



# Supplement to 10/19/2020 MPWMD Board Packet

Attached are copies of letters received between and September 14, 2020 through October 13, 2020. These letters are listed in the October 19, 2020 Board packet under Letters Received.

<b>Author</b>	<b>Addressee</b>	<b>Date</b>	<b>Topic</b>
John Tilley	MPWMD Board	10/13/20	Ordinance 152 Reserves, the Water Supply Charge and The Mechanics Bank Loan
Molly Evans	Alvin Edwards	10/7/20	Resignation from MPWMD Board of Directors
Douglas Dennington	Richard Svindland and Sarah Leeper	9/15/20	Notice of Decision to Appraise California American Water Company's Monterey Water System and Other Property Interests Relating to Monterey Peninsula Water Supply Project; Notice of Land Acquisition Procedures; Request for Documents

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**Arlene Tavani**

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**From:** John Tilley <the5amswim@yahoo.com>  
**Sent:** Tuesday, October 13, 2020 8:43 AM  
**To:** alvinedwards420@gmail.com; georgetriley@gmail.com; water@mollyevans.org; jcbarchfaia@att.net; gqhwd1000@gmail.com; dpotter@ci.carmel.ca.us; district5@co.monterey.ca.us; Dave Stoldt; Arlene Tavani  
**Cc:** Arlene Tavani  
**Subject:** Re: Ordinance 152 Reserves, the Water Supply Charge and The Mechanics Bank Loan

Hello All,

I am resending an e-mail I sent in June which discuss Ordinance 152 and the water supply charge as this item appeared on the board agenda of September 21st and I expect to see it again on October 19th agenda.

That agenda item is very, very far from the original expectation the Water District communicated to the public as discussed in my e-mail from June 2020. Clearly the agenda item is a stall tactic to pretend you may sunset the charge maybe someday if there might be some money laying around to do so. This is not what the community was told the district would do when this charge went into place.

As the District considers vastly expanded responsibilities this is especially a bad time to demonstrate an inability to live up to promises, an inability to curb spending, an inability to back away from ever-growing revenue pursuits.

Consider the Water Supply Charge a litmus test of how the district will operate going forward and prove to the community that you are able to run an organization that is not bloated from an insatiable desire to collect and spend public funds. Also consider it a test of the District to live up to its promises because that is exactly what you are voting on.

Thank you,

John Tilley

On Friday, June 5, 2020, 02:55:59 PM PDT, John Tilley <the5amswim@yahoo.com> wrote:

June 5, 2020

The Board Members of the Monterey Peninsula Water District

Mr. David Stoldt, General Manager of the Monterey Peninsula Water District

Dear Board Members and Mr. Stoldt,

I am writing you as a member of the Ordinance 152 Citizen's Oversight Panel to express my profound concern regarding the Mechanic's Bank loan maturing in 2023 and any attempt to shift the reserves built via collection of the Water Supply Charge to purposes clearly not the intent of Ordinance 152.

Ordinance 152 was adopted on June 27, 2012 with board members Brower, Markey, Byrne, Lewis and Pendergrass voting for its approval. The Ordinance was passed in response to a brief suspension of the User Fee and the expressed intent to "replace and augment" that funding stream.

Ordinance 152 clearly states revenues are to be used to fund "actual costs to provide water supply services" and "Supply charge proceeds will be expended only to fund water supply services and for no other purpose". Section Ten establishes a date of December 31, 2017 as a cut-off for funded projects to be "identified and determined by the Board of Directors to have been underway". As a point of reference, Measure J was passed in November of 2018.

Furthermore, the General Manager's report from April 16, 2012 (attached) stated that these funds are clearly intended to support the work needed to fulfill the promise of the supply portfolio including Aquifer Storage and Recovery, Pure Water Monterey Phase One and the CalAm desalination plant. The full meeting package is found [here](#). Item 12 D (attached) states "*Hence, the fees are being raised for water supply activities. Section 3 of the Ordinance specifically limits the purposes to the GWR and ASR projects and purposes that confer benefit and/or service to existing main Cal-Am water users to ensure sufficient water is available for present beneficial use or uses, including water supply management, water demand management, water augmentation program expenses such as planning for, acquiring and/or reserving augmented water supply capacity, including engineering, hydrologic, legal, geologic, financial, and property acquisition*".

