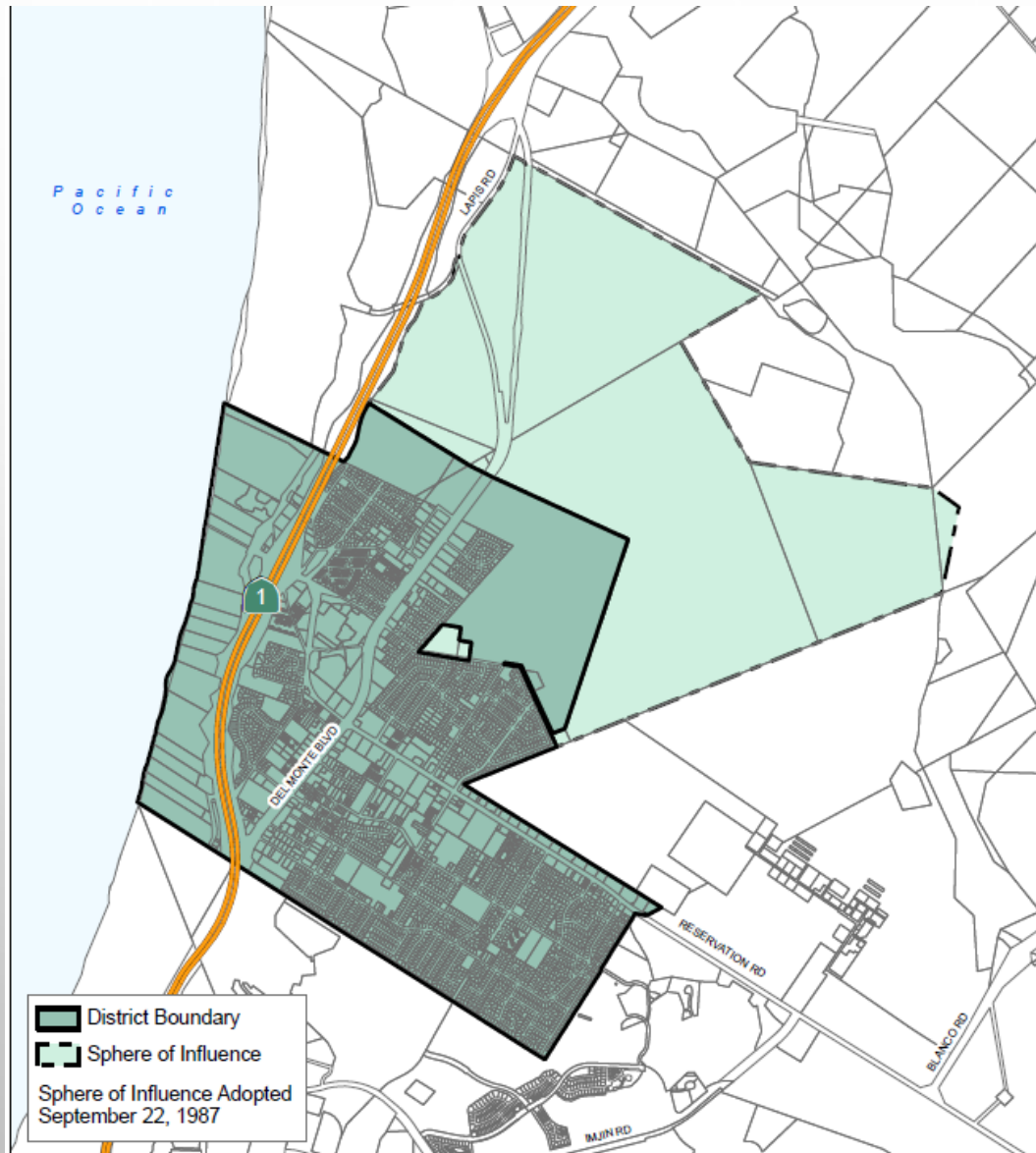
ANNEXATION SUMMARY

- AREAS INCLUDED ALREADY SERVED BY MCWD, THEREFORE NO SERVICE EXTENSION OR DEVELOPMENT IS PROPOSED; NO CHANGE TO WATER/WASTEWATER SERVICE; NOT A CEQA PROJECT
- DISTRICT CURRENTLY PROVIDES SERVICE TO THESE AREAS