



FORT ORD REUSE AUTHORITY

REGULAR MEETING

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

Wednesday, October 17, 2018 at 9:30 a.m.

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. April 25, 2018 Meeting Minutes | ACTION |
| b. August 15, 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. Marina Coast Water District (MCWD) Quarterly Report | INFORMATION |
| b. Status of MCWD Annexation | INFORMATION |
| c. MCWD Water, Wastewater, and Recycled Capacity Fee Discussion | INFORMATION |
| d. MCWD Master Plan Status | INFORMATION |

7. ITEMS FROM MCWD

8. ITEMS FROM MEMBERS

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

9. ADJOURNMENT

NEXT MEETING: November 14, 2018

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 Conference Room
9:30 a.m., Wednesday, April 25, 2018

1. CALL TO ORDER

Chair Riedl called the meeting to order at 9:35 a.m.

The following were present:
AR = After Roll Call

Committee Members:

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

Other Attendees:

Mike Wegley, Marina Coast Water District
Patrick Breen, MCWD
Kelly Cadiente, MCWD
Doug Yount, Shea Homes

FORA Staff:

Jonathan Brinkman
Peter Said
Heidi Lizarbe

2. PLEDGE OF ALLEGIANCE led by District Engineer Rick Riedl

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

4. PUBLIC COMMENT PERIOD

5. APPROVAL OF MEETING MINUTES

A quorum was not established and a “meeting of the whole” was held.

Melanie Beretti arrived at 9:45am establishing a Quorum.

6. BUSINESS ITEMS**a. 2018-19 Ord Community Draft Budget & CIP**

INFORMATION/ACTION

Kelly Cadiente, of Marina Coast Water District (MCWD), provided the Committee with the MCWD Ord Community Water & Wastewater FY 2018-19 Revised Draft Budget. Ms. Cadiente, along with Mr. Wegley, responded to questions and comments from the Committee regarding the draft budget and CIP.

MOTION: On motion by committee member Berretti moved to approve the recommendation to the FORA Board to approve the MCWD Compensation Plan. Seconded by committee member McMinn.

MOTION PASSED: UNANIMOUSLY

Public member Mr. Ken Nishi provided a procedural comment recommending the chair acknowledge members of the public during business items, and before taking action.

b. Marina Coast Water District Masterplan and Capacity Charges

INFORMATION

Mike Wegley reviewed the MCWD Masterplans for Water, Sewer, Recycled Water, and Capacity Fees with the committee. Mr. Wegley answered questions the committee presented.

c. APPROVAL OF MEETING MINUTES

MOTION: On motion by committee member Reidl moved to approve the February 28, 2018 Water/Wastewater Oversight Committee (WWOC) minutes. Seconded by committee member Matarazzo.

MOTION PASSED: UNANIMOUSLY

7. ITEMS FROM MCWD

None.

8. ITEMS FROM MEMBERS

Mr. Riedl requested the membership roster be sent out to the entities to be updated with the primary and secondary members.

9. ADJOURNMENT

Chair Riedl adjourned the meeting at 10:33 A.M.

NEXT MEETING: May 16, 2018



**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, August 15, 2018

1. CALL TO ORDER

Chair Riedl called the meeting to order at 9:37 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

Other Attendees:

Mike Wegley, Marina Coast Water District
Doug Yount, Shea Homes

FORA Staff:

Michael Houlemard
Steve Endsley
Jonathan Brinkmann
Peter Said

2. PLEDGE OF ALLEGIANCE led by Dino Pick

3. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, AND CORRESPONDENCE

4. PUBLIC COMMENT PERIOD

5. APPROVAL OF MEETING MINUTES

Member of the public, Mr. Ken Nishi requested language referencing his procedural comments at the April 25, 2018 meeting be added to the minutes. Mr. Said informed Mr. Nishi that current policy is to record action minutes (summary minutes describing actions taken by the Committee during meetings); however, the WWOC recommended the April 25, 2018 minutes be amended to reflect Mr. Nishi's comment and be considered for approval at the next regular meeting.

6. BUSINESS ITEMS

MCWD Masterplan progress presentation provided by Akel Engineering Group. The Committee discussed the underlying assumptions pertaining to the demand analysis, and the calculation for the capacity fee (Adjusted value of the existing system + the Net Present Value of the future Capital Improvement Program / number existing + future customers). The WWOC concluded that further discussion was necessary to address following items:

- a. Review of land use assumptions by FORA used as the basis for water demand analysis
- b. Methodology utilized to calculate capacity charges
- c. How the standards are set (i.e. EDU and non-EDU value)
- d. The amount of existing and future customers projected

7. ITEMS FROM MCWD

None.

8. ITEMS FROM MEMBERS

9. ADJOURNMENT

Chair Riedl adjourned the meeting at 11:05 A.M.

NEXT MEETING: October 17, 2018

Marina Coast Water District

**Quarterly Report
to the**

FORA

Water/Wastewater Oversight Committee

QUARTERS 1-3 FY 2017/2018

July 1, 2017 – March 31, 2018



Introduction

The *1998 Joint Water and Wastewater Facilities Agreement* between the Marina Coast Water District and the Fort Ord Reuse Authority requires the District to make Quarterly Reports to the WWOC for its operations. This report covers the first thru fourth quarters, FY 2017/2018, July 1, 2017 – March 31, 2018.

Topics of Discussion

1. Water consumption data
2. Meter installation update
3. Significant O&M activities
4. Status of required permits
5. Water conservation activities
6. Capital Improvement Program update

Water Consumption Data

| | <u>Acre-Feet</u> | | | |
|---|----------------------|----------------------|----------------------|----------------------|
| | 1 st Qtr | 2 nd Qtr | 3 rd Qtr | 4 th Qtr |
| | Jul - Sep | Oct - Dec | Jan - Mar | Apr - Jun |
| | <u>16-17 / 17-18</u> | <u>16-17 / 17-18</u> | <u>16-17 / 17-18</u> | <u>15-16 / 16-17</u> |
| Total Water Pumped ³ : | 527 / 543 | 373 / 454 | 246 / 347 | 490 / 407 |
| Quantity of Water Metered: | 337 / 440 | 305 / 420 | 221 / 300 | 281 / 311 |
| Estimated Un-Metered Water Use ¹ : | 58 / 45 | 56 / 39 | 53 / 31 | 55 / 50 |
| Estimated Line Loss ² : | 132 / 58 | 12 / (5) | (28) / 16 | 154 / 46 |
| Sewage Flow at Flume (mgd): | 0.76 / 0.87 | 0.89 / 0.91 | 0.90 / 0.90 | 0.77 / 0.88 |

[1] Meter installation will replace estimated use.

[2] As O&M & R&R functions unfold over the years, MCWD expects line loss will be reduced to approximate industry standards (10%+/-).

[3] Includes water pumped through Ord/Marina Inter-tie (MCWD will balance Ord/Marina inter-tie water accounts over time)

Meter Installation Update

| | 1 st Qtr | 2 nd Qtr | 3 rd Qtr | 4 th Qtr |
|--|---------------------|---------------------|---------------------|---------------------|
| | Jul - Sep | Oct - Dec | Jan - Mar | Apr - Jun |
| | <u>17/18</u> | <u>17/18</u> | <u>17/18</u> | <u>16-17</u> |
| Total Non-Residential Meters*: | 346 | 314 | 316 | 316 |
| Metered Non-Residential: | 100% | 100% | 100% | 100% |
| <hr/> | | | | |
| Total residential meters: | 3417 | 3622 | 3659 | 3908 |
| Residential units under a flat fee: | 826 | 803 | 764 | 721 |
| Residential Metered as % of all residential: | 81% | 81% | 82% | 84% |

- ▶ AMR meters now mandatory for all development projects.
- ▶ Un-metered Residential Units: Army – Stillwell 331, Fitch 50, Marshall 340 (721 total active during the quarter).

* Includes commercial, schools and hydrant meters which vary over time.

