

County of Monterey Special Districts Annual Report

MARCH 19, 2020

Table of Contents

- County Service Areas 1
 - Background 1
 - Current CSAs and Services 1
 - Finances and Financial Sustainability 2
 - Pathway to Financial Sustainability 3
 - Evaluation and Prioritization..... 4
 - CSA Analysis 4
 - Assessment Rate Setting..... 4
 - Prior Year Accomplishments - Fiscal Year 2018-19..... 4
 - Current Year Goals and Work Plan – Fiscal Year 2019-20 5
 - Next Year Goals and Work Plan – Fiscal Year 2020-21 6
- County Sanitation and Water Districts 6
 - Background 6
 - Disposition of County Sanitation and Water Systems 6
 - Prior Year Accomplishments - Fiscal Year 2018-19..... 7
 - Sanitation Systems 7
 - San Jerardo Water System 7
 - Current Year Goals and Work Plan - Fiscal Year 2019-20 7
 - Sanitation Systems 7
 - San Jerardo Water System 8
 - Next Year Goals and Work Plan – Fiscal Year 2020-21 8
 - Sanitation Systems 8
 - San Jerardo Water System 8
- CLOSED LANDFILLS 8
 - Background 8
 - Finances and Financial Sustainability 9
 - Prior Year Accomplishments - Fiscal Year 2018-19..... 9
 - Current Year Goals and Work Plan – Fiscal Year 2019-20 9
 - Next Year Goals and Work Plan – Fiscal Year 2020-21 9
- COMMUNITY SERVICES DISTRICTS..... 10
 - East Garrison Community Services District..... 10

County Service Areas

Background

The County of Monterey (County) currently manages thirty-seven (37) active County Service Areas (CSA/CSAs). CSAs are areas of local government formed to provide one or more enhanced or extended service(s) that the County does not provide to the same extent on a countywide basis. County CSAs are administered by the County Resource Management Agency (RMA) under the direction of the County Board of Supervisors.

CSA law was established in 1953 to allow counties to provide a wider variety of services in unincorporated areas where residents are willing to pay for the extra service. Initially, services included extended: police protection; structural fire protection services; local park, recreation, local parkway facilities and services; library facilities and services; and miscellaneous services defined as streetlighting, street sweeping, street and sidewalk maintenance, storm-drain maintenance, surface water disposition, collection and disposal of sewage, collection and disposal of garbage, and supply and distribution of water. In 2008, this law was expanded by SB 1458 to provide funding for land use planning, soil conservation, animal control, transportation, flood control and drainage, graffiti abatement, emergency medical services, and other services.

In 1959, CSA 1-Carmel Point was the first Monterey County Service Area formed by the Board of Supervisors. In the following decade, twenty-seven (27) additional CSAs were created. By the 1970s, formation of new CSAs slowed, and only nine (9) new areas were created between 1970 and 1993. The size of County CSAs varies from 16 to 1039 parcels. Most CSAs consist of one contiguous area, although due to annexation, there are CSAs with noncontiguous parcels located some distance from each other. CSA location maps are shown in Exhibit 1.

CSAs are created by resolution and services are distinguished as “authorized” and “active.” *Authorized services* are those services authorized to be provided by the County. *Active services* are those currently provided by the County at a level that can be funded by the CSA. Nearly all CSAs were enabled to provide the full suite of CSA services authorized under the 1953 law, although active services vary among the CSAs.

Current CSAs and Services

Of the 37 active CSAs, 16 provide storm-drain maintenance and 6 provide storm-drain maintenance and streetlighting. Streetlighting only is provided by 3 CSAs. A combination of those services, plus street & sidewalk maintenance and/or parks maintenance (which includes open space), is provided by 11 CSAs. In addition to the services listed above, 3 CSAs also provide additional extended services: CSA 50-Rioway Tract No. 2 provides levee maintenance and repair; CSA 72-Las Palmas Ranch provides soil conservation; and drainage control; and CSA 75-Chualar Consolidated provides sewage collection and disposal. Exhibit 2 lists CSA Authorized and Active Services.

To facilitate community communication and engagement, advisory committees have been created for five (5) CSAs: CSA 1-Carmel Point; CSA 15-Serra Village/Toro Park; CSA 45-Oak Hills; CSA 47-Carmel Views/Mar Vista; and CSA 50-Rioway Tract No. 2. Regular meetings are held in accordance with the Board of Supervisors resolutions which formed the Advisory Committees. Additionally, RMA staff has established a rapport with Homeowner Associations (HOAs) and individual property owners within several CSAs which has resulted in more consistent communication and proactive maintenance and repairs of infrastructure.

Historically, the Monterey County Public Works Department (now a division of the RMA) performed repairs and maintenance services within the CSAs. Due to funding, staffing, and equipment reductions over the years, generally maintenance and repairs have become more reactive and typically provided by outside vendors. Over the last five years, RMA staff has worked to better identify and inventory specific CSA infrastructure needs. However, engineering and infrastructure reports are necessary for most if not all CSAs to fully understand annual maintenance requirements as well as future capital upgrades.

Finances and Financial Sustainability

To the extent feasible, it is the County's goal to manage the CSAs toward long-term financial sustainability, where CSA revenues are sufficient to cover ongoing maintenance and long-term infrastructure replacement costs, to reduce impacts to County General Fund and other fund sources (e.g., Measure X). A CSA is considered financially sustainable when its annual revenue supports the costs of its annual maintenance and repairs while building reserves to fund capital projects.

CSAs receive revenue from various funding sources: 1) AB 8 Property Tax Allocation; 2) Special Assessments; 3) Interest Income; 4) Homeowners Property Tax Relief; and 5) Other funds (e.g., grants). Average annual income for individual CSAs ranges from \$765 to \$195,183 (see Exhibit 3).

The largest source of CSA funding is from general property tax allocation, commonly referred to as "AB 8 funding," after State Assembly Bill 8, California Property Tax Apportionment. In 1979, AB 8 was adopted and outlined an allocation procedure for the countywide one percent (1%) property tax. An established percent of general property tax is allocated to the specific CSA in which the property is located based on a complex formula. Currently, 33 of the 37 active CSAs receive AB8 funding. In recent years, AB 8 revenue has increased on an annual basis as valuations change when property is sold or transferred.

The second largest funding source is special assessments that were typically established at the time of creation to fund active services within the specific CSA. Currently, 31 of the 37 active CSAs receive funding from separate assessments collected on their property tax bills. In 2019, an assessment increase was passed for CSA 66-Oak Tree Views. All other CSA assessments have remained unchanged since 2001.

A third source of CSA funding is interest on fund balances. Generally, this yields a very low percentage of revenue. In FY 2019-20, interest will account for around seven percent (7%) of total CSA revenue.

Last, a very small revenue stream results from Homeowners' Property Tax Relief. This source provides less than one percent (1%) of CSA revenue.

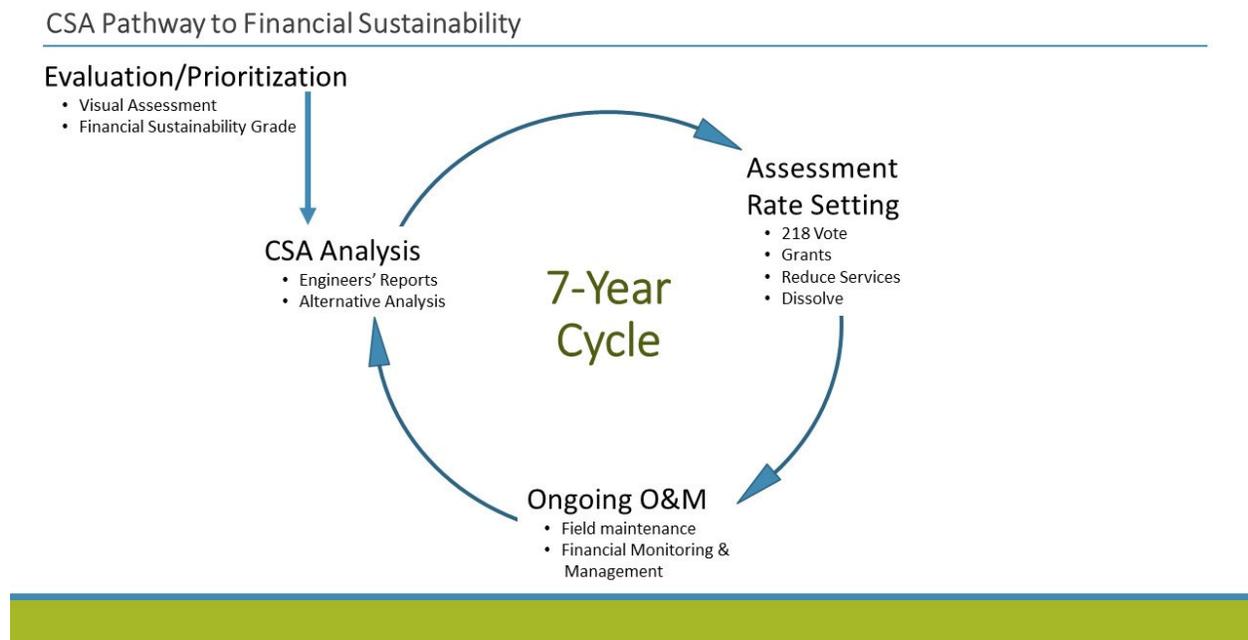
Individual CSA fund balances range from \$4,119 to \$2.8 million. Fund balances are not solely indicative of the overall financial sustainability of each CSA. For example, a CSA whose only active service is streetlighting is not required to maintain the same level of reserves as a CSA with a complex storm-drainage system. The current management strategy for CSAs is to preserve existing fund balances to the extent feasible to address emergency repairs until a CSA-specific engineering report and corresponding rate adjustment(s) may be considered by the Board of Supervisors as discussed below.