AS OUTLINED IN THE 1998 WATER/WASTEWATER AGREEMENT BETWEEN FORA AND MCWD;
AND
- AS FURTHER DESCRIBED IN THE 2001 QUITCLAIM DEED FOR WATER AND WASTEWATER SYSTEMS BETWEEN FORA AND MCWD

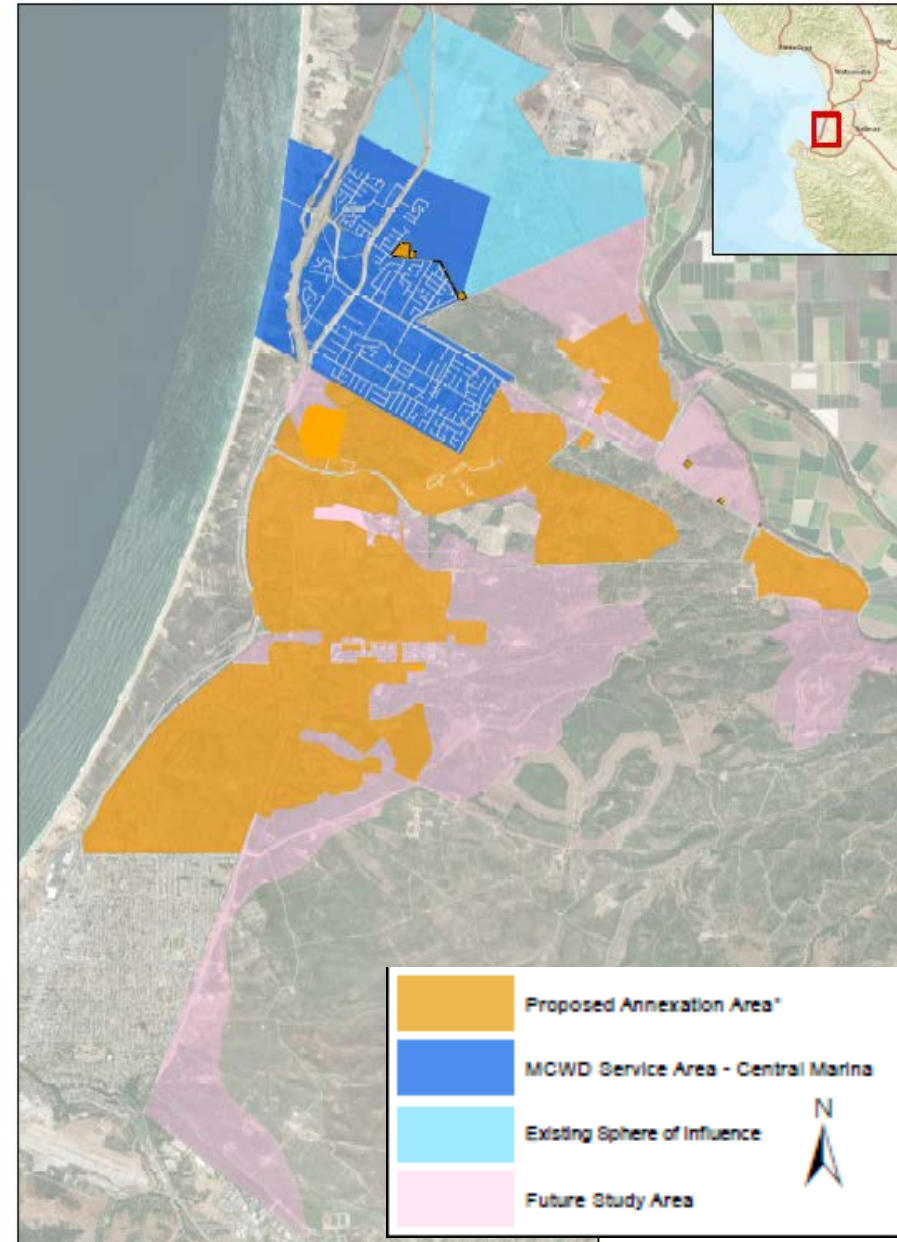
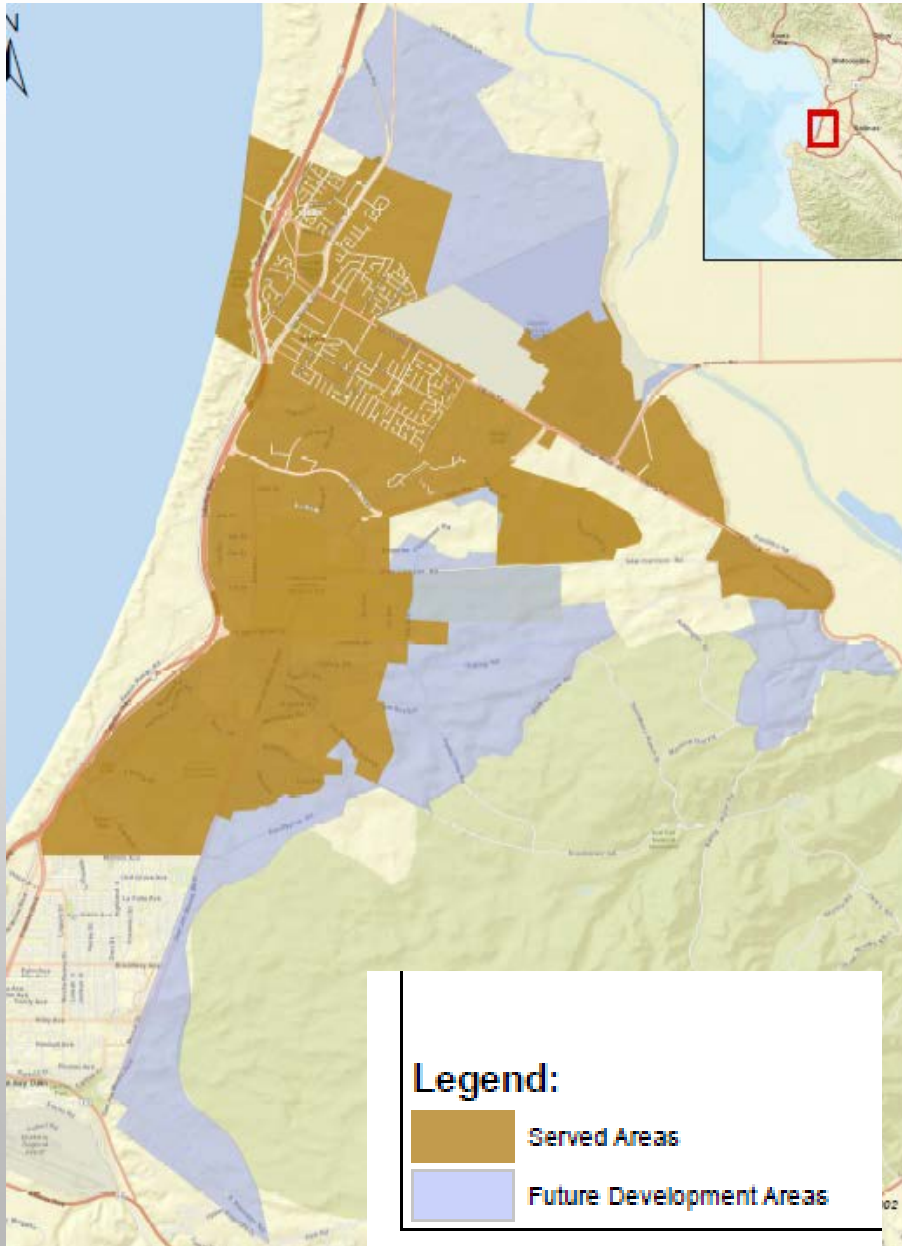
RESULT