On December 11<sup>th</sup> of 2012 the MPWMD Board passed a resolution approved by members Byrne, Lehman, Lewis, Markey and Pendergrass to "approve obtaining a loan from Rabobank . . . for reimbursement of the Aquifer Storage Recovery costs". The need for the loan was premised on "the District has not been able to collect the User Fee". In summary, the User Fee temporarily went away, the Water Supply Charge was not yet providing the revenue needed and expenses for Aquifer Storage and Recovery (ASR) were mounting. The Rabobank loan was obtained and used to build-out ASR while the Water Supply Charge was expected to be the source or repayment of the loan.

The Rabobank term sheet (attached) emphasizes the direct connection between the loan, the Water Supply Charge and ASR. Here are two pertinent excerpts from the Rabobank term sheet showing the use of funds was ASR and repayment would come from the WSC:

*Use and Investment of Proceeds: Bond proceeds will be used to finance infrastructure owned by the District, reimburse the District for costs incurred in connection with infrastructure, pay off an existing line of credit, fund the Debt Service Reserve Fund, and fund cost of issuance.*

*Nature of Obligation and Repayment: Debt will be secured by a pledge of the District's water supply charge.*

As a member of the Ordinance 152 Citizen's Oversight Panel I ask that the purpose and intent of Ordinance 152 be honored. There is currently a three million dollar cash reserve in the Ordinance 152 fund and a 3 million dollar debt to be paid. The reserve was built via collection of the Water Supply Charge. The loan was taken to build the infrastructure needed to supply water. It is time for the reserves collected to be used to pay for the infrastructure work already accomplished. While staff secured a legal opinion (attached) promoting the idea that funds from Ordinance 152 *could* be repurposed, doing so raises serious ethical, legal and financial risks for the District.

It has always been the expectation of the public and the ratepayers that the District sunset the Water Supply Charge and not double collect fees. I urge the Board to commit the reserves to paying off the Rabobank loan as intended and refrain from the unethical temptation of misusing those reserves to pay for Measure J. The Water Supply Charge was created to pay for building the Water Supply Portfolio and should be used solely for that purpose as it was intended. Now is the time to do so as there are no pre-payment penalties on the Rabobank/Mechanics Bank loan.

I urge the board to act responsibly and transparently. Diverting Water Supply Charge funds outside of the intended purpose is not only of questionable ethical standards, but clearly puts the District at serious legal and financial risks.

Respectfully yours,

John Tilley

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Molly Evans  
PO Box 1264  
Monterey CA 93942

October 7, 2020

Board of Directors  
Monterey Peninsula Water Management District  
5 Harris Court, Bldg G  
Monterey CA 93940

RE: Resignation

Dear Chair Edwards:

It has truly been my honor to serve the people of Division 3 for the past five years. My intent was to proactively and aggressively seek smart and affordable solutions for a long-term water supply, be an advocate for the ratepayers, and improve the District's communications with residents and businesses. I have made great progress, but there is more work to be done.

It is with a heavy heart that I inform you that I must decline my second term, to which I will be appointed in lieu of election, as I have accepted an employment offer and will be relocating out of the state. I will serve through the end of November and fulfill my current term.

I am grateful to have had the opportunity to serve this community alongside you and the other Directors (past and present) and our top-notch staff professionals.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Molly Evans', with a horizontal line extending to the right.