To evaluate financial sustainability, also referred to as “financial health,” staff developed a qualitative method to assign a financial sustainability grade based on a CSA’s ability to fund its annual maintenance and repair expenditures with annual revenue combined with the level of fund balance. A good sustainability grade is assigned to those CSAs that currently have high fund balances relative to annual expenses and can preserve or increase fund balance levels on an annual basis. A fair sustainability grade is assigned to those CSAs that have been able to fund annual maintenance and repair costs with annual revenue, but have low fund balances or a reduced fund balance due to emergency repairs. A poor sustainability grade is assigned to CSAs that have: insufficient revenue to fund annual expenses; depleted or severely reduced the fund balance due to annual maintenance costs that exceed annual revenue or emergency repairs; or have required General Fund or Measure X funding assistance to pay for emergency repairs. Exhibit 3 provides the current funding and sustainability status for each CSA.

Financial sustainability grades are assigned based on available information for each CSA. The sustainability grade is used by staff to develop, prioritize, and schedule CSA-specific analyses to justify proposed assessment rate increases to improve the CSA’s financial sustainability. RMA’s priority is to evaluate each County CSA’s facility and financial needs to develop and implement appropriate strategies to ensure it becomes more financially sustainable over the next 5-10 years.

Pathway to Financial Sustainability

Four (4) key steps must occur on an approximate 7-year cycle for all CSAs to move toward greater financial sustainability. These four steps include: 1) Evaluation/Prioritization; 2) CSA Analysis; 3) Assessment Rate Setting; and 4) Ongoing Operation and Maintenance.



Evaluation and Prioritization

RMA staff assigned financial sustainability grades to all CSAs and completed visual condition assessments of each's assets related to its active and enabled services. Staff established an assessment scoring rubric for each service, assigning a score from 1 (worst) to 5 (best) based on standard qualitative criteria. The scoring rubrics are provided in Exhibit 4. Staff developed the CSA Work Plan for FY 2020-21 through FY 2029-30 (Exhibit 5) based on assessment of the following criteria for each CSA: financial sustainability grade, visual assessment score, critical needs, and consideration of variables like current community engagement level (e.g., established advisory committees) and geographic proximity to other CSAs.

CSA Analysis

CSA law established procedures and requirements for imposing assessments that are further defined in the Section 4 of Article XIID of the California Constitution. Engineers' reports are required to estimate the amount of special benefit landowners will receive from a project or service. To determine the benefit, this report may also include, but not be limited to: the condition of existing infrastructure; costs for maintenance; and costs for recommended or required repairs, upgrades, and potential capital improvements. This data is used to determine service levels and the appropriate assessment rates necessary to fund these services.

Assessment Rate Setting

In November 1996, California voters passed Proposition 218 (Prop 218), the "Right to Vote on Taxes Act." This constitutional amendment protects taxpayers by limiting the methods by which local governments can create or increase taxes, fees, and charges without taxpayer consent. With the exception of CSA 66-Oak Tree Views which recently increased its rates, staff anticipates all County CSAs, will require a Prop 218 election to set rates that will allow for an appropriate level of CSA services.

Alternately, recommendations to consider consolidation of CSAs with adjacent boundaries and/or expand CSA boundaries may be appropriate in some situations. The engineers' reports and associated community outreach may prompt property-owner support for increased assessment and activation of additional services with the corresponding increased assessment.

It is the goal that upon completion of a successful Prop 218 election, a CSA would be considered financially sustainable within 5-10 years and not have future impacts on the County General Fund. It is feasible that a Prop 218 election may succeed; however, in some cases, it is foreseeable that only a partial increase and/or a phased increase approach may be recommended. In such instances, a CSA may not reach full financial sustainability, but would be on its way toward greater sustainability and reduced likelihood of needing General Fund or other fund contributions. It is also anticipated that in some cases a Prop 218 rate increase may not be a viable option or it fails to pass due to lack of support by property owners. In such cases, insufficient revenue and fund balance to provide services would continue. Depending on the existing services and the CSA's characteristics, there may be grants and/or loans available to the CSA. In some cases, it may be appropriate for certain services to be discontinued or funded by the County General Fund. In such cases, the County may choose to only provide minimal services and only provide funds for emergencies or critical future capital projects.

Prior Year Accomplishments - Fiscal Year 2018-19

The FY 2018-19 planned visual inspections of all CSAs were completed in the third quarter. RMA completed the FY 2018-19 planned assessment increase for CSA 66-Oak Tree Views and a 5-year rate

increase took effect in FY 2019-20. The FY 2018-19 planned visual inspections of all CSAs and the three (3) planned engineers' reports for CSA 17-Rancho Tierra Grande, CSA 25-Carmel Valley Golf and Country Club, and CSA 75-Chualar Consolidated were delayed. They are on track for completion in FY 2019-20 (see below).

RMA planned to complete a Request for Proposals (RFP) for a multiyear professional services agreement with one or more consulting firm(s) to complete Engineers' Reports in FY 2018-19; however, this effort was postponed until FY 2019-20 to enable the new District Engineer to participate in the development of that scope of work.

RMA completed and/or resolved six (6) of the seven (7) planned projects (addressing deferred/current asset maintenance needs) for FY 2018-19 and two (2) previously unidentified projects in FY 2018-19. RMA completed five (5) of the five (5) planned routine maintenance activities in FY 2018-19 and an additional 24 unplanned maintenance activities.

RMA planned to develop a 5-7-year work plan for all CSAs in FY 2018-19; however, staff only developed a 2-year workplan and decided to postpone the development of the full plan until a District Engineer could be hired and participate in the process. Staff also planned to develop a separate RFP to solicit firms to conduct Engineers' Reports in FY 2018-19. This RFP was postponed to FY 2019-20 until the District Engineer was hired.

See Exhibit 6 table summarizing Fiscal Year 2018-19 goals and accomplishments.

Current Year Goals and Work Plan – Fiscal Year 2019-20

The FY 2019-20 planned scoring of the visual inspections of all CSAs were completed in the third quarter. The three (3) engineers' reports for CSA 17-Rancho Tierra Grande, CSA 25-Carmel Valley Golf and Country Club, and CSA 75-Chualar Consolidated are on track to be completed in the final quarter. RMA planned to complete both the Engineers' Reports and Prop 218 elections in FY 2019-20; however, due to delays getting a contract in place with the selected vendor, the elections are anticipated to occur in the first quarter of FY 2020-21. Draft Engineers' Reports are anticipated in March 2020. Staff anticipates reviewing the draft reports and conducting community outreach to the three CSAs in April 2020. Depending on the outcome, staff is hopeful that the proposed rate increases and the Prop 218 elections can be brought before the Budget Committee in May 2020, and then to the Board of Supervisors by July 2020, so any approved rate increases can go into effect for FY 2020-21.

RMA made a significant push to address deferred asset maintenance needs in FY 2019-20 and identified nineteen (19) projects for the year. RMA completed and/or resolved fourteen (14) of the nineteen (19) planned projects (to address deferred or current asset maintenance needs) for FY 2019-20 and completed four (4) prior unidentified projects in the fiscal year. RMA is on-track to complete eight (8) of the eight (8) planned routine maintenance projects in the FY 2019-20.

RMA completed a 10-year work plan for all CSAs in FY 2019-20. Staff planned to develop a separate RFP to solicit firms to conduct Engineers' Reports in FY 2019-20; however, upon further evaluation, staff determined it best to prepare a RFP in FY 2019-20 for on-call engineer services to be available to all

Special Districts (this would include ability to conduct Engineers' Reports). This RFP process is scheduled to start in FY 2019-20 and be completed in FY 2020-21.

See Exhibit 7 table summarizing Fiscal Year 2019-20 goals and accomplishments.

Next Year Goals and Work Plan – Fiscal Year 2020-21

Prop 18 rate increases are on-track to be completed for three (3) CSAs during the first quarter of FY 2020-21: CSA 17-Rancho Tierra Grande; CSA 25-Carmel Valley Golf and Country Club; and CSA 75-Chualar Consolidated. The District Engineer hired in FY 2019-20 accepted another position; RMA is actively recruiting to fill this position. Additionally, an RFP for on-call engineering services for the Special Districts will be issued in FY 2020-21. RMA has programmed six (6) CSAs to receive engineers' reports in FY 2020-21: CSA 9-Oak Park; CSA 15-Serra Village; CSA 51-High Meadows; CSA 52-Carmel Valley Village; CSA 53-Arroyo Seco; and CSA 55-Robles Del Rio.

RMA addressed a significant number of deferred maintenance projects in the two (2) prior fiscal years, resulting in anticipated fewer scheduled projects for FY 2020-21. RMA has identified three (3) planned for FY 2020-21, two (2) will require engineering design and environmental permitting. RMA has six (6) routine maintenance projects planned for FY 2020-21.

See Exhibit 8 table summarizing Fiscal Year 2020-21 goals and accomplishments.

County Sanitation and Water Districts

Background

The County Sanitation Districts were formed under the County Sanitation District Act, under Health and Safety Code section 4700. In the past, the County managed the Carmel Valley Sanitation District (transferred to Carmel Valley County Sanitation District in 2002), CSA 14-Castroville Water District (dissolved and re-formed as the Castroville Community Services District), and Moss Landing Sanitation District (reorganized into the Castroville Community Services District in 2014).

Currently, the County manages two (2) active County Sanitation Districts: the Pajaro County Sanitation District (PCSD) and Boronda County Sanitation District (BCSD). PCSD provides for sanitation collection in the communities of Pajaro, Las Lomas, Bay Farms, and a portion of Sunny Mesa. Wastewater is collected and pumped to the City of Watsonville Treatment Plant. BCSD provides for sanitation collection in the community of Boronda. Wastewater is collected and pumped to the Monterey One Water treatment plant via City of Salinas sanitation distribution lines. The San Jerardo Cooperative community was annexed into the BCSD as Zone 2-San Jerardo in 2011 to provide potable water service to the Community.

Disposition of County Sanitation and Water Systems

It is the goal of the County to divest all interests in CSA and County Sanitation District (CSD) sanitation and water systems, including sanitation systems owned by CSA 75-Chualar, PCSD, BCSD, and BCSD-Zone 2 (San Jerardo Water System), excluding County Parks sanitation and water systems. In April 2016, the

Board authorized the RMA to issue a Request for Qualifications for Transfer of Ownership and Responsibility for these three (3) sanitary sewer systems and water system. Submittals were received from the Monterey Regional Water Pollution Control Agency (now Monterey One Water [M1W]), CalAm, and California Utilities Service, Inc. (CUS).

