SEASIDE COUNTY SANITATION DISTRICT

440 HARCOURT AVE * SEASIDE, CA 93955
Telephone (831) 899-6825

AGENDA
Regular Meeting
Tuesday, January 9, 2018
9:30 AM,
City of Seaside Conference Room
440 Harcourt Ave, Seaside, CA 93955

1. CALL TO ORDER

Ralph Rubio	Chair
Jerry Blackwelder	First Vice Chair
Pat Lintell	Second Vice Chair

2. ROLL CALL

3. ORAL COMMUNICATIONS COMMENTS

Members of the public may address the Board regarding any item within the subject matter jurisdiction of the Board; however, no action may be taken on off-agenda items unless authorized by law. To be able to properly identify those making comments in the meeting minutes, it would be helpful if speakers state their names. Comments shall be limited to matters not listed on the agenda. Members of the public may comment on any matter listed on the agenda at the time the Board considers that matter. Each person's presentation is limited to a maximum of three (3) minutes.

4. ELECTION OF OFFICERS FOR 2018

5. CLOSED SESSION

A. CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMETN CODE SECTION 54956.8: PROPERTY INCLUDES WASTEWATER COLLECTION SYSTEM FACILITIES OWNED BY MARINA COAST WATER DISTRICT IN THE PORTIONS OF FORT ORD THAT ARE WITHIN THE CITY OF SEASIDE. AGENCY NEGOTIATOR: CRAIG MALIN, GENERAL MANAGER, NEGOTIATING PARTIES: MARINA COAST WATER DISTRICT. UNDER NEGOTIATION: PRICE AND TERMS OF PAYMENT

6. CONSENT AGENDA

A. APPROVAL OF MINUTES FROM THE DECEMBER 12, 2017 REGULAR MEETING.

PURPOSE: To review and approve the minutes from the December 12, 2017 Regular Meeting.

RECOMMENDATION: That the minutes be reviewed and approved.

B. RECEIVE SEASIDE COUNTY SANITATION DISTRICT OPERATIONS REPORT FOR DECEMBER 2017.

PURPOSE: Receive monthly report for sewer maintenance and stoppages for December 2017.

RECOMMENDATION: Accept reports. This item is presented for information only.

C. APPROVAL OF DECEMBER 2017 EXPENDITURE REPORT FOR SEASIDE COUNTY SANITATION DISTRICT.

PURPOSE: Approval of expenditures for December 2017 for the Seaside County Sanitation District in the amount of $145,399.91.

RECOMMENDATION: Approve expenditures for December 2017. Total expenditures were $145,399.91.

7. NEW BUSINESS

A. UPDATE ON THE PROPOSED SCSD APPLICATION TO THE LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY FOR THE EXPANSION OF THE SPHERE OF INFLUENCE AND SERVICE AREA ANNEXATION

PURPOSE: The purpose of this item is to provide an update to the District Board on the proposed SCSD application to Local Agency Formation Commission of Monterey County (LAFCO) for expansion of the sphere of influence and service area annexation.

RECOMMENDATION: It is recommended that the District receive the Report.

8. STAFF REPORTS

Staff reports include items for which verbal reports/presentations will be provided. If a specific Seaside County Sanitation District presentation is planned, it will be listed and information included with the Agenda. Brief oral

reports may be provided for items arising after the Agenda was prepared. The Board may wish to ask questions or discuss a staff report, but no action is appropriate other than referral to staff, or request that a matter be set as a future Agenda item.

9. BOARD MEMBERS COMMENTS

10. ADJOURNMENT

Next Regularly Scheduled Meeting:
February 13, 2018
Seaside City Hall
9:30 AM

In compliance with the Americans with Disabilities Act (ADA), the Seaside County Sanitation District (SCSD) does not discriminate against persons with disabilities. SCSD's meetings are held at an accessible facility. Any person with a disability who requires a modification or accommodation to be able to participate in this meeting is asked to contact the office of the District Clerk at cityclerk@ci.seaside.ca.us 831-899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements. Agenda related writings or documents provided to the SCSD Board of Directors are available for public inspection during the meeting or may be requested from the office of the District Clerk This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.
Agenda related writings or documents provided to the Board are available for public inspection during the meeting or may be requested from the office of the District Clerk.

DRAFT MINUTES
SEASIDE COUNTY SANITATION DISTRICT
Tuesday, December 12, 2017 9:30 AM
REGULAR MEETING
Seaside Conference Room

1. CALL TO ORDER

The meeting was called to order at 9:31 a.m.

2. ROLL CALL

Present: Lintell, Blackwelder, Rubio

3. ORAL COMMUNICATIONS COMMENTS

There was no public comments.

4. CONSENT AGENDA

On motion by Second Vice Chair Lintell and seconded by First Vice Chair Blackwelder and passed by the following vote the Seaside County Sanitation District approved Consent Agenda.

RESULT:	**Approved**
MOVER:	Second Vice Chair Pat Lintell
SECONDER:	First Vice Chair Jerry Blackwelder
AYES:	Ralph Rubio, Jerry Blackwelder, Pat Lintell
NOES:	None
ABSENT:	None

A. APPROVAL OF MINUTES FROM THE NOVEMBER 14, 2017 REGULAR MEETING.

Action: Approved

B. RECEIVE SEASIDE COUNTY SANITATION DISTRICT OPERATIONS REPORT FOR NOVEMBER 2017.

Action: Received

C. APPROVAL OF OCTOBER AND NOVEMBER 2017 EXPENDITURE REPORT FOR SEASIDE COUNTY SANITATION DISTRICT

Action: Approved

5. NEW BUSINESS

A. APPROVE A RESOLUTION AMENDING THE PROFESSIONAL SERVICES AGREEMENT WITH WALLACE GROUP FOR AN AMOUNT NOT TO EXCEED FOURTEEN THOUSAND SIX HUNDRED TWENTY-ONE DOLLARS ($14,621) TO PROVIDE FINANCIAL SERVICES.

Item was presented by District Engineer, Rick Riedl. Mr. Riedl explained that the item before the Board is for a contract amendment to Wallace Group for contract support for the

LAFCO application. Chair Rubio had a question that was answered by Mr. Riedl. There were no further questions by the Board. Chair Rubio opened public comment, there was no public comment.

On motion by Second Vice Chair Lintell and seconded by First Vice Chair Blackwelder and passed by the following vote the Seaside County Sanitation District adopted resolution approving amending the professional services agreement with Wallace Group for an amount not to exceed fourteen thousand six hundred twenty-one dollars to provide financial services.

RESULT:	**Approved**
MOVER:	Second Vice Chair Pat Lintell
SECONDER:	First Vice Chair Jerry Blackwelder
AYES:	Ralph Rubio, Jerry Blackwelder, Pat Lintell
NOES:	None
ABSENT:	None

B. APPROVE A RESOLUTION FOR A CONTRACT AMENDMENT #4 TO A PROFESSIONAL SERVICES AGREEMENT WITH HARRIS & ASSOCIATES FOR AN AMOUNT NOT TO EXCEED ONE HUNDRED AND SIXTY SEVEN THOUSAND THREE HUNDRED AND SEVENTY DOLLARS ($167,370) FOR CAPITAL IMPROVEMENT PROGRAM MANAGEMENT AND PROJECT DELIVERY SERVICES FOR FISCAL YEAR 2017/2018.

Item was presented by District Engineer, Rick Riedl. Mr. Riedl explained item is for amendment to professional services agreement proposing to take money from two accounts project #8 and project #9 and defer those for another year. Project # 18 is an urgency and will be moving that project up the priority list. There were no questions from the Board. There was no public comment.

On motion by First Vice Chair Blackwelder and seconded by Second Vice Chair Lintell and passed by the following vote the Seaside County Sanitation District approved resolution for a contract amendment #4 to a professional services agreement with Harris & Associates for an amount not to exceed one hundred and sixty seven thousand three hundred and seventy dollars for capital improvement program management and project delivery services for fiscal year 2017-2018.

RESULT:	**Approved**
MOVER:	First Vice Chair Jerry Blackwelder
SECONDER:	Second Vice Chair Pat Lintell
AYES:	Ralph Rubio, Jerry Blackwelder, Pat Lintell
NOES:	None
ABSENT:	None

C. APPROVE RESOLUTION FOR A CONTRACT AMENDMENT NO. 3 TO A PROFESSIONAL SERVICES AGREEMENT WITH HARRIS & ASSOCIATES

FOR AN AMOUNT NOT TO EXCEED THIRTY ONE THOUSAND FOUR HUNDRED THIRTY DOLLARS ($31,430) FOR EMERGENCY CONSTRUCTION SUPPORT, ENVIRONMENTAL PERMITTING, AND INSPECTION SERVICES FOR 942 ANGELUS WAY SEWER LINE UPGRADE.

Item was presented by District Engineer, Rick Riedl. Mr. Riedl explained item for a contract amendment #3 for an emergency work for 942 Angelus Way sewer line upgrade. There were no questions by the Board. There was no public comment.

On motion by Second Vice Chair Lintell and seconded by First Vice Chair Blackwelder and passed by the following vote the Seaside County Sanitation District approved resolution for a contract amendment #3 to a professional services agreement with Harris & Associates for an amount not to exceed thirty one thousand four hundred thirty dollars for emergency construction support, environmental permitting, and inspection services for 942 Angelus Way sewer line upgrade.

RESULT:	**Approved**
MOVER:	Second Vice Chair Pat Lintell
SECONDER:	First Vice Chair Jerry Blackwelder
AYES:	Ralph Rubio, Jerry Blackwelder, Pat Lintell
NOES:	None
ABSENT:	None

D. ADOPT RESOLUTION APPROVING CONTRACT WITH MONTEREY PENINSULA ENGINEERING INC FOR AN AMOUNT NOT TO EXCEED SIXTY FIVE THOUSAND NINE HUNDRED TWENTY EIGHT DOLLARS ($65,928) FOR EMERGENCY CONSTRUCTION OF THE 942 ANGELUS WAY SEWER MAIN UPGRADE.

Item was presented by District Engineer, Rick Riedl. Mr. Riedl explained item for approving contract with Monterey Peninsula Engineering Inc. Original contract was $63,428 while doing work a gravel path way will be added there was a change order authorized of $2,500 contract value increased to $65,928 Mr. Riedl is asking the Board to approve increase and authorize staff to finalize contract with MPE. There were no questions by the Board. There was no public comment.

On motion by Second Vice Chair Lintell and seconded by First Vice Chair Blackwelder and passed by the following vote the Seaside County Sanitation District adopted resolution approving contract with Monterey Peninsula Engineering Inc. for an amount not to exceed sixty five thousand nine hundred twenty eight dollars for emergency construction of the 942 Angelus Way sewer main upgrade.

RESULT:	**Approved**
MOVER:	Second Vice Chair Pat Lintell
SECONDER:	First Vice Chair Jerry Blackwelder
AYES:	Ralph Rubio, Jerry Blackwelder, Pat Lintell

NOES:	None
ABSENT:	None

6. STAFF REPORTS

A. LETTER TO MARINA COAST WATER DISTRICT

District Engineer Rick Riedl informed the Board about the letter that was sent to Marina Coast Water District, regarding Engineering Study for LAFCO application. There were questions by the Board that were answered by Mr. Riedl. He also informed the Board that there is a meeting of District staff with MCWD staff and LAFCO in regards to this issue. Board requested a memo of what was discussed at the meeting. Mr. Riedl will email the Board the minutes of the meeting prior to the next SCSD meeting.

7. BOARD MEMBERS COMMENTS

None

8. ADJOURNMENT

On motion, the meeting was adjourned at 9:55 a.m.

Respectfully Submitted,

Lesley E. Milton-Rerig, District Clerk	**Ralph Rubio, Chair**

SEASIDE COUNTY SANITATION DISTRICT
STAFF REPORT

Item No.: 6.B.

TO: Seaside County Sanitation District

FROM: Craig Malin, District Manager

BY: Rick Riedl, City Engineer
Leslie Llantero, Assistant Engineer

DATE: January 9, 2018

SUBJECT: **RECEIVE SEASIDE COUNTY SANITATION DISTRICT OPERATIONS REPORT FOR DECEMBER 2017.**

PURPOSE

Receive monthly report for sewer maintenance and stoppages for December 2017.

RECOMMENDATION

Accept reports. This item is presented for information only.

BACKGROUND

Attached is the Seaside County Sanitation District Operations Report and Flush Map for December 2017.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Monthly Operations Report
2. Flush Map

Reviewed for Submission By:

_____
Craig Malin, District Manager

Seaside County Sanitation District
Operations Report

Fiscal Year 2017/2018 Month of December

	Del Rey Oaks (42,240)		Sand City (26,400)		Seaside (316,800)		District Totals (385,440 ft.)	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Maintenance								
Mainline Rodded		0		0		0	0	0
Main Line Flushed		15,672		0	6,721	78,675	6,721	94,347
Main Line Video		0		0		0	0	0
Main Lines Treated for Grease Controll (Jet Power II)	262	1,210	190	950	3,274	16,873	3,726	19,033
Stoppages & Overflows								
Main Line		0		0	1	8	1	9
Laterals		0		0		4	0	4

Sewer Repairs
None

Sewers Video
None

Stoppage Locations

Del Rey Oaks

Sand City

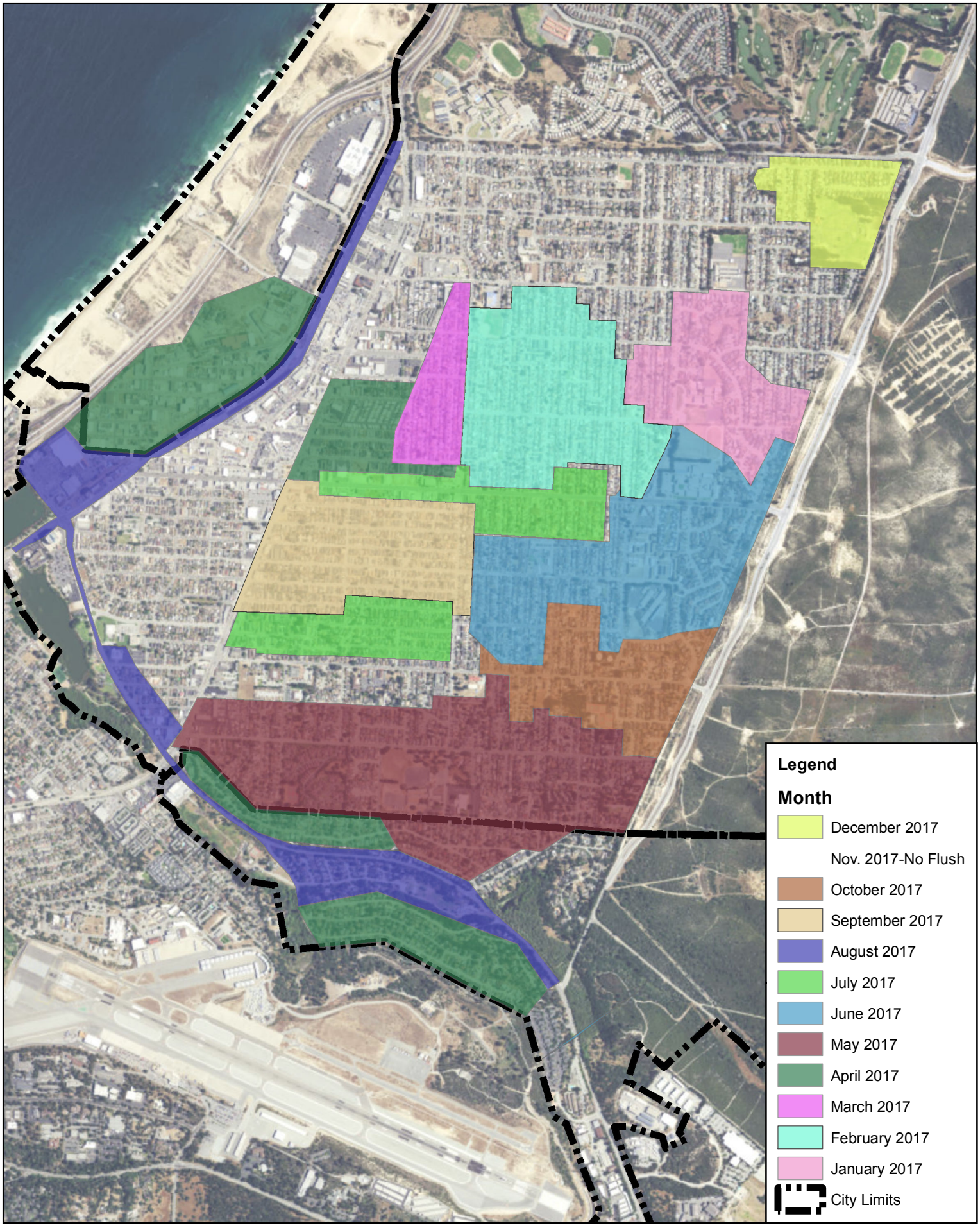
Seaside
1703 Goodwin (ML-Grease)

Overflow Locations

Del Rey Oaks

Sand City

Seaside



SEASIDE COUNTY SANITATION DISTRICT

0 1,250 2,500 Feet

Source: SCSD, AMBAG

Flush Map

Exhibit

SEASIDE COUNTY SANITATION DISTRICT
STAFF REPORT

Item No.: 6.C.

TO: Seaside County Sanitation District

FROM: Craig Malin, District Manager

BY: Daphne Hodgson, Deputy City Manager Administrative Services

DATE: January 9, 2018

SUBJECT: **APPROVAL OF DECEMBER 2017 EXPENDITURE REPORT FOR SEASIDE COUNTY SANITATION DISTRICT.**

PURPOSE

Approval of expenditures for December 2017 for the Seaside County Sanitation District in the amount of $145,399.91.

RECOMMENDATION

Approve expenditures for December 2017. Total expenditures were $145,399.91.

BACKGROUND

The expenditure report for the month of December 2017 is attached. The cash balance as of December 31, 2017 was $7,057,445.54.

FISCAL IMPACT

No fiscal impact.

ATTACHMENTS

1. Expenditure Detail - December 2017
2. EFT Report - December 2017

Reviewed for Submission By:

_____

Craig Malin, District Manager

Seaside County Sanitation District
Year-to-Date 2017-2018 Expenses
December 2017

Authorized for Payment by the Board of Directors

ACCOUNT NUMBER	DESCRIPTION	TOTAL CHARGES YTD	TOTAL BILLED YTD	TOTAL DUE
951-0-8810-0001	Admin. Salary	20,460.64	17,204.46	3,256.18
951-0-8810-0002	Overtime	1.88	-	1.88
951-0-8810-0010	Management Leave Payoff	1,225.25	1,225.25	-
951-0-8810-0012	Vacation	2,217.79	2,217.79	-
951-0-8810-0016	Deferred Compensation	221.52	193.12	28.40
951-0-8810-0031	PERS Pension	1,993.78	1,859.39	134.39
951-0-8810-0032	PARS Pension	3,204.44	2,758.91	445.53
951-0-8810-0033	LIUNA Pension	16.67	15.69	0.98
951-0-8810-0041	Medical Insurance	2,844.64	2,844.64	-
951-0-8810-0051	Dental Ins	318.55	283.04	35.51
951-0-8810-0061	Vision Ins-CPIC	24.58	24.58	-
951-0-8810-0071	LTD	89.98	89.98	-
951-0-8810-0081	Life Insurance	85.20	85.20	-
951-0-8810-0092	Medicare Tax	366.24	320.62	45.62
951-0-8810-1022	Legal Services	2,393.16	1,715.10	678.06
951-0-8810-1030	Consultant	2,840.00	2,840.00	-
951-0-8810-1033	Fitness Program	63.65	56.90	6.75
951-0-8810-2053	Outside Printing Services	165.08	165.08	-
951-0-8810-3095	Department Consumables	244.87	244.87	-
951-0-8810-4121	Meetings/Travel	78.62	-	78.62
951-0-8810-5132	Telephone	916.38	763.65	152.73
951-0-8810-9397	Computer System	1,850.00	1,850.00	-
951-0-8820-0001	Salaries	49,897.78	42,370.52	7,527.26
951-0-8820-0002	Overtime	3,506.87	2,952.31	554.56
951-0-8820-0012	Vacation	247.51	247.51	-
951-0-8820-0016	Deferred Compensation	507.69	441.06	66.63
951-0-8820-0031	PERS Pension	4,611.35	4,293.27	318.08
951-0-8820-0033	LIUNA Pension	1,348.99	1,166.95	182.04
951-0-8820-0041	Medical Insurance	7,864.09	7,864.09	-
951-0-8820-0051	Dental In	661.17	566.08	95.09
951-0-8820-0061	Vision Ins	52.51	52.51	-
951-0-8820-0071	LTD	91.20	91.20	-
951-0-8820-0081	Life Insurance	48.87	48.87	-
951-0-8820-0092	Medicare Tax	768.34	662.93	105.41
951-0-8820-1029	Training and Education	256.70	256.70	-
951-0-8820-2049	Uniform Service/ Laundry	1,010.38	822.83	187.55
951-0-8820-2068	Refuse Disposal	9,103.53	1,174.46	7,929.07
951-0-8820-2073	Subcontracted Work	12,021.33	10,070.33	1,951.00
951-0-8820-2087	Equipment Rental	608.18		608.18
951-0-8820-3095	Department Consumables	3,298.75	1,570.58	1,728.17
951-0-8820-3097	Safety Equipment	247.76	39.00	208.76
951-0-8820-4121	Meetings/Travel	2,109.35	1,500.00	609.35
951-0-8820-4122	Dues and Memberships	2,088.00	-	2,088.00
951-0-8820-5131	Gas & Electric	3,666.25	3,006.46	659.79
951-0-8820-5133	Water	1,218.45	1,218.45	-

Seaside County Sanitation District
Year-to-Date 2017-2018 Expenses
December 2017

Authorized for Payment by the Board of Directors

ACCOUNT NUMBER	DESCRIPTION	TOTAL CHARGES YTD	TOTAL BILLED YTD	TOTAL DUE
951-0-8820-8187	Department Equipment	3,094.02	-	3,094.02
951-0-8820-8198	Fog Program	1,655.32	1,655.32	-
951-0-8820-9397	Computer System	58.33	58.33	-
951-0-8820-9602	Lease Principal	260.56	260.56	-
951-0-8820-9605	Lease Interest	33.15	33.15	-
		151,959.35	119,181.74	32,777.61
952-0-8820-8194	Sewer System Mgmt Plan Update	4,276.50	4,276.50	-
952-0-8820-8196	LAFCO Application	4,604.75	2,761.50	1,843.25
952-0-8820-9605	Interest Expense	7,008.07	7,008.07	-
952-0-8820-9608	Lease Payments	26,320.91	26,320.91	-
		42,210.23	40,366.98	1,843.25
953-0-8820-0016	Deferred Compensation	3.73	0.28	3.45
953-0-8820-0031	PERS Pension	24.08	2.22	21.86
953-0-8820-0032	PARS Pension	61.71	20.48	41.23
953-0-8820-0041	Medical Insurance - Non LIUNA	4.91	4.91	-
953-0-8820-0051	Dental Ins	6.73	-	6.73
953-0-8820-0061	Vision Ins	0.04	0.04	-
953-0-8820-0092	Medicare Tax	5.14	0.34	4.80
953-0-8820-9193	Sta 321 Upgrades	148.89	-	148.89
953-0-8820-9199	942 Angelus Way Pipe	220.40	24.81	195.59
953-0-8820-9201	Del Monte Lift Station Upgrade	86,936.50	2,740.00	84,196.50
953-0-8820-9202	Rosita Lift Station Upgrade	31,910.00	31,910.00	-
953-0-8820-9203	Angelus Way Sewer Main	26,160.00	-	26,160.00
		145,482.13	34,703.08	110,779.05
954-0-8810-2090	Insurance	72,082.00	72,082.00	-
			951-1009	**32,777.61**
			952-1009	**1,843.25**
			953-1009	**110,779.05**
			954-1009	**-**
DECEMBER 2017 DRAWDOWN				**145,399.91**

COUNTY OF MONTEREY - AUTHORIZATION of ELECTRONIC FUNDS TRANSFER

DEBIT : COUNTY OF MONTEREY
Account Number : Wells Fargo Bank
Account Name : Monterey County Treasurer

CREDIT : **CITY OF SEASIDE PUBLIC INTEREST CHECKING**

Pay to Bank : **RABOBANK**
1658 FREMONT BLVD., SEASIDE, CA 93955

Account No. 9782713643
Routing No. 122238420 Amount : $ **145,399.91**
Customer Name: CITY OF SEASIDE

AUTHORIZED SIGNATURES: 1
2
3

AUDITOR : ENTER AMOUNT AUTHORIZED FOR TRANSFER AND SIGN FORM

TREASURER : PROCESS TRANSFER, ENTER DATE OF TRANSFER, SIGN FORM AND RETURN TO AUDITOR

AUDITOR		**TREASURER**	
Hilda Castro			
Deputy Auditor	Date	Deputy Treasurer	Date of Transfer

For Auditor-Controller Office use only

Period _____ JV Number _____
Budget Yr. _____ Date _____
Total $ 145,399.91

DESCRIPTION	AT	FD	BU	ORG	ACCT	REP CT	DEBIT	CREDIT
Special District Exp.		603			2530			
Cash		603			1001			

Daphne Hodgson, Deputy City Manager / Administrative Services (831) 899-6718; SCSD
Expenses for DECEMBER 2018.