Molly Evans  
Director, Division 3





September 15, 2020

RECEIVED

SEP 21 2020

MPWMD

Mr. Richard Svindland, President  
California American Water  
655 W. Broadway, Suite 1410  
San Diego, CA 92110

Ms. Sarah Leeper, Vice President and General  
Counsel  
California American Water  
555 Montgomery Street, Suite 816  
San Francisco, CA 94111

Re: Notice of Decision to Appraise California American Water Company's Monterey Water System and Other Property Interests Relating to Monterey Peninsula Water Supply Project; Notice of Land Acquisition Procedures; Request for Documents

Dear Mr. Svindland and Ms. Leeper:

This office has been retained by the Monterey Peninsula Water Management District ("MPWMD") in connection with MPWMD's possible acquisition of California American Water Company's ("Cal Am's") "Monterey Water System" and other property interests owned and held by Cal Am with respect to Cal Am's proposed Monterey Peninsula Water Supply Project (collectively, the "MPWSP Property Interests").

As used in this letter, the term "Monterey Water System" means the following: (1) all real property interests and assets (whether held in fee, leasehold, easement, license, or otherwise), including without limitation land, improvements pertaining to the realty, construction work in process, equipment and fixtures, and water rights), all incidental intangible property interests and assets (including without limitation: easements; licenses; water rights; franchise rights; contracts; customer and billing information; water quality records; inspection, maintenance, and repair logs and reports; planning, design, and engineering data and reports; plans and specifications; and other books and records), and all personal property assets (including without limitation computer equipment, office furnishings, vehicles, supplies, and other inventory) comprising the retail water system owned and operated by the Cal Am and any of Cal Am's affiliated entities within MPWMD's boundaries in Monterey County, California, which boundaries encompass what are generally known and referred to as the Main, Bishop, Hidden Hills, and Ryan Ranch portions of Cal Am's Central Division; (2) all of Cal Am's real, intangible, and personal property interests and assets relating to the approximately thirty-three (33) residential connections within its Main

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System identified in clause (1) that currently are located just outside MPWMD's boundaries in the Yankee Point area; (3) all of Cal Am's real, intangible, and personal property interests and assets relating to the approximately ten (10) residential connections in its Hidden Hills System identified in clause (1) that currently are located just outside MPWMD's boundaries; and (4) all of Cal Am's real, intangible, and personal property interests and assets located outside Cal Am's retail service area (and MPWMD's boundaries) that currently are utilized by Cal Am to provide retail water service to the areas described in clauses (1)-(3) above, including without limitation all of Cal Am's real, intangible, and personal property interests and assets relating to the delivery of reclaimed water from Monterey One Water's Advanced Water Treatment Facilities (located adjacent to its Regional Treatment Plant approximately two miles north of the City of Marina) to Cal Am's retail service area (and MPWMD's northerly boundary).

As used in this letter, the term "MPWSP Property Interests" include all of Cal Am's real, intangible, and personal property interests and assets relating to its currently proposed 6.4 mgd desalination plant and appurtenant and supporting facilities, including without limitation: (1) the proposed desalination plant and appurtenant facilities to be located on a 46-acre vacant parcel near Charles Benson Road, northwest of Monterey One Water's Regional Wastewater Treatment Plant and the Monterey Regional Environmental Park; (2) a proposed source water intake system consisting of subsurface slant wells and appurtenant facilities placed on a 376-acre coastal property located north of the city of Marina and within the CEMEX retired mining area and extending offshore into the Monterey Bay; (3) proposed new pipelines to convey the source water from the slant wells to the MPWSP desalination plant; (4) proposed pipelines to convey the brine produced during the desalination process to the existing Monterey One Water ocean outfall for discharge to the Monterey Bay; and (5) proposed new and existing pipelines and appurtenant facilities that would transport desalinated water from the MPWSP desalination plant to Cal Am's retail service area (and MPWMD's northern boundary). At the time this letter is being delivered MPWMD has not made a final determination as to whether the MPWSP Property Interests are necessary and incidental to providing retail water service within MPWMD's boundaries (and to the approximately 43 residential connections in the Yankee Point and Hidden Hills areas referred to above) and/or whether MPWMD would intend to devote such property interests and assets to a public use within the period of time set forth in California's Eminent Domain Law. (See Code of Civil Procedure § 1250.360(d).) Accordingly, MPWMD reserves the right to determine at a later date to acquire only the Monterey Water System and not the MPWSP Property Interests (or neither).