The Board of Supervisors authorized staff to enter an Exclusive Negotiating Agreement (ENA) with CalAm for the sale of the three sanitation systems. The San Jerardo Cooperative, Inc. received approval from the State Water Board to take ownership of the BCSD-Zone 2-San Jerardo Water System. Currently, the transfer terms are being defined.

Prior Year Accomplishments - Fiscal Year 2018-19

See Exhibit 6 table summarizing Fiscal Year 2020-21 goals and accomplishments.

Sanitation Systems

In FY 2018-19, RMA's focus was to enter an ENA with CalAm for the sale of the Pajaro, Boronda, and Chualar sanitation systems. The ENA was drafted in FY 2018-19, however processing to the Board of Supervisors occurred in early FY 2019-20.

RMA responded to numerous callouts for service, and completed and/or resolved one (1) of the one (1) planned maintenance projects in Pajaro during FY 2018-19 and completed two (2) previously unidentified projects in the fiscal year. In Boronda, RMA had no planned or unplanned maintenance projects in Boronda during FY 2018-19. In Chualar, RMA completed and/or resolved one (1) of the one (1) planned maintenance projects in Chualar during FY 2018-19 and completed one (1) previously unidentified projects in the fiscal year.

San Jerardo Water System

No activities for the transfer of the San Jerardo Water System were planned in FY 2018-19. No repairs were completed.

Current Year Goals and Work Plan - Fiscal Year 2019-20

See Exhibit 7 table summarizing Fiscal Year 2019-20 goals and accomplishments.

Sanitation Systems

The ENA with CalAm for disposition of the sanitation systems was approved in July 2019. Draft Condition Assessments for all three sanitation systems were provided to staff mid-February 2020. Staff anticipates completing its review of the draft reports in March 2020. Draft rate studies for the PCSD and BCSD are anticipated by April/May 2020. Staff plans to conduct a second community outreach meeting in the Pajaro community in April/May 2020 (the first meeting was held in fall 2019). The first community outreach meeting for the Boronda community is anticipated for April 2020, and the second for June 2020. Depending on the outcome(s), the proposed rate increases are anticipated to be brought before the Budget Committee by July 2020, and Board of Supervisors by September 2020. A phased-in rate increase was implemented for the Chualar sanitation system in January 2018.

In recent years, RMA addressed multiple callouts and emergency situations (e.g., spills; line back-ups) and unanticipated projects as needed in Pajaro and Boronda. Staff identified three (3) sanitation system projects in PCSD planned for completion in FY 2019-20: two (2) have been completed and the last one is on schedule for completion. Staff also began implementing weekly monitoring and quarterly (or more frequent if needed) at a trouble spot along Las Lomas Road, which was an unplanned activity for the year and is on-going.

San Jerardo Water System

In FY 2019-20, staff planned to complete all the repairs resulting from the 2017 winter storms; however, not all of the repairs will be complete by June 30, 2020, so the remaining repairs will be completed in FY 2020-21. Staff has re-engaged discussions with the San Jerardo Cooperative (Cooperative) to identify the steps and timeline to transfer the San Jerardo Water System to the Cooperative.

Next Year Goals and Work Plan – Fiscal Year 2020-21

See Exhibit 8 for table summarizing Fiscal Year 2020-21 goals and accomplishments.

Sanitation Systems

Negotiations are on track for the County and CalAm to execute a Letter of Intent and an Asset Purchase Agreement in FY 2020-21. In addition to operation and maintenance of the sanitation systems and as needed response to spills or emergencies, RMA anticipates completing a total of six (6) planned sanitation system projects: one (3) in PCSD, pending funding; none (2) in BCSD; and one (1) in Chualar.

San Jerardo Water System

In 2010, the County entered into Intertie Agreement A-11846 (Agreement) with Foothill Estates, Inc. (Foothill) to construct a reciprocal secondary emergency water source for BCSD - Zone 2 San Jerardo (referred to “Intertie”). It is imperative to complete the Intertie in order to comply with the Agreement and Purchase Option terms and conditions, and this work must be completed prior to transfer of the water system. The completion of the 2017 winter storm damage repairs is scheduled in FY 2019-20 and the Intertie project is planned to be completed in FY 2020-21. Staff will conduct on-going coordination with the San Jerardo Cooperative prepare for a FY 2021-22 transfer of the water system.

CLOSED LANDFILLS

Background

The County currently manages eleven (11) closed landfills and two (2) transfer stations, which are regulated by the Federal Environmental Protection Agency (EPA) and the State of California Water Resources Control Board (Water Board). The Monterey County Health Department (Health Department) is the Local Enforcement Agency. State and Federal laws mandate post-closure monitoring and reporting activities including, but not limited to, annual water-quality monitoring, preparation and implementation of Stormwater Pollution Prevention Plans (SWPPPs), wet weather monitoring well inspections and reports, biannual dry weather inspections, and stormwater collection and analysis. State regulations require monitoring and reporting for three (3) of the eleven (11) County-owned closed

landfills for up to thirty (30) years after closure, including Lake San Antonio-North Shore, San Ardo, and Bradley landfills.

Finances and Financial Sustainability

Expenses related to closed landfills are funded by the General Fund 001. Nominal annual lease revenue in the amount of \$425 is received for the use of the Chualar closed landfill. Total estimated FY 2019-20 annual expenditures are \$364,417. Estimated FY 2020-21 expenditures are \$359,284. RMA has submitted an augmentation request to fund additional Best Management Practices (BMPs) maintenance costs for FY 2020-21.

Prior Year Accomplishments - Fiscal Year 2018-19

RMA completed mandatory monitoring and BMPs maintenance in FY 2018-19.

See Exhibit 6 table summarizing Fiscal Year 2020-21 goals and accomplishments.

Current Year Goals and Work Plan – Fiscal Year 2019-20

During the 2018-19 Reporting Season, high levels of total suspended solids (TSS) were detected in one of the stormwater quality samples, placing the site into Level 1 protocol. Level 1 protocol requires the completion of an updated Stormwater Pollution Prevention Plan (SWPPP) to address and prevent the increased TSS levels as well as a Level 1 Exceedance Response Action (ERA) Report. The ERA Report is scheduled to be completed in the third quarter. Based on the report outcomes, RMA will program additional monitoring, reporting, and BMP installation for FY 2020-21.

Wet Weather Preparedness Reports submitted by the environmental consultant call for increased maintenance of the Best Management Practices (BMPs) to improve stormwater quality TSS readings. BMPs at Lake San Antonio-North Shore, Bradley, and San Ardo were replaced in FY 2019-20. This work was completed in the second quarter of FY 2019-20 and included the installation and maintenance of silt fences, straw matting, and straw waddles to ensure Total Dissolved Solids (TSS) threshold levels are not exceeded.

See Exhibit 7 for table summarizing Fiscal Year 2019-20 goals and accomplishments.

Next Year Goals and Work Plan – Fiscal Year 2020-21

Pending the recommendations of the Lake San Antonio-South Shore report scheduled for release soon, the South Shore closed landfill facility may be subject to state regulations for monitoring and reporting. Additionally, the statewide Industrial General Permit adopted by the State (effective July 1, 2015) requires more frequent monitoring events and revisions to the SWPPP. An eroded sinkhole that developed in FY 2019-20 is scheduled to be repaired this year.

See Exhibit 8 table summarizing Fiscal Year 2020-21 goals.

COMMUNITY SERVICES DISTRICTS

East Garrison Community Services District

In 2006, the East Garrison Community Services District (EGCSD) was created to provide for regional and neighborhood park and open space maintenance, storm drain and flood control system maintenance, and perimeter road maintenance. The Monterey County Board of Supervisors serves as the Board of Directors for the EGCSD until such time that an election would occur to allow property owners the option of electing an independent board of directors. The EGCSD is governed by the Community Services District Law, Government Code Sections 61000-61850). An Advisory Committee was established in 2018, consisting of five (5) members and three (3) alternates appointed by the Monterey County Board of Supervisors, acting as the Board of Directors of the East Garrison Community Services District.

A separate EGCSD Annual Report will be presented to the Budget Committee and Board of Directors to the EGCSD in FY 2020-21.