Prepared By: Hilda Castro Date:
Approved By:_____ Date:_____ Keyed By:_____ Date:_____

SEASIDE COUNTY SANITATION DISTRICT
STAFF REPORT

Item No.: 5.A.

TO: Seaside County Sanitation District

FROM: (and revised by) Craig Malin, District Manager

BY: Richard Riedl, District Engineer

DATE: January 9, 2018

SUBJECT: **UPDATE ON THE PROPOSED SCSD APPLICATION TO THE LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY FOR THE EXPANSION OF THE SPHERE OF INFLUENCE AND SERVICE AREA ANNEXATION**

PURPOSE

The purpose of this item is to provide an update to the District Board on the on the proposed SCSD application to Local Agency Formation Commission of Monterey County (LAFCO) for expansion of the sphere of influence and service area annexation.

RECOMMENDATION

It is recommended that the District receive the Report.

BACKGROUND

Both the Marina Coast Water District (MCWD) and the Seaside County Sanitation District (SCSD) have an interest in providing sanitary sewer service to portions of the cities of Del Rey Oaks and Seaside that are within the former Fort Ord area. The former Fort Ord area is administered by the Fort Ord Reuse Authority (FORA). Under an agreement with FORA, the MCWD is obligated to provide water and sanitary sewer service in the former Fort Ord area. The agreement does not provide MCWD the right to service areas outside of their current sphere of influence after the possible dissolution of FORA in 2020. Therefore, it is imperative to establish which utility district would provide sewer service to those areas within the former Fort Ord outside of the service boundaries currently recognized by LAFCO.

Staff has been working on defining the proposed scope of the application to LAFCO that would include both the expansion of the sphere of influence and service area annexation into the former Fort Ord. An engineering study, attached, in support of the LAFCO application has been prepared. The engineering study, along with Board direction, will help define the appropriate project scope and service area boundaries between the SCSD and MCWD.

Position Statement

District staff has prepared a position statement, attached, to the LAFCO application. The position statement outlines the conditions and expectations under which the SCSD would submit an application to LAFCO to amend its sphere of influence and service area. SCSD's proposed sphere of influence and service area includes those portions of the City of Seaside within the former Fort Ord as shown in Figure 1, "Proposed Annexation Boundary," attached. At this time, the proposed expansion of the sphere of influence and service area would be coextensive with the sphere of influence of the City Del Rey Oaks and the majority of the City of Seaside excepting those lands belonging to the California State University within the former Fort Ord. The proposal to omit the lands belonging to CSUMB is based upon an engineering analysis, described below, and the perception that the university would be better served by one service provider. This perception could be substantiated or discredited during the proposed stakeholder outreach.

In May 2013, the SCSD Board received an update and provided direction on the proposed application to the LAFCO. The Board provided the following direction;

1. The Board confirmed the boundaries of the proposed sphere and service area annexation, and
2. The District Manager and Chair should continue negotiations with the MCWD on the proposed boundaries, and
3. The District Manager and Chair should meet with representatives from CSUMB about their options, and
4. Staff should not conduct community outreach until the initial study is completed.

Staff amended the Position statement in accordance with the Board's direction and on May 14, 2014, forwarded the draft Engineering Report to the MCWD for review and comment. Staff also reached out to the MCWD requesting meetings and documentation necessary to successfully complete the proposed applications. On January 23, 2015, the MCWD submitted review comments on the draft Engineering Report. The draft Engineering Report has been revised to incorporate MCWD's review comments.

On September 8, 2015, December 8, 2015 and December 1, 2017, staff sent letters to the MCWD requesting the following;

1. Both agencies would work together prior to submitting an application to the Local Agency Formation Commission of Monterey County (LAFCO).
2. Both agencies would prepare engineering studies to support their potential applications to LAFCO and share this information with the other agency prior to submitting an application.

On November 16, 2015 the MCWD Board discussed and gave direction to staff on MCWD's application to LAFCO for the Ord Community Annexation. MCWD staff presented a proposal to annex MCWD's current service area and increase MCWD's sphere of influence as shown in Attachment #5 to MCWD's staff report (attached). The proposed MCWD annexation area would include all areas now being served by MCWD within the former Fort Ord. The proposed MCWD sphere of influence would include the hatched area shown in Attachment #5 as "Maximum

MCWD Sphere of Influence." The proposed sphere of influence would include all of the areas in the cities of Seaside and Del Rey Oaks within the former Fort Ord exclusive of federal lands. The MCWD proposal does not differentiate between water and sewer service. The MCWD Board directed staff to;

1. Formulate an application to annex MCWD's current service area and increase MCWD's sphere of influence to as shown in Attachment #5 to MCWD's staff report, and
2. Staff to negotiate with SCSD

On December 13, 2017, District staff met with MCWD staff and staff from their consultant, Denise Duffy & Associates, and LAFCO staff. Meeting minutes are attached. The following items of concern were discussed:

1. MCWD proposed application would be one application to provide both sewer and water service. This is necessary to simplify the future governance of the sewer and water service to these areas. SCSD staff asked if MCWD would consider a SCSD/MCWD JPA to provide services.
2. Conveyance of sewerage from the proposed northern boundary to the Monterey One Water (M1W) would be through the City of Marina. MCWD currently controls the sewer mains in this area and is not receptive to entering into a wheeling agreement with SCSD to provide the necessary conveyance. Therefore, the proposed LAFCO application would need to include the installation of either a sewer main parallel to the existing sewer main or build another sewer main in the TAMC right of way west of Highway 1.
3. MCWD stated that if SCSD took over the sewer service, then Seaside sewer customers would suffer because they would lose the MRWPCA treatment-plant capacity credits and the wastewater credits. Since the MRWPCA treatment-plant capacity credits were obtained by MCWD by a public benefit conveyance, these should be transferred to SCSD rate payers at no cost. MCWD and LAFCO staff asked for clarification on this.
4. MCWD has an agreement with M1W to obtain treated wastewater from the treatment plant. MCWD staff stated that Seaside would be harmed if SCSD expanded into the former Fort Ord because the future expansion into former Fort Ord would create more credits.
5. LAFCO staff asked why SCSD should be allowed to expand its service area. SCSD staff stated that SCSD feels that it could provide service at a lower rate. SCSD staff asked if MCWD has considered the potential of a joint powers agreement to resolve each party's concerns and secure what could be in MCWD's and SCSD's shared interests.

It is recommended that the District receive the Report and discuss the range of options available.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Engineering Study
2. Preamble
3. MCWD's Proposed Annexation Area
4. Meeting Minutes December 13, 2017

Reviewed for Submission By:

_____

Craig Malin, District Manager

ENGINEERING ANALYSIS
Seaside County Sanitation District LAFCO Application for Sphere of Influence Amendment and Service Area Annexation
December 2017

District Board

Chair: Mayor Ralph Rubio Representing Seaside

Vice Chair: Council Member Jerry Blackwelder Representing Sand City

2nd Vice Chair: Council Member Pat Lintell Representing Del Rey Oaks

District Staff

District Manager: Craig Malin

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Attachment: Excerpt from Appendix F of the 2005 MCWD Wastewater System Master Plan, prepared by RBF 13

Executive Summary

This report was prepared as a technical supporting document for the Local Agency Formation Commission (LAFCO) of Monterey County application, which is being submitted by Seaside County Sanitation District (SCSD). SCSD currently provides wastewater collection service to Region A as shown on Figure 1. Region B, which currently is 100% vacant, is part of the City of Del Rey Oaks and is already included in SCSD's wastewater service area. SCSD is preparing a LAFCO application to expand the sphere of influence and annex Regions C, E, and F into the SCSD wastewater collection service area. Following an evaluation of the collection system facilities, it is proposed that the entire California State University Monterey Bay (CSUMB) campus remain part of the Marina Coast Water District (MCWD) wastewater collection service area even though a portion of the campus resides within the City of Seaside.

Land Use

The purpose of identifying the existing conditions and researching the anticipated land uses is to better understand the existing wastewater infrastructure and master plan for the future undeveloped or under-utilized land. Region C, part of the Former Ford Ord Area, is in the City of Seaside and is comprised of primarily low density residential with open space and some recreational uses. Region C is currently mostly undeveloped. There are approximately 325 acres of proposed low density residential, which equates to approximately 2,600 residential units. Region E includes residential developments, schools, two golf courses, a proposed resort and open space. A large portion of the region is occupied by the golf courses which require minimal sanitary sewer infrastructure. Region F has a mix of residential developments, retail areas, schools, and parks. CSUMB is located immediately north of this region. The sanitary sewer collection facilities in this area flow north toward the City of Marina.

Existing Wastewater Collection System

This section presents an overview of the existing wastewater collection system. Since Region C is mostly vacant at this time with almost no existing collection system, this section will focus on the sewer collection requirements of Regions E and F.

Figure 4 illustrates the collection system within Region E. Region E is comprised of the area known as Seaside Highlands, Hayes Park, and Bayonet and Black Horse Golf Courses located at the proposed Seaside Resort. The wastewater collection system has approximately 38,700 feet (7.3 miles) of sewer main that range in size from 6- to 15-inch[1]. Region E has a total of 183 manholes and one lift station known as Ord Village Lift Station. All wastewater within Region E flows west to the Ord Village Lift Station, which then is pumped north to Region F and then ultimately flows to the Monterey One Water Regional Lift Station located in the City of Marina.

[1] Information provided by MCWD to SCSD in December 2013 as a GIS database.

Figure 5 illustrates the collection system within Region F. Region F is significantly larger than Region E and encompasses lands of the former Ford Ord and the Presidio of Monterey Annex. There are three wastewater drainage basins within Region F. Figure 5 illustrates the three drainage basins as F1 through F3. Region F1 has approximate 22,090 LF of sewer mains that range in size from 6- to 15-inch, with 60% of the system 6-inch. Region F1 has a total of 65 manholes and one lift station known as Giggling Lift Station. In addition, Region F1 receives all flow from Region E.

Region F2 has approximately 31,860 LF of sewer mains that range in size from 6- to 16-inch and has a total of 112 manholes. All wastewater flow from Region F2 flows by gravity to the north through a 12-inch sewer main.

Region F3 has approximately 71,225 LF of sewer mains that range in size from 6- to 21-inch and has a total of 275 manholes. Region F3 also has one pocket lift station known as Hatten Lift Station, which only receives a small amount of wastewater flow. The wastewater from Region F3 flows by gravity to the north, ultimately collecting all flow from Regions E and F1 via the Giggling Lift Station Force Main. Regions F2 and F3 sewer mains join in the City of Marina, just north of the City of Marina/City of Seaside border. All the wastewater then flows to the north to the Monterey One Water Regional Lift Station.

The area north of Region F4 is comprised entirely of CSUMB. Since CSUMB is not proposed to be annexed into SCSD, its collection system will not be reviewed.

Existing Wastewater Flows

Region A's wastewater flows were obtained from SCSD's 2011 Sewer Master Plan. Region E and F's wastewater flows were obtained for MCWD's 2005 Sewer Master Plan. Table E-1 provides a summary of the existing wastewater flows for each region within the SCSD's Sphere of Influence.

Table E-1 – Existing Wastewater Flows by Wastewater Service Area Region

Wastewater Service Area Region	Average Daily Flow	Maximum Day Dry Weather Flow		Peak Hour Dry Weather Flow	
	mgd	mgd	Peaking Factor[2]	mgd	Peaking Factor
Region A	1.80	2.72	1.5	3.78	2.1
Region E[1]	0.39	0.59	1.5	1.18	3.0
Region F1[1]	0.11	0.17	1.5	0.34	3.1
Region F2[1]	0.13	0.19	1.5	0.38	2.9
Region F3[1]	0.37	0.56	1.5	1.12	3.0
Total	**2.8**	**4.23**	**--**	**6.8**	**--**

[1] Flows obtained from Table 7-2 of the Marina Coast Water District 2005 Sewer Master Plan.

[2] Peaking factor is the ratio of the MDDWF or PHDWF to the ADF.

Future Wastewater Flows

The future wastewater flows for each region within the SCSD's Sphere of Influence is based on the future development potential. Information for Regions A, B, and C was obtained from SCSD Sewer Master Plan. Information for Regions E and F was obtained from the MCWD Master Plan. Table E-2 provides a summary of the future anticipated wastewater flows for each region within the SCSD's Sphere of Influence.

Table E-2 – Summary of Future Wastewater Flows by Region

Wastewater Service Area Region	Average Daily Flow	Maximum Day Dry Weather Flow		Peak Hour Dry Weather Flow	
	mgd	mgd	Peaking Factor[2]	mgd	Peaking Factor[2]
Region A	2.36	3.54	1.5	4.96	2.1
Region B	0.91	1.37	1.5	1.91	2.1
Region C	0.56	0.84	1.5	1.18	2.1
Region E[1]	0.39	0.59	1.5	1.17	3.0
Region F1[1]	0.11	0.17	1.5	0.33	3.0
Region F2[1]	0.13	0.20	1.5	0.39	3.0
Region F3[1]	0.46	0.69	1.5	1.38	3.0
Total	**4.92**	**7.40**	--	**11.32**	--

[1] Flows obtained from Table 7-2 of the Marina Coast Water District 2005 Sewer Master Plan.
[2] Peaking factor is the ratio of the MDDWF or PHDWF to the ADF.

Proposed Improvements

This section presents the physical constraints and the recommended projects required for SCSD to expand their service area to include Regions C, E, and F.

Region C

Region C is an undeveloped area that currently does not have sanitary sewer service. The 2011 SCSD Sewer Master Plan evaluated the impacts of Region C on SCSD's existing infrastructure along with Region B, which also consists of all vacant land, but is already within the SCSD's wastewater service area boundary. These two Regions are capable of being served through a gravity collection system without the need for any new lift stations. Table 9-7 in the 2011 Sewer Master Plan provides a summary of the recommended projects to meet the demands within Regions B and C and their proportional share for the upgrades.

Regions E and F

Regions E and F contain existing sewer facilities that are currently being served by MCWD. Figures 7 and 8 identify the proposed capital improvements to facilitate the proposed service area annexation. The following is a discussion of the areas that are impacted by the annexation and the alternatives for altering the collection system to meet the needs of the community and the annexation.

Sewer Master Plan Update

MCWD completed a sewer master plan in 2005. Since 2005, development and flow patterns have changed. It is recommended that a Sewer Master Plan Update be prepared to confirm the proposed Capital Improvement Projects. The cost to complete the Sewer Master Plan Update is estimated at $200,000.

6th Street and Colonel Durham Street

It is recommended that the sewer main serving a small section of the community on 6th Street, south of Colonel Durham Street, be re-directed to flow west with the installation of a new sewer main along Colonel Durham Street. This would require the construction of approximately 1,200 LF of new 8" pipe. It is estimated that this project will cost $429,000.

1st Avenue and Divarty Street

All wastewater from Regions E and F flows to the northwest of the service area either by gravity flow, force main, or a combination of the two. Two parallel sewer mains carry the wastewater flow from the City of Seaside north into the City of Marina and towards the Monterey One Water Regional Lift Station (see Figure 8), which is located approximately 4,800 feet northwest of the city limit line between the City of Seaside and the City of Marina. This sewer main is not a dedicated sewer main from Regions E and F to Monterey One Water's Regional Lift Station as it also receives wastewater from MCWD customers and CSUMB.

There are two options for future operations. The first option is, prior to annexing regions E and F to SCSD, an agreement between SCSD and MCWD be prepared. This agreement would determine future operational and maintenance responsibilities and costs. Currently, the sewer trunk main on 1st Avenue is flowing approximately one-third full under peak dry weather conditions. There is significant development that is proposed in Region F. In addition, CSUMB and the City of Marina are also proposing development. It is estimated that the future development on CSUMB will add a peak demand of 1.3 mgd per Schaaf & Wheelers 2004 report for the CEQA document prepared for CSUMB. The proposed development will impact the trunk line on 1st Avenue. However, it is estimated that this sewer trunk main is capable of handling up to 15 mgd under peak conditions, which is greater than the anticipated flow from CSUMB and development that will occur within the City of Marina and future development within Regions E and F.

The following options are recommended:

Option 1: SCSD Operate and Maintain Sewer Trunk Mains with Access Easement

SCSD would operate and maintain the trunk line all the way to the Monterey One Water Regional Lift Station.

Cost: There are no physical construction costs to implement Option 1. There will be administrative/legal costs to complete the easement documents and costs to conduct the flow metering. If desired by both parties, a new flow meter could be installed permanently to monitor flows on a continuous basis. This cost is not included in the cost estimate provided. *Cost Estimate - $55,000. There will be on-going monthly fees paid by MCWD to SCSD for O&M and potential future upgrades.*

Option 2: MCWD Operate and Maintain Sewer Trunk Mains

Option 2 is similar to Option 1 except that MCWD would operate and maintain the sewer trunk main from the City border to the Monterey One Water Regional Lift Station. Again, costs to operate and maintain the trunk main would be based on a percentage of flow.

Cost: There are no physical construction costs to implement Option 2. There will be administrative/legal costs to complete the easement documents and costs to conduct the flow metering. If desired by both parties, a new flow meter could be installed permanently to monitor flows on a continuous basis. This cost is not included in the cost estimate provided. *Cost Estimate - $55,000. There will be on-going monthly fees paid by SCSD to MCWD for O&M and potential future upgrades.*

It should be noted that either of these options are more cost effective, but require cooperation between the two agencies. An alternative to this option is to construct a new, dedicated sewer main to serve only Regions E and F. This option is described below:

Option 3: Construct New Trunk Main

Another option is for SCSD to construct a dedicated sewer main from the border of the two Cities to the Monterey One Water Regional Lift Station (approximately 4,800 LF). The sewer main must convey all the flow from Region E, F and a potential Project east of Region F for a total future flow of 3.27 mgd under PHDWF. The sewer main is proposed to be 30-inch, but should be re-evaluated during the potential future development project implementation. There are two proposed routes for the dedicated sewer trunk main. The first would be parallel to the existing sewer trunk main along 1st Avenue. This route has numerous conflicts with existing utilities and sewer and water laterals, but is not unfeasible to construct. The second route would be to go under Highway 1 and construct a new sewer trunk main paralleling Highway 1 along the west side frontage road (Beach Range Road – See Figure 8). This route would have less existing conflicting utilities, but would require an engineering analysis to confirm that the sewer trunk main can flow by gravity to the Regional Lift Station and would have potential environmental impacts that will need to be identified.

This option may require a utility easement the County of Monterey. SCSD would pay for 100% of any operation and maintenance costs since no flow would be contributed to the sewer main from MCWD customers.

Cost: Preliminary Cost Estimate for the construction of the dedicated sewer trunk main is $5,000,000.

Recommendation

It is recommended that SCSD and MCWD pursue Option 2. If an agreement cannot be obtained, it is recommended SCSD pursue an engineering analysis that would determine which route for a dedicated sewer main is more viable. For budgeting purposes, this Engineer's Report and the Financial Analysis will include the cost of $5,000,000 for the construction of a new dedicated sewer main.

Wastewater System Master Plan Proposed Improvements

MCWD's 2005 Wastewater System Master Plan, prepared by RBF in July 2005, proposed numerous sewer upgrades for both the Seaside jurisdiction and the Marina jurisdiction. Table E-3, below, identifies

the capital improvements projects proposed in the Seaside jurisdiction only that have not been constructed to date. The table also provides their current status as provided by MCWD staff. Details on the limits of each project can be found in Appendix F of the MCWD 2005 Master Plan and are provided as an attachment to this report.

All projects identified in the MCWD Master Plan for the Seaside jurisdiction are required for future development and therefore, sewer impact fees collected from these developments would be used to offset the costs identified in Table E-3. Existing customer sewer rates should not be used to fund these projects.

Table E-3 – Summary of MCWD Master Plan CIPs for Seaside Jurisdiction Only

CIP #	CIP Name	Master Plan 2005 Cost	2017 Escalated Costs[1]	% of Costs Attributed to Future Dev.	Status
1	Aleutian and Monterey Road Pipeline Replacement Project	$83,900	$117,500	100	Project Not Completed. Project required to accommodate future flows from Seaside Resort Development.
2	Okinawa Road Pipeline Replacement Project	$144,800	$202,700	100	Project Not Completed. Project required to accommodate future flows from Seaside Resort Development.
3	California Street Pipeline Replacement Project	$3,800	--	100	Project Completed.
10	Ord Village Pipeline Replacement Project	$45,000	$63,000	100	Project Not Completed. Project required to accommodate future flows from Seaside Resort Development.
13	Mulheim Road Pipeline Replacement Project	$27,800	$38,900	100	Project Not Completed. Per MCWD Staff, project may not be required and should be re-evaluated.
16	Ardennes Circle Pipeline Replacement Project	$22,200	$31,100	100	Project Not Completed. Per MCWD Staff, project may not be required and should be re-evaluated. If required, it will be part of the Fitch Park Phase 2 housing replacement.
17	Metz Road Pipeline Replacement Project	$38,400	$53,800	100	Project Not Completed. Per MCWD Staff, project may not be required and should be re-evaluated.
23	Giggling Lift Station and Force Main Improvements	$162,000	$226,800	100	Project Not Completed. MCWD budgeted for 2015-2017 fiscal years
26	Hatten Lift Station	$30,000	$42,000	100	Project Not Completed. MCWD budgeted for 2015-2016 fiscal year
27, 29, 30, & 31	General Jim Moore Blvd Projects				These projects were proposed to serve Region C via force mains in General Jim Moore Blvd. However, these projects are unnecessary as Region C will now be served by gravity flows into the current SCSD service area.
	Total	**$554,100**	**$775,800**		

1. Escalation factor based on an ENR Index of 40% from 2005 to 2017, rounded to the nearest $100.

Seaside County Sanitation District LAFCO Application

Seaside County Sanitation District (SCSD) is in Monterey County to the north of the Monterey Peninsula adjacent to Monterey Bay. SCSD is a special district formed on March 1, 1950 and is currently responsible for the maintenance and operation of the sewer collection system serving the Cities of Del Rey Oaks, Sand City, and Seaside (excluding the Former Fort Ord Military Installation). SCSD is governed by a Board of Directors made up of one representative (Mayor or Council Member) of the three-member cities.

This report was prepared as a technical supporting document for the proposed annexation of service area application to the Local Agency Formation Commission (LAFCO) of Monterey County application, which is being submitted by SCSD. The application is for the annexation of the area shown in Figure 1, into the SCSD Wastewater Collection Service Area.