As used in this letter, the terms "Monterey Water System" and "MPWSP Property Interests" exclude Cal Am's real, intangible, and personal property assets relating to its Ambler, Ralph Lane, Chualar, Toro, and Garrapata service areas (referred to as the "Central Satellites"), all of which are located outside MPWMD's boundaries, as well as Cal Am's real, intangible, and personal property interests relating to its wastewater service areas in Monterey County, California (referred to herein as the "Monterey Wastewater Systems").

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To the extent any property or asset of Cal Am is used by Cal Am in connection with both the Monterey Water System (as defined above, and as the same may hereafter be modified), on the one hand, and one or more of the Central Satellites and Monterey Wastewater Systems, on the other hand, such property and assets are intended to be part of the "Monterey Water System" as that term is used herein. Thus, for example, if a Cal Am vehicle is used in conjunction with the inspection, servicing, maintenance, or repair of both the Monterey Water System and one or more of the Central Satellites and Monterey Wastewater Systems that vehicle is part of the Monterey Water System within the meaning of this letter.

The purpose of MPWMD's possible acquisition of the Monterey Water System and MPWSP Property Interests would be to convert the Monterey Water System and MPWSP Property Interests to public ownership, operation, and control.

Section 6184 of the *California Relocation Assistance and Real Property Acquisition Guidelines* (California Code of Regulations, Title 25, Section 6184) ("*Guidelines*") and Section 7267.1 of the California Government Code require a public entity to appraise property it seeks to acquire for public use, and provide a property owner with a written notice of its decision to appraise property being considered for acquisition for a public use. Section 6188 of the *Guidelines* further provides that at the time the public entity notifies an owner of its decision to appraise, it shall also furnish the owner a written explanation of its property acquisition procedures in the form of a Notice of Land Acquisition Procedures. The purpose of this letter is to provide these notices.

**1. Notice of Decision to Appraise.**

This is to notify you, on behalf of Cal Am, that MPWMD has decided to appraise the Monterey Water System and MPWSP Property Interests.

**A. The area being considered for public use.**

MPWMD is considering acquisition of the Monterey Water System and MPWSP Property Interests, as defined above and further described below, in order to convert the Monterey Water System and MPWSP Property Interests from a privately owned, operated, and (in part) planned retail water system to a publicly owned, operated, and (in part) planned retail water system.

**B. The determination that Cal Am's facilities and property are located within the area of proposed public use.**

MPWMD has determined that the Monterey Water System and MPWSP Property Interests are being considered for the proposed public use. The specific area in which the Monterey Water System and MPWSP Property Interests are situated is defined above and further described below. Cal Am's property has been determined to be located within such area.

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**C. The property under consideration.**

The property interests and assets comprising Cal Am's Monterey Water System and MPWSP Property Interests are generally defined above. MPWMD has attempted to identify the various components of Cal Am's Monterey Water System and MPWSP Property Interests to the best of its ability based on the public resources available to it and, without limiting MPWMD's right to add (or subtract) specific Cal Am property interests and assets at a later date, the properties and assets comprising Cal Am's Monterey Water System and MPWSP Property Interests addressed in this notice include, but are not limited to, the following:

(1) *Real Property Ownership Interests*

MPWMD has identified the real property set forth in Exhibit "A" attached hereto and incorporated herein by this reference as the real properties owned in fee simple by Cal Am in Monterey County, California, relating to its Monterey Water System and MPWSP Property Interests. Please let the undersigned know if Cal Am believes that the list of parcels set forth in Exhibit "A" is inaccurate or incomplete.

(2) *Leasehold Interests, Easements, Rights-of-Way, Licenses, Franchise Rights, and Similar Interests*

MPWMD intends to appraise all of Cal Am's leasehold interests, easements, rights-of-way, licenses, franchise rights, and other similar property interests in and with respect to the Monterey Water System and MPWSP Property Interests. (See document/data request below.)