- MCWD'S EXISTING SERVICE AREA AND SPHERE OF INFLUENCE (SOI) OF 3,116 ACRES INCREASED BY 5,347 ACRES (NEW TOTAL 8,463 ACRES)
- CUSTOMERS THAT ARE REGISTERED TO VOTE WITHIN THE MCWD BOUNDARY WILL HAVE ABILITY TO VOTE FOR AND RUN FOR OFFICE ON THE MCWD BOARD OF DIRECTORS

EXISTING MCWD BOUNDARY



ANNEXATION MAP (PRE AND POST SETTLEMENT)





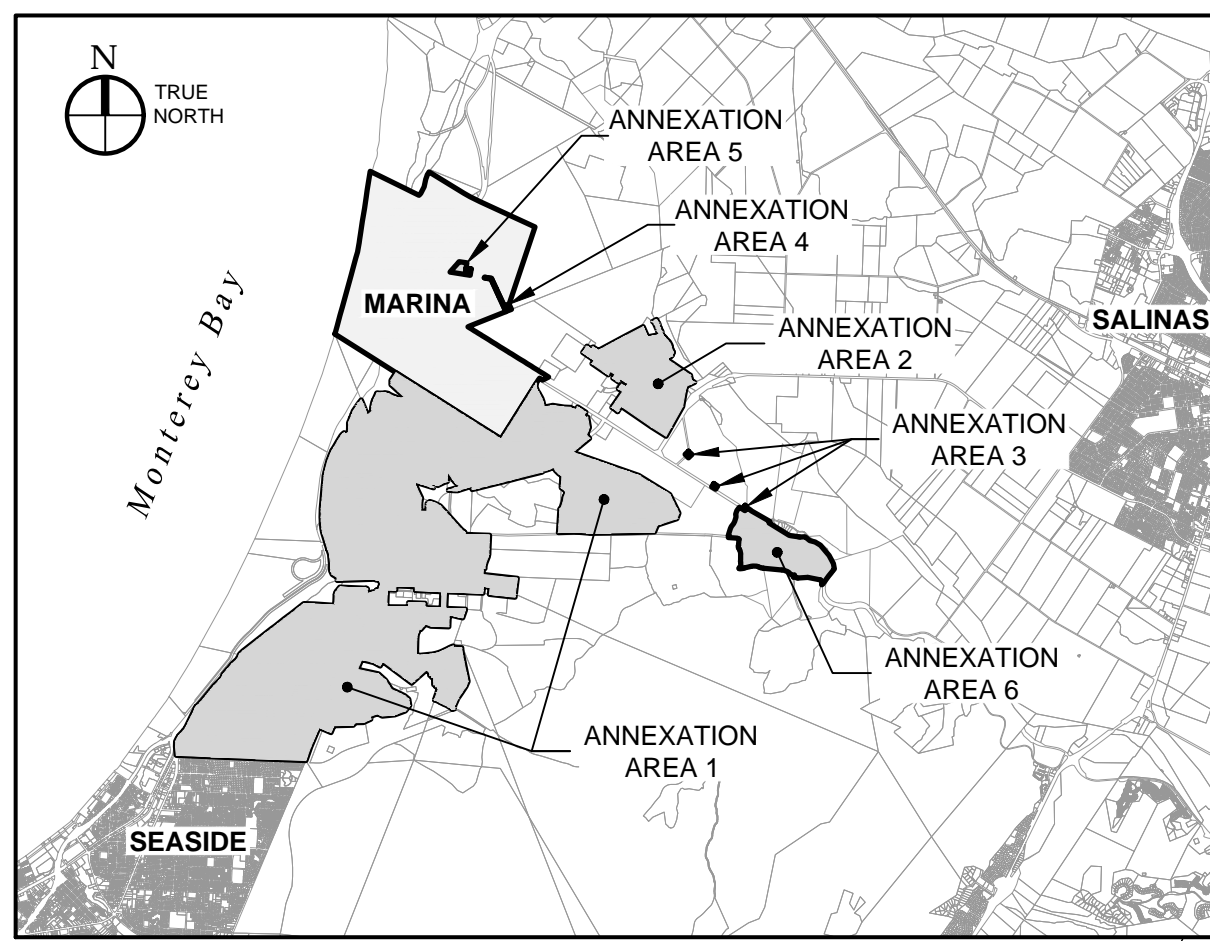
QUESTIONS

MCWD Capacity Fees

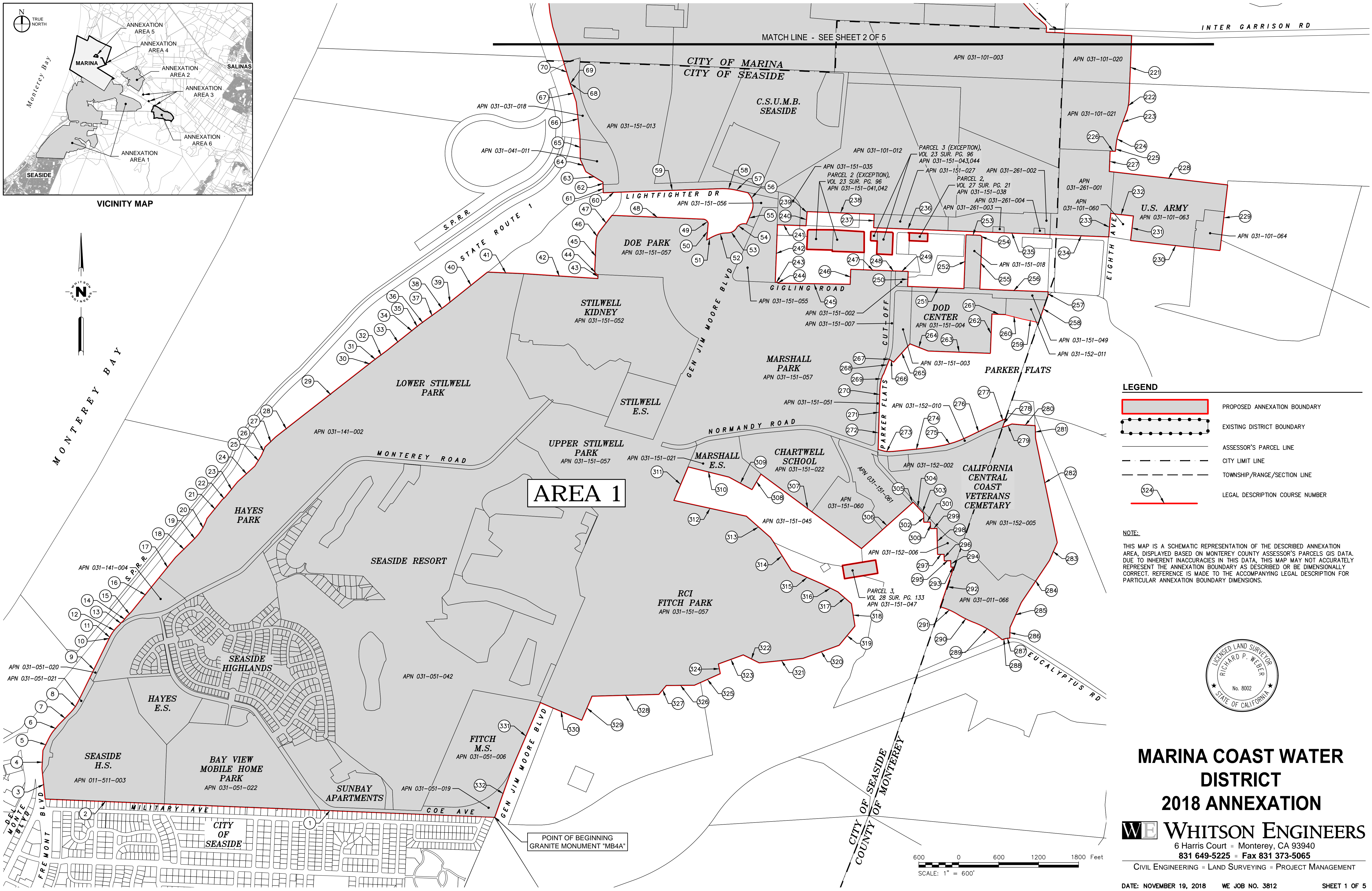
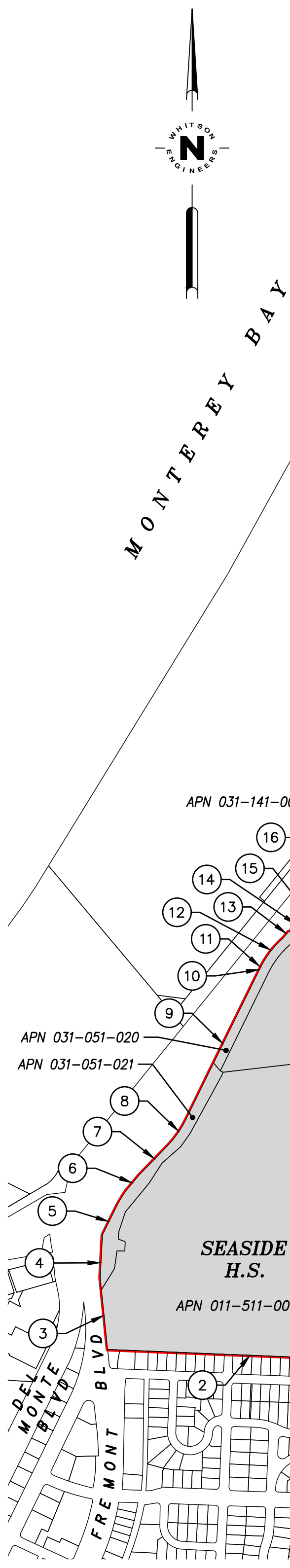
Methodology – Combined Buy-in plus Future Capacity Approach

Capacity Charge = (Existing System Value + Future Capital Cost) / (Existing + Future Customers)

- Ord Residential Fees
 - Water Capacity Fee (per EDU) \$8,010
 - Sewer Capacity Fee (per EDU) \$3,322
- Water EDU based on MCWD Code Appendix C
- Sewer EDU
 - Residential Dwelling Unit (single family, multi-family, condominium, mobile home) = 1 EDU
 - Non-residential – each 20 plumbing fixture units = 1 EDU
 - Each sewer connection is a minimum of 1 EDU



VICINITY MAP



AREA 1

- LEGEND**
- PROPOSED ANNEXATION BOUNDARY
 - EXISTING DISTRICT BOUNDARY
 - ASSESSOR'S PARCEL LINE
 - CITY LIMIT LINE
 - TOWNSHIP/RANGE/SECTION LINE
 - LEGAL DESCRIPTION COURSE NUMBER

NOTE:
 THIS MAP IS A SCHEMATIC REPRESENTATION OF THE DESCRIBED ANNEXATION AREA, DISPLAYED BASED ON MONTEREY COUNTY ASSESSOR'S PARCELS GIS DATA. DUE TO INHERENT INACCURACIES IN THIS DATA, THIS MAP MAY NOT ACCURATELY REPRESENT THE ANNEXATION BOUNDARY AS DESCRIBED OR BE DIMENSIONALLY CORRECT. REFERENCE IS MADE TO THE ACCOMPANYING LEGAL DESCRIPTION FOR PARTICULAR ANNEXATION BOUNDARY DIMENSIONS.