This technical report will provide the following information:

- Proposed annexation boundary;
- Land use and population information;
- A description of the existing wastewater collection system;
- A description of the existing and future wastewater flows;
- A description of the proposed capital improvement projects required for SCSD to expand the service area; and

Proposed Annexation Boundary

SCSD currently provides wastewater collection service to Region A as shown on Figure 1. Region B, which currently is 100% vacant, is part of the City of Del Rey Oaks and is already included in SCSD's wastewater collection service area. SCSD is preparing this LAFCO application to expand the sphere of influence and annex Regions C, E, and F into the SCSD wastewater collection service area. It is proposed that the entire California State University Monterey Bay (CSUMB) campus become part of the Marina Coast Water District (MCWD) service area even though a portion of the campus resides within the City of Seaside.

Land Use and Population

This section presents the land use and future population forecasts for the regions proposed to be annexed into the SCSD wastewater collection service area. The purpose of identifying the existing conditions and researching the anticipated land uses is to better understand the existing wastewater infrastructure and master plan for the future undeveloped or under-utilized land.

Land Use

Region C

Figure 2 illustrates the land uses for the study area described herein as Region C. Region C, part of the Former Ford Ord Area, is in the City of Seaside and is comprised of primarily low density residential with open space and some recreational uses. Region C is currently mostly undeveloped. There are approximately 325 acres of proposed low density residential, which equates to approximately 2,600 residential units.

Regions E and F

Regions E and F are currently serviced by Marina Coast Water District although both are located within the limits of the City of Seaside. Information regarding land use and the future development is taken from the Final Wastewater System Master Plan – Ord Community Service Area prepared by RBF Consulting for Marina Coast Water District on July 19, 2005.

Region E

Region E includes residential developments, schools, two golf courses, a proposed resort and open space. A large portion of the region is occupied by the golf courses which requires minimal sanitary sewer infrastructure. Figure 3 illustrates the locations of the various developments within this region.

Region F

Region F has a mix of residential developments, retail areas, schools, and parks. CSUMB is located immediately north of this region. The sanitary sewer collection facilities in this area flow north toward the City of Marina. Since the majority of CSUMB would be better served by MCWD, it is proposed that the entire CSUMB campus become part of the MCWD service area. Figure 3 illustrates the locations of the various developments within this region.

Existing Wastewater Collection System

This section presents an overview of the existing wastewater collection system. Since Region C is mostly vacant at this time with almost no existing collection system, this section will focus on the sewer collection requirements of Regions E and F.

Region E

Figure 4 illustrates the collection system within Region E. Region E is comprised of the area known as Seaside Highlands, Hayes Park, and Bayonet and Black Horse Golf Courses located at the proposed Seaside Resort. The wastewater collection system has approximately 38,700 feet (7.3 miles) of sewer main that range in size from 6- to 15-inch[2]. Region E has a total of 183 manholes and one lift station known as Ord Village Lift Station. All wastewater within Region E flows west to the Ord Village Lift Station, which then is pumped north to Region F and then ultimately flows to the Monterey One Water Regional Lift Station located in the City of Marina.

[2] Information provided by MCWD to SCSD in December 2013 as a GIS database.

Based on MCWD's 2005 Sewer Master Plan, approximately 1,940 LF within Region E was flowing 70 to 100% full and is therefore undersized for meeting existing needs (See MCWD Capital Improvement Project (CIP) #1 and #10).

Region F

Figure 5 illustrates the collection system within Region F. Region F is significantly larger than Region E and encompasses lands of the former Ford Ord and the Presidio of Monterey Annex. There are three wastewater drainage basins within Region F. Figure 5 illustrates the three drainage basins as F1 through F3. Region F1 has approximate 22,090 LF of sewer mains that range in size from 6- to 15-inch, with 60% of the system 6-inch. Region F1 has a total of 65 manholes and one lift station known as Giggling Lift Station. In addition, Region F1 receives all flow from Region E.

Region F2 has approximately 31,860 LF of sewer mains that range in size from 6- to 16-inch and has a total of 112 manholes. All wastewater flow from Region F2 flows by gravity to the north through a 12-inch sewer main.

Region F3 has approximately 71,225 LF of sewer mains that range in size from 6- to 21-inch and has a total of 275 manholes. Region F3 also has one pocket lift station known as Hatten Lift Station, which only receives a small amount of wastewater flow. The wastewater from Region F3 flows by gravity to the north, ultimately collecting all flow from Regions E and F1 via the Giggling Lift Station Force Main. Regions F2 and F3 sewer mains join in the City of Marina, just north of the City of Marina/City of Seaside border. All the wastewater then flows to the north to the Monterey One Water Regional Lift Station.

Based on MCWD's 2005 Sewer Master Plan, several CIPs were identified for Region F. They are as follows:

F1

- 1,700 LF of sewer main is flowing 75 to 100% full and is therefore undersized for meeting existing needs (See MCWD CIP #2).
- Giggling Lift Station and force main are undersized for meeting existing needs (see CIP #23).

F2

- 65 LF of sewer main is flowing 71% full and is therefore undersized for meeting existing needs (See MCWD CIP #3). *This project is completed.*

F3

- 1,675 LF of sewer main is flowing more than 67% full and is therefore undersized for meeting existing needs (See MCWD CIP #13, #16, and #17).
- Long Term projects were also recommended on General Jim Moore Boulevard to meet future needs (Development in Region C). However, Region C is proposed to flow through Region A instead of Region F, the proposed future upgrades to region F due to Region C flows are no longer required.

Existing and Future Wastewater Flows

This section presents the existing and future wastewater flows for the current SCSD wastewater service area boundary as well as the proposed future annexed wastewater service area. When discussing wastewater flows, it is important to define some of the terminology commonly used to describe and analyze wastewater flows.

Average Daily Flow (ADF) is the average daily wastewater flow over the course of a year and is generally obtained by averaging the total monthly flows conveyed to a WWTP through the course of a year.

Maximum Day Dry Weather Flow (MDDWF) reflects the maximum flow rate during a 24-hour day in the peak summer months. This condition reflects the seasonal variation in dry weather flow.

Peak Hour Dry Weather Flow (PHDWF) is the maximum flow rate that occurs in a single hour during dry weather. To appropriately design wastewater collection system facilities, peak flow conditions must be quantified.

Peak Hour Wet Weather Flow (PHWWF) is the maximum flow rate that occurs in a single hour during wet weather (a significant rain storm event). This factor is derived from standard engineering methodology and judgment combined with actual flow monitoring data. This flow condition may govern the design of the sewage collection system as it may represent the maximum flow rate that the system must convey. PHWWF is derived by multiplying ADF times the diurnal peaking factor, then adding the wet weather flow component.

Existing Wastewater Flows

Region A's wastewater flows were obtained from SCSD's 2011 Sewer Master Plan. Region E and F's wastewater flows were obtained for MCWD's 2005 Sewer Master Plan. Tables 1 and 2 provide a breakdown of the estimated existing wastewater flow by area within Regions E and F, respectively. Table 3 provides a summary of the estimated existing wastewater flows for each region within the SCSD's Sphere of Influence. The flow estimates for each Region do not consider any water conservation or plumbing retrofits that have likely occurred in the past 6 years due to the State-mandated conservation measures and recent drought. It is likely that the present-day flows in all Regions have reduced by up to 15 to 25%.

Table 1. Region E Existing Wastewater Flows

	Existing Flows		
Region E	**ADWF (gpd)**	**MDDWF (gpd)**	**PHDWF (gpd)**
Seaside Resort	125,000	187,500	375,000
Seaside Highlands	123,000	184,500	369,000
Brostrom Park	23,000	34,500	69,000
Fitch Middle School	2,000	3,000	6,000
Sunbay Apartments	60,000	90,000	180,000
Hayes Elementary School	2,000	3,000	6,000
Army - Hayes Park	58,000	87,000	174,000
Totals	**393,000**	**589,500**	**1,179,000**

*All values from Table 7-2 in the Marina Coast Water District 2005 Sewer Master Plan (year 2015 projection)

Table 2. Region F Existing Wastewater Flows

	Existing Flows		
Region F	**ADWF (gpd)**	**MDDWF (gpd)**	**PHDWF (gpd)**
Affordable Housing–SII	87,000	130,500	261,000
Chartwell School	2,000	3,000	6,000
Monterey College of Law	1,000	1,500	3,000
Navy Housing	65,000	97,500	195,000
Marshal Elementary School	2,000	3,000	6,000
Stillwell Elementary School	1,000	1,500	3,000
Army – Fitch Park	189,000	283,500	567,000
Army – Marshal Park	115,000	172,500	345,000
Army – Upper Stillwell Park	38,000	57,000	114,000
Army - Stillwell Park	112,000	168,000	336,000
Totals	**612,000**	**918,000**	**1,836,000**

* All values from Table 7-2 in the Marina Coast Water District 2005 Sewer Master Plan (year 2015 projection)

Table 3 – Existing Wastewater Flows by Wastewater Service Area Region

Wastewater Service Area Region	Average Daily Flow	Maximum Day Dry Weather Flow		Peak Hour Dry Weather Flow	
	mgd	mgd	Peaking Factor[2]	mgd	Peaking Factor
Region A	1.80	2.72	1.5	3.78	2.1
Region E[1]	0.39	0.59	1.5	1.18	3.0
Region F1[1]	0.11	0.17	1.5	0.34	3.1
Region F2[1]	0.13	0.19	1.5	0.38	2.9
Region F3[1]	0.37	0.56	1.5	1.12	3.0
Total	**2.8**	**4.23**	--	**6.8**	--

[1] Flows obtained from Table 7-2 of the Marina Coast Water District 2005 Sewer Master Plan.
[2] Peaking factor is the ratio of the MDDWF or PHDWF to the ADF.

Future Wastewater Flows

The future wastewater flows for each region within the SCSD's Sphere of Influence is based on the future development potential. Information for Regions A, B, and C was obtained from SCSD Sewer Master Plan. Information for Regions E and F was obtained from the MCWD Master Plan. The following flow conditions were used to evaluate the future sewer infrastructure based on peaking factors identified in Table 3:

- **ADWF** Average Daily Dry Weather Flow
- **MDDWF** Maximum Day Dry Weather Flow
  - 1.5 peaking factor
- **PHDWF** Peak Hour Dry Weather Flow
  - 2.1 peaking factor for Regions A, B, and C and potential development east of Seaside. 3.0 peaking factor for Regions E and F

Tables 4 and 5 provide a summary of the anticipated future wastewater flows from Regions E and F, respectively. Table 6 provides a summary of the future anticipated wastewater flows for each region within the SCSD's Sphere of Influence.

Table 4. Region E Future Wastewater Flows

	Projected Flows		
Region E	**ADWF (gpd)**	**MDDWF (gpd)**	**PHDWF (gpd)**
Seaside Resort	125,000	187,500	375,000
Seaside Highlands	123,000	184,500	369,000
Brostrom Park	23,000	34,500	69,000
Fitch Middle School	2,000	3,000	6,000
Sunbay Apartments	60,000	90,000	180,000
Hayes Elementary School	2,000	3,000	6,000
Army - Hayes Park	58,000	87,000	174,000
Totals	**393,000**	**589,500**	**1,179,000**

* All values from Table 7-2 in the Marina Coast Water District 2005 Sewer Master Plan (year 2020 projection)

Table 5. Region F Wastewater Flows

	Projected Flows		
Region F	**ADWF (gpd)**	**MDDWF (gpd)**	**PHDWF (gpd)**
Affordable Housing–SII	87,000	130,500	261,000
Chartwell School	2,000	3,000	6,000
Monterey College of Law	1,000	1,500	3,000
Navy Housing	65,000	97,500	195,000
The 26 Acre Site	62,000	93,000	186,000
Regional Shopping Center	10,000	15,000	30,000
Surplus II Area	13,000	19,500	39,000
Marshal Elementary School	2,000	3,000	6,000
Stillwell Elementary School	1,000	1,500	3,000
Army – Fitch Park	189,000	283,500	567,000
Army – Marshal Park	115,000	172,500	345,000
Army – Upper Stillwell Park	38,000	57,000	114,000
Army - Stillwell Park	112,000	168,000	336,000
Totals	**697,000**	**1,045,500**	**2,091,000**

* All values from Table 7-2 in the Marina Coast Water District 2005 Sewer Master Plan (year 2020 projection)

Table 6 – Summary of Future Wastewater Flows by Region

Wastewater Service Area Region	Average Daily Flow	Maximum Day Dry Weather Flow		Peak Hour Dry Weather Flow	
	mgd	mgd	Peaking Factor[2]	mgd	Peaking Factor[2]
Region A	2.36	3.54	1.5	4.96	2.1
Region B	0.91	1.37	1.5	1.91	2.1
Region C	0.56	0.84	1.5	1.18	2.1
Region E[1]	0.39	0.59	1.5	1.17	3.0
Region F1[1]	0.11	0.17	1.5	0.33	3.0
Region F2[1]	0.13	0.20	1.5	0.39	3.0
Region F3[1]	0.46	0.69	1.5	1.38	3.0
Total	**4.92**	**7.40**	--	**11.32**	--

[1] Flows obtained from Table 7-2 of the Marina Coast Water District 2005 Sewer Master Plan.
[2] Peaking factor is the ratio of the MDDWF or PHDWF to the ADF.

Proposed Improvements

This section presents the physical constraints and the recommended projects required for SCSD to expand their service area to include Regions C, E, and F. The proposed SCSD service boundary includes all of Regions C, E and most of Region F. As mentioned previously, a portion on the north side of Region F includes CSUMB. Most of the sewer service for CSUMB is located within the City of Marina and the portion that is located in the City of Seaside flows north into the City of Marina. *To maintain one service provider for the campus and to simplify the service boundaries, it is recommended that all of CSUMB be incorporated under MCWD jurisdiction.* The proposed SCSD boundary will follow along the south side of the CSUMB campus on Colonel Durham Street and Lightfighter Drive as shown in Figure 1 and Figure 6.

In addition, this section identifies the projects that are listed in Appendix F of the MCWD Ord Community Wastewater System Master Plan, prepared by RBF in July 2005 that have not been completed at this time.

Region C

Region C is mostly undeveloped area that currently does not have sanitary sewer service. The 2011 SCSD Sewer Master Plan evaluated the impacts of Region C on SCSD's existing infrastructure along with Region B, which also consists of mostly vacant land, but is already within the SCSD's wastewater service area boundary. Based on land topography and existing facility locations, the SCSD Master Plan provides details on specific projects required to provide wastewater collection service to Regions B and C. These two Regions are capable of being served through a gravity collection system without the need for any new lift stations. Table 9-7 in the 2011 SCSD Sewer Collection System Master Plan provides a summary of the recommended projects to meet the demands within Regions B and C and their proportional share for the upgrades. *In addition,* prior to development, *additional modeling and planning should be completed to verify points of connection and Region A's ability to receive the increased estimated flows.*

Regions E and F

Regions E and F contain existing sewer collection facilities that are currently being served by MCWD. Defining the limits of the annexation and managing the interface between the two service areas will require planning, engineering, and negotiating based on engineering and economic factors.

Figures 7 and 8 identify the proposed capital improvements to facilitate the proposed service area annexation. The following is a discussion of the areas that are impacted by the annexation and the alternatives for improving the collection system to meet the needs of the community and facilitating the proposed annexation.

Sewer Master Plan Update

MCWD completed a sewer master plan in 2005. Since 2005, development and flow patterns have changed. It is recommended that a Sewer Master Plan Update be prepared to confirm the proposed Capital Improvement Projects. The cost to complete the Sewer Master Plan Update is estimated at $200,000.

6th Street and Colonel Durham Street

It is recommended that the sewer main serving a small section of the community on 6th Street, south of Colonel Durham Street, be re-directed to flow west with the installation of a new sewer main along Colonel Durham Street. This would require the construction of approximately 1,200 LF of new 8" pipe. It is estimated that this project will cost $429,000.

1st Avenue and Divarty Street

All wastewater from Regions E and F flows to the northwest of the service area either by gravity flow, force main, or a combination of the two. Two parallel sewer mains carry the wastewater flow from the City of Seaside north into the City of Marina and towards the Monterey One Water Regional Lift Station (see Figure 8), which is located approximately 4,800 feet northwest of the city limit line between the City of Seaside and the City of Marina. This sewer main is not a dedicated sewer main from Regions E and F to Monterey One Water's Regional Lift Station as it also receives wastewater from MCWD customers and CSUMB.

There are two options for future operations. The first option is, prior to annexing regions E and F to SCSD, an agreement between SCSD and MCWD be prepared. This agreement would determine future operational and maintenance responsibilities and costs. Currently, the sewer trunk main on 1st Avenue is flowing approximately one-third full under peak dry weather conditions. There is significant development that is proposed in Region F. In addition, CSUMB and the City of Marina are also proposing development. It is estimated that the future development on CSUMB will add a peak demand of 1.3 mgd per Schaaf & Wheelers 2004 report for the CEQA document prepared for CSUMB. The proposed development will impact the trunk line on 1st Avenue. However, it is estimated that this sewer trunk main is capable of handling up to 15 mgd under peak conditions, which is greater than the anticipated flow from CSUMB and development that will occur within the City of Marina and future development within Regions E and F.

The following options are recommended:

Option 1: SCSD Operate and Maintain Sewer Trunk Mains with Access Easement

SCSD would operate and maintain the trunk line all the way to the Monterey One Water Regional Lift Station.

Cost: There are no physical construction costs to implement Option 1. There will be administrative/legal costs to complete the easement documents and costs to conduct the flow metering. If desired by both parties, a new flow meter could be installed permanently to monitor flows on a continuous basis. This cost is not included in the cost estimate provided. *Cost Estimate - $55,000. There will be on-going monthly fees paid by MCWD to SCSD for O&M and potential future upgrades.*

Option 2: MCWD Operate and Maintain Sewer Trunk Mains

Option 2 is similar to Option 1 except that MCWD would operate and maintain the sewer trunk main from the City border to the Monterey One Water Regional Lift Station. Again, costs to operate and maintain the trunk main would be based on a percentage of flow.

Cost: There are no physical construction costs to implement Option 2. There will be administrative/legal costs to complete the easement documents and costs to conduct the flow metering. If desired by both parties, a new flow meter could be installed permanently to monitor flows on a continuous basis. This cost is not included in the cost estimate provided. *Cost Estimate - $55,000. There will be on-going monthly fees paid by SCSD to MCWD for O&M and potential future upgrades.*

It should be noted that either of these options are more cost effective, but require cooperation between the two agencies. An alternative to this option is to construct a new, dedicated sewer main to serve only Regions E and F. This option is described below:

Option 3: Construct New Trunk Main

Another option is for SCSD to construct a dedicated sewer main from the border of the two Cities to the Monterey One Water Regional Lift Station (approximately 4,800 LF). The sewer main must convey all the flow from Region E, F and a potential Project east of Region F for a total future flow of 3.27 mgd under PHDWF. The sewer main is proposed to be 30-inch, but should be re-evaluated during the potential future development project implementation. There are two proposed routes for the dedicated sewer trunk main. The first would be parallel to the existing sewer trunk main along 1st Avenue. This route has numerous conflicts with existing utilities and sewer and water laterals, but is not unfeasible to construct. The second route would be to go under Highway 1 and construct a new sewer trunk main paralleling Highway 1 along the west side frontage road (Beach Range Road – See Figure 8). This route would have less existing conflicting utilities, but would require an engineering analysis to confirm that the sewer trunk main can flow by gravity to the Regional Lift Station and would have potential environmental impacts that will need to be identified.

This option may require a utility easement the County of Monterey. SCSD would pay for 100% of any operation and maintenance costs since no flow would be contributed to the sewer main from MCWD customers.

Cost: Preliminary Cost Estimate for the construction of the dedicated sewer trunk main is $5,000,000.

Wastewater System Master Plan Proposed Improvements

MCWD's 2005 Wastewater System Master Plan, prepared by RBF in July 2005, proposed numerous sewer upgrades for both the Seaside jurisdiction and the Marina jurisdiction. Table E-3, below, identifies the capital improvements projects proposed in the Seaside jurisdiction only that have not been constructed to date. The table also provides their current status as provided by MCWD staff. Details on the limits of each project can be found in Appendix F of the MCWD 2005 Master Plan and are provided as an attachment to this report.

All projects identified in the MCWD Master Plan for the Seaside jurisdiction are required for future development and therefore, sewer impact fees collected from these developments would be used to offset the costs identified in Table E-3. Existing customer sewer rates should not be used to fund these projects.