Significant O&M Activities

- Annual Preventative Maintenance
 - Valve exercising
 - Main flushing
 - Hydrant maintenance
 - Sewer main jetting
 - Closed Circuit Television (CCTV)
 - Manhole Inspection
 - Generator maintenance
 - Pump efficiency testing
 - Leak Detection

- Programs
 - Cross-Connection Control
 - Fats, Oils and Grease (FOG) compliance work
 - Metering unmetered accounts in OMC
 - 596 installed to date (QTR 1 = 92, QTR 2 = 97, QTR 3 = 154), 464 to be completed by August 2018

Status of Required Permits

- District retains the following State and local regulatory agencies permits: State Water Resources Control Board (SWRCB), Division of Drinking Water (DDW) and Environmental Laboratory Accreditation Programs (ELAP), California Regional Water Quality Control Board, Monterey County Environmental Health, and the Monterey Bay Unified Air Pollution Control District. ELAP certification renewal application for continued accredited status of District's laboratory sent 6/22/2017. ELAP acknowledged receipt 6/28/2017. ELAP issued interim certification 9/19/2017.
- District operates the water systems in Central Marina and Ord Community under one SWRCB Domestic Water Supply Permit, Marina Coast Water District, System No. 2710017. As required by the Safe Drinking Water Act, District completed preparation and distribution to its customers the 2016 Consumer Confidence Report or Annual Water Quality Report. District is in compliance of all California and USEPA drinking water standards. Its 2016 e-ARDWP (electronic Annual Drinking Water Program Report) was submitted 4/20/2017 to DWP District 05--deemed complete and acceptable 9/11/2017. 3/28/2018 SWRCB notified District that the 2017 e-ARDWP is due for submittal June 1, 2018.
- District reports to the statewide electronic reporting of sanitary sewage overflows (SSOs) administered by the State Water Resources Control Board Statewide General WDR, Order No. 2006-0003 for public agencies that owns and operates a sanitary sewer system.
- District implements the MCWD Fats/Oil/Grease (FOG) program and coordinates with Monterey One Water the public education program to promote proper disposal of grease and fats.

Water Conservation Highlights

- 300 bathroom (shower and faucet) retrofits at Sun Bay Apts.
- 121 Army housing units fully retrofitted
- 200+ Frederick Park (CSUMB) units fully retrofitted
- Completed Landscape Training Seminar for local contractors
 - 65 attendees from 17 landscape companies

Capital Improvement Program Update

- Fiscal Year 2017/2018 Update
 - ❖ Water System
 - ❖ Wastewater System
 - ❖ Water Augmentation Project

**Water System FY 2017/2018
Third Quarter**

| MCWD CIP | Project Name | Capital Budget | Budget Adjustment | Activity to Date | Comments |
|-----------------|--|-----------------------|--------------------------|-------------------------|--|
| OW-0128 | Lightfighter B-zone Pipeline Design | \$605,199 | | \$541,067 | Completed |
| OW-0193 | Imjin Parkway Pipeline, Reservation Rd. to Abrams Dr. | \$102,000 | | \$108,668 | Water main design to coordinate with the City of Marina Imjin Parkway project. Kimley-Horn incorporating MCWD design into CEQA, plans, specifications and estimate. |
| OW-0201 | Gigling Transmission Main from D Booster to GJMB | \$109,100 | | \$0 | Rebudget for FY 18/19 to coincide with FORA road project or Seaside Town Center project. |
| OW-0202 | South Boundary Road Pipeline | \$205,000 | | \$0 | Rebudget for FY 18/19 to coincide with FORA road project CEQA, plans, specifications and estimate. |
| OW-0206 | Inter-Garrison Road Pipeline Upsizing | \$644,124 | | \$28,872 | Whitson Engineers prepared design. Advertised beginning 3/25/18 for 5/3/18 bid opening. |

**Wastewater System FY 2017/2018
Third Quarter**

| MCWD CIP | Project Name | Capital Budget | Budget Adjustment | Activity to Date | Comments |
|---------------------|--|---------------------------|------------------------------|-----------------------------|---|
| OS- 0205 | Imjin Lift Sta. & Force Main Improvements - Phase 1 | \$650,000 | | \$0 | Rebudget design and construction for FY18-19. For long-term development flow increases from East-Garrison, UCMBEST & Marina Airport. |
| OS- 0241 | Ord Village LS & Force Main Improvements | \$720,000 | | \$10,452 | M1W reversed decision to connect force main to the Interceptor pipeline. Will have to replace existing force main east of SR 1. |
| OS- 0240 | 5th Street Pipeline Replacement | - | \$90,821 | \$90,821 | Emergency Replacement of 15” Sewer Main in 5th St. north of 1st Ave. Completed |

**Recycled Urban Water Augmentation Project
FY 2017/2018
Third Quarter**

| <i>MCWD CIP</i> | <i>Project Name</i> | <i>Capital Budget</i> | <i>Activity to Date</i> | <i>Comments</i> |
|---------------------|---|---------------------------|-----------------------------|--|
| <i>RW- 0156</i> | <i>Recycled Water Trunk Main, M1W to Normandy</i> | <i>\$24,700,000</i> | <i>\$9,205,726</i> | <i>Mountain Cascade, Inc. constructing pipeline in Crescent Ave. approaching Reservation Rd.</i> |

Memo



Date: October 8, 2018
To: Water and Wastewater Oversight Committee
Fort Ord Reuse Authority
From: Michael Wegley, District Engineer
Marina Coast Water District
Subject: Ord Community Annexation

Attached is the September 17, 2018 administrative report updating the Marina Coast Water District Board of Directors on the status of the Ord Community Sphere of Influence Amendment and Annexation. The District also entered into a settlement agreement with Keep Fort Ord Wild (KFOW) and Land Watch on September 17th and filed a new Notice of Determination and Notice of Exemption on September 21, 2018.

Draft maps of the original annexation area proposed to the Local Agency Formation Commission (LAFCO) prior to the KFOW/Land Watch settlement are attached. along with a table and map of the properties and partial properties removed from the proposed annexation for the settlement agreement.

Marina Coast Water District
Agenda Transmittal

Agenda Item: 12-C

Meeting Date: September 17, 2018

Prepared By: Michael Wegley

Approved By: Keith Van Der Maaten

Agenda Title: Status Update for the Ord Community Sphere of Influence Amendment and Annexation with the Local Agency Formation Commission

Staff Recommendation: The Board of Directors is requested to receive a status update for the Ord Community Sphere of Influence Amendment and Annexation with the Local Agency Formation Commission

The Marina Coast Water District (MCWD or District) provides water, wastewater and in the near future, recycled water service to the former Ord Community under the Water/Wastewater Facilities Agreement with the Fort Ord Reuse Authority (FORA), dated March 13, 1998, under contracts with the U.S. Army and as further described in the Assignment of Easements on Former Fort Ord and Ord Military Community, County of Monterey, and Quitclaim Deed for Water and Wastewater Systems, between FORA and MCWD, dated October 24, 2001. The term of the FORA agreement is coincident with the legal existence of FORA. FORA is a public corporation of the State of California established by the FORA Act, and will cease to exist on June 30, 2020. Ownership of the water and wastewater infrastructure will remain with the District and service contracts with the U.S. Army remain in effect after FORA.

The District has made significant investment in the Ord Community in the form of water, wastewater and recycled water infrastructure, addition of staff and equipment, adoption of redevelopment standards and procedures, and the preparation of master plans and water supply project studies. Water service for Central Marina and the Ord Community is provided under a single water system permit. MCWD serves 33,000 residents through 8,300 connections.

The Ord Community Sphere of Influence (SOI) Amendment and Annexation proposes areas within the Ord Community already served by MCWD, developing parcels as well as parcels entitled and approved for development with the Ord Community located in Monterey County, the City of Marina and the City of Seaside, California. The proposed SOI and annexation area is limited to specific redevelopment areas within the Fort Ord Base Reuse Plan and specifically excludes protected open space areas on the former military base. This includes Ord National Monument, State Parks and areas reserved for open space by cities and the County. The SOI and Annexation also adds two small areas outside the Ord Community currently served by MCWD: Seaside High School within the City of Seaside as well as a small island area containing Ione Olson Elementary School and the Marina United Methodist Church within the City of Marina.

Annexation would provide improved governance structure for those receiving water and wastewater service from the District and allow existing customers direct access to the Board and to provide a government structure.

The proposed SOI amendment and annexation does not require the construction of new water or sewer infrastructure, and does not constitute an approval of a proposed development. The action of changing the District's Local Agency Formation Commission (LAFCO) boundaries, by itself,

will not result in physical environmental impacts and involves no direct changes to the existing water and wastewater system and the associated system permits.