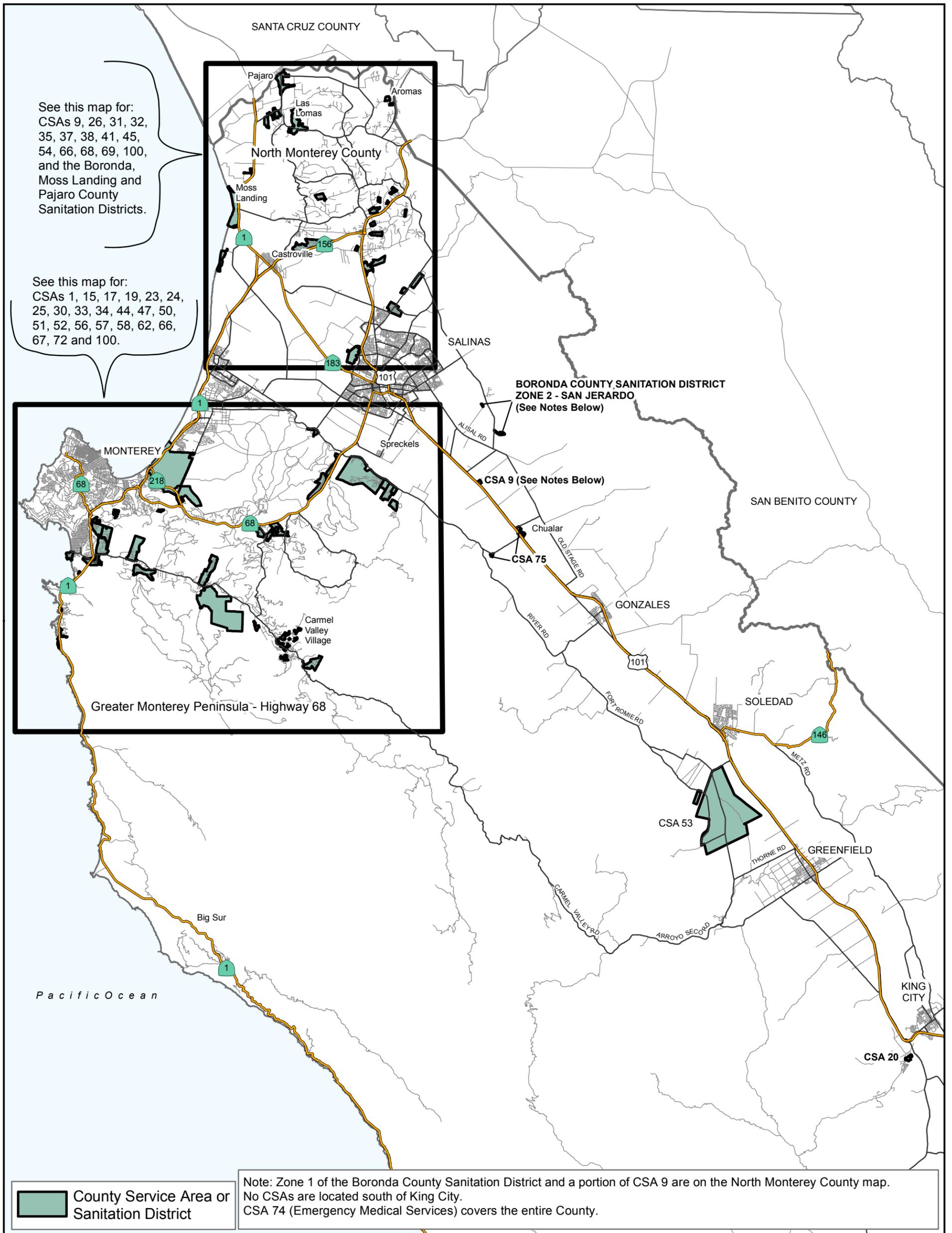
Exhibit 1

Inventory of Monterey County Service Areas Enabled and Active Services

CSA Number	Location	Street lighting	Storm Drain & Surface Water	Street & Sidewalk Maintenance	Park/Recreation/ Parkway Facilities	Levee Maintenance	Sewage Facilities
1	Carmel Point	A	E	E	E		E
9	Oak Park	A	A	E	E		E
15	Sierra Village/Toro Park	A	A	A	A		E
17	Rancho Tierra Grande	E	A	E	A		E
19	Carmel Meadows	E	A	E	E		E
20	Royal Estates	A	A	E	E		E
23	Carmel Rancho	A	A	A	E		E
24	Pedrazzi Subdivision / Indian Springs	E	A	E	E		E
25	Carmel Valley Golf & Country Club	A	A	A	E		E
26	New Moss Landing Heights	A	E	E	E		E
30	Rancho Mar Monte	E	A	E	E		E
31	Aromas Hills Subdivision	E	A	E	E		E
32	Green Valley Acres / Moon Subdivision	A	A	E	E		E
33	Coast Ridge / Carmel Sur	E	A	E	E		E
34	Rancho Rio Vista / Carmel Knolls	E	A	E	E		E
35	Paradise Park / Rancho Borromeo	A	A	E	E		E
37	Colonial Oaks Estates	E	A	E	E		E
38	Paradise Lake Estates	E	A	E	E		E
41	Gabilan Acres / Boronda	A	E	E	E		E
44	Corral de Tierra Oaks 1/2/3	A	A	A	E		E
45	Oak Hills & Oak Hills - Open Space	A	A	E	A		E
47	Carmel Views / Mar Vista	A	A	A	E		E
50	Rioway Tract No.2	E	A	E	E	A	E
51	High Meadows	A	A	E	E		E
52	Carmel Valley Village	E	A	E	E		E
53	Arroyo Seco		A				
54	Manzanita / Sarsi Subdivisions	E	A	E	E		E
55	Robles Del Rio	E	A	E	E		E
56	Del Mesa Carmel	E	A	A	E		E
57	Los Tulares Subdivision	E	A	E	E		E
58	Vista Dorado	A	A	E	E		E
62	Rancho Del Monte 14	E	A	E	E		E
66	Oak Tree Views	A	A	A	A		E
67	Corral de Tierra Oaks 4	A	A	A	E		E
68	Vierra Canyon Knolls	E	A	E	E		E
72	Las Palmas Ranch	E	A	E	E		E
75	Chualar Consolidated	A	A	E	E		A
10	Laguna Seca Ranch (INACTIVE)						
59	Ralph Lane (INACTIVE)						

EXHIBIT 2

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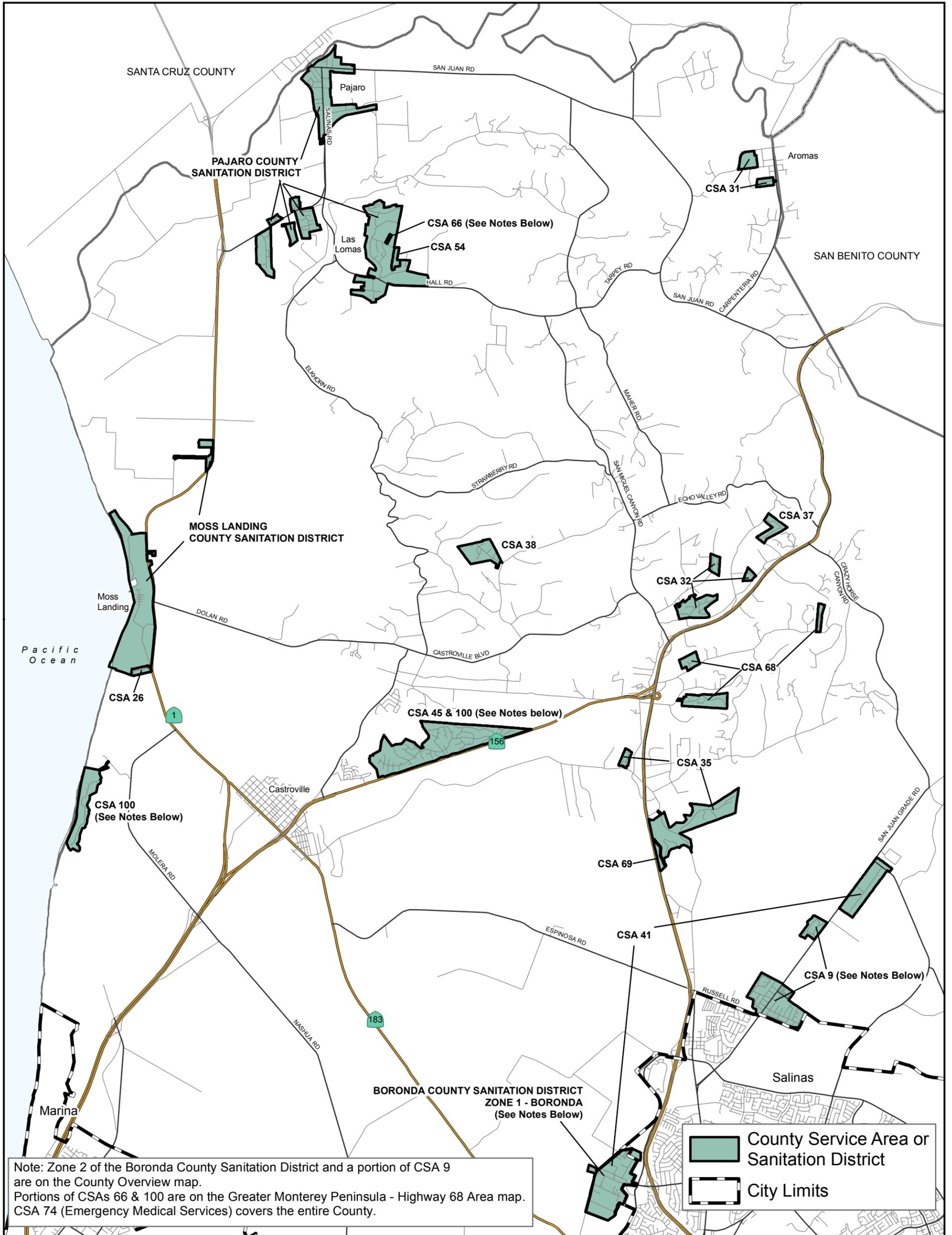
LAFCO of Monterey County

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**OVERVIEW OF
COUNTY SERVICE AREAS (CSAs) &
COUNTY SANITATION DISTRICTS**

(Map Produced on 2/6/13)



Note: Zone 2 of the Boronda County Sanitation District and a portion of CSA 9 are on the County Overview map.
 Portions of CSAs 66 & 100 are on the Greater Monterey Peninsula - Highway 68 Area map.
 CSA 74 (Emergency Medical Services) covers the entire County.