Table 7 – Summary of MCWD Master Plan CIPs for Seaside Jurisdiction Only

CIP #	CIP Name	Master Plan 2005 Cost	2017 Escalated Costs[1]	% of Costs Attributed to Future Dev.	Status
1	Aleutian and Monterey Road Pipeline Replacement Project	$83,900	$117,500	100	Project Not Completed. Project required to accommodate future flows from Seaside Resort Development.
2	Okinawa Road Pipeline Replacement Project	$144,800	$202,700	100	Project Not Completed. Project required to accommodate future flows from Seaside Resort Development.
3	California Street Pipeline Replacement Project	$3,800	--	100	Project Completed.
10	Ord Village Pipeline Replacement Project	$45,000	$63,000	100	Project Not Completed. Project required to accommodate future flows from Seaside Resort Development.
13	Mulheim Road Pipeline Replacement Project	$27,800	$38,900	100	Project Not Completed. Per MCWD Staff, project may not be required and should be re-evaluated.
16	Ardennes Circle Pipeline Replacement Project	$22,200	$31,100	100	Project Not Completed. Per MCWD Staff, project may not be required and should be re-evaluated. If required, it will be part of the Fitch Park Phase 2 housing replacement.
17	Metz Road Pipeline Replacement Project	$38,400	$53,800	100	Project Not Completed. Per MCWD Staff, project may not be required and should be re-evaluated.
23	Giggling Lift Station and Force Main Improvements	$162,000	$226,800	100	Project Not Completed. MCWD budgeted for 2015-2017 fiscal years
26	Hatten Lift Station	$30,000	$42,000	100	Project Not Completed. MCWD budgeted for 2015-2016 fiscal year
27, 29, 30, & 31	General Jim Moore Blvd Projects				These projects were proposed to serve Region C via force mains in General Jim Moore Blvd. However, these projects are unnecessary as Region C will now be served by gravity flows into the current SCSD service area.
	Total	**$554,100**	**$775,800**		

1. Escalation factor based on an ENR Index of 40% from 2005 to 2017, rounded to the nearest $100.

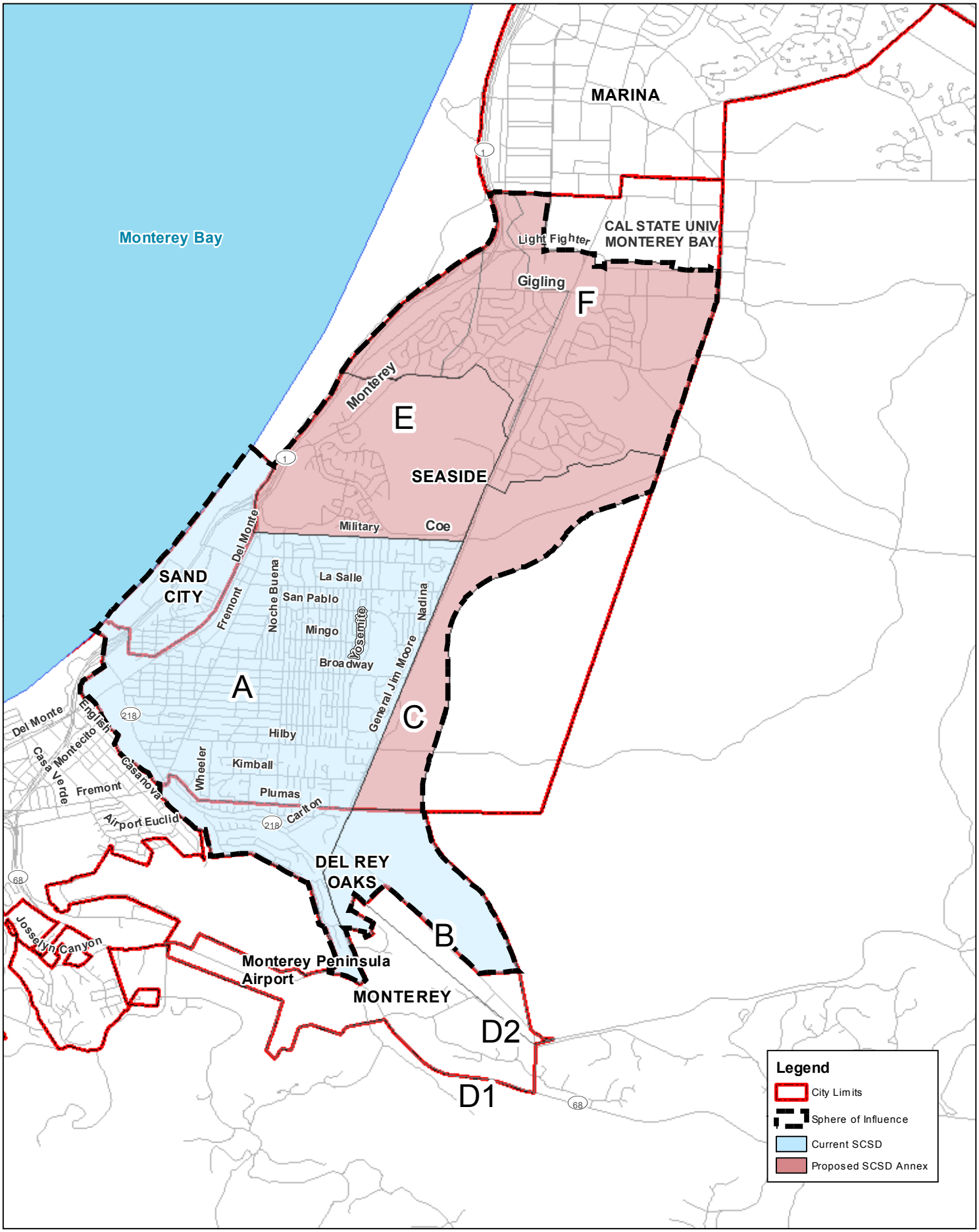

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FIGURE 1: PROPOSED ANNEXATION BOUNDARY

NOTES:
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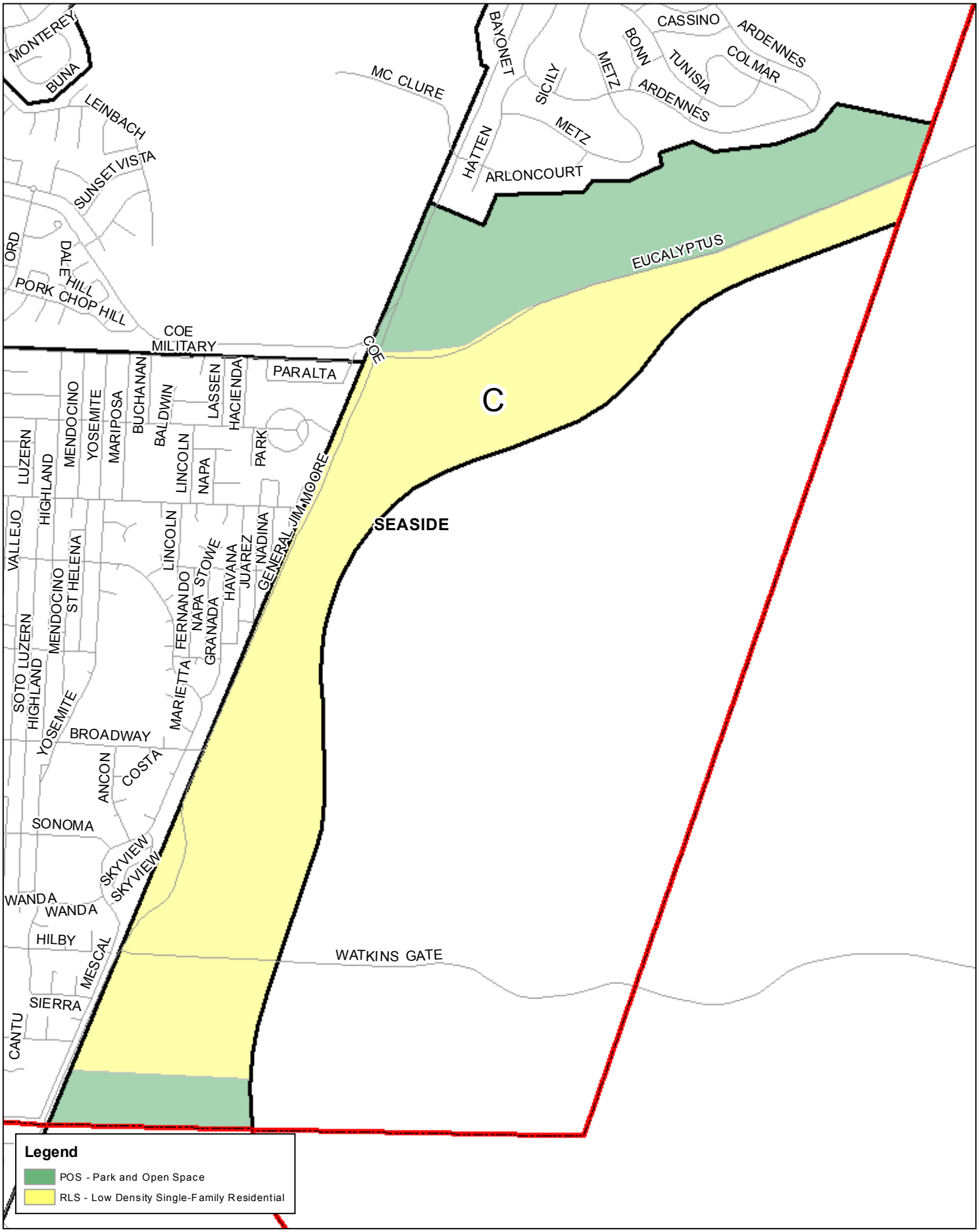

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FIGURE 2: REGION C LAND USE MAP

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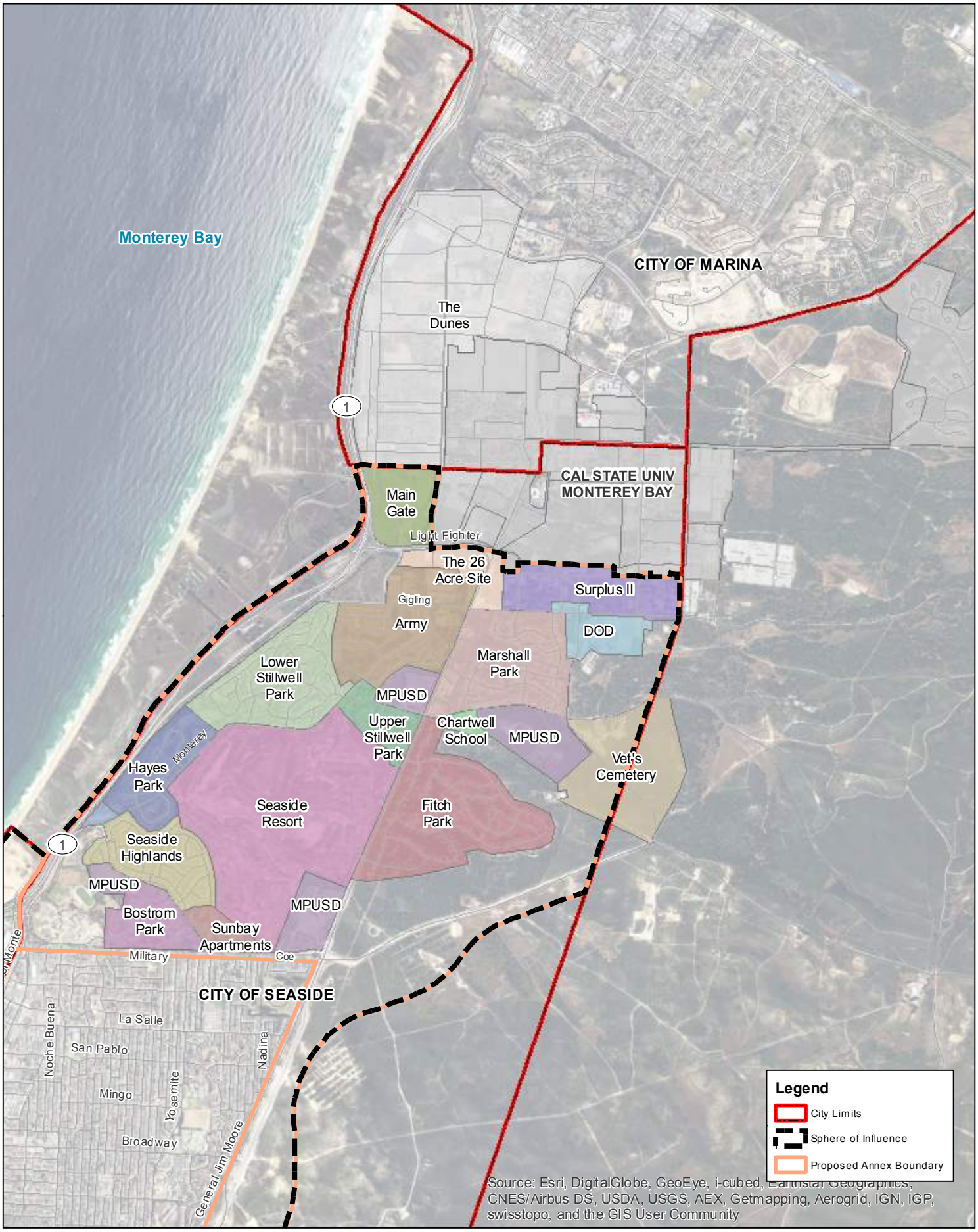

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FIGURE 3: MCWD DEVELOPMENT AREAS

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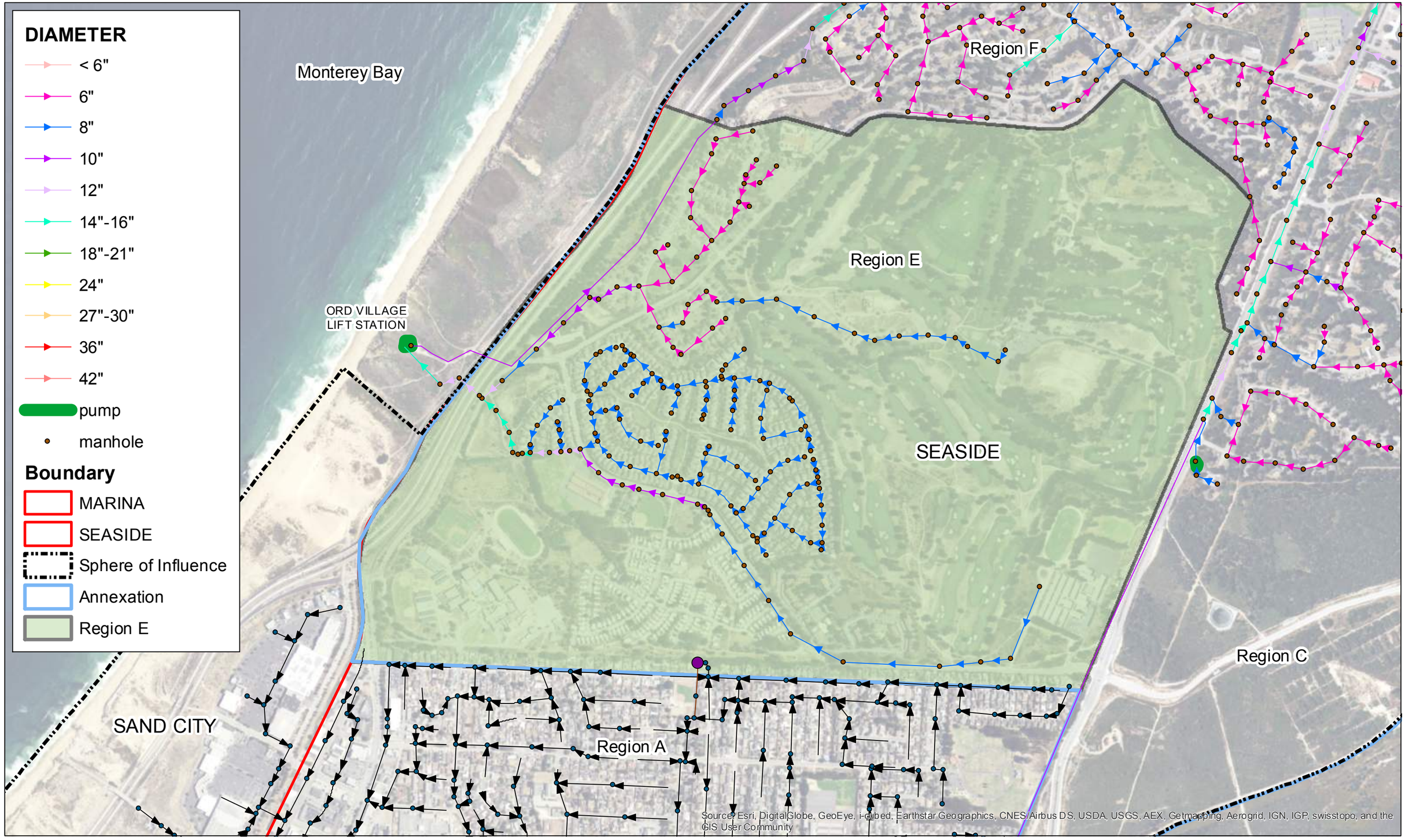

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FIGURE 4: REGION 'E' EXISTING COLLECTION SYSTEM

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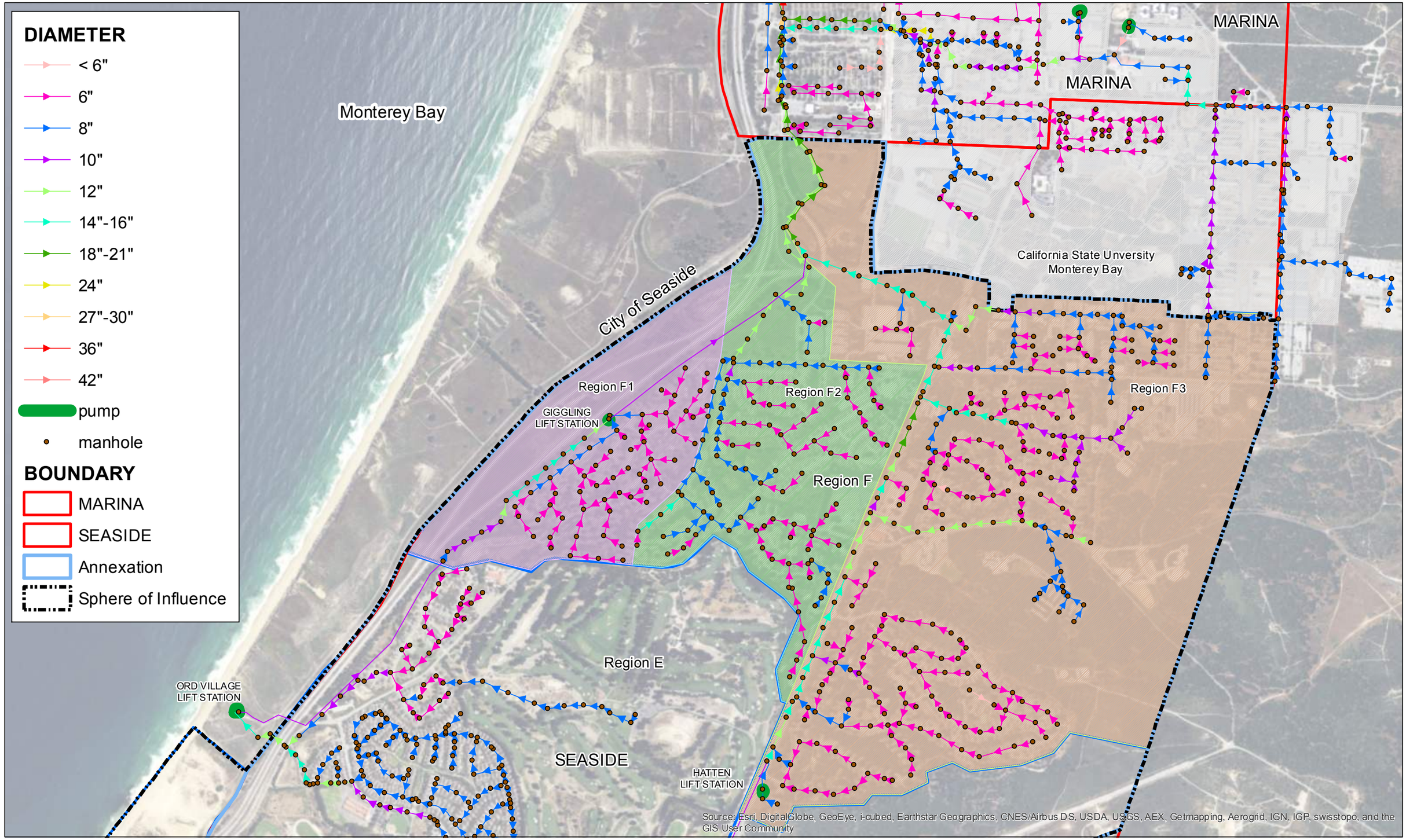

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FIGURE 5: REGION 'F' EXISTING COLLECTION SYSTEM

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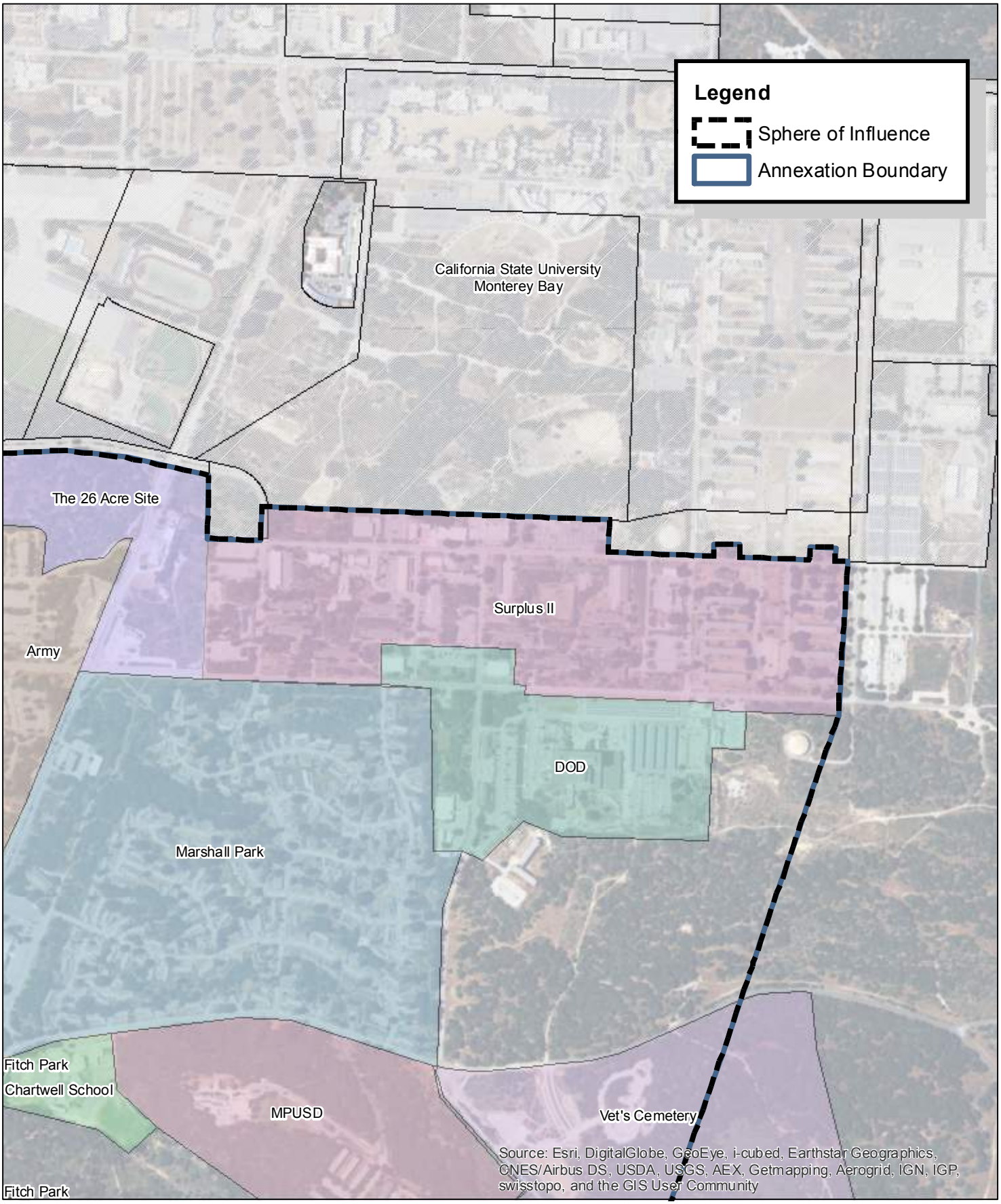

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FIGURE 6: ANNEXATION BOUNDARY DETAIL

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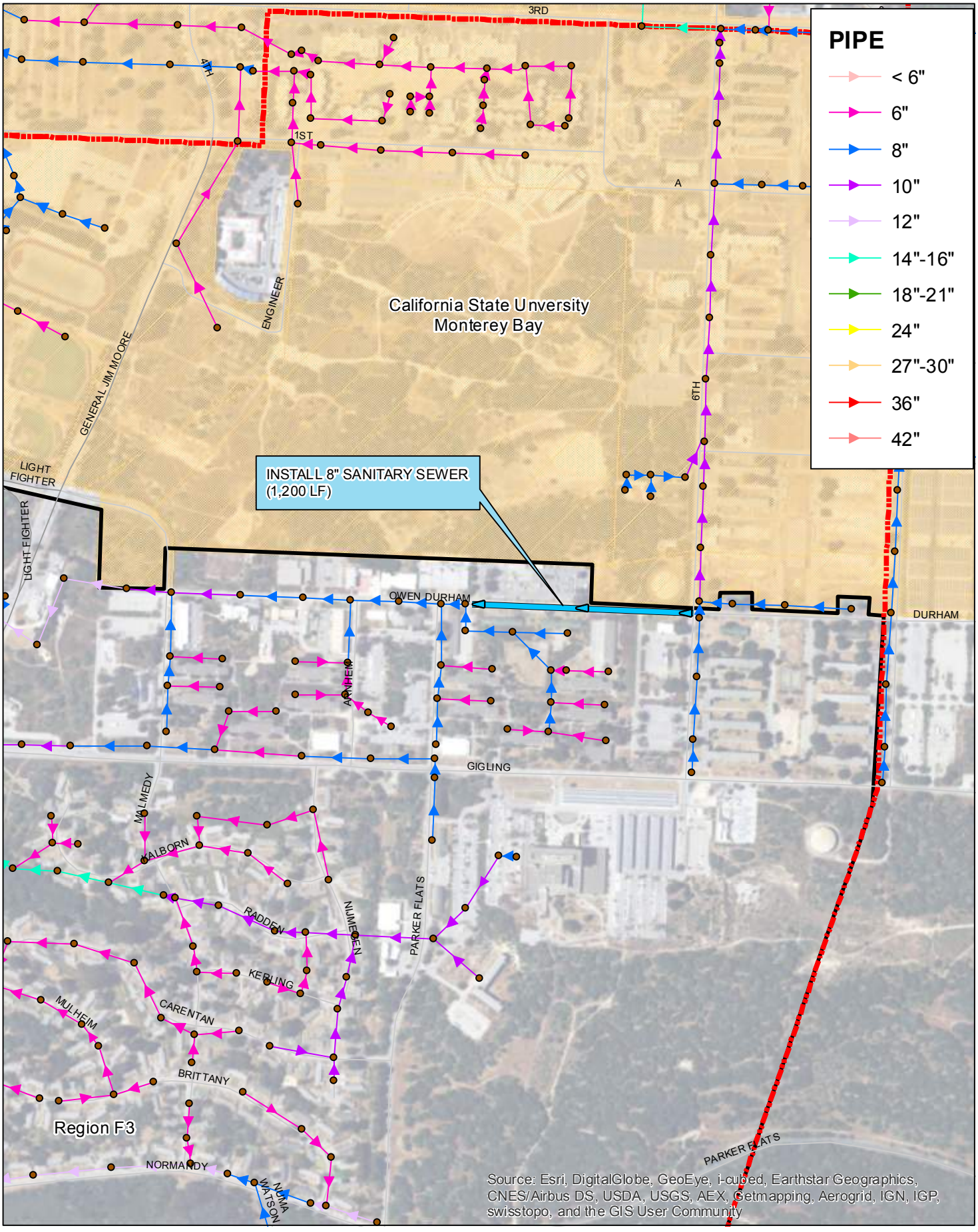