Prior Committee or Board Action: The Board of Directors has taken a series of actions accepting responsibility for the provision of water, wastewater and recycled water service to the Ord Community. Key actions include:

- Entering into Water/Wastewater Facilities Agreement with FORA, March 13, 1998
- Submitting a Public Benefit Conveyance Application for the Fort Ord Water and Sewer Facilities, 1999
- Accepting the title to and easements for the Water and Sewer infrastructure on the former Fort Ord, Resolution 2001-52, October 24, 2001
- Forming the Ord Community Ad Hoc Committee to make recommendations to the Board regarding annexation of the Ord Community to the District service area.
- Directing District Staff to Work with LAFCO Staff to Initiate an Annexation Process of Any or All of the Ord Community, Resolution 2010-43, June 22, 2010
- Directing District Staff to Initiate the CEQA Process and Prepare a Draft LAFCO Application for Future Consideration, Resolution 2011-68, September 13, 2011
- Consideration of the comment letters and the Draft IS/MND at the January 10, 2012 meeting and formation of an Ad Hoc Committee to direct revisions to the annexation areas.
- Directing District Staff to resume effort on an annexation application, August 3, 2015.
- Consideration on revisions to annexation areas and directing staff to engage with Seaside County Sanitation District, November 16, 2015.
- Held a Public Hearing for the Public Draft Initial Study/Negative Declaration for the Ord Community Sphere of Influence and Annexation, January 22, 2018.
- Adopted the Public Draft Initial Study/Negative Declaration for the Ord Community Sphere of Influence and Annexation and directed staff to file an application with the Local Agency Formation Commission, February 20, 2018.
- Approved a Memorandum of Understanding between Marina Coast Water District and Seaside County Sanitation District to Resolve a Potential Annexation Overlap, July 16, 2018.

Discussion/Analysis: A pre-application for the Ord Community Sphere of Influence and Annexation was submitted to LAFCO April 16, 2018. LAFCO's pre-application review determined that the District would have to:

- Enter into a property tax transfer agreement with the County of Monterey
- Provide annexation maps with geographic descriptions similar to a legal description.

Monterey County Board of Supervisors Resolution No. 80-249 provides that no property tax transfers are to occur for annexations to fee based service and utility-type districts such as for the MCWD SOI amendment and annexation. LAFCO policy additionally requires approval of the tax transfer agreement with the County prior to consideration of the SOI amendment and annexation. A tax transfer proposal was submitted to the County and the Board of Supervisors approved the “zero” property tax transfer agreement on August 28, 2018.

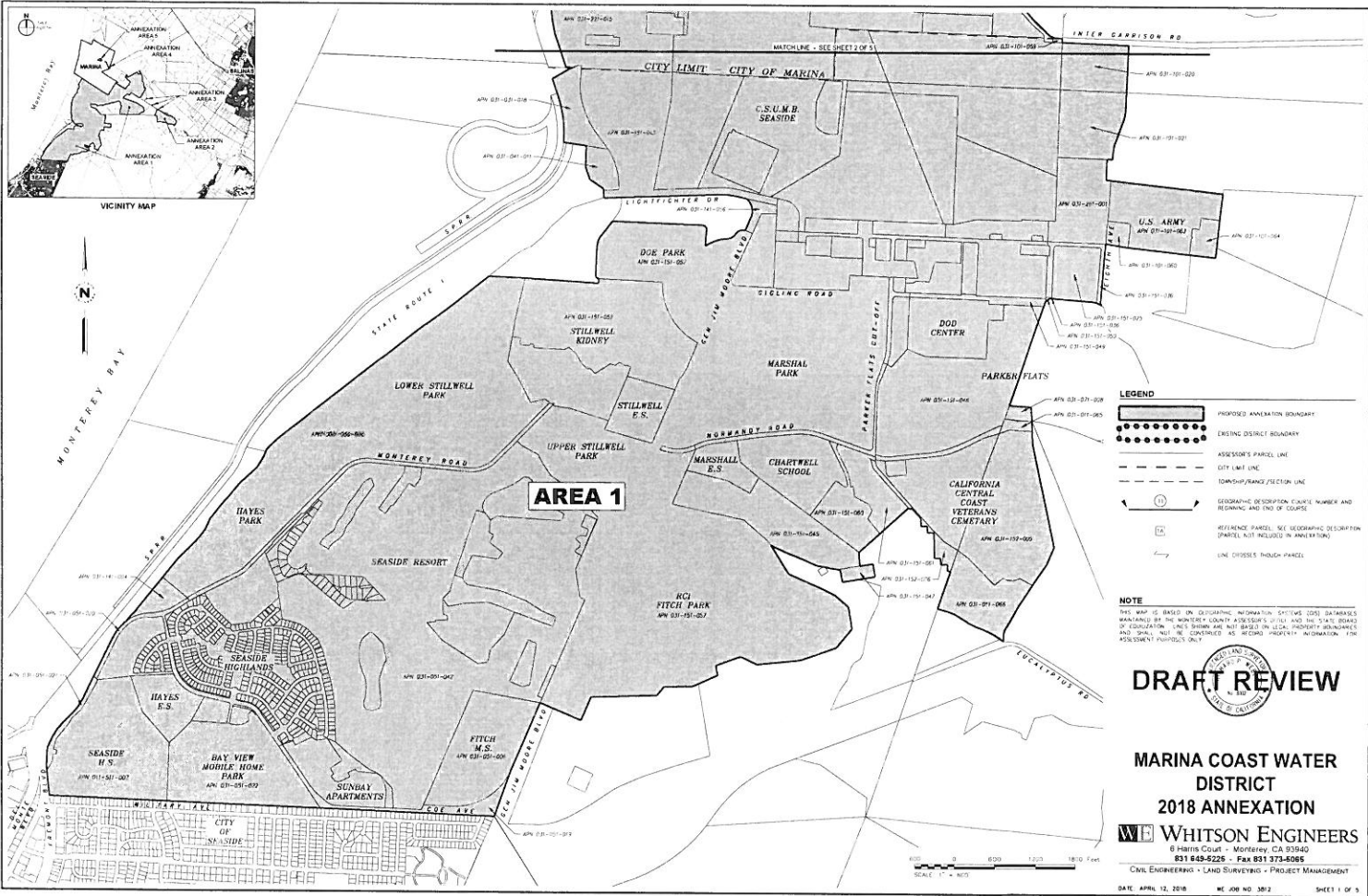
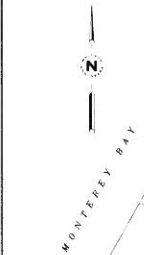
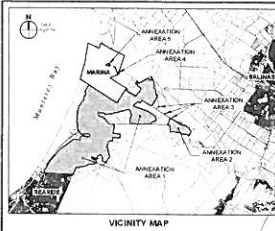
Draft annexation maps were prepared and have been useful in discussions with LandWatch and Keep Fort Ord Wild concerning their legal actions against the annexation. The annexation maps and geographic descriptions will be finalized once the litigation is settled.

The Seaside County Sanitation District (SCSD) and MCWD tentatively negotiated a Memorandum of Understanding to resolve any potential overlapping annexation issues. The MCWD Board of Directors approved the MOU at their July 16, 2018 Board Meeting. At the request of the City of Seaside, SCSD tabled the MOU for the City of Seaside and Del Rey Oaks could first negotiate an agreement to serve water to their respective cities within the former Fort Ord by contract when the Fort Ord Reuse Authority goes away.

LAFCO is working on the Municipal Service Review (MSR). The District responded to LAFCO’s request for supplemental information in July and LAFCO should have the draft MSR available for review by the end of September.

With a favorable draft MSR, settlement of the litigation and resolution of the SCSD overlap, LAFCO could schedule a Public Hearing as soon as October 22nd. A more likely scenario for completion of the remaining items would place the Public Hearing on LAFCO’s December or January agenda. LAFCO does not hold a regular meeting in November. Following the Public Hearing the Commission considers the annexation proposal for approval.

Once the Commission approves an application the annexation goes through a 30-day “reconsideration” period and a follow-up protest hearing may be required. A “Pre-clearance” review under the Voting Rights Act may be required by the US Department of Justice. The District coordinates with LAFCO staff to satisfy any conditions of approval. Finally, LAFCO staff files any required final documents with the County Recorder and State Board of Equalization. These post-hearing steps could take about 3 months.