(3) *Improvements/Facilities*

MPWMD intends to appraise all of Cal Am's improvements/facilities comprising its Monterey Water System and MPWSP Property Interests, including without limitation those improvements/facilities identified in Exhibit "B" attached hereto and incorporated herein by this reference. Please let the undersigned know if Cal Am believes the list of facilities set forth in Exhibit "B" is inaccurate or incomplete.

(4) *Water Rights*

MPWMD intends to appraise all riparian and appropriative water rights, if any, held by Cal Am in and with respect to the Monterey Water System and MPWSP Property Interests. (See document/data request below.)

(5) *Improvements Pertaining to the Realty/Equipment and Vehicles*

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MPMWD intends to appraise all of Cal Am's improvements pertaining to the realty/equipment in and with respect to its Monterey Water System and MPWSP Property Interests. (See document/data request below.)

(6) *Personal Property*

MPMWD intends to appraise all of Cal Am's personal property utilized in connection with its Monterey Water System and MPWSP Property Interests (including without limitation computer equipment, office furnishings, vehicles, supplies, and other inventory). (See document/data request below.) It is understood that certain personal property—e.g., supplies and other inventory—will be used/consumed and quantities on hand will vary from time to time. As to such items, MPWMD is hoping to obtain from Cal Am information regarding the identity, condition, and average amounts/quantities of such items that are held in conjunction with the Monterey Water System in order to be able to estimate a fair market value figure attributable thereto.

\* \* \*

MPWMD's appraisal will arrive at a determination of the fair market value of the Monterey Water System and MPWSP Property Interests.

No final decision has yet been made by MPWMD to acquire Cal Am's Monterey Water System or MPWSP Property Interests (or, as stated above, whether to acquire only the Monterey Water System but not the MPWSP Property Interests). Before the decision to acquire can be made, the law provides that the property must be appraised. Without authority from MPWMD's Board of Directors, neither this office nor the staff of MPWMD has the authority to commit MPWMD to the acquisition of the Monterey Water System or MPWSP Property Interests.

Chris Carneghi, an independent real property appraiser with Carneghi-Nakasako and Associates, and John Mastracchio, a chartered financial analyst and professional engineer with Raftelis Consulting, have been retained by MPWMD to conduct the appraisal addressed by this Notice of Decision to Appraise. I also intend to be in attendance during the inspection. MPWMD may designate one or more additional individuals who will accompany the appraisers in order to be able to provide them with information to assist them in arriving at their opinions and conclusions. MPWMD is prepared to disclose the identity of each such individual who will participate in the inspection/site visit within one week prior to the date of their visit. In addition, MPWMD understands that Cal Am will have the opportunity to have a representative or representatives of its choosing meet with and accompany the MPWMD appraisers and inspection/site visit team and to provide them with any facts Cal Am believes may bear on the value of the interests being appraised. The above-mentioned individuals seek access to Cal Am's properties and facilities comprising its Monterey Water System and MPWSP Property Interests at a mutually convenient time within the next thirty (30) days to inspect the same. We believe the

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inspection may take between two to three days and, given the current limitations on travel due to the novel coronavirus pandemic, we are happy to coordinate particular dates that are most convenient for Cal Am. If you would like me to coordinate dates for the site visit through Cal-Am's retained counsel, we will be happy to do so.

MPWMD's site visit/inspection team is prepared to adhere to all appropriate COVID-19 protocols Cal Am management wishes to impose on the site visit/inspection. As this may impact or limit the accessibility of certain locations and/or make travelling from one property/facility to another less efficient than would otherwise be the case, I would appreciate it if you would inform me (through Cal Am's retained counsel) a reasonable time prior to the site inspection what rules/suggestions Cal Am may have in mind so that we can work together to ensure everyone's good health and safety.

This Notice of Decision to Appraise is not a notice to vacate any facilities or properties, or a notice that the Monterey Water System and MPWSP Property Interests will ultimately be acquired by MPWMD. If MPWMD continues to consider the acquisition of the Monterey Water System and MPWSP Property Interests (or, potentially, only the Monterey Water System), representatives of MPWMD will contact Cal Am to make an offer to purchase the Monterey Water System and MPWSP Property Interests (if applicable) in an amount determined to be just compensation, and in no event less than the value reported in an approved appraisal.