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FIGURE 7: PROPOSED CAPITAL IMPROVEMENTS

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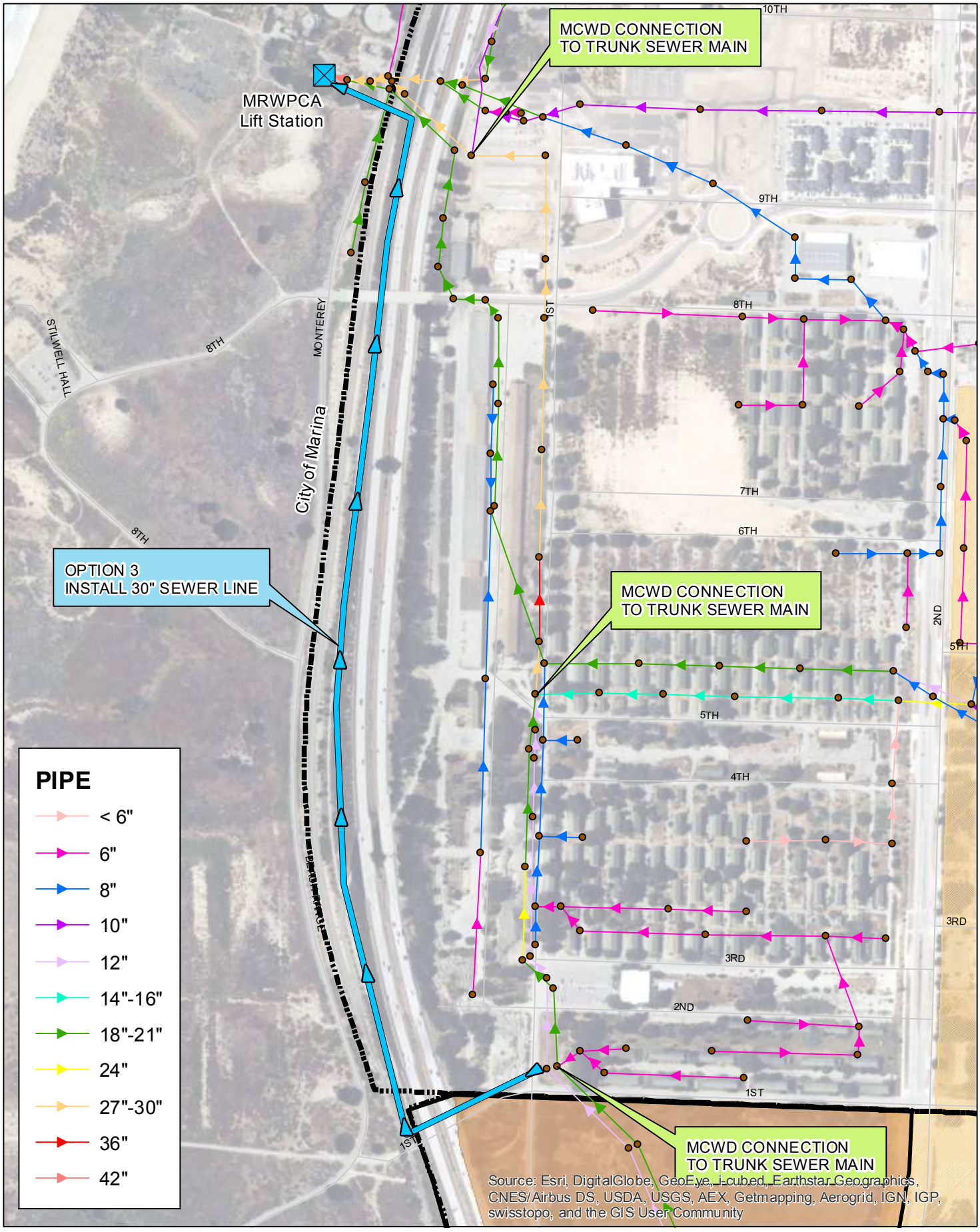

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FIGURE 8: PROPOSED IMPROVEMENTS

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Attachment: Excerpt from Appendix F of the 2005 MCWD Wastewater System Master Plan, prepared by RBF

CIP #: 1 -- Aleutian and Monterey Road Pipeline Replacement

Year Planned for Construction: 2005
Capacity Scenario: 2005 PWWF

Reason for Project: Existing gravity sewer pipelines have insufficient capacity to accommodate new wastewater flows from Hayes Park and Seaside Resort developments. Wastewater flow from Hayes Park and Seaside Resort require the gravity sewer pipelines to flow at 70-100% of full capacity, beyond the allowable flow capacities outlined for this Master Plan.

Project Priority: 2 (Maximum Facility Capacity Exceeded)

Project Type: Pipeline Replacement Project

Engineering Opinion of Probable Cost:

Pipe ID	Location	Upstream Manhole	Downstream Manhole	Length Existing (ft)	Existing d/D	Pipeline Diameter		Unit Cost ($/LF)	Facility Cost ($)
						Existing (in)	Replacement (in)		
AA-16	Aleutian Road	AA-16	AA-8	240	1.00	6	8	$ 36	$ 8,600
AA-7	Parallel Monterey Road	AA-7	AA-6	200	0.69	8	10	$ 41	$ 8,200
AA-6	Parallel Monterey Road	AA-6	AA-5	210	0.81	8	10	$ 41	$ 8,600
AA-5	Parallel Monterey Road	AA-5	AA-4	80	0.70	8	10	$ 41	$ 3,300
AA-4	Parallel Monterey Road	AA-4	AA-3	340	1.00	8	10	$ 41	$ 13,900
AA-3	Parallel Monterey Road	AA-3	AA-2	370	1.00	8	10	$ 41	$ 15,200
TOTAL LENGTH				1440					
CONSTRUCTION COST									$ 57,800
20% CONTINGENCY									$ 11,600
25% MCWD Soft Costs [1]									$ 14,500
TOTAL PROJECT									$ 83,900

CIP #: 1 -- Aleutian and Monterey Road Pipeline Replacement Year Planned for Construction: 2005
Capacity Scenario: 2005 PWWF

[1] Soft Costs = 10% of construction cost for Engineering Design, 10% of construction cost for construction management and inspection, 5% of construction cost for legal and administrative fees.

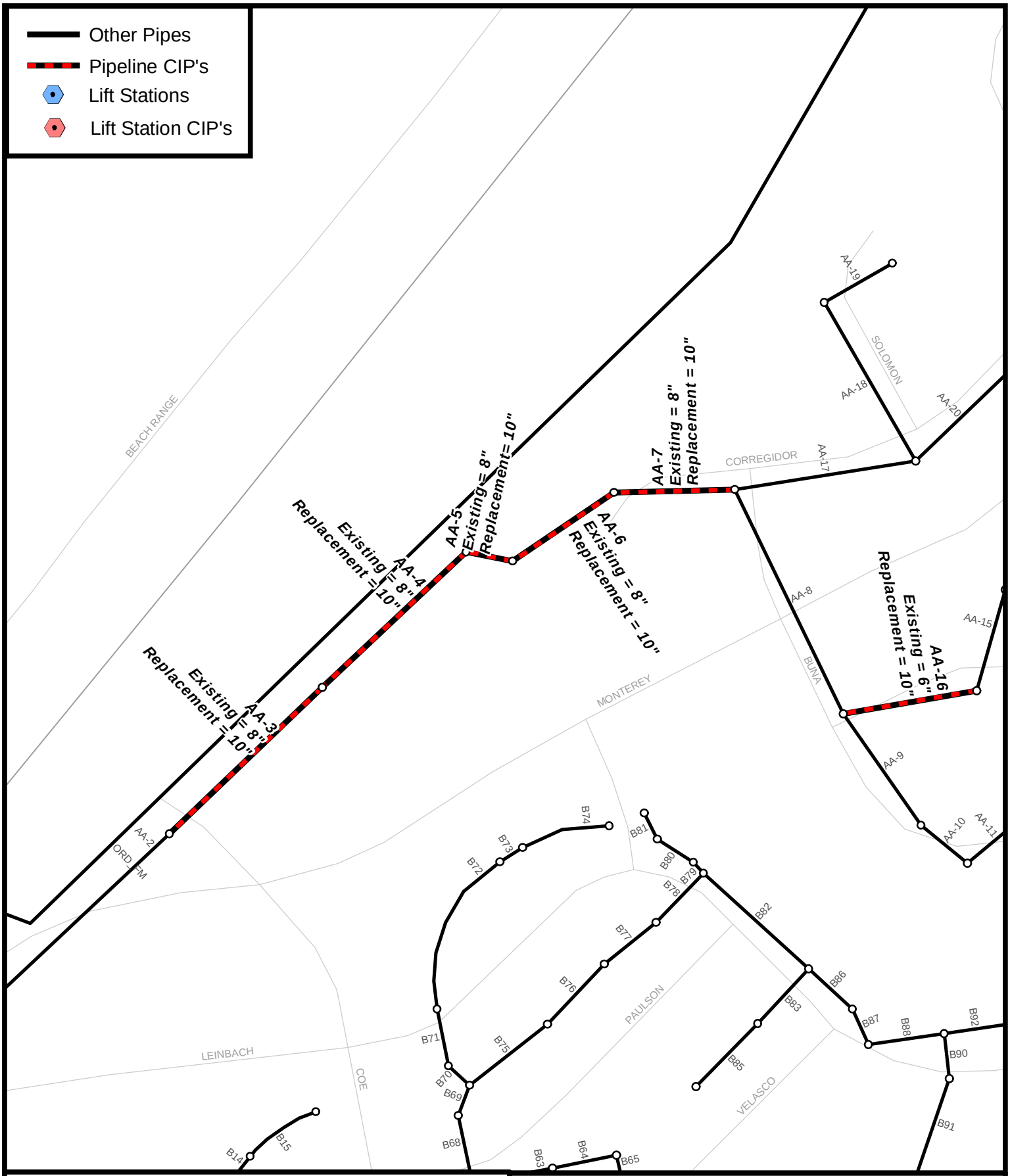
Project Solution: Replace approximately 1,440 LF of existing 6 and 8-inch diameter gravity sewer pipeline with appropriate 8 and 10-inch diameter gravity sewer pipeline to provide required capacities for wastewater flow. Pipeline segments AA-7 through AA-3 are continuous pipeline segments that should be constructed as one project. Pipeline segment AA-16 is within the general vicinity and therefore is included in this project. Pipeline segment AA-8 has sufficient hydraulic capacity, however, the pipeline is 6-inches in diameter and does not conform to existing District Standards.

This CIP could be revised if the replacement of pipeline segment AA-8 with an 8-inch diameter pipeline was considered to be included in the project for pipeline diameter consistency within a continuous pipeline run. Pipeline AA-8 has not been included in this opinion of probable cost.

Upstream Flow Sources at Build-out: Hayes Park, Seaside Resort

Upstream Lift Stations: None

Project Location Map: Attached on next page. Proposed CIP facilities are colored in red.



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MARINA COAST WATER DISTRICT

ORD COMMUNITY WASTEWATER MASTER PLAN

CIP 1: Aleutian & Monterey Road Pipeline Replacement Project

H:\Pdata\35100326\GIS\Exhibits\CIPGrid BWH 4/5/05

CIP #: 2 Okinawa Road Pipeline Replacement Project Year Planned for Construction: 2005
Capacity Scenario: 2005 PWWF

Reason for Project: Existing gravity sewer pipelines have insufficient capacity to accommodate new wastewater flows from Hayes Park and Seaside Resort. Wastewater flow from those developments require the gravity sewer pipelines to flow at 75-100% of full capacity, beyond the allowable flow capacities outlined for this Master Plan. Existing areas also contributing wastewater flow to these pipelines include Bostrom Park, Fitch Middle School, Sunbay apartment, and Seaside Highlands.

Project Priority: 2 (Maximum Facility Capacity Exceeded)

Project Type: Pipeline Replacement Project

Engineering Opinion of Probable Cost:

Pipe ID	Location	Upstream Manhole	Downstream Manhole	Length Existing (ft)	Existing d/D	Pipeline Diameter		Unit Cost ($/LF)	Facility Cost ($)
						Existing (in)	Replacement (in)		
C2	Parallel Hwy One and Okinawa Road	C2	C3	274	.75	8	10	$ 41	$ 11,300
C6	Parallel Hwy One and Okinawa Road	C6	C7	386	1.00	12	15	$ 62	$ 23,900
C7	Parallel Hwy One and Okinawa Road	C7	C8	342	1.00	12	15	$ 62	$ 21,200
C8	Parallel Hwy One and Okinawa Road	C8	C9	323	1.00	12	15	$ 62	$ 20,000
C9	Parallel Hwy One and Okinawa Road	C9	C10	377	1.00	12	15	$ 62	$ 23,400
TOTAL LENGTH				1703					
								CONSTRUCTION COST	$ 99,800
								20% CONTINGENCY	$ 20,000
								25% MCWD Soft Costs [1]	$ 25,000
								TOTAL PROJECT	$ 144,800

[1] Soft Costs = 10% of construction cost for Engineering Design, 10% of construction cost for construction management and inspection, 5% of construction cost for legal and administrative fees.

CIP #: 2 Okinawa Road Pipeline Replacement Project Year Planned for Construction: 2005
Capacity Scenario: 2005 PWWF

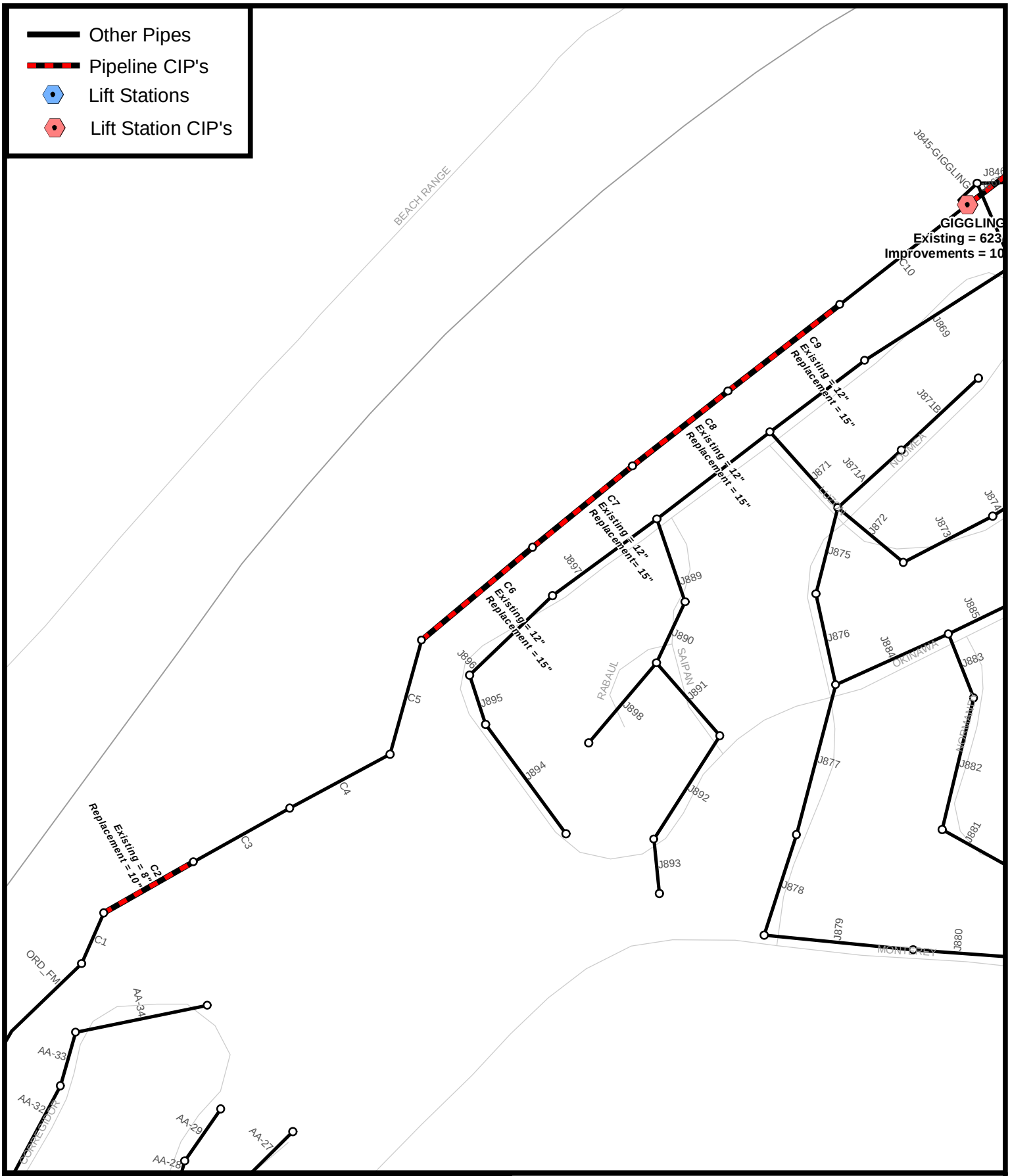
Project Description:
Replace existing 8 and 12 -inch diameter gravity sewer pipelines with appropriate 10 and 15-inch diameter gravity sewer pipeline to provide required capacities for wastewater flow. Pipeline segments C6 through C9 are connecting pipeline segments that should be constructed as one project. Pipeline segment C2 is within the geographic vicinity and should be included in the project.

Pipeline segments C3 through C5, and pipeline segment C10 have sufficient hydraulic capacity to accommodate build-out flows, however, those pipeline segments may be considered for replacement for continuity of pipeline diameter within the pipeline run. Pipeline segments C3 through C5 and pipeline segment C10 are not included in this opinion of probable cost.

Upstream Flow Sources at Build-out: Hayes Park, Bostrom Park, Seaside Resort, Fitch Middle School, Sunbay Apartments, Seaside Highlands

Upstream Lift Stations: Ord Village

Project Location Map: Attached on next page. Proposed CIP facilities are colored in red.



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CIP 2: Okinawa Rd. Pipeline Replacement Project

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CIP # 3: California Street Pipeline Replacement Project

Year Planned for Construction: 2005
Capacity Scenario: 2005 PWWF

Reason for Project: Existing gravity sewer pipeline has insufficient capacity to accommodate new wastewater flows from Seaside Affordable Surplus Housing II and Navy Housing developments. Wastewater flow from those developments require the gravity sewer pipelines to flow at 71% of full capacity, beyond the allowable flow capacities outlined for this Master Plan.

Project Priority: 3 (District guidelines regarding maximum allowable design parameters exceeded)

Project Type: Pipeline Replacement Project

Engineering Opinion of Probable Cost:

Pipe ID	Location	Upstream Manhole	Downstream Manhole	Length Existing (ft)	Existing d/D	Pipeline Diameter Existing (in)	Pipeline Diameter Replacement (in)	Unit Cost ($/LF)	Facility Cost ($)
D701	California St. and Giggling Road	D701	D700	63	.71	8	10	$ 41	$ 2,600
TOTAL LENGTH				63					
								CONSTRUCTION COST	$ 2,600
								20% CONTINGENCY	$ 500
								25% MCWD Soft Costs [1]	$ 700
								TOTAL PROJECT	$ 3,800

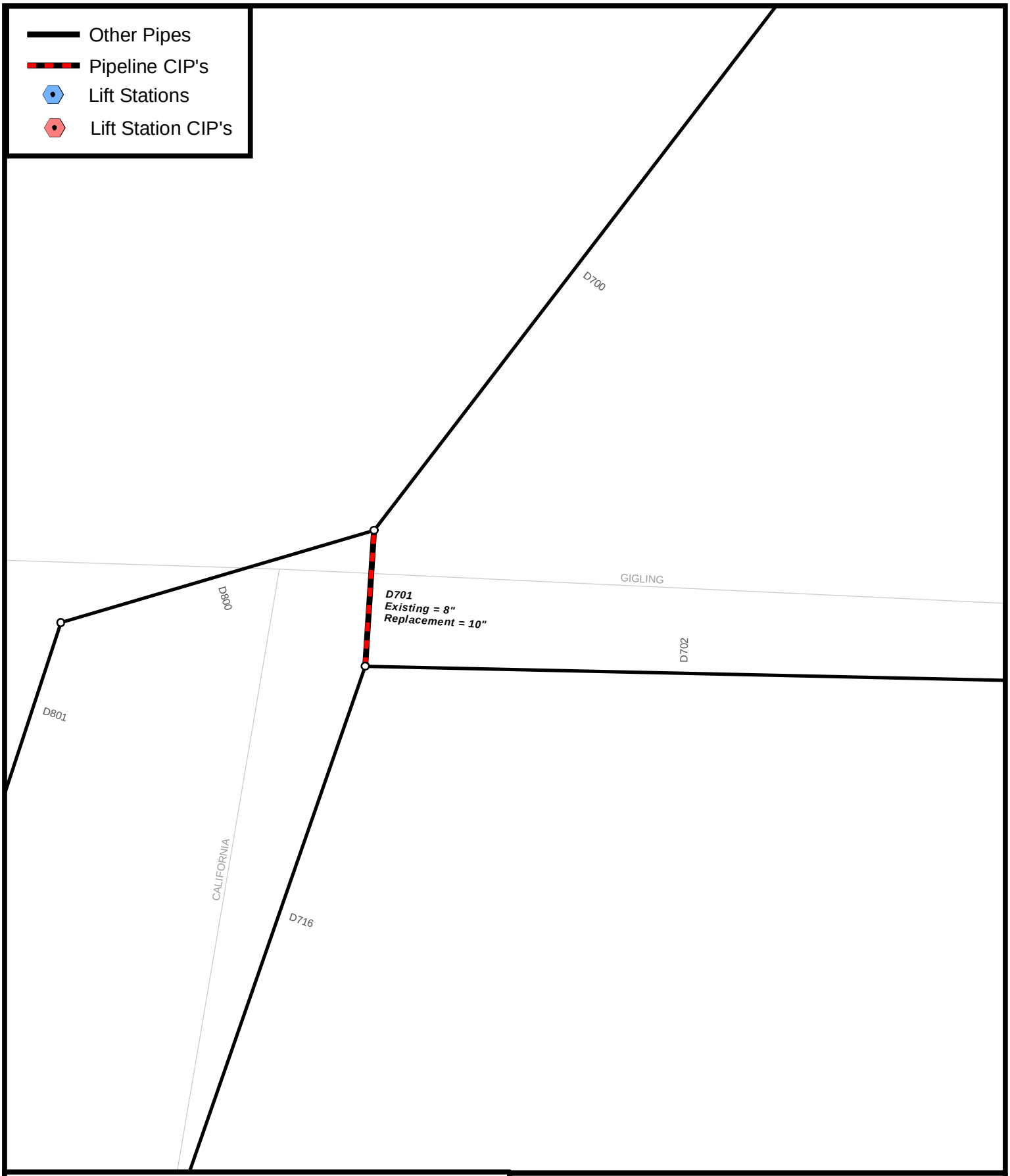
[1] Soft Costs = 10% of construction cost for Engineering Design, 10% of construction cost for construction management and inspection, 5% of construction cost for legal and administrative fees.