LEGEND

- PROPOSED ANNEXATION BOUNDARY
- EXISTING DISTRICT BOUNDARY
- ASSESSOR'S PARCEL LINE
- CITY LIMIT LINE
- TOWNSHIP/RANGE/SECTION LINE
- GEOGRAPHIC DESCRIPTION COURSE NUMBER AND BEGINNING AND END OF COURSE
- REFERENCE PARCEL (SEE GEOGRAPHIC DESCRIPTION (PARCEL NOT INCLUDED IN ANNEXATION))
- LINE CROSSES THROUGH PARCEL

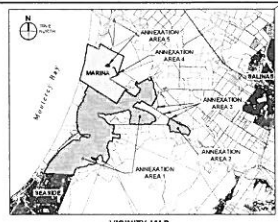
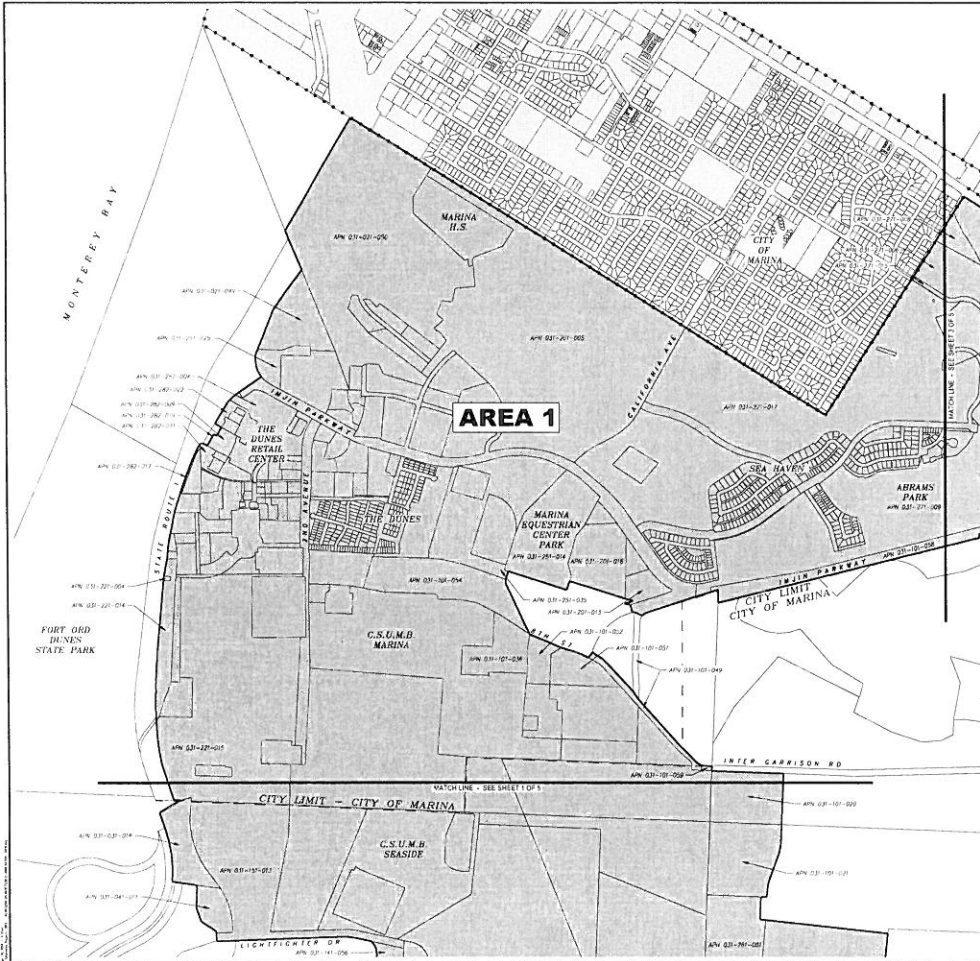
NOTE
 THIS MAP IS BASED ON GEOGRAPHIC INFORMATION SYSTEMS (GIS) DATABASES MAINTAINED BY THE MONTEREY COUNTY ASSESSOR'S OFFICE AND THE COUNTY BOARD OF EDUCATION. LINES SHOWN ARE NOT BASED ON LEGAL PROPERTY BOUNDARIES AND SHOULD NOT BE CONSIDERED AS SURVEY INFORMATION FOR ASSESSMENT PURPOSES ONLY.

DRAFT REVIEW

**MARINA COAST WATER DISTRICT
 2018 ANNEXATION**

WHITSON ENGINEERS
 6 Harris Court - Monterey, CA 93940
 831 643-8226 - Fax 831 373-6065
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT





LEGEND

| | |
|--|---|
| | PROPOSED ANNEXATION BOUNDARY |
| | EXISTING DISTRICT BOUNDARY |
| | ASSESSOR'S PARCEL LINE |
| | CITY LIMIT LINE |
| | TOWNSHIP/RANGE/SECTION LINE |
| | GEODESIC SECTION CORNER NUMBER AND BEARING AND END OF COURSE |
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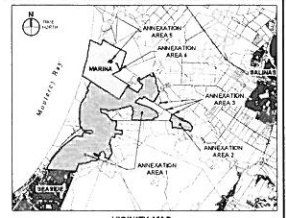
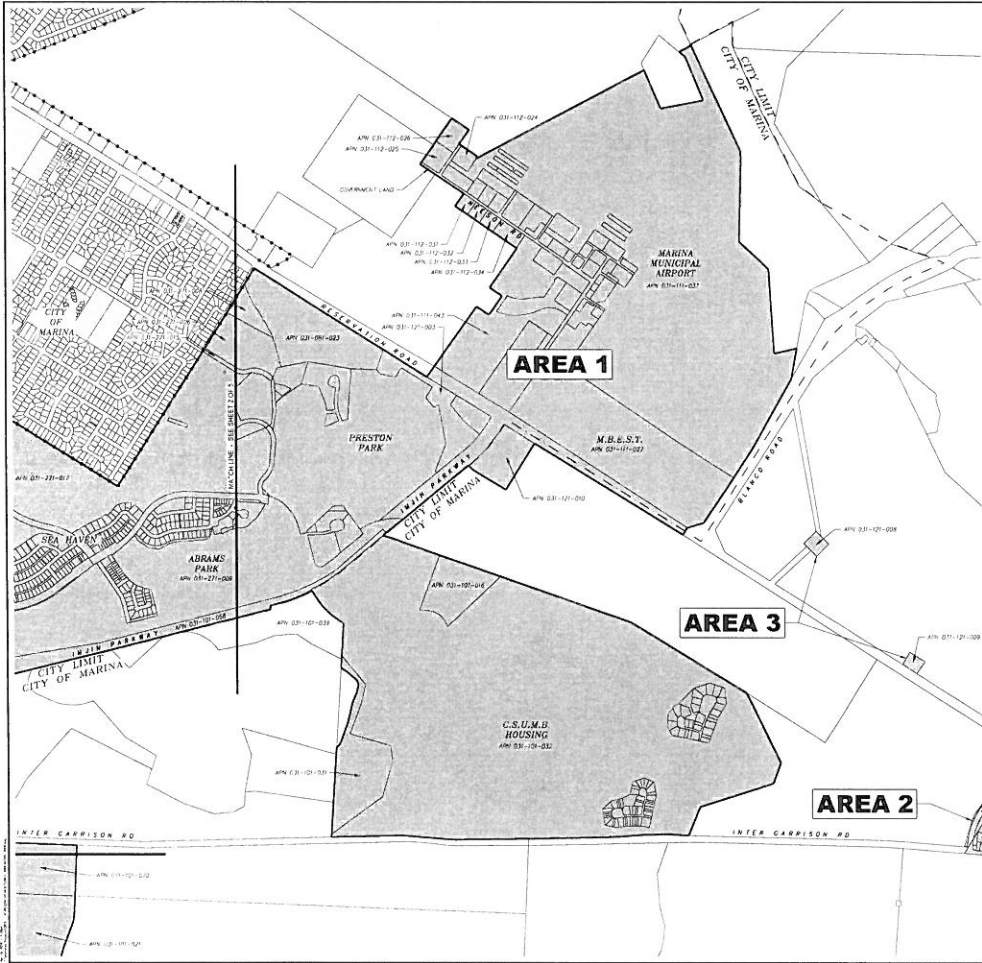
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DRAFT REVIEW

**MARINA COAST WATER DISTRICT
 2018 ANNEXATION**

WHITSON ENGINEERS
 8 Harris Court • Monterey, CA 93940
 831 649-6226 • Fax 831 373-6065

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
 DATE: APRIL 12, 2018 WE JOB NO: 3812 SHEET 2 OF 3