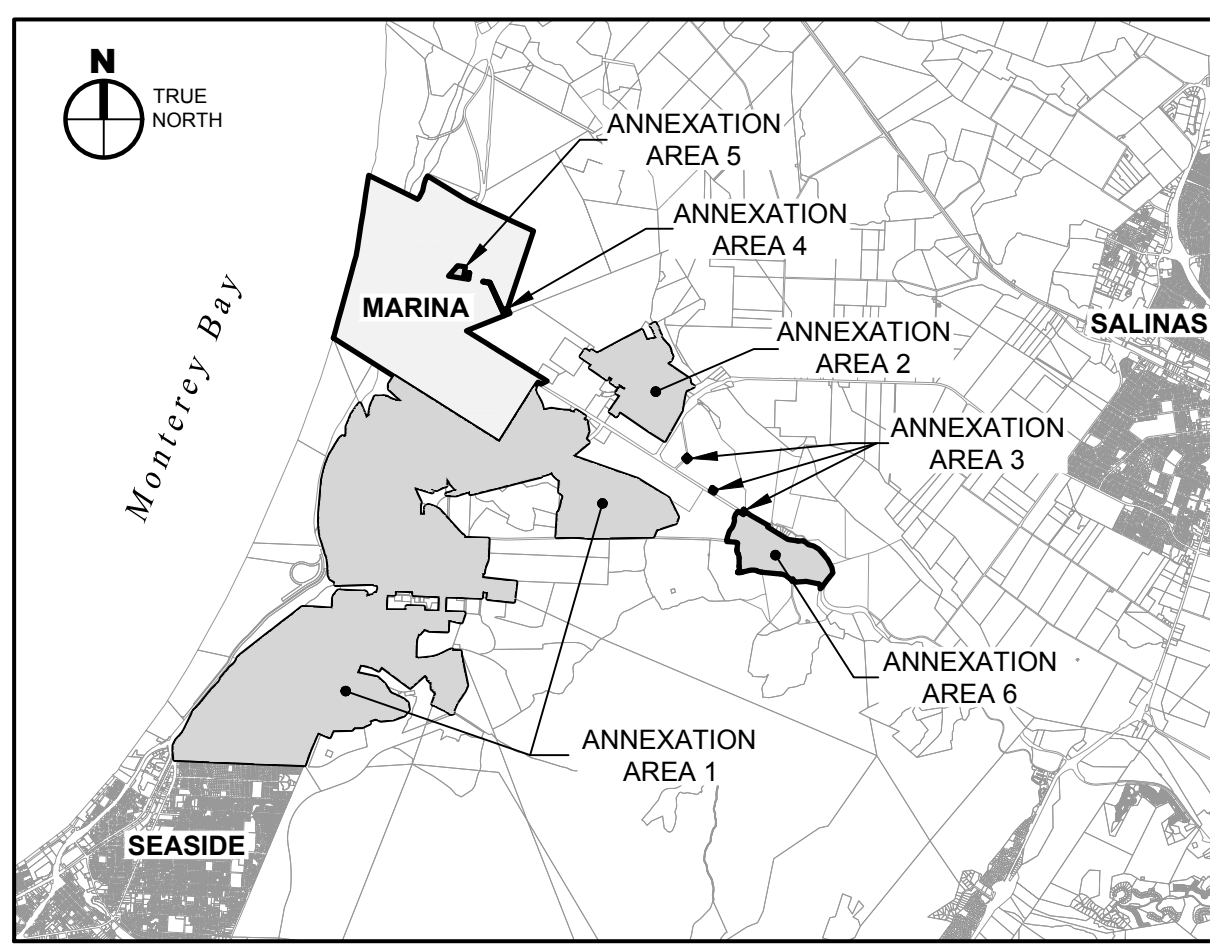
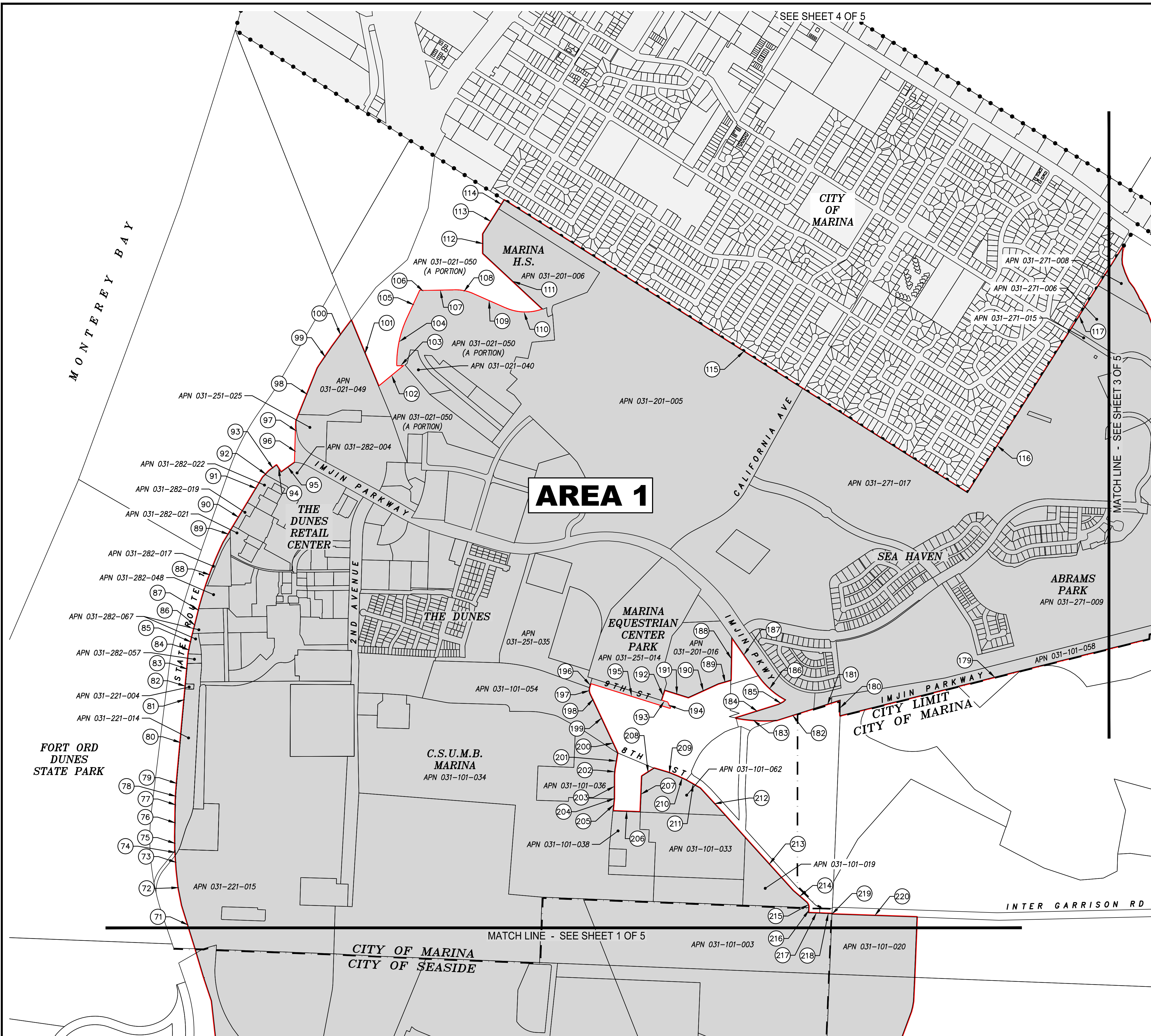


**MARINA COAST WATER DISTRICT
 2018 ANNEXATION**

WE WHITSON ENGINEERS

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 831 649-5225 • Fax 831 373-5065

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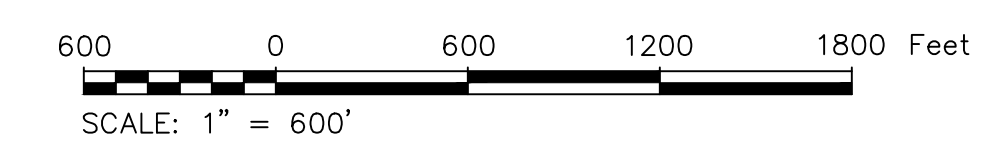