Project Description:
Replace existing 8 -inch diameter gravity sewer pipeline with appropriate 10-inch diameter gravity sewer pipeline to provide required capacities for wastewater flow.

Upstream Flow Sources at Build-out: Seaside Affordable Surplus Housing II, Navy Housing

Upstream Lift Stations: None

Project Location Map: Attached on next page. Proposed CIP facilities are colored in red.



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CIP 3: California Street Pipeline Replacement Project

H:Pdata/35100326/GIS/Exhibits/CIPGrid BWH 4/5/05

CIP #: 10 – Ord Village Pipeline Replacement Project

Year Planned for Construction: 2005
Capacity Scenario: 2005 PWWF

Reason for Project: Existing gravity sewer pipelines have insufficient capacity to accommodate new wastewater flows Hayes Park, Seaside Resort and Hayes Elementary School developments. Wastewater flow from those developments require the gravity sewer pipelines to flow at 67 - 100% of full capacity, beyond the allowable flow capacities outlined for this Master Plan. Existing areas also contributing wastewater flow to these pipelines include Bostrom Park, Fitch Middle School, Sunbay apartment, and Seaside Highlands.

Project Priority: 2 (Maximum facility capacity exceeded)

Project Type: Pipeline Replacement Project

Engineering Opinion of Probable Cost:

Pipe ID	Location	Upstream Manhole	Downstream Manhole	Length Existing (ft)	Existing d/D	Pipeline Diameter		Unit Cost ($/LF)	Facility Cost ($)
						Existing (in)	Replacement (in)		
B901	Parallel Highway One	B901	ORD_WW	501	.80	12	15	$ 62	$ 31,000
TOTAL LENGTH				501					
								CONSTRUCTION COST	$ 31,000
								20% CONTINGENCY	$ 6,200
								25% MCWD Soft Costs [1]	$ 7,800
								TOTAL PROJECT	$ 45,000

[1] Soft Costs = 10% of construction cost for Engineering Design, 10% of construction cost for construction management and inspection, 5% of construction cost for legal and administrative fees.

Project Description:
Replace existing 12 -inch diameter gravity sewer pipeline with appropriate 15 -inch diameter gravity sewer pipeline to provide required capacities for wastewater flow.

CIP #: 10 – Ord Village Pipeline Replacement Project Year Planned for Construction: 2005
Capacity Scenario: 2005 PWWF

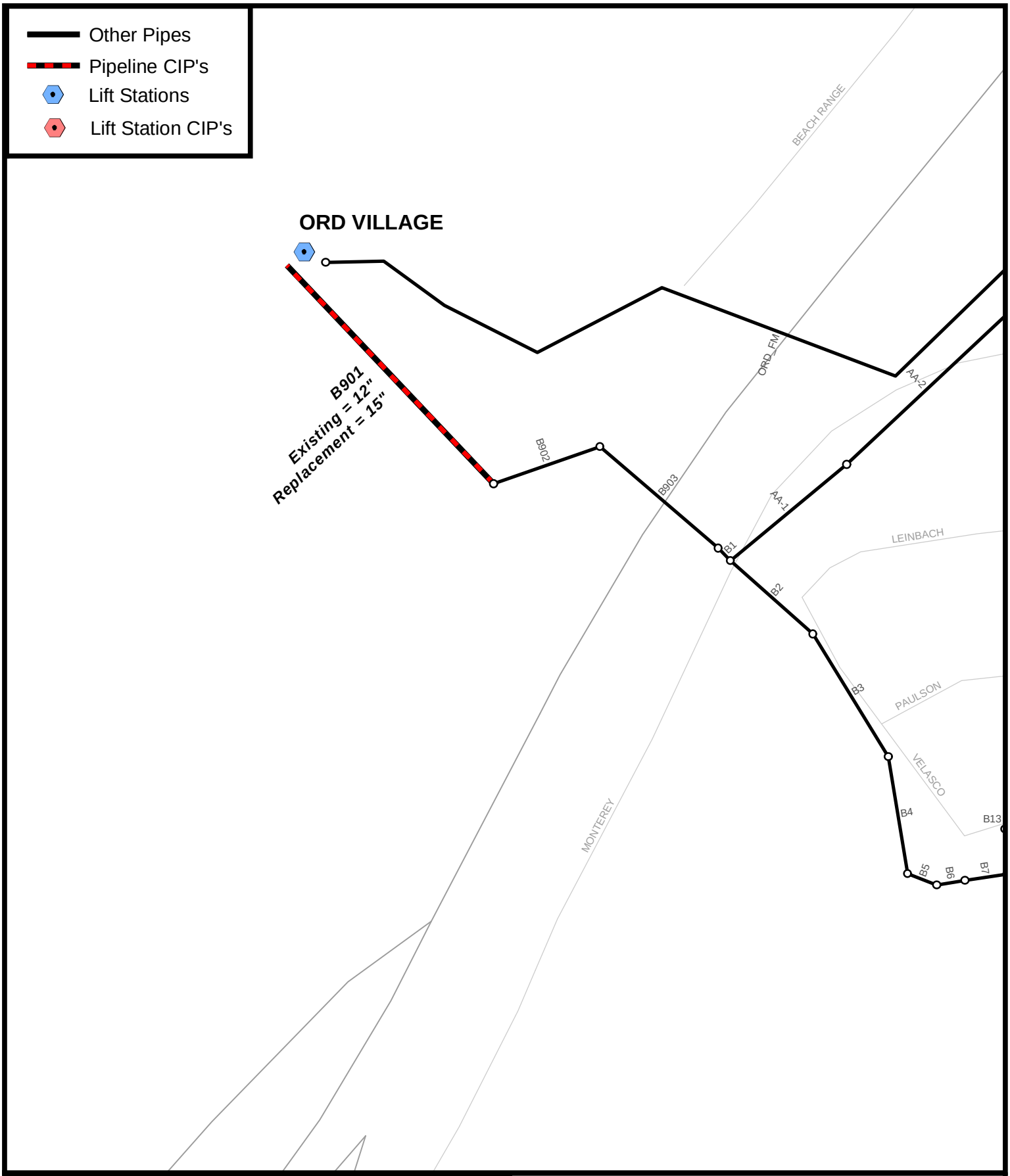
The District should also consider the following additional mitigation options to achieve sufficient capacity to the Ord Village Lift Station:

- Connect the Ord Village Lift Station directly to the MRWPCA interceptor and convert the existing force main that crosses the highway into a second gravity feed line, enabling increased flows from the east side of the highway to the west side.
- Build a second lift station on the east side of the highway that would take the flows that are above the capacity to the Ord Village Lift Station and pump those excess flows to a new force main toward the Giggling Lift Station.
- Build a second lift station on the east side of the Highway that would entirely replace the Ord Village Lift Station and pump the flow to Giggling Lift Station.
- Bore a second gravity pipeline to the Ord Village Lift Station to parallel the existing gravity pipeline.

Upstream Flow Sources at Build-out: Seaside Highlands, Hayes Park, Seaside Resort, Fitch Middle School, Hayes Elementary School, Bostrom Park, Sunbay Apartments

Upstream Lift Stations: None

Project Location Map: Attached on next page. Proposed CIP facilities are colored in red.



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CIP 10: Ord Village
Pipeline Replacement Project

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CIP #: 13 – Mulheim Road Pipeline Replacement Project

Year Planned for Construction: 2005
Capacity Scenario: 2005,ADWF;2005 PWWF

Reason for Project: Existing gravity sewer pipelines have insufficient capacity to accommodate new wastewater flows from Marshall Park developments. Wastewater flow from those developments require the gravity sewer pipelines to flow at 67 - 100% of full capacity, beyond the allowable flow capacities outlined for this Master Plan.

Project Priority: 2 (Maximum facility capacity exceeded)

Project Type: Pipeline Replacement Project

Engineering Opinion of Probable Cost:

Pipe ID	Location	Upstream Manhole	Downstream Manhole	Length Existing (ft)	Existing d/D	Pipeline Diameter		Unit Cost ($/LF)	Facility Cost ($)
						Existing (in)	Replacement (in)		
F548	Mulheim Road	F548	F547	250	1.00	6	8	$ 36	$9,000
F547	Mulheim Road	F547	F545	283	0.25	6	8	$ 36	$ 10,200
TOTAL LENGTH				533					
								CONSTRUCTION COST	$ 19,200
								20% CONTINGENCY	$3,800
								25% MCWD Soft Costs [1]	$4,800
								TOTAL PROJECT	$ 27,800

[1] Soft Costs = 10% of construction cost for Engineering Design, 10% of construction cost for construction management and inspection, 5% of construction cost for legal and administrative fees.

Project Description:
Replace existing 6-inch diameter gravity sewer pipeline with 8-inch diameter pipeline to achieve the required flow capacity at minimum District slope criteria. As described in Section 8.5, existing pipeline slopes should be field verified before beginning detailed design and construction.

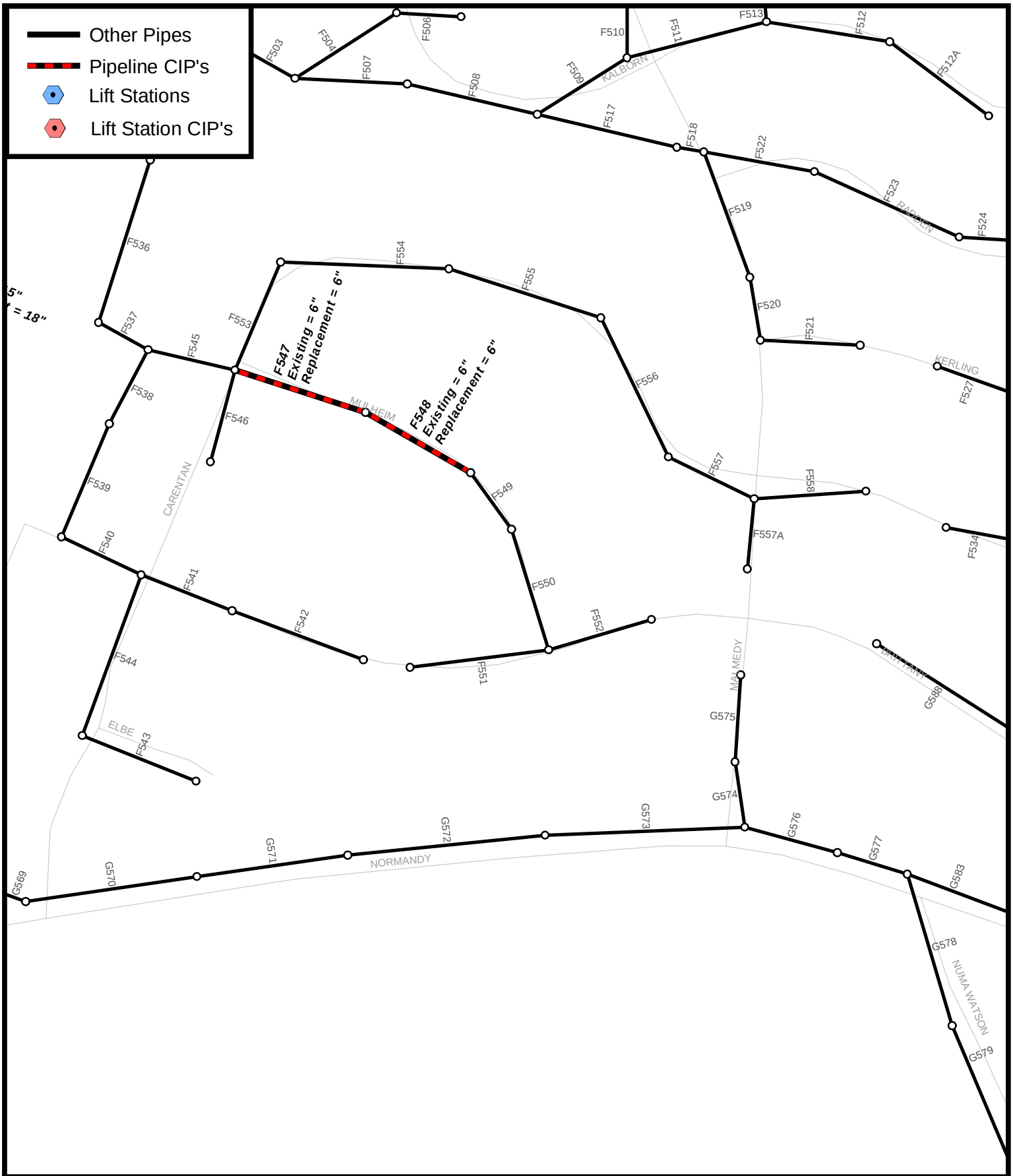
Upstream Flow Sources at Build-out: Marshall Park

CIP #: 13 – Mulheim Road Pipeline Replacement Project

Year Planned for Construction: 2005
Capacity Scenario: 2005,ADWF;2005 PWWF

Upstream Lift Stations: None

Project Location Map: Attached on next page. Proposed CIP facilities are colored in red.



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CIP 13: Mulheim Road Pipeline Replacement Project

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CIP #: 16– Ardennes Circle Pipeline Replacement Project

Year Planned for Construction: 2005
Capacity Scenario: 2005 ADWF; 2005 PWWF

Reason for Project: Existing gravity sewer pipelines have insufficient capacity to accommodate new wastewater flows from Fitch Park developments. Wastewater flow from Fitch Park require the gravity sewer pipelines to flow at 70-100% of full capacity, beyond the allowable flow capacities outlined for this Master Plan.

Project Priority: 3 (District guidelines regarding maximum allowable design parameter exceeded)

Project Type: Pipeline Replacement Project

Engineering Opinion of Probable Cost:

Pipe ID	Location	Upstream Manhole	Downstream Manhole	Length Existing (ft)	d/D	Pipeline Diameter		Unit Cost ($/LF)	Facility Cost ($)
						Existing (in)	Replacement (in)		
E613	Ardennes Circle	E613	E612	426	0.67	6	8	$ 36	$ 15,300
TOTAL LENGTH				426					
								CONSTRUCTION COST	$ 15,300
								20% CONTINGENCY	$ 3,100
								25% MCWD Soft Costs [1]	$ 3,800
								TOTAL PROJECT	**$ 22,200**

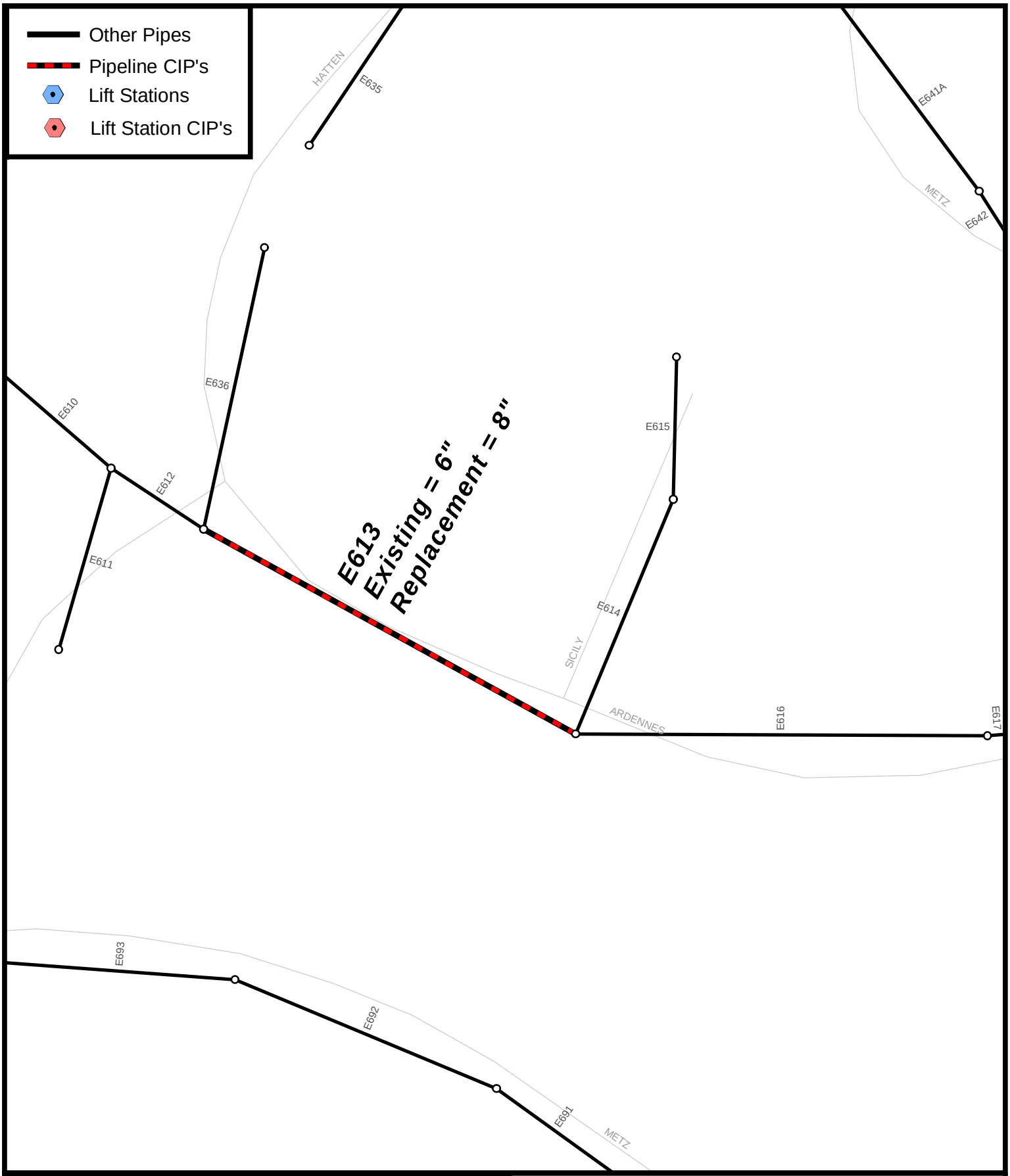
[1] Soft Costs = 10% of construction cost for Engineering Design, 10% of construction cost for construction management and inspection, 5% of construction cost for legal and administrative fees.

Project Description:
Replace existing 6 -inch diameter gravity sewer pipeline with appropriate 8-inch diameter gravity sewer pipeline to provide required capacities for wastewater flow.

Upstream Flow Sources at Build-out: Fitch Park

Upstream Lift Stations: None

Project Location Map: Attached on next page. Proposed CIP facilities are colored in red.



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CIP 16: Ardennes Ci. Pipeline Replacement Project

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CIP #: 17 –Metz Road Pipeline Replacement Project

Year Planned for Construction: 2005
Capacity Scenario: 2005 ADWF; 2005 PWWF

Reason for Project: Existing gravity sewer pipelines have insufficient capacity to accommodate new wastewater flows from Fitch Park developments. Wastewater flow from Fitch Park require the gravity sewer pipelines to flow at 100% of full capacity, beyond the allowable flow capacities outlined for this Master Plan.

Project Priority: 2 (Maximum facility capacity exceeded)

Project Type: Pipeline Replacement Project

Engineering Opinion of Probable Cost:

Pipe ID	Location	Upstream Manhole	Downstream Manhole	Length Existing (ft)	d/D	Pipeline Diameter		Unit Cost ($/LF)	Facility Cost ($)
						Existing (in)	Replacement (in)		
E633	Ardennes Circle and General Moore Road	E633	E607	348	1.00	6	8	$ 36	$ 12,500
E641	Metz Road	E641	E640	143	1.00	6	10	$ 41	$ 5,900
E640	Metz Road	E640	E633	224	1.00	6	8	$ 36	$ 8,100
TOTAL LENGTH				715					
								CONSTRUCTION COST	$ 26,500
								20% CONTINGENCY	$ 5,300
								25% MCWD Soft Costs [1]	$ 6,600
								TOTAL PROJECT	**$ 38,400**

[1] Soft Costs = 10% of construction cost for Engineering Design, 10% of construction cost for construction management and inspection, 5% of construction cost for legal and administrative fees.

Project Description:
Replace approximately 715 LF of existing 6-inch diameter gravity sewer pipeline with appropriate 8 and 10-inch diameter gravity sewer pipeline to provide required capacities for wastewater flow. Pipeline segments are connecting pipeline segments that should be constructed as one project.

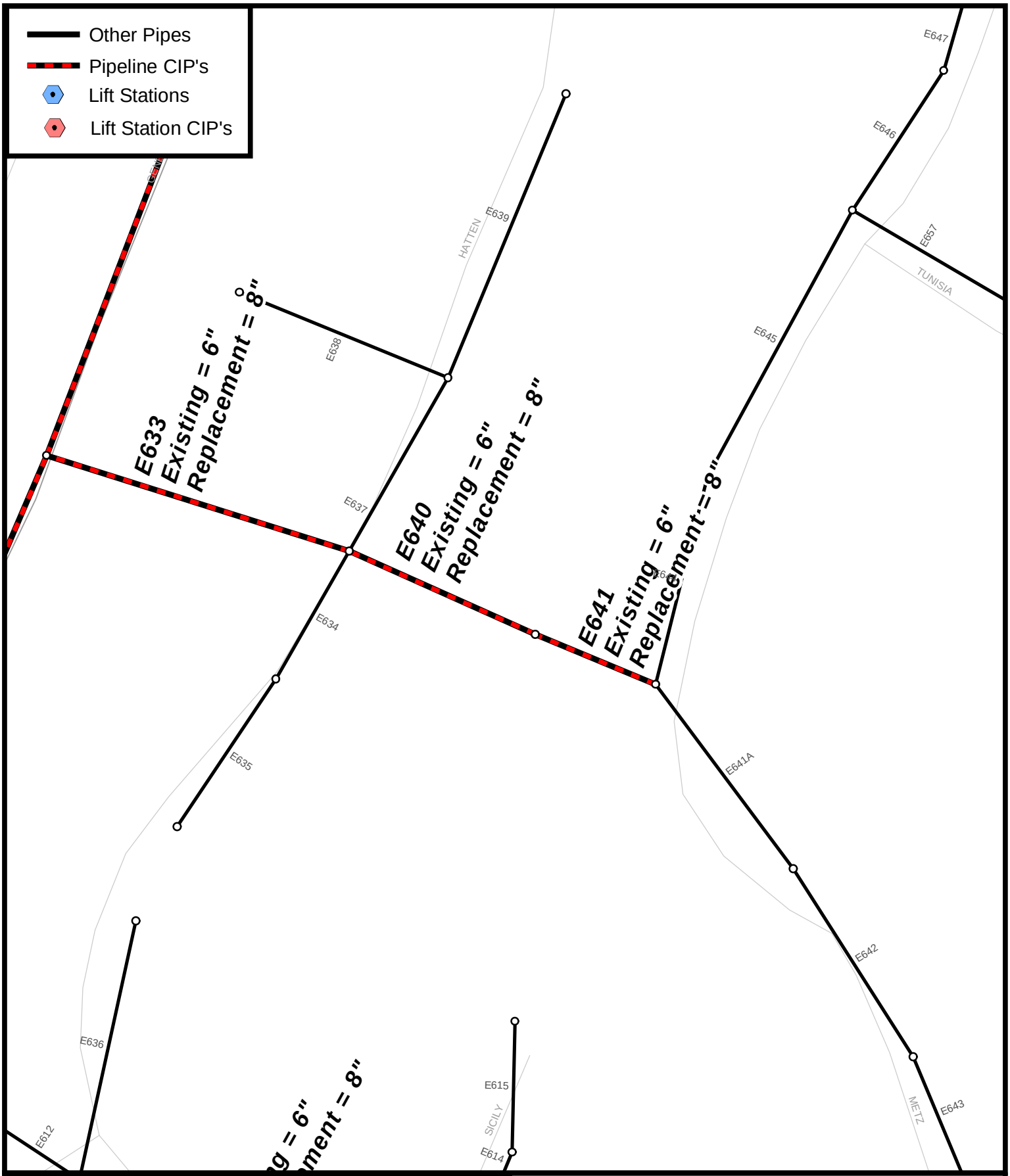
Upstream Flow Sources at Build-out: Fitch Park

Upstream Lift Stations: None

CIP #: 17 –Metz Road Pipeline Replacement Project

Year Planned for Construction: 2005
Capacity Scenario: 2005 ADWF; 2005 PWWF

Project Location Map: Attached on next page. Proposed CIP facilities are colored in red.