LEGEND

| | |
|--|--|
| | PROPOSED ANNEXATION BOUNDARY |
| | EXISTING DISTRICT BOUNDARY |
| | ASSESSOR'S PARCEL LINE |
| | CITY LIMIT LINE |
| | TOWNSHIP/RANGE/SECTION LINE |
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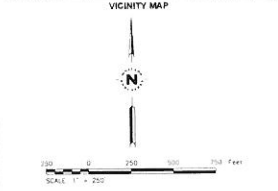
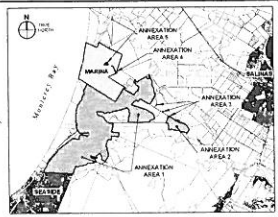
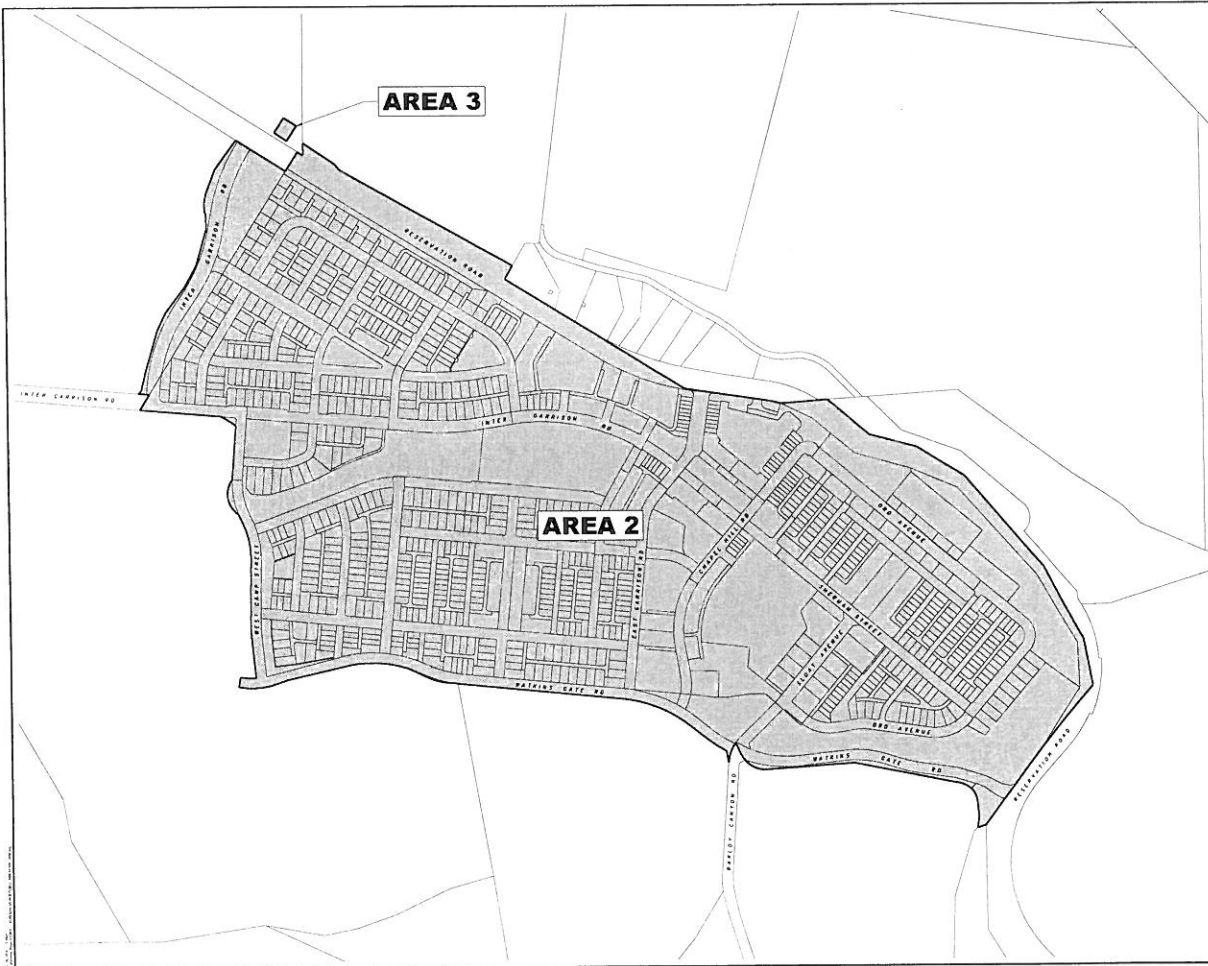
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DRAFT REVIEW

**MARINA COAST WATER DISTRICT
 2018 ANNEXATION**

WHITSON ENGINEERS
 6 Harris Court - Monterey, CA 93940
 831 648-5226 - Fax 831 373-6066

Civil Engineers - Land Surveying - Project Management
 DATE: APRIL 12, 2018 WE JOB NO: 1017 SHEET 3 OF 3



LEGEND

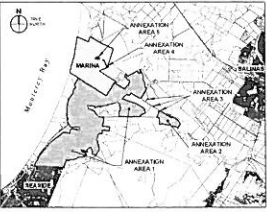
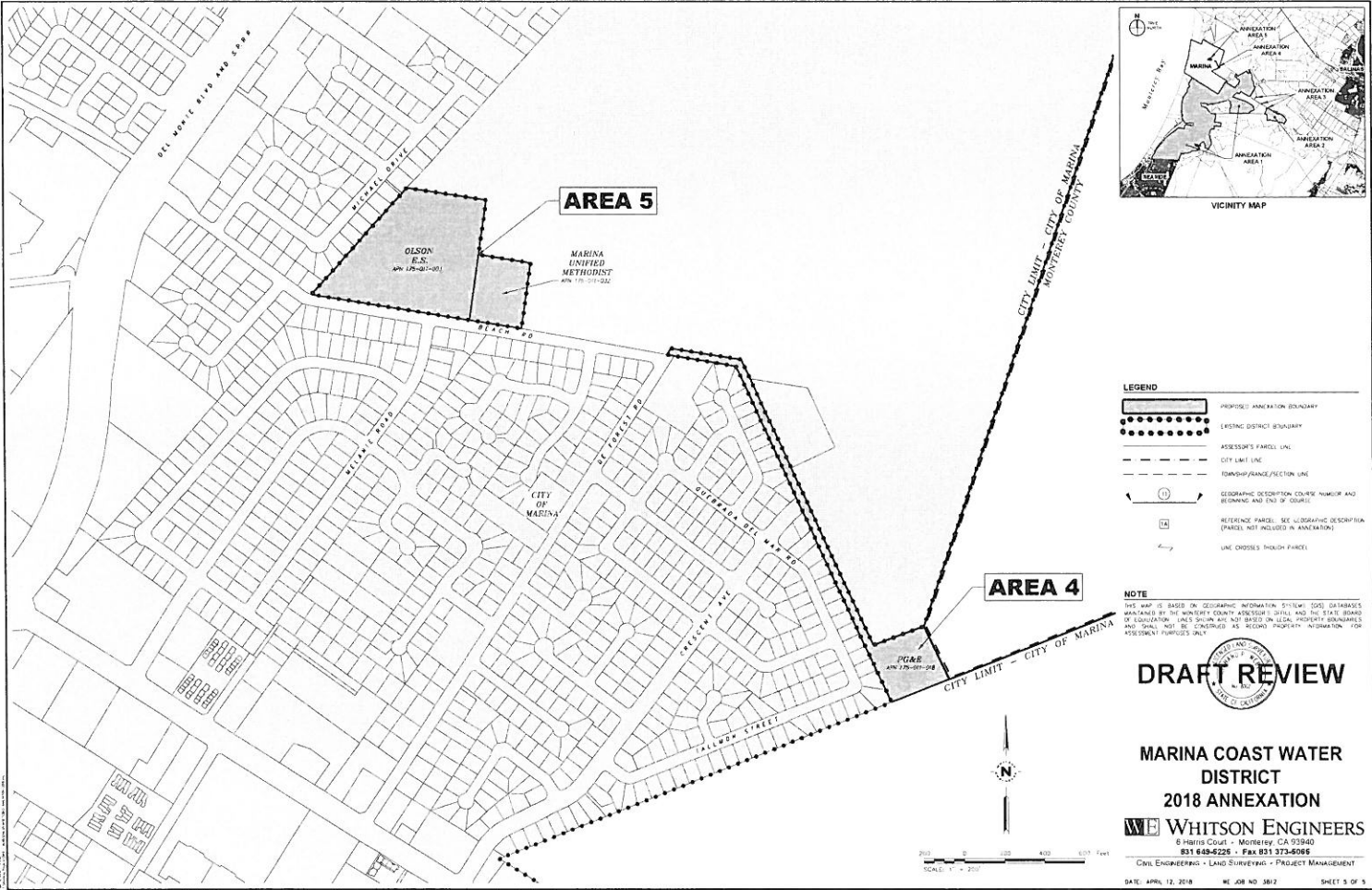
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| | LINE CROSSES THROUGH PARCELS |