VICINITY MAP

LEGEND

| | |
|--|---------------------------------|
| | PROPOSED ANNEXATION BOUNDARY |
| | EXISTING DISTRICT BOUNDARY |
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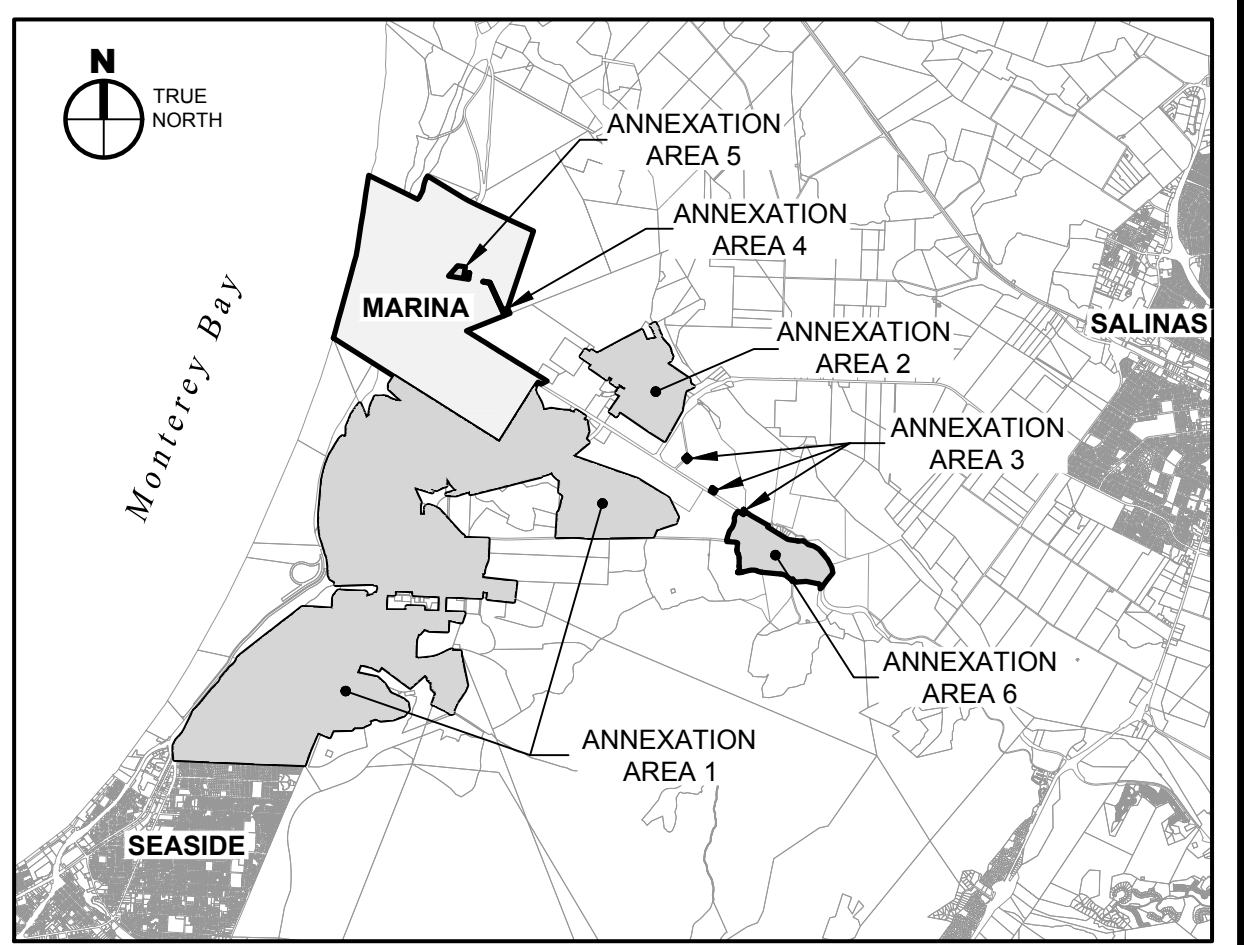
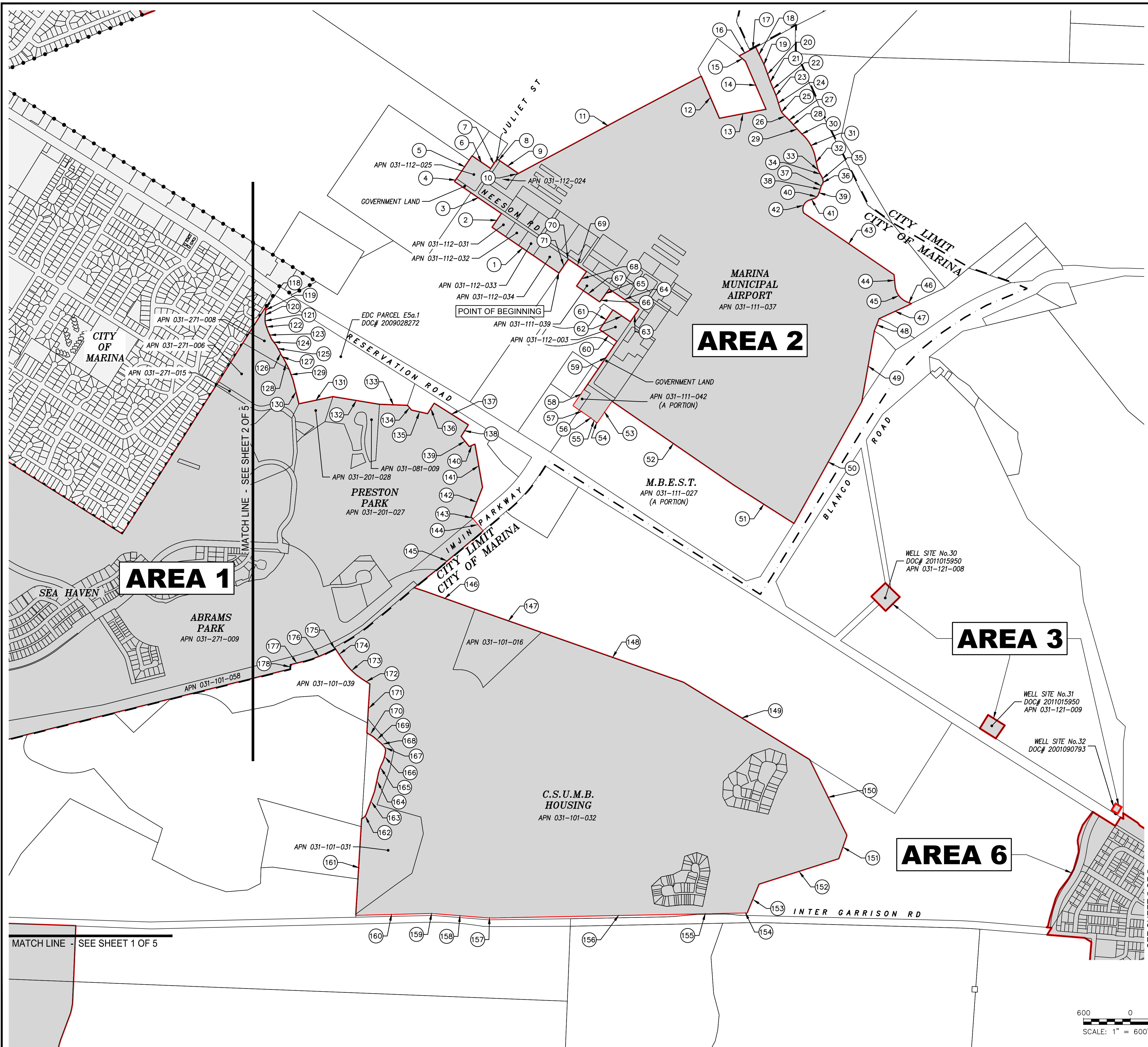
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No. 19, 2018 - 11/19/2018
 Monterey County, CA - MARINA COAST WATER DISTRICT ANNEXATION 2018



VICINITY MAP

LEGEND

| | |
|--|---------------------------------|
| | PROPOSED ANNEXATION BOUNDARY |
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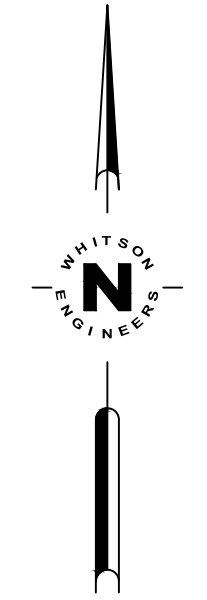
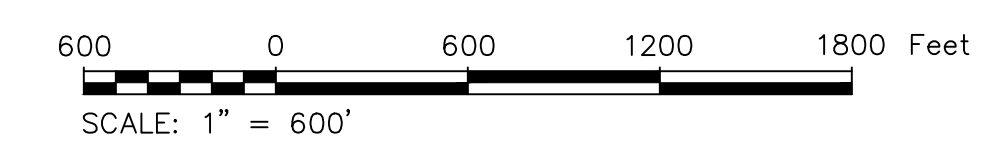