2. **Notice of Land Acquisition Procedures**

A. **The basic objectives of MPWMD's land acquisition program.**

When MPWMD seeks to acquire private property for a necessary public use, it is the objective of MPWMD to make every reasonable effort to acquire the property expeditiously by agreement with the owner at fair market value so as to avoid litigation, to assure consistent treatment of all owners of property located within the proposed area of public use, and to promote public confidence in MPWMD's land acquisition procedures.

B. **Opportunity to accompany appraisers during inspection.**

As noted above, a representative or representatives of Cal Am, who has/have been designated in writing, shall be given the opportunity to accompany MPWMD's site visit/inspection team during the inspection.

C. **Uneconomic remnant.**

If the proposed acquisition of the Monterey Water System and MPWSP Property Interests (if applicable) would leave Cal Am with an uneconomic remnant, MPWMD will offer to acquire

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the uneconomic remnant if Cal Am so desires (and to the extent the same can be done consistently with applicable law).

**D. Opportunity to contest MPWMD's determination of just compensation.**

If Cal Am is not satisfied with MPWMD's offer of just compensation, Cal Am will be given a reasonable opportunity to present relevant material, which MPWMD will carefully consider. If a voluntary agreement cannot be reached, MPWMD, as soon as possible, will either institute a formal condemnation proceeding or abandon its intention to acquire the property interests and providing a Notice of Public Entity's Decision Not to Acquire pursuant to Rule 6190 of the *Guidelines*.

**E. Notice to vacate.**

MPWMD will schedule its acquisition such that Cal Am shall not be required to vacate its facilities and properties without being provided a written notice to vacate at least ninety (90) days prior to the date on which MPWMD will require possession of the facilities and property.

**F. Short-term rental.**

If arrangements are made to rent to Cal Am or any tenants of Cal Am any of the properties and facilities comprising the Monterey Water System and MPWSP Property Interests (if applicable) for a short term or for a period subject to termination by MPWMD on short notice, the rental will not exceed the lesser of the fair rental value of the property or facilities so rented to a short term occupier or the pro rata portion of the fair rental value for a typical rental period.

**3. Document/Data Requests**

MPWMD's appraisers request access to a number of documents to assist them in their valuation analyses. MPWMD will agree to a reasonable confidentiality agreement in order to assure that Cal Am's privileged financial information remains confidential and is used only in connection with MPWMD's valuation analyses or any eminent domain proceedings that might be instituted in the future to implement the acquisition. The specific documents and data to which MPWMD's appraisers seek access are set forth in the "Document Request" attached hereto as Exhibit "C."

We understand Cal Am is represented by legal counsel in this matter (to whom a copy of this letter is being delivered). We request that you consult with legal counsel before responding to this letter and we highly recommend that you respond through counsel. We are sending this letter to you in order to ensure Cal Am receives proper notice and to comply with applicable legal

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procedures, but it is not our intention to initiate a dialogue with Cal Am management or staff outside the presence or without the participation of your attorneys.

Sincerely,

RUTAN & TUCKER, LLP



Douglas J. Dennington

DJD:pj

cc: George Soneff, Esq.  
David Stoldt, MPWMD General Manager  
David Laredo, MPWMD General Counsel



# Exhibit A

Table 1

**SUBJECT PARCELS IDENTIFICATION TABLE**  
**Appraisal of Proposed Fee Acquisitions**  
**From - California American Water Monterey District (Cal-Am Water System)**  
**By - Monterey Peninsula Water Management District**  
**Date of Value September 21, 2020**