NOTE
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DRAFT REVIEW

**MARINA COAST WATER DISTRICT
 2018 ANNEXATION**

WHITSON ENGINEERS
 8 Harris Court - Monterey, CA 93940
 831 BUBBLES - FAX 831 378-5056
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT



LEGEND

| | |
|--|---|
| | PROPOSED ANNEXATION BOUNDARY |
| | LEWISING DISTRICT BOUNDARY |
| | ASSESSOR'S PARCEL LINE |
| | CITY LIMIT LINE |
| | TOWNSHIP/RANGE/SECTION LINE |
| | GEODESIC DESCRIPTION CORNER NUMBER AND BEARING AND (N) OF CORNER |
| | REFERENCE PARCEL: SEE ALLEGEDIC DESCRIPTION (PARCEL NOT INCLUDED IN ANNEXATION) |
| | LINE CROSSES THICK PARCEL |

NOTE
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DRAFT REVIEW

**MARINA COAST WATER DISTRICT
 2018 ANNEXATION**

WHITSON ENGINEERS
 6 Harris Court - Monterey, CA 93940
 831 648-6226 • Fax 831 373-6066

CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
 DATE: APRIL 12, 2018 WJ JOB NO. 5812 SHEET 5 OF 8

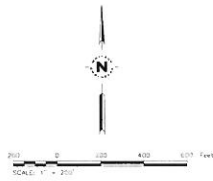


EXHIBIT 'A'

Erickson Questioned Properties May 7, 2018 Letter; Proposed Removed June 25, 2018 (R1); Final List September 10, 201 (R2)

| |
|---|
| Remove parcel |
| Remove a portion of the parcel (split parcel) |

Note: "Land Use Approvals" means when a parcel or parcels receive land use approvals by the Land Use Jurisdiction through a specific plan, master plan, or individual project approval.

Parcels within proposed "Campus Town":

| Map ID | Parcel | Description | Status | Customers | Note |
|--------|-------------|---------------------------------|--------------------------------------|-----------|---|
| 1 | 031-151-032 | Redevelopment Agency of Seaside | No approved projects or allocations. | No | Will be annexed upon future land use approvals. |
| 2 | 031-151-029 | Redevelopment Agency of Seaside | No approved projects or allocations. | No | Will be annexed upon future land use approvals. |
| 3 | 031-151-031 | Redevelopment Agency of Seaside | No approved projects or allocations. | No | Will be annexed upon future land use approvals. |
| 4 | 031-151-040 | Redevelopment Agency of Seaside | No approved projects or allocations. | No | Will be annexed upon future land use approvals. |
| 5 | 031-151-037 | FORA | No approved projects or allocations. | No | Will be annexed upon future land use approvals. |
| 6 | 031-151-039 | Redevelopment Agency of Seaside | No approved projects or allocations. | No | Will be annexed upon future land use approvals. |
| 7 | 031-040-024 | MST | No approved projects or allocations. | No | Will be annexed upon future land use approvals. |
| 8 | 031-151-025 | MST | No approved projects or allocations. | No | Will be annexed upon future land use approvals. |
| 9 | 031-151-036 | County of Monterey | No approved projects or allocations. | No | Will be annexed upon future land use approvals. |

Parcels that have existing Customers with Existing Meters, Area between 7th and 8th:

| Map ID | Parcel | Description | Status | Customers | Note |
|--------|-------------|--------------------|-----------------------|-----------|---|
| 10 | 031-101-060 | County of Monterey | Appears no water use. | No | Will be annexed upon future land use approvals. |

Parcels that have existing Customers with Existing Meters

| Map ID | Parcel | Description | Status | Customers | Note |
|--------|-------------|-------------------------------|--|-----------|---|
| 11 | 031-151-048 | Parker Flats below DOD Center | Existing water/sewer area. Existing water/sewer mains and services. Existing tank site | Yes | Remove portion of parcel except the portion with the tank site and substation to be kept in annexation (split parcel). Removed portion will be annexed upon future land use approvals. |
| 12 | 031-111-027 | MBEST west of Blanco | Existing warehouses/offices. Existing water/sewer mains and services | Yes | Remove portion of parcel except the portion with the building that has existing customers (split parcel). Removed portion will be annexed upon future land use approvals. |

Specific Plans/CEQA complete on Parcel

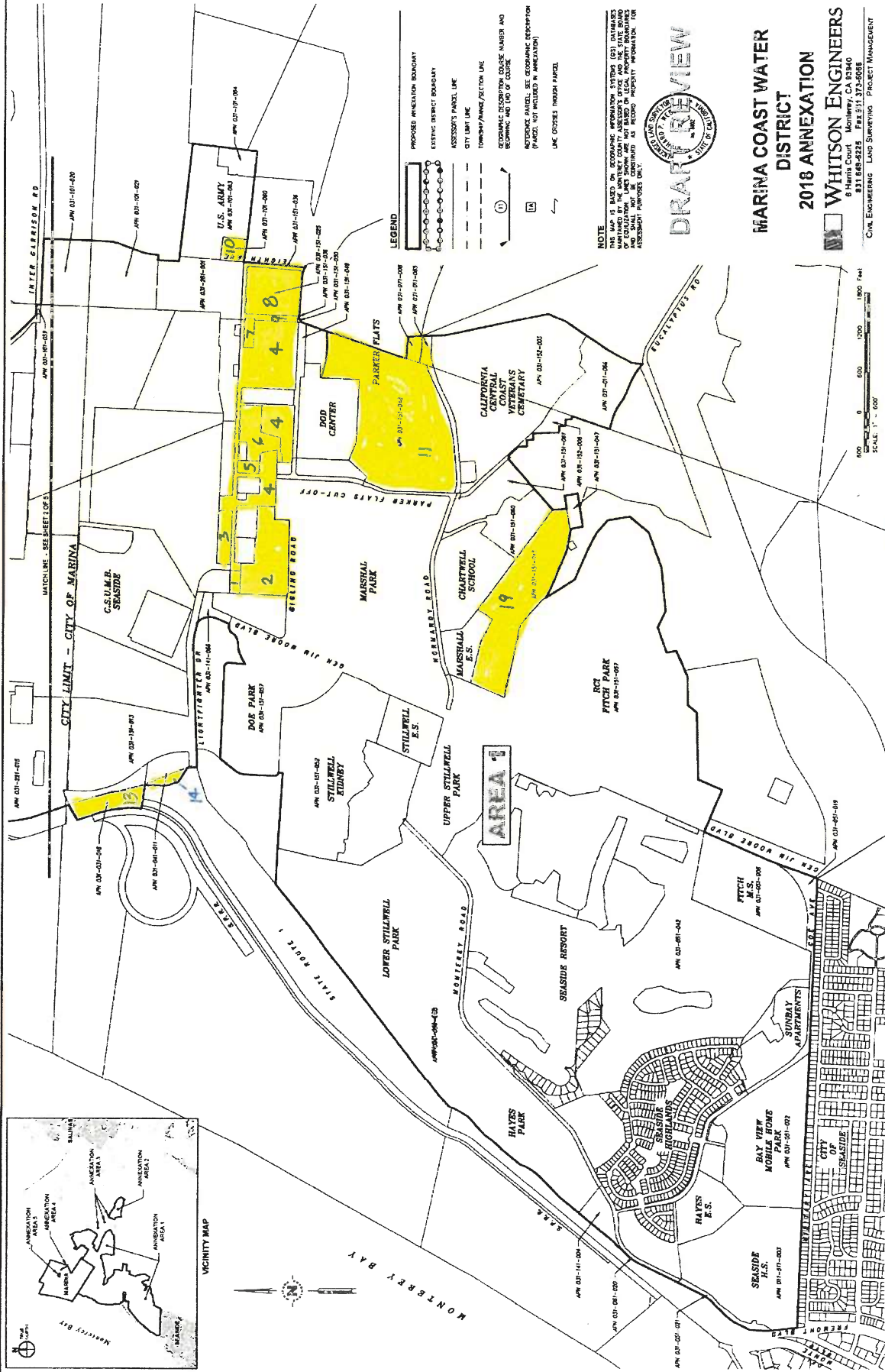
| Map ID | Parcel | Description | Status | Customers | Note |
|--------|-------------|------------------------------|---|-----------|---|
| 13 | 031-031-018 | Main Gate Specific Plan Area | Specific Plan approved by City of Seaside | No | Remove portion of parcel outside Main Gate SP (split parcel). Removed portion will be annexed upon future land use approvals. |
| 14 | 031-041-011 | Main Gate Specific Plan Area | Specific Plan approved by City of Seaside | No | Remove portion of parcel outside Main Gate SP (split parcel). Removed portion will be annexed upon future land use approvals. |
| 15 | 031-021-050 | Marina near Hwy 1/Del Monte | Parcel is partially in University Villages (Dunes at Monterey Bay), partially in Cypress Knolls. Parcel is in both specific plans. Existing housing area. Existing water service but no customers yet. City allocated water to both. MCWD has the Booker lift station on this Parcel. | No | Remove portion of parcel outside Dunes and Cypress Knolls (split parcel). Removed portion will be annexed upon future land use approvals. |