 County Service Area or Sanitation District
 City Limits

LAFCO of Monterey County

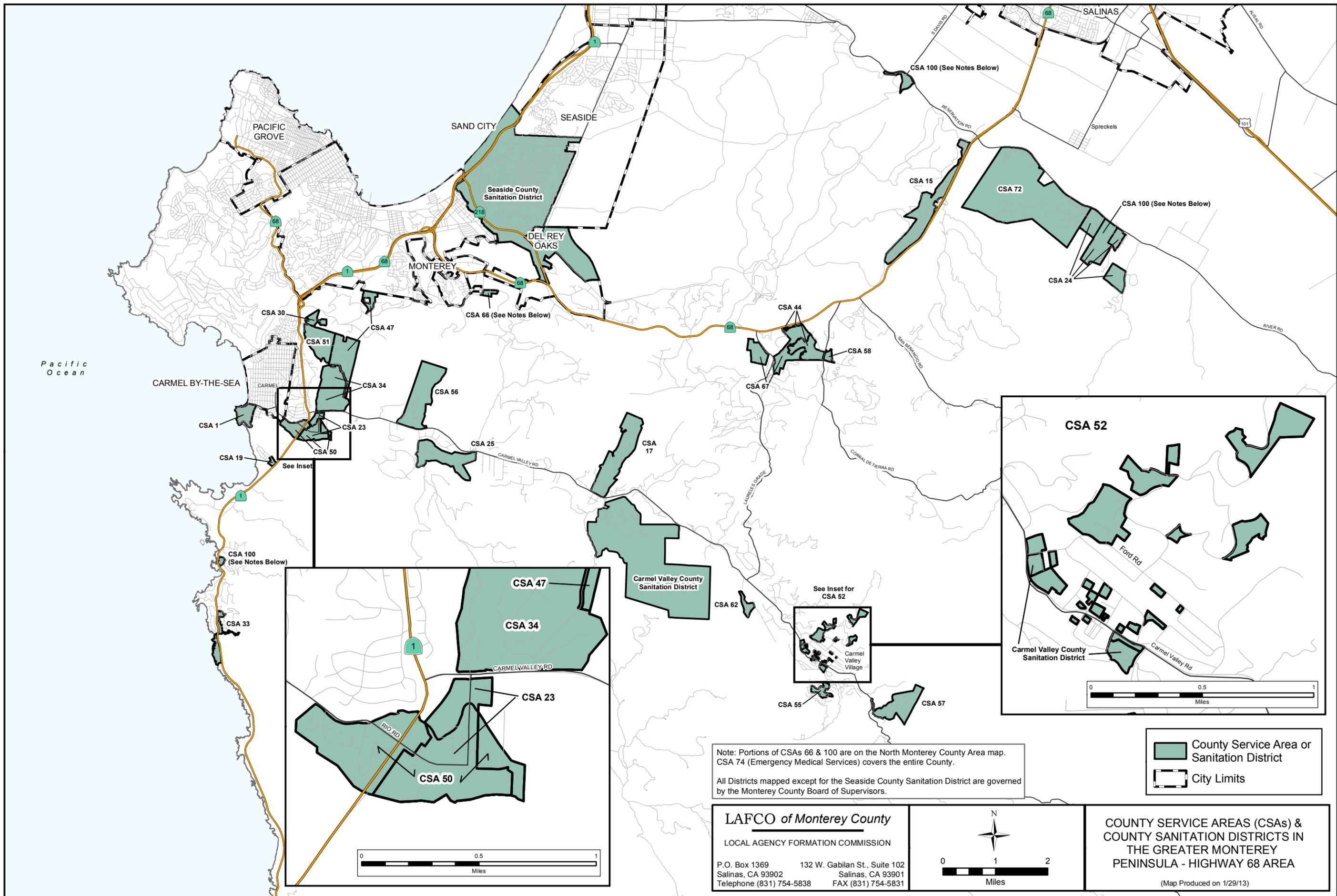
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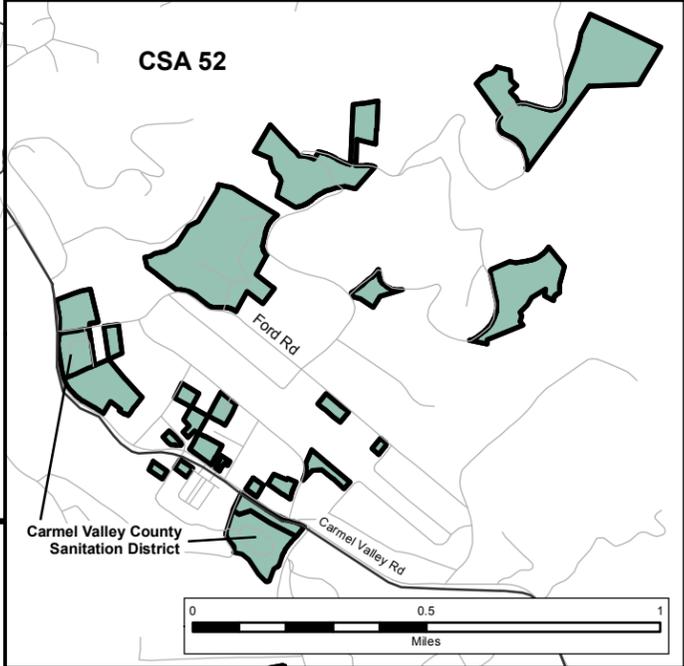
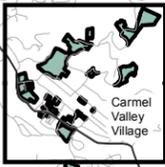
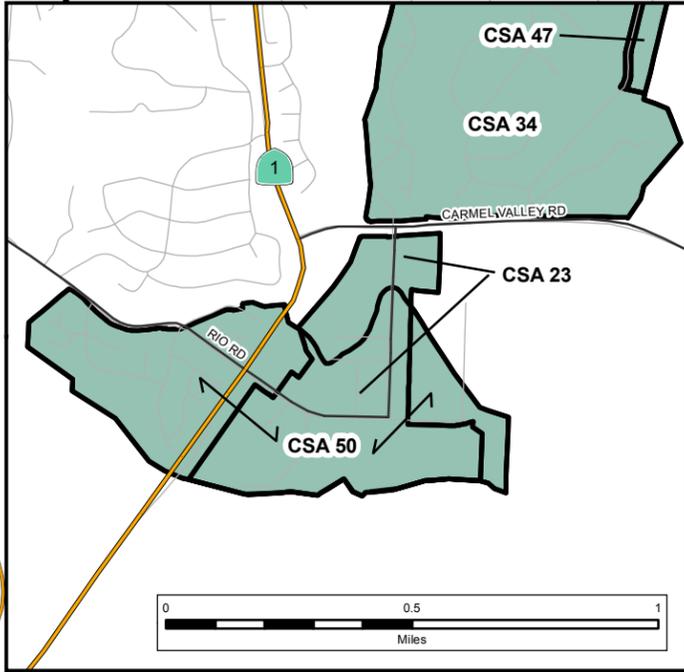


COUNTY SERVICE AREAS (CSAs) & COUNTY SANITATION DISTRICTS IN NORTH MONTEREY COUNTY

(Map Produced on 2/6/13)



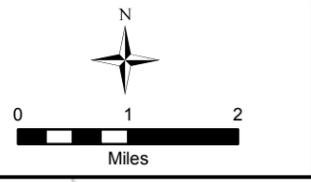
Pacific Ocean



Note: Portions of CSAs 66 & 100 are on the North Monterey County Area map. CSA 74 (Emergency Medical Services) covers the entire County.
 All Districts mapped except for the Seaside County Sanitation District are governed by the Monterey County Board of Supervisors.

County Service Area or Sanitation District
 City Limits

LAFCO of Monterey County
 LOCAL AGENCY FORMATION COMMISSION
 P.O. Box 1369 Salinas, CA 93902 Telephone (831) 754-5838
 132 W. Gabilan St., Suite 102 Salinas, CA 93901 FAX (831) 754-5831



COUNTY SERVICE AREAS (CSAs) & COUNTY SANITATION DISTRICTS IN THE GREATER MONTEREY PENINSULA - HIGHWAY 68 AREA
 (Map Produced on 1/29/13)

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EXHIBIT 3

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Financial Sustainability

CSA #	LOCATION	# of Parcels	Revenue 5-Yr Avg	Expenditure 5-Yr Average	FY20 Beginning Fund Balance July 1, 2019	FY 20 Ending Fund Balance June 30, 2020	Health Grade*	Notes
1	Carmel Point	355	\$32,633	\$34,582	\$225,488	\$134,884	G	Revenue sufficient to fund annual expenditures.
9	Oak Park	725	\$44,812	\$34,191	\$320,768	\$250,739	P	storm drainage project needs exceed annual revenue and fund balance levels.
15	Sierra Village/Toro Park	813	\$160,650	\$160,543	\$113,216	\$115,540	F	Annual revenue equals annual maintenance needs; however, storm drainage, road and sidewalk deferred projects exceed fund balance.
17	Rancho Tierra Grande	242	\$12,432	\$32,579	\$36,745	\$6,519	P	storm drainage needs exceed annual revenue and fund balance levels. Engineer's Report anticipated completion by June 2019.
19	Carmel Meadows	31	\$765	\$413	\$17,416	\$17,131	F	Annual revenue sufficient to fund annual storm drainage maintenance; however, fund balance insufficient to cover potential emergency drainage projects.
20	Royal Estates	139	\$7,028	\$4,936	\$67,350	\$68,272	F	Annual revenue sufficient to fund annual expenditures
23	Carmel Rancho	251	\$13,930	\$21,192	\$239,802	\$238,251	F	Annual expenditures have exceed annual revenue. Deferred storm drainage and road projects likely to exceed fund balance.
24	Pedrazzi Subdivision / Indian Springs	377	\$6,566	\$956	\$146,176	\$149,311	G	Revenue and fund balance sufficient to fund annual expenditures.
25	Carmel Valley Golf & Country Club	210	\$36,459	\$83,623	\$105,080	\$47,406	P	Annual storm drainage and road repair need exceed annual expenditures. Fund balance insufficient to fund deferred road projects. Engineer's Report anticipated complete by June 2019.
26	New Moss Landing Heights	63	\$4,713	\$2,323	\$69,455	\$71,321	G	Annual revenue exceeds annual expenditures.
30	Rancho Mar Monte	33	\$1,613	\$2,440	\$26,568	\$15,960	P	Annual expenditures exceed annual revenue. Fund balance insufficient to fund potential deferred storm drainage projects.
31	Aromas Hills Subdivision	29	\$1,645	\$942	\$39,362	\$39,585	P	Annual expenditures exceed annual revenue. Fund balance insufficient to fund potential deferred storm drainage projects.
32	Green Valley Acres / Moon Subdivision	125	\$9,177	\$5,925	\$42,266	\$30,604	G	Annual revenue exceed annual expenditures. Fund balance likely sufficient for any deferred maintenance.
33	Coast Ridge / Carmel Sur	39	\$2,795	\$2,478	\$26,241	\$26,241	P	Annual revenue and fund balance insufficient to fund identified storm drainage projects.
34	Rancho Rio Vista / Carmel Knolls	443	\$2,087	\$5,843	\$1,449	\$4,121	P	Annual revenue and fund balance insufficient to fund identified storm drainage projects.
35	Paradise Park / Rancho Borromeo	189	\$10,237	\$7,280	\$64,182	\$64,640	F	Annual revenue currently exceeds annual expenditures; however, fund balance levels likely insufficient to fund deferred maintenance.
37	Colonial Oak Estates	45	\$1,055	\$451	\$18,600	\$15,701	F	Annual revenue currently exceeds annual expenditures; however, fund balance levels like insufficient to fund deferred maintenance.
38	Paradise Lake Estates	66	\$2,504	\$323	\$57,232	\$58,247	F	Annual revenue currently exceeds annual expenditures; however, fund balance levels like insufficient to fund deferred maintenance.
41	Gabilan Acres / Boronda	593	\$19,835	\$15,794	\$185,521	\$188,138	G	Annual revenue exceeds annual expenditures. Fund balance sufficient to fund inactive CSA services.
44	Corral de Tierra Oaks 1/2/3	109	\$6,199	\$3,581	\$48,618	\$36,761	P	Annual revenue currently exceeds annual expenditures; however, fund balance levels insufficient to fund identified road maintenance projects.