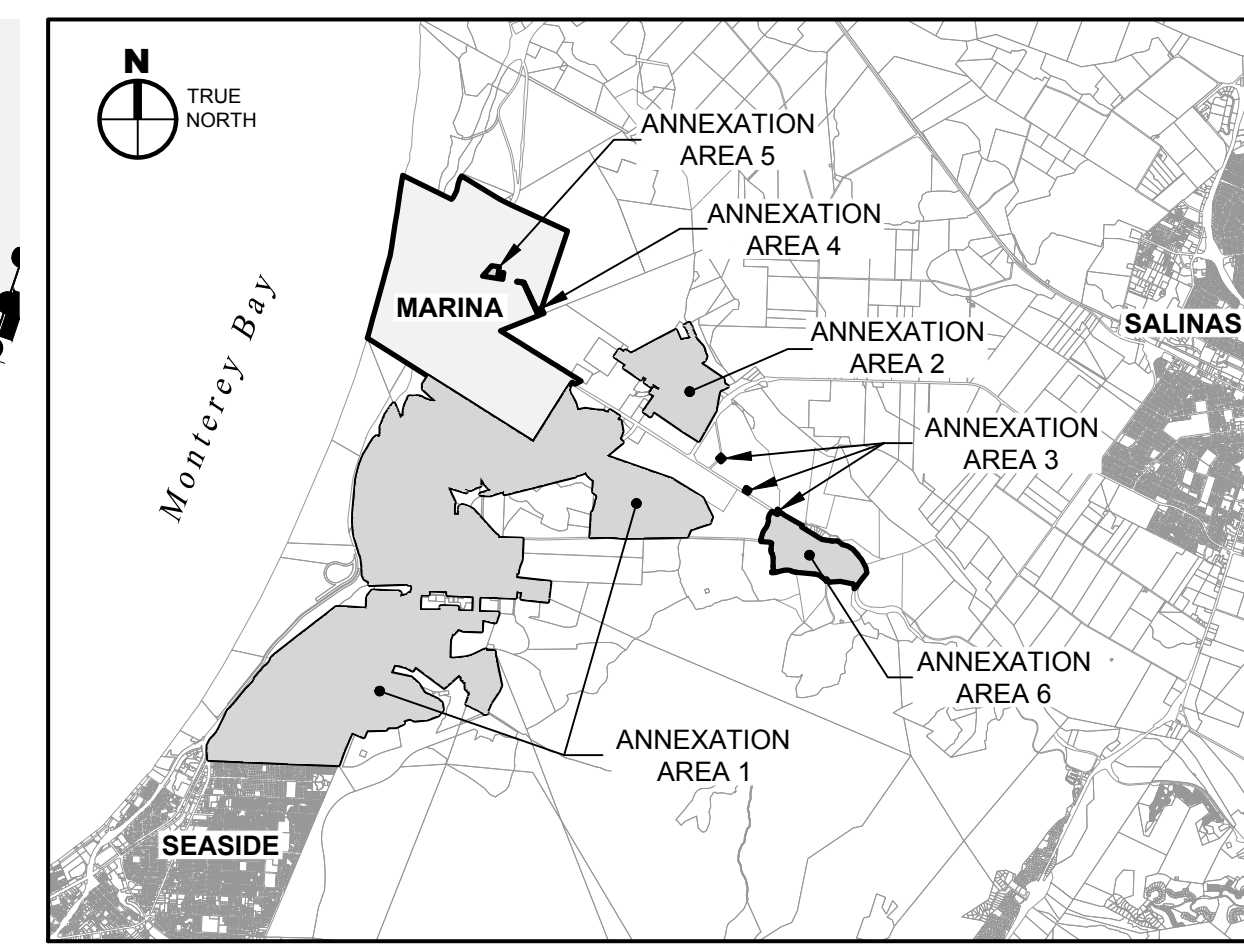
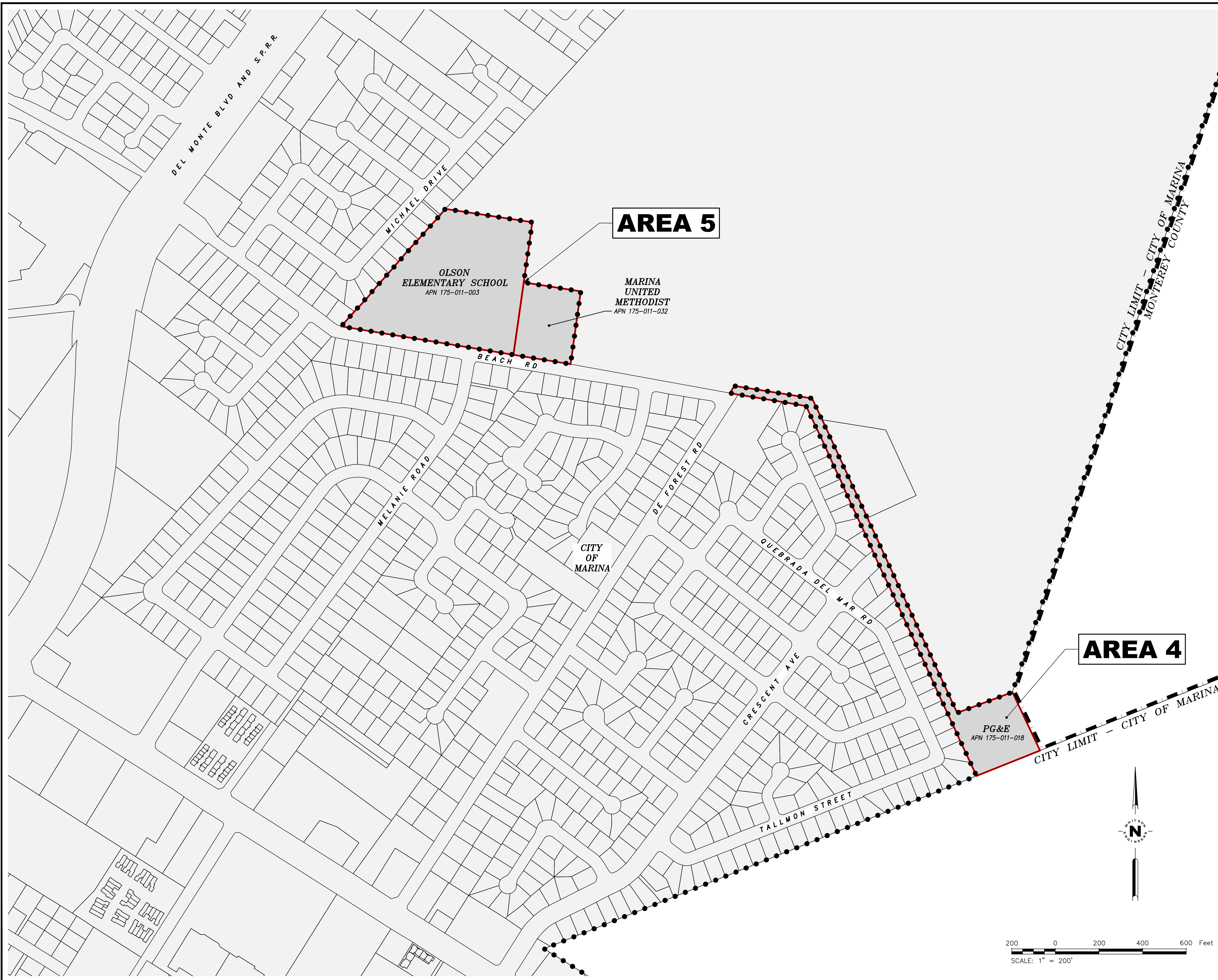
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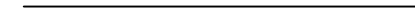