MCWD Infrastructure Parcels

| Map ID | Parcel | Description | Status | Customers | Note |
|--------|-------------|---|--|-----------|---|
| 16 | 031-081-023 | North of Preston Park (City of Marina Property) | Existing MCWD Infrastructure on property (Property contains MCWD easements, water pipes, and sewer pipes). | No | Will be annexed upon future land use approvals. |
| 17 | 031-121-003 | North of Preston Park (UC Regents Property) | Existing MCWD Infrastructure on property (Property contains MCWD easements, water pipes, and sewer pipes). | No | Will be annexed upon future land use approvals. |
| 18 | 031-121-004 | North of Preston Park (City of Marina Property) | Existing MCWD Infrastructure on property (Property contains MCWD easements, water pipes, and sewer pipes). | No | Will be annexed upon future land use approvals. |
| 19 | 031-121-045 | Area s/o Chartwell School (MCWD pipeline parcel for the D zone tanks) | Existing MCWD Infrastructure on property (Property contains MCWD easements, water pipes, and sewer pipes). | No | Added by MCWD to Erickson's list. Will be annexed upon future land use approvals. |

Other Parcels

| Map ID | Parcel | Description | Status | Customers | Note |
|--------|-------------|---|-------------------------------------|-----------|---|
| 20 | 031-101-052 | City of Marina | No projects, no allocations. | No | Added by MCWD to Erickson's list. Will be annexed upon future land use approvals. |
| 21 | 031-201-012 | MST | No projects, no allocations. | No | Added by MCWD to Erickson's list. Will be annexed upon future land use approvals. |
| 22 | 031-201-013 | MST, Other | Doesn't appear to be any water use. | No | Added by MCWD to Erickson's list. Will be annexed upon future land use approvals. |
| 23 | 031-112-026 | City of Marina, Skydiving Monterey, Ross Roofing, Other | Doesn't appear to be any water use. | No | Added by MCWD to Erickson's list. Will be annexed upon future land use approvals. |
| 24 | 031-111-040 | UCSC (regents) in Airport area | No projects, no allocations. | No | Added by MCWD to Erickson's list. Will be annexed upon future land use approvals. |
| 25 | 031-111-042 | UCSC (regents) in Airport area | No projects, no allocations. | No | Added by MCWD to Erickson's list. Will be annexed upon future land use approvals. |
| 26 | 031-111-043 | UCSC (regents) in Airport area | No projects, no allocations. | No | Added by MCWD to Erickson's list. Will be annexed upon future land use approvals. |
| 27 | 031-111-041 | UCSC (regents) in Airport area | No projects, no allocations. | No | Added by MCWD to Erickson's list. Will be annexed upon future land use approvals. |



NOTE
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LEGEND
 PROPOSED ANNEXATION BOUNDARY
 EXISTING DISTRICT BOUNDARY
 ASSESSOR'S PARCEL LINE
 CITY LIMIT LINE
 TOWNSHIP/PARCEL SECTION LINE
 GEOMATIC DESCRIPTION COORDINATE NUMBER AND BEARING AND ID OF COURSE
 NETWORK PARCEL, SEE GEOMATIC DESCRIPTION (PARCEL NOT INCLUDED IN ANNEXATION)
 LINE CLOSURE THROUGH PARCEL

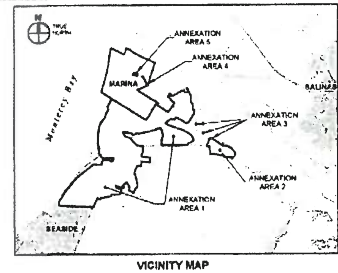
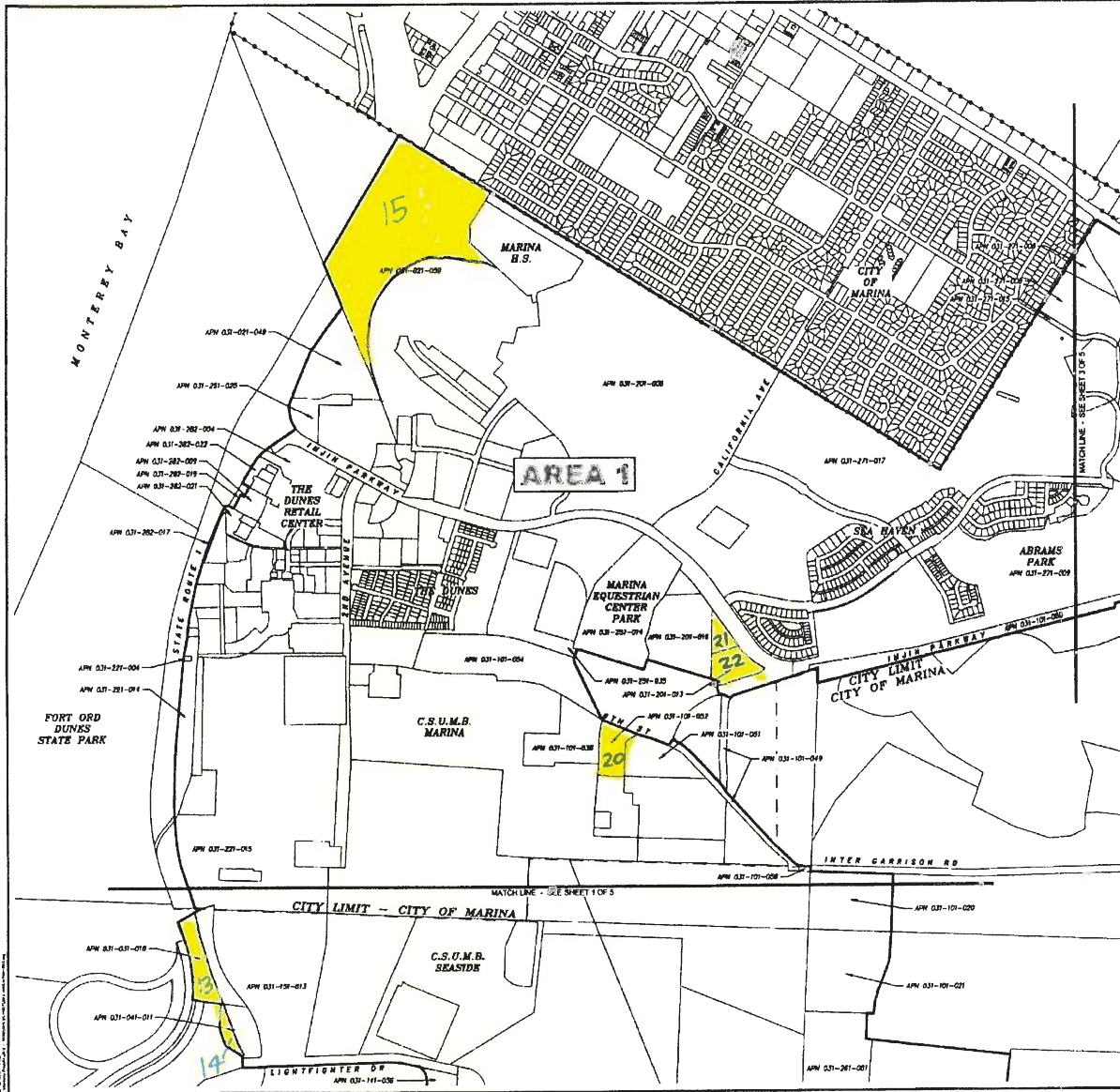
SCALE
 1" = 100'

KEY:
 [Yellow shaded area]



MARINA COAST WATER DISTRICT
2018 ANNEXATION
WHITSON ENGINEERS
 8 Hamlet Court, Monterey, CA 93940
 831 BENTLEY AVENUE, SUITE 111, 93940
 CIVIL ENGINEERING LAND SURVEYING PROJECT MANAGEMENT