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CIP 17: Metz Rd. Pipeline Replacement Project

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CIP #23 – Giggling Lift Station and Force Main Improvements

Year Planned for Construction: 2005
Capacity Scenario: 2005 PWWF

Reason for Project: Existing lift station and force main have insufficient capacity to accommodate new wastewater flows from Hayes Housing, Seaside Resort, Hayes Elementary, and Lower Stillwell Park. Wastewater flow from those developments require the lift station to pump 1040 gpm, beyond the allowable flow capacity of the existing lift station. Force main flows at velocities exceeding allowable limits. Existing areas also contributing wastewater flow to this lift station include Seaside Highlands, Fitch Middle School, Sunbay Apartment, and Bostrom Park.

Project Priority: Lift Station -- 2 (Maximum facility capacity exceeded); Force Main – 3 (District guidelines regarding maximum allowable design parameter exceeded)

Project Type: Lift Station and Force Main Upgrade Project

Engineering Opinion of Probable Cost:

Lift Station ID	Capacity		Facility Cost
	Existing (gpm)	Year 2020 (gpm)	
GIGGLING_LS	623.0	1042.5	$ 902,000
CONSTRUCTION COST			$ 902,000
20 % CONTINGENCY			$ 180,400
25% MCWD Soft Costs [1]			$ 226,000
TOTAL LIFT STATION PROJECT COST			$ 1,308,400

[1] Soft Costs = 10% of construction cost for Engineering Design, 10% of construction cost for construction management and inspection, 5% of construction cost for legal and administrative fees.

CIP #23 – Giggling Lift Station and Force Main Improvements

Year Planned for Construction: 2005
Capacity Scenario: 2005 PWWF

Force Main ID	Length (ft)	Capacity Scenario	Pipe Diameter		Unit Cost ($/LF)	Facility Cost ($)
			Existing (in)	Replacement (in)		
GIGGLING_FM	3,728	2005 PWWF	8	10	$ 30.00	$ 112,000
					CONSTRUCTION COST	$ 112,000
					20 % CONTINGENCY	$ 22,000
					25% MCWD Soft Costs [1]	$ 28,000
					TOTAL FORCE MAIN PROJECT COST	$ 162,000

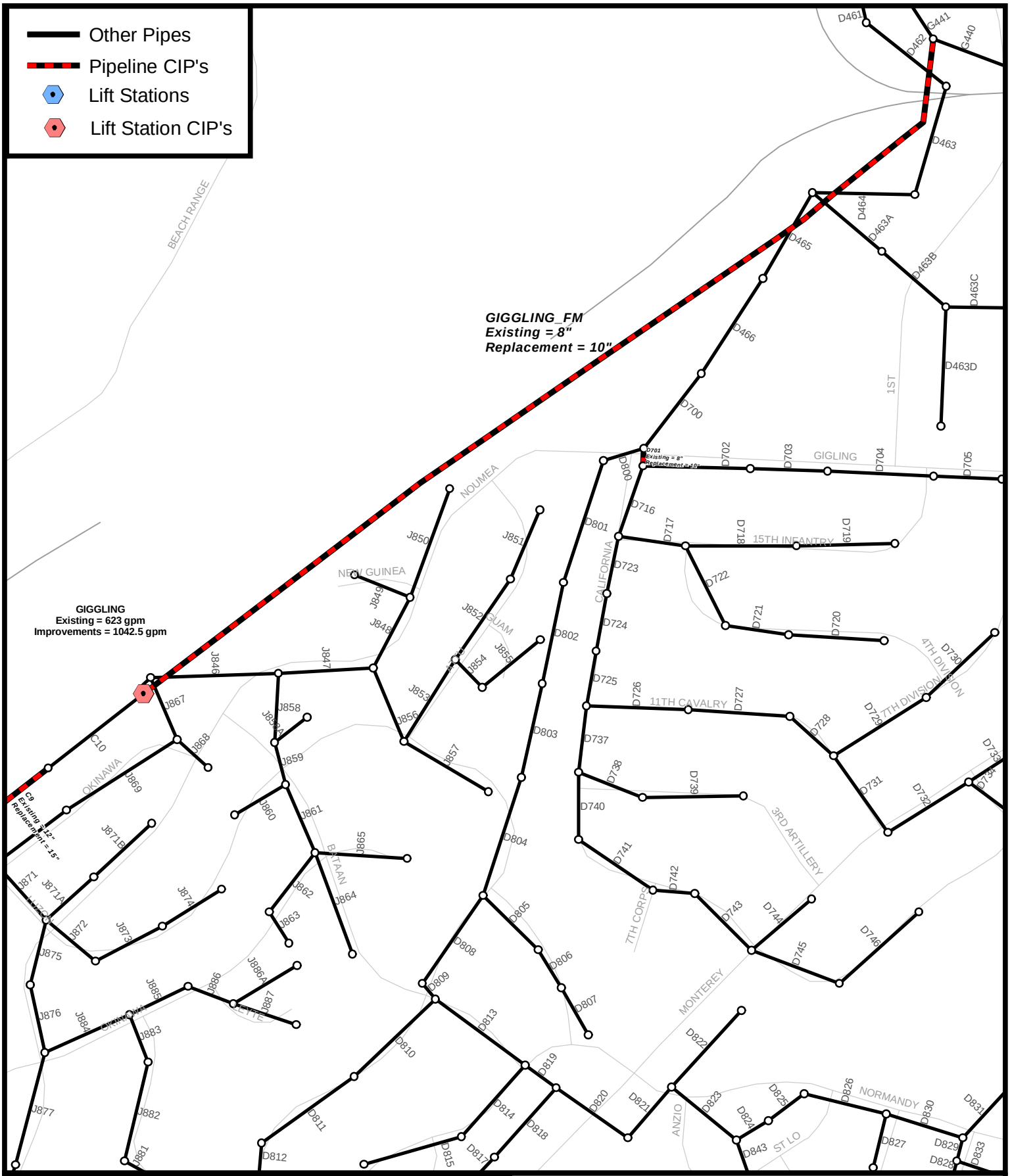
[1] Soft Costs = 10% of construction cost for Engineering Design, 10% of construction cost for construction management and inspection, 5% of construction cost for legal and administrative fees.

Project Description:
Lift station requires additional pumping capacity. Project includes 2 pumps, appurtenances, and wet well. The force main required additional flow capacity. Replace the existing 8-inch diameter force main with approximately 3,728 LF of new 10-inch force main.

Upstream Flow Sources at Build-out*:* Seaside Highlands, Hayes Housing, Seaside Resort, Fitch Middle School, Sunbay Apartments; Bostrom Park, Hayes Elementary, Lower Stillwell Park

Upstream Lift Stations: Ord Village Lift Station

Project Location Map: Attached on next page. Proposed CIP facilities are colored in red.



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CIP 23: Giggling Lift Station & Force Main Improvements

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CIP #:26 – Miscellaneous Lift Station Improvements Year Planned for Construction: 2005

25% MCWD Soft Costs [1]	$	250,750
TOTAL LIFT STATION IMPROVEMENT COST	$	1,454,350
[1] Soft Costs = 10% of construction cost for Engineering Design, 10% of construction cost for construction management and inspection, 5% of construction cost for legal and administrative fees.		

Project Description:
Improvements to each lift station are further described in Section 9 of this report.

The following lift stations are also considered for capital improvements due to capacity issues:

- Hodges
- Imijin
- Jefferson
- Neeson
- Giggling
- East Garrison
- Schoonover

Projects described in CIP #20-25, should be completed in concert with those improvements described within Section 9.

Project Location Map: Attached on next page. Proposed CIP facilities are colored in red.

The Seaside County Sanitation District (SCSD) requests that the Monterey County Local Agency Formation Commission (LAFCO) amend its sphere of influence to include the portions of the City of Seaside within the former Fort Ord as described in our application and shown in Figure 1, "Proposed Annexation Boundary." The proposed expansion in the sphere of influence would be coextensive with the sphere of influence of the City Del Rey Oaks and the majority of the City of Seaside excepting those lands belonging to the California State University within the former Fort Ord. In addition, SCSD desires that the portion of the former Fort Ord that is within the boundaries of the sphere of influence be annexed to SCSD effective on July 1 of that year or the following year subsequent to the LAFCO application approval to provide a reasonable time for the SCSD to make the necessary adjustments to effectively serve the annexed area. The proposed extent of the sphere of influence and annexation are based upon the most cost beneficial sewer collection services for ratepayers.

The Seaside County Sanitation District (SCSD) is a special district, formed in 1957, providing sanitary sewer collection services to the cities of Sand City, Del Rey Oaks, and Seaside. The service area is shown in the attached figure called "Water & Wastewater Service Providers in the Former Fort Ord & Surroundings" and as Regions A and B in Figure 1. Region B, which is in the City of Del Rey Oaks, is mostly undeveloped. The current Sphere of Influence encompasses all of Sand City and Del Rey Oaks, and those portions of Seaside outside the former Fort Ord (see attached figure). Two areas within the Sphere of Influence have not been annexed into the SCSD: Mission Memorial Park cemetery; and the Carlton Drive residential/Frog Pond Preserve area of Del Rey Oaks.

The Board of the SCSD is composed of the Mayor or City Council member from each of the participating cities. In accordance with the district's bylaws, each member is afforded the weight of one vote and serves a term commensurate with his/her term of office as Mayor or as City Council member of his/her respective city. The SCSD is staffed by personnel from the City of Seaside and obtains legal counsel from the County of Monterey.

The Marina Coast Water District (MCWD) provides water and sanitary sewer collection service to the City of Marina and to developed portions of the former Fort Ord that are within the City of Seaside. MCWD provides services in the former Fort Ord pursuant to the Water/Wastewater

Facilities Agreement (the Facilities Agreement) dated March 13, 1998 between MCWD and the Fort Ord Reuse Authority (FORA).

A significant portion of the former Fort Ord was officially closed on September 30, 1994, in accordance with the Defense Base Closure and Realignment Act of 1990. In 1994, legislation was enacted to allow for the establishment of FORA to plan for, finance, and manage the transition of the Fort Ord property from military to civilian use. FORA is currently set to dissolve on June 30, 2020. Consistent with its statutory obligations, FORA adopted the Fort Ord Reuse Plan on June 13, 1997. Regarding sewer collection services within the former Fort Ord, the Public Facilities Implementation Plan anticipated that the southern portion of Fort Ord would eventually be annexed to SCSD respecting city boundaries and existing sewer service agencies.

To date, LAFCO has not made provision for what utilities will serve Fort Ord when FORA is dissolved and when MCWD's obligations under the Facilities Agreement expire. Ultimately, LAFCO will be forced to determine which agency or agencies will be responsible for serving Fort Ord after FORA dissolves. SCSD believes that the current state of affairs—with MCWD acting as a temporary provider—is unsuitable for the orderly growth and development of Fort Ord and that nothing is preventing LAFCO from presently taking action to determine the permanent utility service providers within Fort Ord. Annexation would ensure that customers within Fort Ord have electoral representation in whatever agency serves Fort Ord. Consistent with its boundaries and sphere of influence outside of Fort Ord, SCSD believes that its sphere within the former Fort Ord should include the spheres of influence of the cities of Del Rey Oaks, Sand City and the majority of Seaside excepting those areas that could be better served by the MCWD as described in the application.

SCSD's suggested approach is consistent with the recommendations of MCWD's Ord Community Ad Hoc Committee (OCAC), comprised of members from MCWD, FORA, Monterey County, California State University Monterey Bay (CSUMB), the U.S. Army, University of California Monterey Bay Education, Science, and Technology Center (UCMBEST), and the cities of Marina, Del Rey Oaks, Seaside, and Monterey. The OCAC was established by the MCWD Board and charged with reviewing and making recommendations on proposals for the annexation by MCWD of lands on the former Fort Ord. The OCAC created a

report and presented their recommendations to the MCWD Board of Directors in December 2008. The committee reviewed different organizational, service and governance alternatives and recommendations for governance and service structure to provide water and wastewater service on the former Fort Ord to replace the arrangement existing under MCWD's current contracts with the Fort Ord Reuse Authority (FORA) and the U.S. Army. The OCAC recommended:

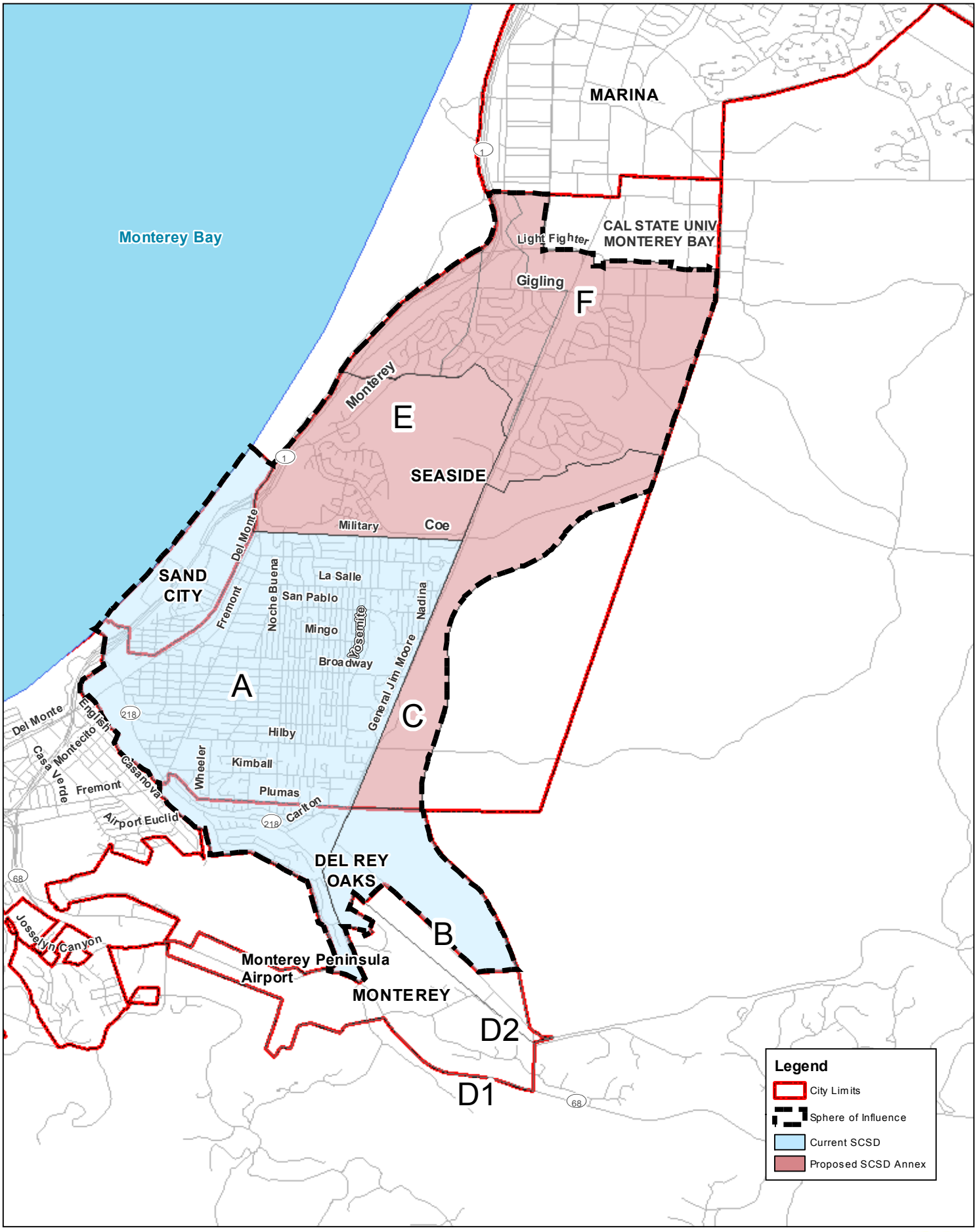
- That MCWD not annex all the former Fort Ord lands;
- That MCWD annex the former Fort Ord land within the City of Marina; and
- That the SCSD annex the former Fort Ord lands within the cities of Monterey and Seaside.

For some time, SCSD has been working with MCWD and LAFCO to facilitate the most cost effective method to serve potential future development areas in the former Fort Ord. On September 7, 2007, the SCSD sent a letter to MCWD advising that a force main should not be considered for serving undeveloped areas within the cities of Seaside and Del Rey Oaks near General Jim Moore Boulevard, because a gravity system through Seaside is feasible to serve the area. On July 27, 2009, the SCSD sent a letter to the MCWD stating that both the SCSD and MCWD desire to satisfy the public trust by providing the most cost-effective design, construction, operation and maintenance of a sewer system that serves the potential developments in the southern area of the former Fort Ord. MCWD staff and SCSD staff agree that the most feasible option for the conveyance of sewage from undeveloped areas within the former Fort Ord is by a gravity flow conveyance system rather than by a pumped flow conveyance system. It is SCSD understands that in the event that MCWD is selected to serve these areas, MCWD proposes to provide a gravity flow sewer service system through the SCSD collection system. On September 13, 2011, the SCSD sent a letter to the LAFCO stating its intent to proceed with an application to expand its sphere of influence to include all areas within the current and future boundaries of the City of Seaside and the City of Del Rey Oaks for sanitary sewer services.

SCSD does not take a position in regard to a water purveyor for the proposed sewer service annexation area. However, SCSD believes that additional water sources should be aggressively pursued and that a definitive program to provide water to support the build-out of the former Fort Ord must be demonstrated.

Engineering analyses were performed to support the proposed sphere of influence expansion and service area annexation application. The *Seaside County Sanitation District Sewer Master Plan and Rate Study* dated May 10, 2011 (the Sewer Master Plan) analyzed potential future flows and identifies capital projects and associated costs required to accommodate potential future development within Regions A, B, and C shown in Figure 1. The Sewer Master Plan demonstrates that SCSD can provide sewer service to developed and undeveloped areas within the cities of Del Rey Oaks and Seaside that are within the former Fort Ord. An additional engineering analysis was prepared to evaluate the proposed expansion into Regions E, and F (attached). Together, these analyses determined the following;

1. Given the topography and connections of the existing systems, it would be most efficient if SCSD were the sewer service provider within the portions of Fort Ord in or anticipated to be in Seaside and Del Rey Oaks.
2. SCSD would be able to provide sewer service to Regions B and C via gravity flow into the SCSD's current sewer system with minor upgrades.
3. The entire California State University Monterey Bay (CSUMB) campus would be best served by the Marina Coast Water District (MCWD) even though a portion of the campus resides within the City of Seaside.
4. The SCSD could enter into a service agreement with MCWD to provide sewer conveyance from the City of Seaside's northern boundary to the point of connection to MRWPCA facility located just north of 8th Street and Beach Range Road to the west of the City of Marina. However, since this is unlikely, the SCSD will consider installing a sewer main either parallel to the existing sewer main or build another sewer main in the TAMC right of way west of Highway 1.



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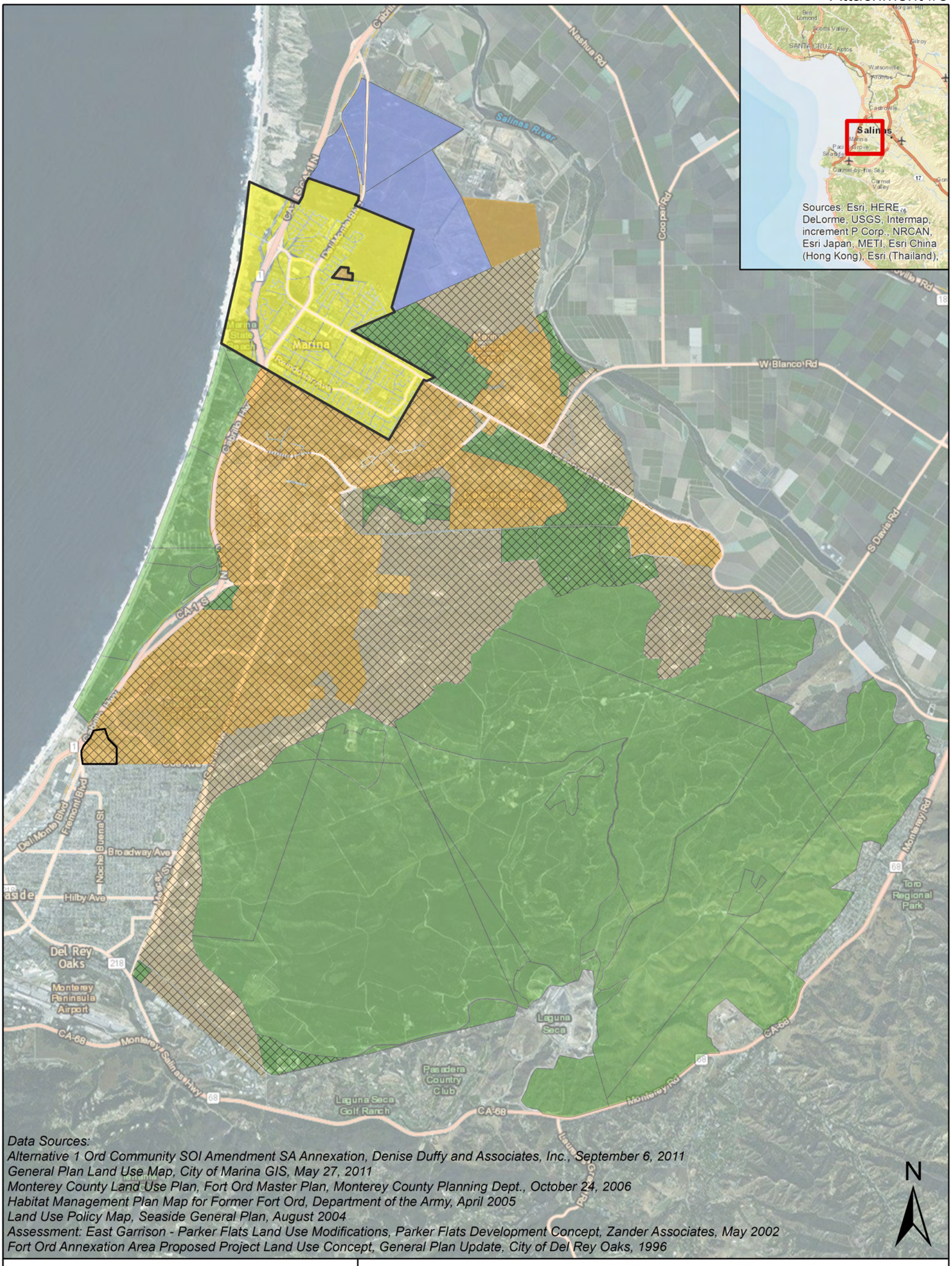
SEASIDE COUNTY SANITATION DISTRICT
LAFCO APPLICATION

FIGURE 1: PROPOSED ANNEXATION BOUNDARY

NOTES:
BASEMAP PROVIDED BY SCSD.
WALLACE GROUP DID NOT PERFORM BOUNDARY SURVEY SERVICES FOR THIS MAP. NOT A LEGAL DOCUMENT. MAP PRODUCED DECEMBER 2017.