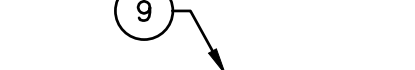


VICINITY MAP

AREA 5

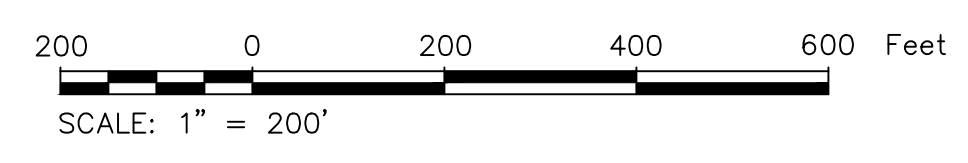
AREA 4

LEGEND

-  PROPOSED ANNEXATION BOUNDARY
-  EXISTING DISTRICT BOUNDARY
-  ASSESSOR'S PARCEL LINE
-  CITY LIMIT LINE
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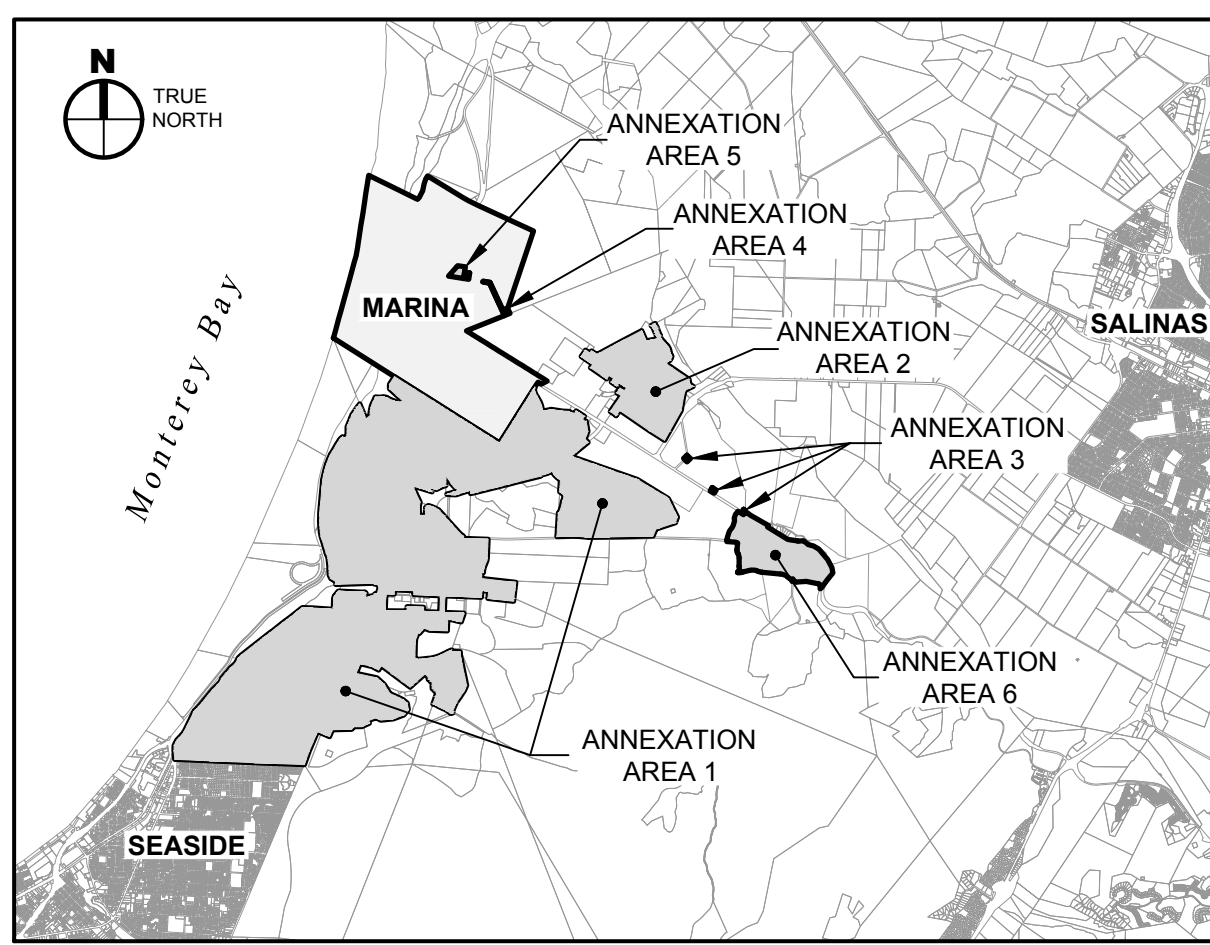
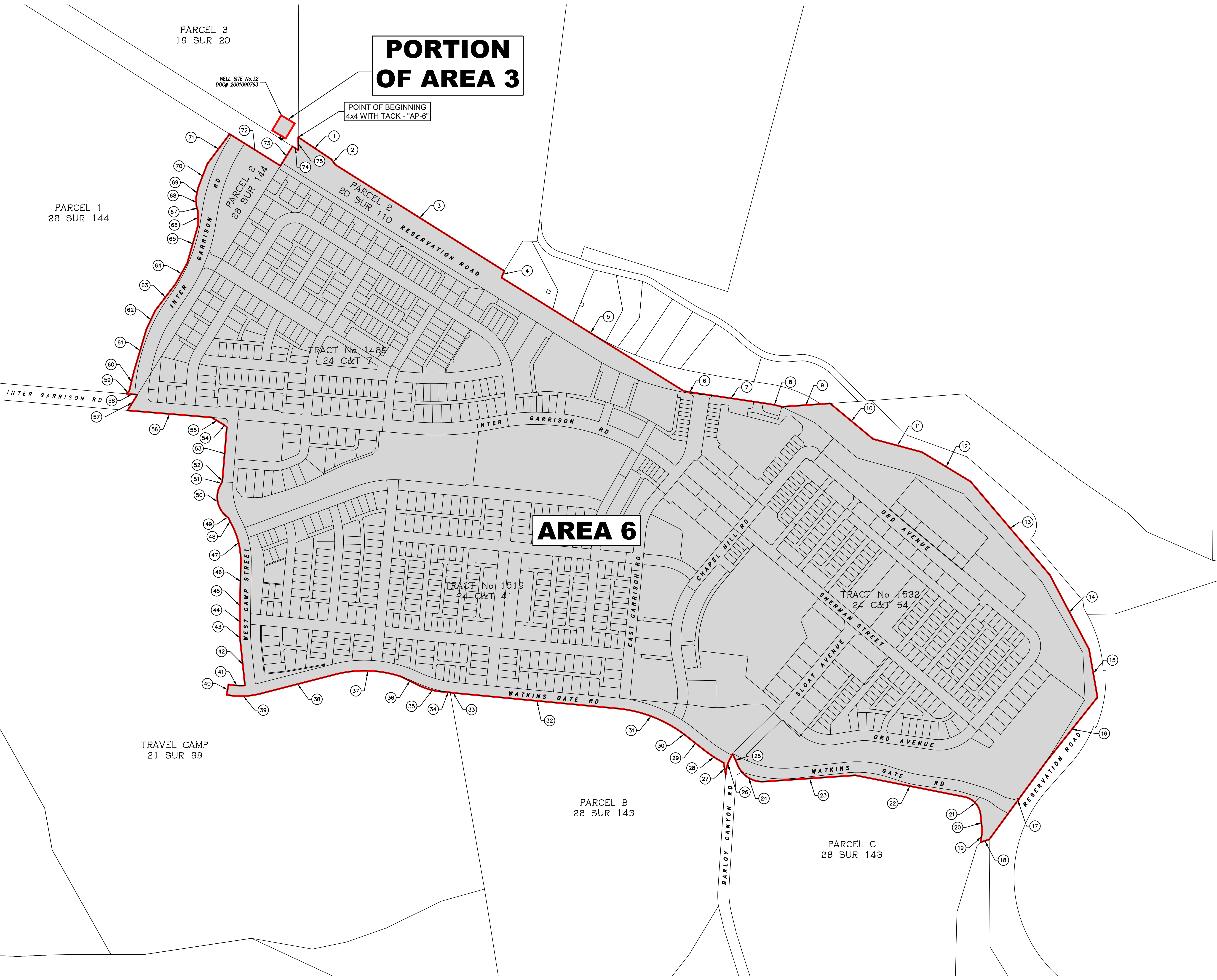
**MARINA COAST WATER DISTRICT
2018 ANNEXATION**

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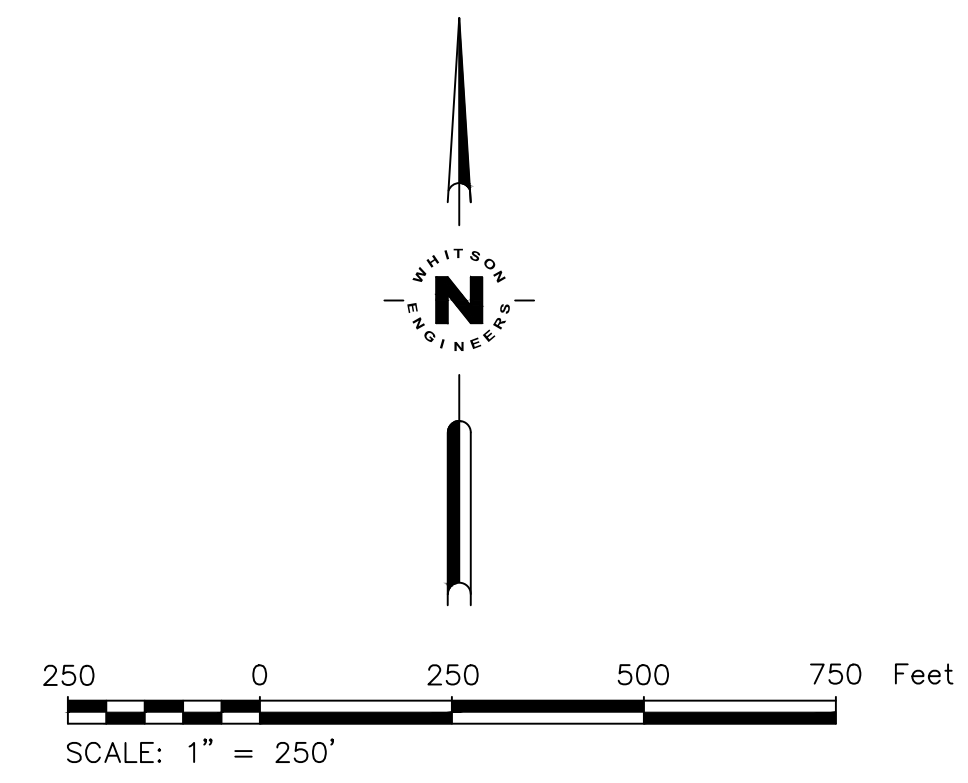
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CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT

No. 19, 2018 - 11:00am
TV: Monterey Project/UTB - MONTEREY COAST WATER DISTRICT - ANNEXATION - 2018-11-19