Financial Sustainability

45	Oak Hills - Open Space	346	\$20,228	\$34,515	\$71,593	\$28,076	F	Annual expenditures exceed annual revenue. Fund balance insufficient to fund deferred open space projects.
45	Oak Hills	617	\$28,244	\$31,192	\$108,529	\$102,733	F	Annual expenditures exceed annual revenue. Fund balance insufficient to fund potential deferred storm drainage and road maintenance projects.
47	Carmel Views / Mar Vista	200	\$24,310	\$44,771	\$97,894	\$32,833	P	Annual expenditures exceed annual revenue. Fund balance insufficient to fund deferred road and storm drainage projects.
50	Rioway Tract No.2	452	\$125,665	\$163,764	\$851,011	\$490,614	P	Annual expenditures exceed annual revenue. Fund balance insufficient to fund identified flood control projects.
51	High Meadows	284	\$17,572	\$22,109	\$114,067	\$89,396	G	Annual expenditures exceed annual revenue; however, fund balance sufficient to fund potential deferred storm drainage maintenance.
52	Carmel Valley Village	97	\$7,297	\$1,286	\$169,519	\$143,984	G	Annual revenues exceed annual expenditures. Fund balance sufficient to fund potential deferred storm drainage projects.
53	Arroyo Seco	33	\$9,065	\$10,390	\$112,031	\$113,443	F	Annual revenues exceed annual expenditures; however, fund balance insufficient to fund potential deferred storm drainage projects.
54	Manzanita / Sarsi Subdivisions	16	\$1,504	\$196	\$30,097	\$30,671	F	Annual revenues exceed annual expenditures. Fund balance insufficient to fund potential deferred storm drainage projects.
55	Robles Del Rio	58	\$8,822	\$429	\$169,499	\$125,616	G	Annual revenues exceed annual expenditures. Fund balance sufficient to fund potential deferred storm drainage projects.
56	Del Mesa Carmel	290	\$10,975	\$531	\$211,291	\$219,616	G	Annual revenues exceed annual expenditures. Fund balance sufficient to fund potential deferred storm drainage and road projects.
57	Los Tulares Subdivision	80	\$1,809	\$170	\$27,096	\$27,944	P	Annual revenues exceed annual expenditures. Fund balance likely insufficient to fund deferred storm drainage projects.
58	Vista Dorado	17	\$3,870	\$1,796	\$61,448	\$62,901	F	Annual revenues exceed annual expenditures. Fund balance likely insufficient to fund deferred storm drainage projects.
62	Rancho Del Monte 14	30	\$12,794	\$4,493	\$246,544	\$257,241	G	Annual revenues exceed annual expenditures. Fund balance sufficient to fund deferred storm drainage projects.
66	Oak Tree Views	42	\$17,711	\$30,098	\$6,548	\$15,110	P	Annual revenues exceed annual expenditures. Fund balance insufficient to fund deferred road maintenance and repair projects. Five-year rate Increases approved in FY18-19.
67	Corral de Tierra Oaks 4	99	\$113,867	\$14,180	\$2,880,483	\$2,974,357	G	Annual revenues exceed annual expenditures. Fund balance sufficient to fund deferred projects.
68	Vierra Canyon Knolls	73	\$2,724	\$265	\$83,339	\$83,367	F	Annual revenues exceed annual expenditures. Fund balance likely sufficient to fund deferred storm drainage projects.
72	Las Palmas Ranch	1039	\$55,977	\$37,125	\$159,979	\$164,103	F	Annual revenues exceed annual expenditures. Fund balance likely sufficient to fund deferred storm drainage projects.
75	Chualar Consolidated	179	\$195,183	\$191,501	\$56,535	\$82,842	P	Annual revenue only able to meet annual expenditures with General Fund Loans. Phased in rate increase implemented; however, current rates unable to fund deferred maintenance projects. Facilities Assessment portion of Engineers' Report anticipated complete by June 2019.

*Health Grades: G (Good), F (Fair), P (Poor)

Exhibit 4

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COUNTY SERVICE AREA VISUAL ASSESSMENT SCORING RUBRIC

STREETLIGHTING RUBRIC	
SCORE	CRITERIA
5	All lights same type, fully functioning, free from debris, post surface good (paint not peeling or anodized aluminum not corroded), no service calls
4	All lights same type, fully functioning, lamp head needs cleaning, 75% of post surface good (some minor paint peeling and corrosion), few service calls
3	Mixed or all lights same type, 25% of lights not functioning or frequently need bulb replacement, head needs cleaning, post needs resurfacing
2	Mixed light type, 25%-50% of lights not functioning or major repairs needed for groups of lights, lights in poor condition or old, needs upgrade
1	Major lighting issues, inconsistent distancing, poorly lit or no lighting at all, lights are old and often require service, needs upgrade

STORM DRAINAGE & SURFACE WATER DISTRIBUTION RUBRIC	
SCORE	CRITERIA
5	Storm drainage system fully functioning as designed, improved drainage, culverts and DI's intact, minor surface cracks in concrete gutters, no offsets, no major projects identified
4	Storm drainage system fully functioning as designed, improved drainage, cracks of no more than 1/2" in less than 25% of concrete gutters, minimal number of offsets, some culverts and DI's need to be cleaned often, no major projects identified
3	Storm drainage system functioning but major repairs impede water or cause pooling in less than 20% of district, projects have been identified and funding is available, numerous offsets and large cracked areas, but water still able to exit district and roads stay open
2	Storm drainage system functioning for 50% of district, large areas of pooled water, drainage culverts blocked or nonexistent, sideroad ditches need cleaning or realignment
1	Major storm drainage issues, flooding with roads closed common in wet months, poorly designed system or lack of system altogether

SIDEWALK RUBRIC	
SCORE	CRITERIA
5	Sidewalks border County-owned property, in "like-new" condition, no offset, minimal cracking in section between expansion joints, sidewalks near trees protected with root barrier
4	Sidewalks border County-owned property, some minor offsets but no more than 25% of sidewalk and none greater than 1/2", minimal cracking in section between expansion joints, sidewalks near trees not protected with root barrier, but trees do not appear to be impacting sidewalk
3	Sidewalks border County-owned property, minor offsets in 25%-50% of sidewalk with more than 50% greater than 1/2", substantial cracking, but not impacting surface, root lifts, no more than 1-3 offsets greater than 1".
2	Sidewalks border County-owned property, major offsets of 1" or more in over 50% of sidewalk area
1	No sidewalks but community desires to have them.

COUNTY SERVICE AREA VISUAL ASSESSMENT SCORING RUBRIC

PARKS & OPEN SPACE RUBRIC	
SCORE	CRITERIA
5	County-owned open space/parks well maintained, no safety issues, equipment in excellent condition, few tree issues
4	County-owned open space/parks well maintained near homes but open space could use additional fire clearance, equipment in working condition but may be old or repairs often needed, numerous dead trees but able to remove annually
3	County-owned open space/parks well maintained near homes but open space could use additional fire clearance and canopy raising, equipment in working condition but portions need to be replaced such as playground equipment and benches due to excessive wear, numerous dead trees many removed annually, but backlog exists
2	County-owned open space/parks minimally maintained, fire fuel abatement needed, equipment in poor condition needs to be replaced, few dead trees many removed annually large backlog exists
1	No open space or parks, but community desires it

STREETS RUBRIC
<p>SEE PMI INDEX, EXCEPT FOR PRIVATE ROAD AREAS AND CSA 66 - OAK TREE VIEWS</p> <p>PRIVATE ROADS - DETERMINATION NEEDED IF CSA FUNDS ARE APPROPRIATE</p> <p>CSA 66 - OAK TREE VIEWS ARE PRIVATELY OWNED BUT THROUGH A MAINTENANCE AGREEMENT ARE MAINTAINED BY SPECIAL DISTRICTS, ROADS NEED A FULL RECONSTRUCT IN NEARLY 50% OF DISTRICT, REMAINING 50% NEEDS 2-3 INCH OVERLAY WITH SMALL AREAS OF RECONSTRUCT</p>

EXHIBIT 5

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10-Year Work Plan

CSA #	LOCATION	FY2018-2019	FY2019-2020	FY2020-21	FY2021-22	FY2022-2023	FY2023-2024	FY2024-2025	FY2025-2026	FY2026-2027	FY2027-2028	FY2028-2029	FY2029-2030
1	Carmel Point					Engineers' Report	Prop 218						Engineers' Report
9	Oak Park			Engineers' Report	Prop 218						Engineers' Report	Prop 218	
15	Sierra Village/Toro Park			Engineers' Report	Prop 218						Engineers' Report	Prop 218	
17	Rancho Tierra Grande		Engineers' Report	Prop 218						Engineers' Report	Prop 218		
19	Carmel Meadows						Engineers' Report	Prop 218					
20	Royal Estates						Engineers' Report	Prop 218					
23	Carmel Rancho					Engineers' Report	Prop 218						Engineers' Report
24	Pedrazzi Subdivision / Indian Springs						Engineers' Report	Prop 218					
25	Carmel Valley Golf & Country Club		Engineers' Report	Prop 218						Engineers' Report	Prop 218		
26	New Moss Landing Heights									Engineers' Report	Prop 218		
30	Rancho Mar Monte				Engineers' Report	Prop 218						Engineers' Report	Prop 218
31	Aromas Hills Subdivision						Engineers' Report	Prop 218					
32	Green Valley Acres / Moon Subdivision						Engineers' Report	Prop 218					
33	Coast Ridge / Carmel Sur								Engineers' Report	Prop 218			
34	Rancho Rio Vista / Carmel Knolls					Engineers' Report	Prop 218						Engineers' Report
35	Paradise Park / Rancho Borromeo							Engineers' Report	Prop 218				
37	Colonial Oak Estates							Engineers' Report	Prop 218				
38	Paradise Lake Estates							Engineers' Report	Prop 218				
41	Gabilan Acres / Boronda									Engineers' Report	Prop 218		
44	Corral de Tierra Oaks 1/2/3			Engineers' Report	Prop 218						Engineers' Report	Prop 218	