DATE: APRIL 12, 2018 WE JOB NO. 3072 SHEET 1 OF 4
 PG 1/3
 Removed Parcel (or partial Parcel)
 Parcels not in dispute, not excl. in annex application



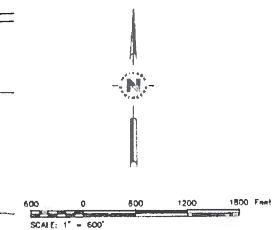
LEGEND

| | |
|--|---|
| | PROPOSED ANNEXATION BOUNDARY |
| | EXISTING DISTRICT BOUNDARY |
| | ASSESSOR'S PARCEL LINE |
| | CITY LIMIT LINE |
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| | GEOGRAPHIC DESCRIPTION COURSE NUMBER AND BEGINNING AND END OF COURSE |
| | REFERENCE PARCEL (SEE GEOGRAPHIC DESCRIPTION (PARCEL NOT INCLUDED IN ANNEXATION)) |
| | LINE DROPPES THROUGH PARCEL |

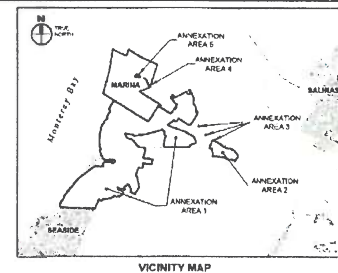
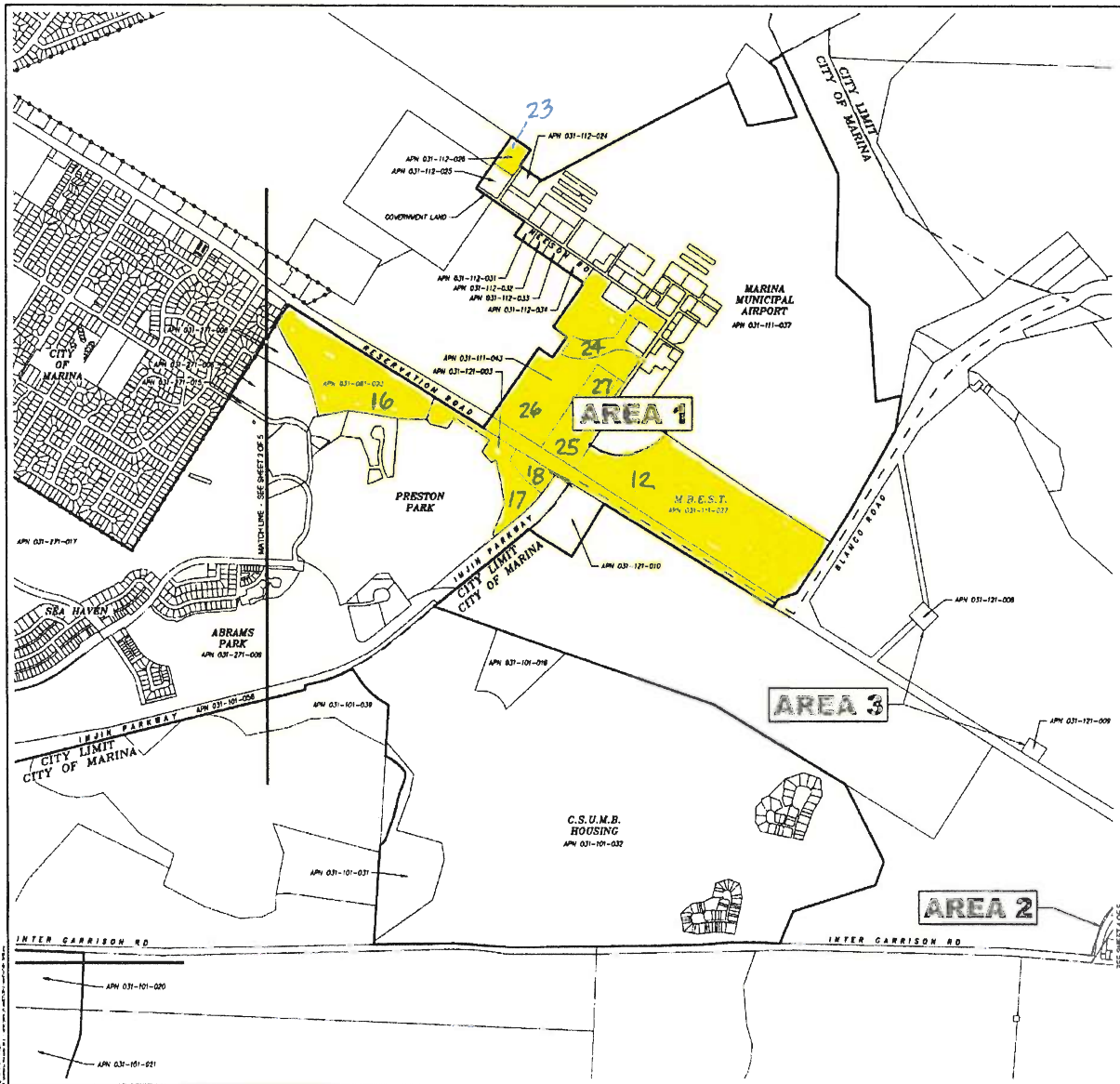
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MARINA COAST WATER DISTRICT
2018 ANNEXATION
WHITSON ENGINEERS
 6 Harris Court, Monterey, CA 93940
 831.649-6325 Fax 831.373-6065
 CIVIL ENGINEERING LAND SURVEYING PROJECT MANAGEMENT
 DATE: APRIL 12, 2018 WE JOB NO. 3812 SHEET 2 OF 5



PG 2/3



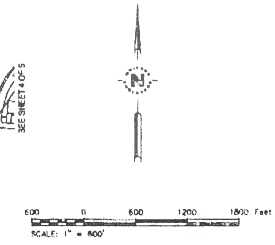
- LEGEND**
- PROPOSED ANNEXATION BOUNDARY
 - EXISTING DISTRICT BOUNDARY
 - ASSESSOR'S PARCEL LINE
 - CITY LIMIT LINE
 - TOWNSHIP RANGE/SECTION LINE
 - GEOGRAPHIC DESCRIPTION COURSE NUMBER AND BEGINNING AND END OF COURSE
 - REFERENCE PARCEL, SEE GEOGRAPHIC DESCRIPTION (PARCEL NOT INCLUDED IN ANNEXATION)
 - LINE CROSSES THROUGH PARCEL

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**MARINA COAST WATER DISTRICT
 2018 ANNEXATION**

WHITSON ENGINEERS
 8 Harris Court Monterey, CA 93940
 831 649-5226 Fax 831 373-5065



DATE: APRIL 12, 2018 PROJECT NO. 3812 SHEET 3 OF 5

195 3/3



Marina Coast WD

Water, Wastewater, & Recycled Capacity Fee Discussion

FORA Meeting
October 17, 2018



BARTLE WELLS ASSOCIATES
Independent Public Finance Advisors

Douglas R. Dove
Principal

Background on Capacity Fees



BARTLE WELLS ASSOCIATES
Independent Public Finance Advisors

Current Capacity Fee Methodology

- Combined Buy-in plus Future Capacity Approach

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

- Water Fee Assessed per Equivalent Dwelling Unit (EDU) based on “Appendix C” in MCWD code
- Wastewater fee assessed per EDU based on dwelling units or plumbing fixture units



Sewer Equivalent Dwelling Units (EDUs)

Current Methodology:

Residential Dwelling Unit = 1 EDU

Non Residential Units – Based on plumbing fixture units, as defined in the Uniform Plumbing Code

1 EDU per each 20 fixture units



Existing Capacity Fees

Marina Coast WD
Current Capacity Fees

| <u>Residential Fees</u> | <u>Marina</u> ¹ | <u>Ord</u> |
|---|-----------------------------------|-------------------|
| Water Capacity Fee (per EDU) ² | \$4,526 | \$8,010 |
| Sewer Capacity Fee (per EDU) ³ | \$2,333 | \$3,322 |

1 Last updated 2013

2 Water EDU based on "Appendix C" in MCWD code

3 Sewer EDUs:

Each residential connection (single-family, multiple dwelling, condominium, trailer space, or mobile home) is one (1) EDU.

Non Residential Fees

Each twenty (20) fixture units are equivalent to one (1) equivalent dwelling unit (EDU).

For each hotel/motel unit a minimum of one (1) EDU per room will be applied.

Each nonresidential connection is a minimum of one (1) EDU.



Final Questions and Comments



BARTLE WELLS ASSOCIATES
Independent Public Finance Advisors

Douglas R. Dove
Principal