Nashua Rd
Salinas River
Cooper Rd
W Blanco Rd
S Davis Rd
Monterey Rd
Del Monte Blvd
Reindollar Ave
Marina
Marina State Beach
Fort Ord
Seaside
Del Rey Oaks
Monterey Peninsula Airport
Laguna Seca
Laguna Seca Golf Ranch
Pasadera Country Club
Toro Regional Park
Broadway Ave
Hilby Ave
Fremont Blvd
Noche Buena St
CA-1 S
CA-68
Monterey-Salinas Hwy
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),
Salinas
Data Sources:
Alternative 1 Ord Community SOI Amendment SA Annexation, Denise Duffy and Associates, Inc., September 6, 2011
General Plan Land Use Map, City of Marina GIS, May 27, 2011
Monterey County Land Use Plan, Fort Ord Master Plan, Monterey County Planning Dept., October 24, 2006
Habitat Management Plan Map for Former Fort Ord, Department of the Army, April 2005
Land Use Policy Map, Seaside General Plan, August 2004
Assessment: East Garrison - Parker Flats Land Use Modifications, Parker Flats Development Concept, Zander Associates, May 2002
Fort Ord Annexation Area Proposed Project Land Use Concept, General Plan Update, City of Del Rey Oaks, 1996
N
Legend:
MCWD Service Area - Central Marina
MCWD Service Area - Proposed Annex
Existing MCWD Sphere of Influence
Maximum MCWD Sphere of Influence
Ord Development Parcels
Habitat/Open Space/Parkland
Marina Coast Water District
Former Fort Ord Land Use Plan and
Maximum Sphere of Influence
0 5,000 10,000 Feet
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1 inch = 5,000 feet
Map Date:
November 2015
Schaaf & Wheeler
CONSULTING CIVIL ENGINEERS
MARINA COAST WATER DISTRICT

Meeting Minutes - SCSD, LAFCO and MCWD Meeting

From: Rick Riedl
To: SCSD
Date: 12/14/2017 1:13 PMSC
Subject: SD LAFCO Appication
Attachments: Fig 2 from MCWD Screencheck Draft IS NOV2017
Memo Sterbenz re Eng Report
MCWD-LAFCO-SCSD Sign-In List.pdf

FYI - The following is a summary of a meeting on Wednesday December 13, 2017 with MCWD staff and their consultant staff (Denise Duffy & Associates), LAFCO staff, and SCSD staff and consultant staff (Richard James of EMC Planning). A sign-in sheet is attached.

* Keith Van Der Maaten, General Manager for MCWD, stated that the memo by Schaaf & Wheeler dated September 15, 2015 (body of memo is attached) is MCWD's Engineering Study that was requested in the most recent letter from SCSD to MCWD.

* Keith provided a project overview of the proposed MCWD application. Figure 2 (attached) shows the proposed annexation area and Sphere of Influence as green shaded. The application is to provide water and sewer service to areas currently being served under contract to FORA.

* Craig Malin, District Manager SCSD, requested clarification of proposed "Future Study Areas" shown as pink areas on Figure 2. Kate McKena, LAFCO, clarified that this has no legally binding definition and that it may only be necessary for CEQA.

* I asked if the DRO area shown in pink on Figure 2 was annexed to MCWD under LAFCO action when DRO expanded their city boundary into former Fort Ord. MCWD, LAFCO, and DDA said no.

* Keith confirmed that the proposed application would be one application to provide both sewer and water service. This is necessary to simplify the future governance of the sewer and water service to these areas. Craig asked if MCWD would consider a SCSD/MCWD JPA to provide services. Keith said that he would look into this.

* Denise Duffy gave a brief history of MCWD. She stated that FORA publicly solicited and then conveyed the sewer and water infrastructure to MCWD. I stated that FORA solicited for a firm to take over only the water infrastructure and FORA staff took it upon themselves to include sewer in the FORA Board action for operation of water and sewer services by MCWD.

* I gave a brief history of SCSD's position. To wit, that SCSD submitted a letter to FORA requesting the sewer infrastructure within Seaside City limits prior to the conveyance to MCWD. FORA never took action on this request. Also, SCSD believes that it can serve the proposed annexation area as well as MCWD could. Mike Wegley, District Engineer MCWD, stated that SCSD would have to use MCWD infrastructure to do this and that this would not be allowed. Kate asked if the SCSD application considered this. I said no but that there are options for conveying sewage from Seaside to the treatment plant. To wit, installation of either a sewer main parallel to the existing sewer main or build another sewer main in the TAMC right of way west of Highway 1. Kate asked if these costs are included in our application. I said that the application would be amended to include these costs.

* MCWD stated that the sewer infrastructure belongs to MCWD because they paid for it. I said that it was

acquired through a public benefit conveyance and that SCSD staff analysis shows MCWD investment in the sewer infrastructure in the $10k sphere, not $ million sphere. Furthermore, the sewer infrastructure belongs to the sewer rate payers not the MCWD. MCWD and LAFCO staff asked for clarification on this. I said that SCSD special legal counsel can provide an opinion.

* MCWD stated that if SCSD took over the sewer service, then Seaside sewer customers would suffer because they would lose the MRWPCA treatment-plant capacity credits and the wastewater credits. I stated that the MRWPCA treatment-plant capacity credits were obtained by MCWD by a public benefit conveyance and that these should be transfered to SCSD rate payers at no cost. MCWD and LAFCO staff asked for clarification on this. I said that SCSD special legal counsel can provide an opinion.

* On the stated subject of wastewater credits, Keith stated it was clear in the Agreement between Monterey 1 Water (M1W) and MCWD, that MCWD would acquire more credits with the future expansion into former Fort Ord. Therefore, again, Seaside would be harmed if SCSD expanded into the former Fort Ord. I stated that M1W would disagree with Keith's statements and stated that SCSD, MCWD and M1W could work something out with the wastewater credits being retained by MCWD, if necessary. MCWD and LAFCO staff asked for clarification on this. I said that SCSD special legal counsel can provide an opinion.

* Kate asked why SCSD should be allowed to expand its service area. I stated that SCSD feels that it could provide service at a lower rate. Kate is skeptical. I said that in about three weeks we should be able to provide a financial report outlining the possible reasons why.

* Denise stated that the IS/ND will be finalized next week and then be put out for 30-day public review. The MCWD will consider the authorizing staff to prepare a LAFCO application on Jan 22. MCWD staff will submit the application 2 to 3 months later. Kate stated that the LAFCO application would be processed in about 3 months. Kate also stated that LAFCO will update their Municipal Service Review prior to finalizing the application.

* Richard James of EMC, consultant to SCSD, requested clarification on the LAFCO review process if multiple applications are received for the same service area. Kate indicated that LAFCO would process the application as they are received according to their established criteria.

Marina Coast Water District
2840 4th Avenue
Marina, CA 92933

Job MCWD / SCSD MTG.
Sheet No. _____ of _____
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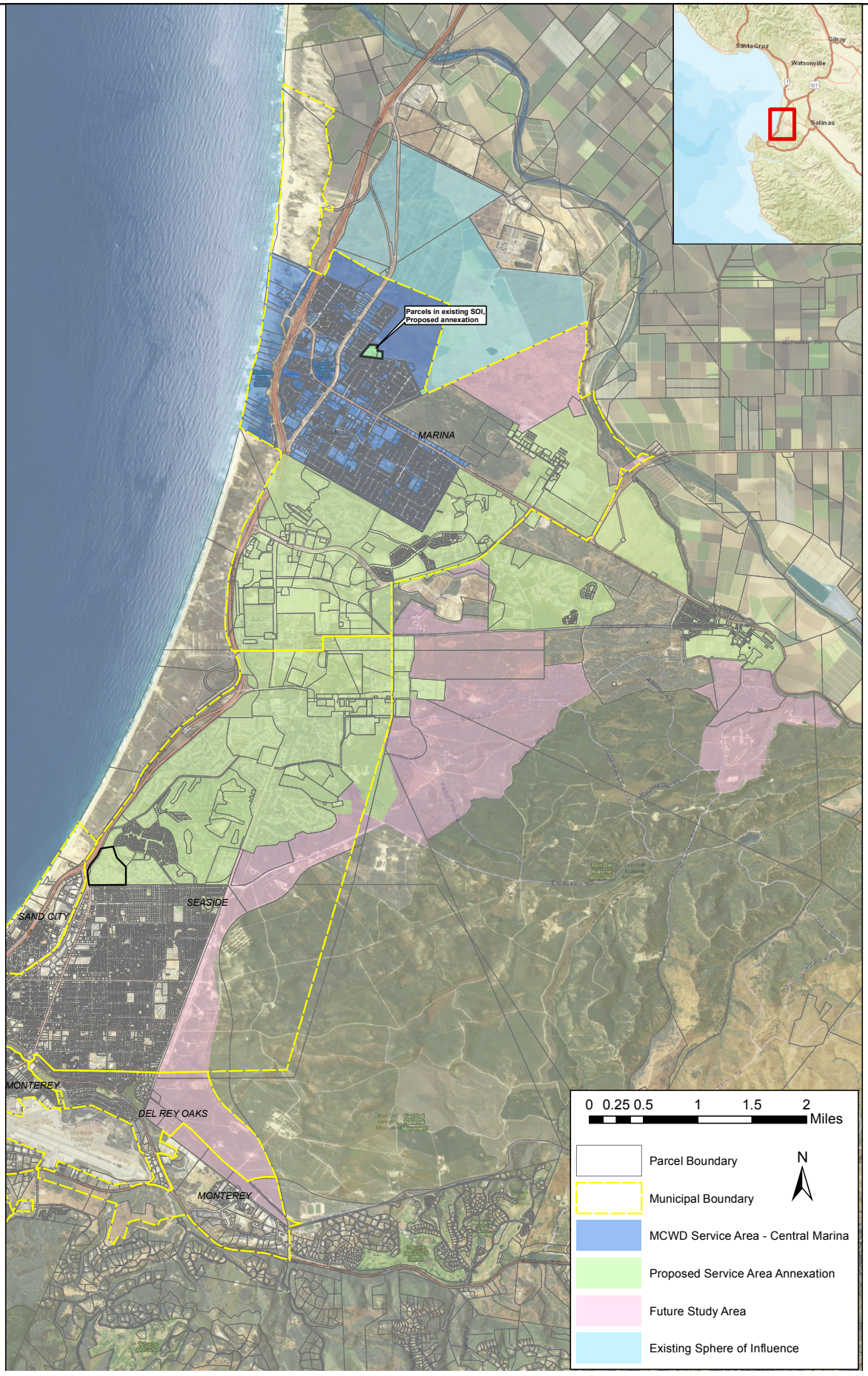

Title:

Proposed Service Area and Sphere of Influence Annexation

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CONSULTING CIVIL ENGINEERS

MEMORANDUM

TO:	Mike Wegley, MCWD	DATE:	September 15, 2015
FROM:	Andrew Sterbenz, PE	JOB#:	MCWD.43.12.001
SUBJECT:	Evaluation of SCSD Proposed Annexation		

The Marina Coast Water District (MCWD) owns and operates the water and sanitary sewer systems on the former Fort Ord, California (the Ord Community). Service is currently provided under contracts with the Fort Ord Reuse Authority and the U.S. Army. MCWD also has Franchise Agreements with the Cities of Marina and Seaside for the provision of services outside the District boundaries. MCWD has proposed formally annexing the Ord Community into their service area, but has not completed the Local Agency Formation Commission (LAFCO) application process.

Seaside County Sanitation District (SCSD) provides sanitary sewer collection and conveyance service within the Cities of Sand City, Del Rey Oaks, and the portion of Seaside outside the Ord Community. Both MCWD and SCSD convey wastewater to the Monterey Regional Water Pollution Control Agency (MRWPCA) interceptor system. SCSD previously annexed the portion of Del Rey Oaks within the Ord Community into their service area (1997, concurrent with the City annexation of the lands), and has proposed annexing the portion of the Ord Community within the City of Seaside, including portions currently served by the Marina Coast Water District (MCWD). Similar to MCWD, they have not completed the LAFCO application process.

The wastewater service area in question can be easily described as three distinct areas: (1) the existing, developed parcels and the associated existing MCWD wastewater collection system, (2) the undeveloped parcels adjacent to the existing SCSD collection system (generally south of Eucalyptus Road), and (3), the undeveloped parcels adjacent to the existing MCWD collection system.

The purpose of this memorandum is to assess the current and future land use within the Ord Community and the existing wastewater collection system configurations, and make recommendations for the ultimate sewer service area boundary between MCWD and SCSD. This analysis is based upon the following documents:

- Marina Coast Water District, Ord Community Wastewater System Master Plan, 2005, prepared by RBF Consulting
- Seaside County Sanitation District, Sewer Master Plan and Rate Study, 2011, prepared by the Wallace Group

Topic 1, Sewer Basins and Existing Infrastructure

The Ord Community wastewater system was originally configured as multiple small systems, each with its own treatment facility. Those systems included the Main Garrison, Ord Village, Fritzsche Army Airfield, and East Garrison. When the Monterey Regional Water Pollution Control Agency (MRWPCA) constructed the regional treatment plant and interceptor pipeline system, the U.S. Army annexed into the

MRWPCA and connected to the interceptor system at two locations: (1) to the Fort Ord Interceptor at the Main Garrison wastewater treatment plant, and (2) to the Salinas Interceptor at Fritzsche Army Airfield. Provisions were made for a future connection to the Seaside Interceptor at Ord Village, which currently connects to the Main Garrison system via a lift station and force main. The East Garrison wastewater treatment plant continued to operate until the base closed in 1995, and has since been replaced with a pump station and force main connecting East Garrison with the Main Garrison portion of the Ord Community.

Figure 4 of the 2005 Ord Community Wastewater System Master Plan (attached) identifies the sewer drainage basins. Within the City of Seaside, wastewater is conveyed north to the Main Garrison connection to the Fort Ord interceptor. The southwest portion of the existing system flows to the Ord Village Lift Station. This area includes existing customers along Coe Avenue, including Bayonet/ Blackhorse Golf Course, Sun Bay Apartments, Bay View Mobile Home Park, Seaside Highlands and Hayes Park. The Ord Village Lift Station moves flows to the Gigling Lift Station, which also collects gravity flows from a portion of Stilwell Park. The Gigling Lift Station moves flows north across Light Fighter Drive. The majority of the remaining portion of the City below Light Fighter Drive flows northwest by gravity, into a trunk sewer located in 1st Avenue. The sewers in 6th and 7th Avenues (within Seaside) flow north (downhill) and then west through existing sewer pipelines in CSUMB. The CSUMB campus straddles the boundary between Marina and Seaside. The campus sewer collection system crosses the city boundary at multiple points, so the SCSD has proposed leaving this portion of the City as part of MCWD's system.

There are no current capacity issues within the City of Seaside portion of the wastewater collection system. The Hatten Lift Station at the southwest corner of Fitch Park is scheduled for a life-cycle replacement in FY 15/16. The Gigling Force Main has similarly reached the end of its service life and is scheduled for replacement in FY 15/16. Several gravity mains and the Ord Village and Gigling Lift Stations are scheduled for capacity upgrades when planned infill development occurs within Seaside Resort (B/B Golf Course).

Topic 2, Capital Improvements

Under the Fort Ord Base Reuse Plan, undeveloped portions of Marina, Seaside, Del Rey Oaks, the City of Monterey and unincorporated Monterey County will be developed for residential, visitor serving and other purposes (see attached Figure 3.3-1 from the BRP). Additional infill and replacement development was also anticipated. The Ord Community Wastewater System Master Plan assumed that MCWD would serve all of the development parcels in the Ord Community, and that all new sewer flows would be conveyed to the MRWPCA Fort Ord Interceptor at the former Main Garrison WWTP. A schedule of 31 Capital Improvement Projects was developed to address existing deficiencies and future capacity limitations (Table 1, attached). Of these, 14 projects are located within the City of Seaside.

If the new wastewater flows from areas south of Eucalyptus Road (from Seaside, Monterey and Del Rey Oaks) are added to the existing collection system as studied in the Ord Community Wastewater Master Plan, one or more lift stations along General Jim Moore Blvd south of Eucalyptus Road would be required, with approximately 12,600 LF of associated gravity and force main piping. In addition, 5,300 LF of existing gravity sewers in General Jim Moore Blvd, and 2,160 LF of existing gravity sewers in 1st Avenue would require replacement with larger pipes to accommodate the additional flow. Wastewater flow from these areas was projected to be 1.03 mgd ADWF.

In the 2011 SCSD Sewer Master Plan and Rate Study, it was assumed that wastewater from these areas would flow into the existing SCSD collection system, rather than pumping to the north. When General Jim Moore Blvd was widened, gravity sewers crossing east-to-west were included at the major intersections. The projected flow from these areas was 0.76 mgd ADWF (the 2011 study used 65 gallons/person/day for residential flows, while the 2005 study used 90 gallons/person/day). To accommodate these flows (and flows from other in-fill development), thirteen projects within the existing Seaside collection system totaling 35,000 LF of new or replacement sewer mains, plus two lift station upgrades, would be required. Although the SCSD Master Plan requires significantly more pipeline construction, it avoids the need to pump wastewater from 160-ft of elevation (Gen. Jim Moore Blvd at South Boundary Road) to 380-ft (Gen. Jim Moore Blvd north of Eucalyptus Road), which is a significant energy savings.

Neither master plan analyzed the proposed Monterey Downs development, which would be located east of Marshall Park, roughly between Gigling Road and Eucalyptus Road. The Draft Specific Plan for the development identifies two points of connection to the existing wastewater collection system, at Gigling Road at 7th Avenue, and at Normandy Road at Parker Flats Cut-Off. Schaaf & Wheeler updated the 2005 master plan model to evaluate the Monterey Downs flows, and found that wastewater CIPs No. 28, 1st Avenue Pipeline Replacements, and No. 30, Gen. Jim Moore Blvd Pipeline Replacement III, would still be required, as well as a new 10 inch gravity sewer in Gigling Road from 7th Avenue to Gen. Jim Moore Blvd.

The Wallace Group prepared an Engineering Analysis in support of the SCSD LAFCO Application (May 2014). That report recommended that CSUMB be served by MCWD, and that SCSD service reach to the CSUMB southern boundary. To address existing wastewater pipelines in 6th and 7th Avenues running north into CSUMB, they proposed installing a new gravity sewer running west in Col. Durham Road, intercepting these existing pipelines. To connect to the MRWPCA Ord Interceptor, they considered constructing a new gravity sewer on the west side of State Highway 1, or continuing shared use of the existing gravity main in 1st Avenue. Shared use of the existing pipeline was the recommended alternative.

The redevelopment areas between State Highway 1 and 2nd Avenue along the Marina-Seaside City Boundary are covered by two approved specific plans: the City of Marina University Villages Specific Plan (now called the Dunes on Monterey Bay), and the City of Seaside Projects at Main Gate Specific Plan. The trunk sewer system in this area consists of two parallel gravity mains flowing north, one serving the areas west of Gen. Jim Moore Blvd, and the other serving the areas to the east. One pipeline is approximately 3-ft shallower than the other. The Dunes project proposes replacing the two parallel sanitary sewers in 1st Avenue with a single, larger gravity pipeline. The timing of this improvement is unknown, since it is within the final phase of the development. The Projects at Main Gate proposes to reroute a portion of the two existing gravity pipelines. The timing of this development is also unknown. Close coordination during the final design and installation of these pipelines will be important for preventing spills and service interruptions. If this becomes a service boundary between MCWD and SCSD, a formal Capital Improvement Project to replace the trunk sewer should be considered.

Topic 3, Wastewater Capacity Allocation

When Fort Ord annexed into the MRWPCA service area, the U.S. Army purchased 3.3 mgd (average dry weather flow) of wastewater treatment capacity rights in the Regional Treatment Plant. When the base closed, the U.S. Army retained 1.08 mgd of prepaid wastewater treatment capacity for the Presidio Annex (Ord Military Community), which includes military housing areas, the PX complex and various offices.

The remaining 2.22 mgd of capacity was assigned to FORA, but FORA has not formally sub-allocated wastewater capacity among the jurisdictions.

Wastewater flows from the Ord Community are currently less than 1 mgd. Approximately 30% of the current water use is in the Presidio Annex, but that demand is not projected to significantly increase, as opposed to the remainder of the Ord Community. Within the next twenty years, the 2.22 mgd of prepaid capacity assigned to FORA is projected to be used, and later developments will need to purchase additional capacity in the Regional Treatment Plant. The capacity has been informally allocated to redevelopment as it occurs. If the land use jurisdictions wish to formally allocate wastewater plant capacity, that action should occur before FORA sunsets in 2020.

Topic 4, Existing System Value/Investment

The replacement cost of the Ord Community sewer system was estimated in 2013 as a supporting study for the Rate Study. The estimated replacement cost was $62 million for the 17 lift stations and approximately 77 miles of pipes. Assuming 40% of that total is located within Seaside, the replacement value would be $25M. MCWD received ownership of the system in a public benefit conveyance from the United States through FORA, but still incurred certain costs during the application process leading up to the conveyance. New water and wastewater pipelines were installed within the Seaside Highlands Development and conveyed in fee to MCWD. It would be reasonable for the District to be compensated for the current value of the system if SCSD were to annex it. We have not attempted to estimate what level of depreciation would be appropriate for this.

The greater value to MCWD is the current and future customer base within the Ord Community. There are over 1,400 customer accounts within the Seaside portion of the Ord Community. Revenue from these accounts (and from the rest of the Ord Community) pays for a portion of the District operating budget, and was used to secure loans (capital improvement financing bonds). If SCSD were to take these existing customers from MCWD, then MCWD would need to receive monetary compensation for the portion of the existing capital debt which was secured by this customer base.

MCWD has added staff and equipment to facilitate the management, operation and maintenance of the Ord Community water and sewer systems. Most notably they have purchased a new sewer cleaning (Vactor) truck and sewer camera van within the last eight years. Removing a portion of the existing service area may trigger a reevaluation of staffing levels.

Recommendations

The existing Ord Community wastewater collection system (Area 1) has been operated by MCWD since 1998, and owned by MCWD since 2001. The proposed annexation by SCSD would potentially change the governance model, but would not make any physical system changes for the benefit of the current or future customers. Adding a second sanitary sewer district up-stream of the planned redevelopment with the City of Marina (Dunes on Monterey Bay between 1st and 2nd Avenues) adds another agency which must be coordinated with for future in-tract improvements. There is no operational or engineering reason why this area should be managed by a different district than the existing wastewater collection system in Marina, so we therefore recommend that Area 1 be annexed into MCWD, along with the rest of the Ord Community currently receiving water and sewer service.

The undeveloped Area 2, immediately east of and adjacent to the SCSD Service Area, has no existing wastewater infrastructure, and in previous studies it was shown that connecting this area to the existing

SCSD wastewater collection system would require less energy (fewer pump stations) than connecting to the existing MCWD collection system. We recommend that Area 2 be annexed into SCSD.

The undeveloped Area 3, immediately east of and adjacent to the existing Ord Community wastewater collection system, has no existing wastewater infrastructure, but it is planned to connect into Area 1 at two locations. There is no operational or engineering reason why this area should be managed by a different district than Area 1, so we therefore recommend that Area 3 be annexed into MCWD when development occurs.

Attachments:

Figure 4, Sewer Basins Map, from the 2005 Ord Community Wastewater System Master Plan

Figure 3.3-1, Land Use Concept, Ultimate Development, from the Fort Ord Base Reuse Plan, 1997

Table 1, Ord Community Wastewater System Capital Improvement Projects

Memorandum: MCWD Sewer Model Update Scenarios, June 22, 2015, Schaaf & Wheeler

Memorandum: MCWD Sewer Model Update Results, August 6, 2015, Schaaf & Wheeler