10-Year Work Plan

45	Oak Hills			Engineers' Report	Prop 218						Engineers' Report	Prop 218	
45	Oak Hills - Open Space			Engineers' Report	Prop 218						Engineers' Report	Prop 218	
47	Carmel Views / Mar Vista			Engineers' Report	Prop 218						Engineers' Report	Prop 218	
50	Rioway Tract No.2					Engineers' Report	Prop 218						
51	High Meadows				Engineers' Report	Prop 218						Engineers' Report	Prop 218
52	Carmel Valley Village				Engineers' Report	Prop 218						Engineers' Report	Prop 218
53	Arroyo Seco				Engineers' Report	Prop 218						Engineers' Report	Prop 218
54	Manzanita / Sarsi Subdivisions							Engineers' Report	Prop 218				
55	Robles Del Rio				Engineers' Report	Prop 218						Engineers' Report	Prop 218
56	Del Mesa Carmel								Engineers' Report	Prop 218			
57	Los Tulares Subdivision								Engineers' Report	Prop 218			
58	Vista Dorado								Engineers' Report	Prop 218			
62	Rancho Del Monte 14							Engineers' Report	Prop 218				
66	Oak Tree Views	Prop 218 - Completed	Year 1 Rate Increase	Year 2 Rate Increase	Year 3 Rate Increase	Year 4 Rate Increase	Year 5 Rate Increase	Engineers' Report	Prop 218				
67	Corral de Tierra Oaks 4			Engineers' Report	Prop 218						Engineers' Report	Prop 218	
68	Vierra Canyon Knolls								Engineers' Report	Prop 218			
72	Las Palmas Ranch									Engineers' Report	Prop 218		
75	Chualar Consolidated		Engineers' Report	Prop 218						Engineers' Report	Prop 218		

Exhibit 6

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FY 2018-19 Goals & Accomplishments

General Administration and Management			FY 2018-19 Planned	FY 2018-19 Final Status
All CSAs	RFP	Multiyear professional services agreement to complete Engineers' Reports. Postponed for District Engineer to be hired.	Yes	Postponed FY 2019-20
All CSAs	5-7-Year Work Plan	Develop work plan to prioritize and schedule Engineers' Reports and Prop 218 elections. Developed 2-year workplan, postponed out-years for District Engineer to be hired.	Yes	Partially Completed
All CSAs	Visual Inspections	Complete visual site inspections of assets for active services at all CSAs. The remainder of the assessments and scoring will be completed when District Engineer is hired.	Yes	Completed Q3
All Sanitation Systems	Sanitation System Disposition (PCSD, BCSD, Chualar)	Execute Exclusive Negotiating Agreement with California American Water was under development, but was not able to come before the Board of Supervisors by the close of the FY 2018-19.	Yes	Underway, Anticipated Complete FY 2019-20 Q1

Prop 218 Rate Increase			FY 2018-19 Planned	FY 2018-19 Final Status
CSA 66	Oak Tree Views	5-year phased increase to begin FY 2019-20.	Yes	Completed Q4

Engineers' Reports			FY 2018-19 Planned	FY 2018-19 Final Status
CSA 17	Rancho Tierra Grande	Postponed pending hire of District Engineer.	Yes	Postponed FY 2019-20
CSA 25	Carmel Valley Golf & Country Club	Postponed pending hire of District Engineer.	Yes	Postponed FY 2019-20
CSA 75	Chualar Consolidated	Postponed pending hire of District Engineer.	Yes	Postponed FY 2019-20

Deferred Maintenance and Identified Projects			FY 2018-19 Planned	FY 2018-19 Final Status
CSA 15	Sierra Village/Toro Park	Portola sidewalk offset/tree removal	Yes	Completed Q4
CSA 17	Rancho Tierra Grande	Stand pipe for Via Cazador drainage. After review was considered to be unnecessary at this time.	Yes	Canceled
CSA 25	Carmel Valley Golf & Country Club	Valley Greens Circle Road Repair	No	Completed Q4
CSA 32	Green Valley Acres / Moon Subdivision	Fallen Leaf culvert replacement (EMERGENCY)	No	Completed Q4
CSA 37	Colonial Oak Estates	Replace 25' v-gutter	Yes	Completed Q1
CSA 45	Oak Hills	Cathedral Oak drainage riprap. (Additional Engineering & Permitting required. Will likely be a 1-2 year project.)	Yes	Postponed FY TBD
CSA 47	Carmel Views / Mar Vista	Outlook culvert/Pine Hills Dr. lids	Yes	Completed Q2
CSA 72	Las Palmas Ranch	Las Palmas drainage ditch cleanout. (Most debris washed through in FY 2018-19. Will monitor and clean as needed Spring FY 2019-20)	Yes	Resolved On Own
CSA 75 - Sanitation	Chualar Consolidated	Washington St sewerline replacement	Yes	Completed Q1
PCSD	Pajaro CSD	Completion of Manhole Repair & Emergency Generator Project	Yes	Completed Q4
PCSD	Pajaro CSD	Las Lomas Check Valve/Pump Replacement	No	Completed Q2
PCSD	Pajaro CSD	Bay Farm Emergency Sewer Main Repair	No	Completed Q4

Operations and Maintenance			FY 2018-19 Planned	FY 2018-19 Final Status
CSA 1	Carmel Point	Emergency storm response for drainage/tree removal	No	Completed Q3
CSA 9	Oak Park	Encroaching vegetation removal	No	Completed Q3
CSA 15	Serra Village/Toro Park	Hwy 68 tree canopy raising, west of Torero	No	Completed Q2
		Playground repairs/bark replacement	No	Completed Q2
		Serra Village entry sign renovation	No	Completed Q3

CSA 15	Serra Village/Toro Park	Encroachment enforcement	No	Completed Q3
		Hwy 68 tree canopy raising, east of Torero	No	Completed Q4
		Open space and park monthly landscaping maintenance (ongoing/quarterly)	Yes	Completed Q1-Q4
CSA 17	Rancho Tierra Grande	Emergency storm response for drainage/tree removal	No	Completed Q3
		Via Cazador drainage channel vegetation removal	No	Completed Q4
CSA 23	Carmel Rancho	Carmel Rancho/Rio Rd quarterly median maintenance (ongoing/quarterly)	Yes	Completed Q1
		Tree removals	No	Completed Q4
CSA 30	Rancho Mar Monte	Emergency storm response for drainage/tree removal	No	Completed Q3
CSA 45	Oak Hills	Right-of-way/median landscaping maintenance (ongoing/quarterly)	Yes	Completed Q1
		Stone Oak drainage channel vegetation clearing	No	Completed Q2
CSA 45	Oak Hills - Open Space	Goat grazing open space clearing	No	Completed FY20 Q1
		Tree/brush open space maintenance	No	Completed Q1
CSA 47	Carmel Views/Mar Vista	Carmel Views & Mar Vista Pine Hills Dr tree removal	No	Completed Q4
		Emergency storm response for drainage/tree removal	No	Completed Q3
		Tree canopy ROW raising	No	Completed Q4
CSA 50	Rioway Tract No.2	Electrical repairs to pump float/alarm system	No	Completed Q3
		Detention pond maintenance. (Vegetation maintenance to occur Fall 2019 due to construction impeding access.)	Yes	Partial Q3
CSA 51	High Meadows	Emergency storm response for drainage/tree removal	No	Completed Q3
CSA 52	Carmel Valley Village	Emergency storm response for drainage clearing	No	Completed Q3
CSA 55	Robles del Rio	Emergency storm response for drainage clearing	No	Completed Q3
CSA 66	Oak Tree Views	Open space maintenance	Yes	Completed Q4
		Dead tree (2) removal	No	Completed Q3
CSA 72	Las Palmas Ranch	Flapgate encroachment enforcement	No	Completed Q4
CSA 75 - Sanitation	Chualar Consolidated	Pond Mowing/Spraying/Pond Rotation	No	Completed Q4

Exhibit 7

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FY 2019-20 Goals & Accomplishments

General Administration and Management			FY 2019-20 Planned	FY 2019-20 Status
All Special Districts	RFP	Multiyear professional services agreement for on-call engineer services for all Special Districts (to include Engineer's Reports).	Yes	Underway, to be Completed FY21
All CSAs	10-Year Work Plan	Develop work plan to prioritize and schedule Engineers' Reports and Prop 218 elections.	Yes	Completed Q3
All CSAs	Visual Inspections	Visual site inspections of assets for active services at all CSAs were completed and CSAs scored using a scoring rubric developed by staff.	Yes	Completed FY 18/19 Q3
All Sanitation Systems	Sanitation System Disposition (PCSD, BCSD, Chualar)	Execute Exclusive Negotiating Agreement with California American Water.	Yes	Completed Q1

Prop 218 Rate Increase			FY 2019-20 Planned	FY 2019-20 Status
CSA 17	Rancho Tierra Grande	Proposition 218 Election planned	Yes	Postponed FY 2020-21
CSA 25	Carmel Valley Golf & Country Club	Proposition 218 Election planned	Yes	Postponed FY 2020-21
CSA 75	Chualar Consolidated	Proposition 218 Election planned	Yes	Postponed FY 2020-21

Engineers' Reports (Condition Assessments & Rate Studies)			FY 2019-20 Planned	FY 2019-20 Status
CSA 17	Rancho Tierra Grande	Postponed from FY 2018-19	Yes	On Track to Complete Q4
CSA 25	Carmel Valley Golf & Country Club	Postponed from FY 2018-19	Yes	On Track to Complete Q4
CSA 75	Chualar Consolidated	Postponed from FY 2018-19	Yes	On Track to Complete Q4
CSA 75 - Sanitation	Chualar Consolidated	Condition Assessment for Sanitation System.	Yes	On Track to Complete Q4
PCSD	Pajaro County Sanitation District	Condition Assessment and Rate Study.	Yes	On Track to Complete Q4
BCSD	Boronda County Sanitation District	Condition Assessment and Rate Study.	Yes	On Track to Complete Q4