VICINITY MAP



LEGEND

| | |
|--|---------------------------------|
| | PROPOSED ANNEXATION BOUNDARY |
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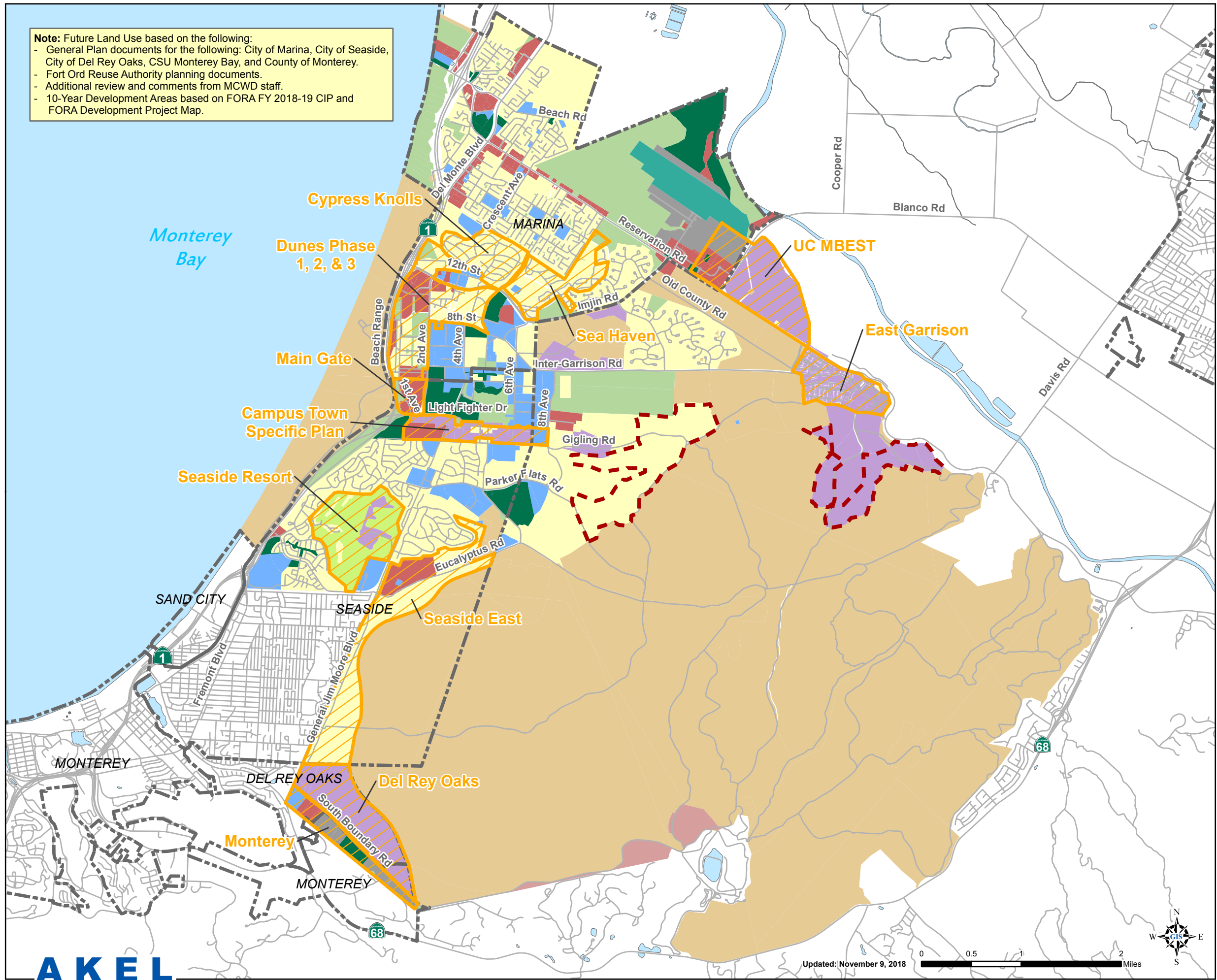


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No. 19, 2018 - 11/19/18
 Monterey County, CA - MAPS/DRAWINGS/REPORTS/INFORMATION-2018-19

Note: Future Land Use based on the following:
 - General Plan documents for the following: City of Marina, City of Seaside, City of Del Rey Oaks, CSU Monterey Bay, and County of Monterey.
 - Fort Ord Reuse Authority planning documents.
 - Additional review and comments from MCWD staff.
 - 10-Year Development Areas based on FORA FY 2018-19 CIP and FORA Development Project Map.



Legend

- Municipal Boundaries
- 10-Year Development Areas
- Parker Flats Land Use Swap

Future Land Use

- Residential
- Commercial
- Industrial
- Airport/Runway
- Institutional/School
- Planned Development
- Mixed Use District
- Open Space
- Designated Open Space
- Park/Sports Field
- Golf Course
- Serviced by Others
- Rivers/Streams
- Waterbodies

PRELIMINARY

Figure 1
Fort Ord 10-Year Development Limits
 Water Master Plan
 Marina Coast Water District



Table 1 Fort Ord 10-Year Development LimitsMarina Coast Water District
Water Master Plan

PRELIMINARY

| Development Areas ¹ | Residential (du) | Office (sf) | Industrial (sf) | Commercial (sf) | Hotel Rooms |
|------------------------------------|---------------------|------------------|--------------------|--------------------|----------------|
| Campus Town Specific Plan | | | | | |
| 26 Acre Parcel (Planned) | 150 | 0 | 0 | 0 | 0 |
| Campus Town / 26 Acre (Planned) | 0 | 10,000 | 30,000 | 40,000 | 300 |
| Campus Town / Surplus II (Planned) | 0 | 10,000 | 40,000 | 50,000 | 0 |
| Surplus II (Planned) | 238 | 0 | 0 | 0 | 0 |
| Subtotal | 388 | 20,000 | 70,000 | 90,000 | 300 |
| Cypress Knolls | | | | | |
| Cypress Knolls (Entitled) | 712 | 0 | 0 | 0 | 0 |
| Del Rey Oaks | | | | | |
| Del Rey Oaks (Planned) | 691 | 0 | 0 | 0 | 0 |
| Del Rey Oaks RV Park (Entitled) | 0 | 400,000 | 0 | 0 | 0 |
| Del Rey Oaks RV Park (Planned) | 0 | 0 | 0 | 0 | 550 |
| Subtotal | 691 | 400,000 | 0 | 0 | 550 |
| Dunes Phase 1, 2, & 3 | | | | | |
| Dunes Phase 1 (Entitled) | 187 | 69,000 | 0 | 80,000 | 0 |
| Dunes Phase 2 (Entitled) | 225 | 0 | 0 | 0 | 394 |
| Dunes Phase 3 (Entitled) | 435 | 450,000 | 450,000 | 0 | 0 |
| Subtotal | 847 | 519,000 | 450,000 | 80,000 | 394 |
| East Garrison | | | | | |
| East Garrison I (Entitled) | 721 | 68,000 | 0 | 34,000 | 0 |
| Main Gate | | | | | |
| Main Gate | 0 | 0 | 0 | 150,000 | 350 |
| Main Gates (Planned) | 145 | 0 | 0 | 0 | 0 |
| Subtotal | 145 | 0 | 0 | 150,000 | 350 |
| City of Monterey | | | | | |
| Monterey (Planned) | 0 | 721,524 | 216,276 | 0 | 0 |
| Sea Haven | | | | | |
| Sea Haven A (Entitled) | 802 | 0 | 0 | 0 | 0 |
| Seahaven (Entitled) | 127 | 0 | 0 | 0 | 0 |
| Subtotal | 929 | 0 | 0 | 0 | 0 |
| Seaside East | | | | | |
| Seaside East (Planned) | 310 | 30,000 | 30,000 | 30,000 | 0 |
| Seaside Resort | | | | | |
| Seaside Resort (Entitled) | 122 | 0 | 0 | 10,000 | 330 |
| Seaside Resort TS (Entitled) | 0 | 0 | 0 | 0 | 68 |
| Subtotal | 122 | 0 | 0 | 10,000 | 398 |
| UC MBEST | | | | | |
| UC (Planned) | 0 | 680,000 | 100,000 | 310,000 | 0 |
| UC Blanco Triangle (Planned) | 240 | 0 | 0 | 0 | 0 |
| Subtotal | 240 | 680,000 | 100,000 | 310,000 | 0 |
| Development Total | | | | | |
| | 5,105 | 2,438,524 | 866,276 | 704,000 | 1,992 |



10/19/2018

Note:

1. Development Areas extracted from Development Forecasts documented in FORA "FY 2018-2019 Capital Improvement Program", Table 6 and Table 7.