Deferred Maintenance and Identified Projects			FY 2019-20 Planned	FY 2019-20 Status
CSA 9	Oak Park	Bellinzona Ave. gutter and drainage inlet repair (JOC)	Yes	Scheduled Q4
		Rosehart Park outfall and ditch clearing (Additional Engineering & Permitting required. Will likely be a 1-2 year project.)	Yes	Postponed FY TBD
		Rogge Commons streetlight system repair	Yes	Completed Q2
CSA 15	Serra Village/Toro Park	Open space tree canopy raising for fire clearance (direct labor by RMA staff, completed Hwy 68 corridor and Serra Village, interior County parcels bordering BLM lands remain; project is at 75% completion)	Yes	In Progress 75% in Q2 Scheduled for completion Q4
		Toro Hills Estates valley gutter repair	Yes	In Progress Q3
		Anza Open Space fuel clearance (Cal Fire Gabilan)	Yes	Scheduled Q4 or FY21 Q1
		Toro Park Estates Portola Dr cross-road culvert jetting	Yes	Completed Q2
		Toro Park Estates Portola Dr road, shoulder and sidewalk repairs (JOC)	Yes	In Progress Q3
CSA 17	Rancho Tierra Grande	Open space fuel clearance (Cal Fire Gabilan; fuel clearance was conducted in November 2019 and will be conducted again May/June 2020)	Yes	Partially Completed Q2, Remaining Scheduled Q4
		Via Paloma drainage outfall fortification (minor erosion issue, no imminent threat, pre/post-storm monitoring in place, funding insufficient for JOC)	Yes	On Hold Pending Funding
		Via Cazador fallen tree removal and drainage ditch cleaning (Cal Fire Gabilan)	Yes	Completed Q2

CSA 23	Carmel Rancho	Rio Rd at Val Verde ROW vegetation removal	No	Scheduled Q3
CSA 30	Rancho Mar Monte	Valley gutter debris removal and cleaning (direct labor by RMA staff)	Yes	Completed Q2
CSA 32	Green Valley Acres/Moon Subdivision	Langley Ct valley gutter cleaning and debris removal	Yes	Scheduled Q4
CSA 45	Oak Hills	Road ROW landscaping and vegetation abatement	Yes	Scheduled Q3 and Q4
CSA 47	Carmel Views/Mar Vista	Road and valley gutter root intrusion repairs (JOC)	Yes	In Progress Q3
		Pine Hills Dr and Outlook Dr hazardous tree in ROW removals	No	Completed Q2
CSA 50	Rioway Tract No. 2	EPA stormwater quality improvement project (15% design Completed, 35% design In Progress, cultural report In Progress, bio report Completed)	Yes	In Progress Completion TBD
CSA 51	High Meadows	Valley gutter debris removal and cleaning (direct labor by RMA staff)	Yes	In Progress 50% Completed Q2-Q4
		Outlook Dr valley gutter repair from fallen tree	No	Scheduled Q4
CSA 55	Robles del Rio	Calle de La Ventana drainage berm reconstruction (JOC)	Yes	Completed Q2
CSA 66	Oak Tree Views	Oak Tree Pl plating for winter protection of damaged road (JOC)	No	Completed Q2
BCSD	Boronda Oaks Lift Station	Replacement of two lift station pumps	Yes	Scheduled Q4 (subject to pump lead time)
BCSD - San Jerardo	Boronda County Sanitation District - Zone 2 San Jerardo	2017 storm repairs for fence, security lighting and pump house roof	Yes	Completed Q1
		2017 storm repairs to SCADA and fire pump (engineering to take place in FY 2019-20, construction FY 2020-21)	Yes	Scheduled Q4 & FY 2020-21 Q2
PCSD	Pajaro County Sanitation District	Salinas Rd pump station generator replacement	Yes	Completed Q1
		Trafton Ranch manhole replacement and line repair	Yes	Completed Q1
		Trafton Ranch manhole bollard installation	Yes	Scheduled Q4
		85 Las Lomas Weekly Inspections/Quarterly Jetting	No	Ongoing
		Las Lomas Lift Station Electrical Panel Repair/Replacement	Yes, pending scope of work and funding	Scheduled Q4
CLOSED LANDFILLS	NS San Antonio Lake, Bradley, and San Ardo	Stormwater BMP installation	Yes	Completed Q3
	SS San Antonio Lake	Completion of Closure Report/Post Closure Plan	Yes	Scheduled Q4

<i>Operations and Maintenance</i>			FY 2019-20 Planned	FY 2019-20 Status
CSA 15	Serra Village/Toro Park	Annual open space and park landscaping maintenance	Yes	Ongoing
CSA 23	Carmel Rancho	Rio Rd/Carmel Rancho Blvd landscaping maintenance and weed abatement (project is multiple times per year as needed)	Yes	N/A
CSA 45	Oak Hills - Open Space	Open space goat grazing for fire clearance (due to contractor scheduling and herd illness FY 2018-19 project completed in FY 2019-20 Q1; FY20 project to be completed in Q4)	Yes	Completed Q1 Scheduled Q4
CSA 50	Rioway Tract No. 2	Drainage basin vegetation removal and flap gate maintenance (JOC)	Yes	Completed Q2
		Stormwater pump inspection tear-down and maintenance	Yes	Completed Q2
CSA 66	Oak Tree Views	Open space fuel clearance and culvert cleaning	Yes	Scheduled Q4
CSA 75 - Sanitation	Chualar Consolidated	Pond vegetation abatement	Yes	Scheduled Q4
		Grant St drainage basin vegetation abatement	Yes	Scheduled Q4
BCSD	Boronda County Sanitation District	Pump station maintenance (PW Bridge section)	Yes	Ongoing
PCSD	Pajaro County Sanitation District	Pump station maintenance (PW Bridge section)	Yes	Ongoing

Exhibit 8

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FY 2020-21 Goals & Accomplishments

General Administration and Management			FY 2020-21 Planned	FY 2020-21 Status
All Special Districts	RFP	Multiyear professional services agreement for on-call engineer services for all Special Districts (to include Engineers' Reports), underway in FY 2019-20.	Yes	N/A
All Sanitation Systems	Sanitation System Disposition (PCSD, BCSD, Chualar)	An executed Letter of Intent and Asset Purchase Agreement are anticipated to be completed in FY 2020-21.	Yes	Anticipated Q2/Q3
BCSD - Zone 2 San Jerardo	San Jerardo Sanitation System Disposition	Ongoing coordination with San Jerardo Cooperative to prepare for FY 2021-22 target transfer.	Yes	N/A

Prop 218 Rate Increase			FY 2020-21 Planned	FY 2020-21 Status
CSA 17	Rancho Tierra Grande	Postponed from FY 2019-20	Yes	Anticipated Q1
CSA 25	Carmel Valley Golf & Country Club	Postponed from FY 2019-20	Yes	Anticipated Q1
CSA 75	Chualar Consolidated	Postponed from FY 2019-20. Anticipated rate increase for CSA only (sanitation system had prior year rate increase).	Yes	Anticipated Q1
PCSD	Pajaro County Sanitation District	Proposition 218 Election planned	Yes	Anticipated Q2
BCSD	Boronda County Sanitation District	Proposition 218 Election planned	Yes	Anticipated Q2

Engineers' Reports			FY 2020-21 Planned	FY 2020-21 Status
CSA 9	Oak Park	Engineer's Report planned	Yes	N/A
CSA 15	Serra Village/Toro Park	Engineer's Report planned	Yes	N/A
CSA 51	High Meadows	Engineer's Report planned	Yes	N/A
CSA 52	Carmel Valley Village	Engineer's Report planned	Yes	N/A
CSA 53	Arroyo Seco	Engineer's Report planned	Yes	N/A
CSA 55	Robles Del Rio	Engineer's Report planned	Yes	N/A

Deferred Maintenance and Identified Projects			FY 2020-21 Planned	FY 2020-21 Status
CSA 9	Oak Park	Rosehart Park outfall and ditch clearing (Additional Engineering & Permitting required. Will likely be a 1-2 year project.)	Yes	N/A
CSA 50	Rioway Tract No. 2	EPA stormwater quality improvement project	Yes	In Progress Completion TBD
CSA 66	Oak Tree Views	Stop line painting and sign replacement (JOC)	Yes	N/A
CSA 75 - Sanitation	Chualar Consolidated	Pond rotation and sludge removal	Yes	N/A
BCSD	Boronda County Sanitation District - Zone 2 San Jerardo	2017 storm repairs to SCADA and fire pump replacement (JOC)	Yes	N/A
		Intertie completion and private metered connection installation (JOC)	Yes	Completion Q2
PCSD	Pajaro County Sanitation District	Salinas Rd pump station fence and building repairs (JOC)	Yes	N/A
		Las Lomas Road Sewerline Repair/Replacement (@ 85 Las Lomas Drive)	Yes, pending funding	N/A
		Las Lomas Stormwater Inflow & Inundation Investigation/Repair	Yes, pending funding	N/A
CLOSED LANDFILLS	San Ardo	Sinkhole repair (JOC)	Yes	N/A

Operations and Maintenance

**FY 2020-21
Planned**

**FY 2020-21
Status**

			FY 2020-21 Planned	FY 2020-21 Status
CSA 15	Serra Village/Toro Park	Annual open space and park landscaping maintenance	Yes	N/A
CSA 23	Carmel Rancho	Rio Rd/Carmel Rancho Blvd landscaping maintenance and weed abatement (project is multiple times per year as needed)	Yes	N/A
CSA 45	Oak Hills - Open Space	Open space goat grazing for fire clearance	Yes	N/A
CSA 50	Rioway Tract No. 2	Drainage basin vegetation removal and flap gate maintenance (JOC)	Yes	N/A
		Stormwater pump inspection tear-down and maintenance	Yes	N/A
CSA 66	Oak Tree Views	Open space fuel clearance and culvert cleaning	Yes	N/A
CSA 75 - Sanitation	Chualar Consolidated	Pond vegetation abatement	Yes	N/A
		Grant St drainage basin vegetation abatement	Yes	N/A
BCSD	Boronda County Sanitation District	Pump station maintenance (PW Bridge section)	Yes	N/A
PCSD	Pajaro County Sanitation District	Pump station maintenance (PW Bridge section)	Yes	N/A