No.	Assessors Parcel Number (APN)	Parcel Size Sq. Ft.	Parcel Size Acres (1)	Street or Location	City / Mailing Address	In City?	Current Use
1	001181002000	55,490	1.27	1650 David Ave	Monterey	Yes	Corporate Yard
2	001213021000	23,514	0.54	620 Devisadero St	Monterey	Yes	Withers Tanks
3	001423031000	13,754	0.32	6 Shady Ln	Monterey	Yes	Lower Toyon Tank
4	001761036000	71,436	1.64	599 Viejo Rd	Monterey	Yes	Viejo Tank
5	001931024000	2,500	0.06	52 Linda Vista Dr	Monterey	Yes	Lower Monte Vista Tank
6	006528001000	2,861	0.07	Sinex Ave	Pacific Grove	Yes	Eardley Roundabout
7	006694005000	9,877	0.23	2nd St	Pacific Grove	Yes	Corporate Yard
8	006694006000	390,000	8.95	Hillcrest Ave	Pacific Grove	Yes	Corporate Yard
9	007491015000	664,725	15.26	2949 Bird Rock Rd	Pebble Beach	No	3 Tanks
10	008111016000	12,521	0.29	4041 Sunset Ln	Pebble Beach	No	Huckleberry Hill Tanks
11	008111017000	9,817	0.23	4039 Sunset Ln	Pebble Beach	No	Huckleberry Hill Tanks
12	008111022000	32,234	0.74	4045 Sunset Lane #4059	Pebble Beach	No	Huckleberry Hill Tanks
13	008161003000	22,106	0.51	17 Mile Dr	Pebble Beach	No	Unknown
14	008171011000	8,966	0.21	Ronda Rd	Pebble Beach	No	Pebble Beach Tanks
15	008293008000	5,328	0.12	Portola Rd	Pebble Beach	No	Unknown
16	009142010000	8,896	0.20	24739 Upper Trail	Carmel	No	Carmel Woods Tank
17	010233004000	3,150	0.07	2nd Ave	Carmel	Yes	Unknown
18	011051018000	814	0.02	1635 Military Ave	Seaside	Yes	Well
19	011061004000	44,870	1.03	1987 Park Ct	Seaside	Yes	Well, Tank, Treatment
20	011071018000	9,106	0.21	Luzern St	Seaside	Yes	Luzern #2 Well & PS
21	011091017000	39,627	0.91	1237 Playa Ave	Seaside	Yes	Playa #3 Well
22	011355004000	7,906	0.18	598 Harcourt Ave	Seaside	Yes	Vacant Lot
23	011493028000	7,622	0.17	2104 Paralta Ave	Seaside	Yes	Paralta #1 Well
24	012193016000	6,172	0.14	1257 Palm Ave	Seaside	Yes	Vacant Lot
25	012324032000	49,231	1.13	1561 Hilby Ave	Seaside	Yes	Hilby Tank & Pump Station
26	012432004000	21,757	0.50	1453 Plumas Lane	Seaside	Yes	Plumas #4 Well
27	012532013000	3,019	0.07	Via Verde	Del Rey Oaks	Yes	Land Locked
28	012681005000	10,802	0.25	1245 Yosemite	Seaside	Yes	Upper Hilby Tank
29	012681006000	10,306	0.24	1235 Yosemite St	Seaside	Yes	Upper Hilby Tank
30	012681007000	9,246	0.21	1225 Yosemite St	Seaside	Yes	Upper Hilby Tank
31	012831013000	2,865	0.07	1833 Luxton St	Seaside	Yes	Vacant Lot
32	012834001000	8,930	0.21	1898 Waring St	Seaside	Yes	LaSalle #2 Well
33	012843005000	3,690	0.08	1860 Harding St	Seaside	Yes	Vacant Lot
34	012843013000	7,381	0.17	1849 Darwin St	Seaside	Yes	Darwin #1 Well
35	012843016000	1,843	0.04	1865 Darwin St	Seaside	Yes	Vacant Lot
36	014111010000	9,931	0.23	Skyline Dr	Monterey	Yes	Upper Toyon Tank
37	015031013000	13,539	0.31	25231 Pine Hills Dr	Carmel	No	Rio Vista Tank
38	015031087000	21,470	0.49	24735 Outlook Dr	Carmel	No	Carmel Views Tank
39	015162038000	9,147	0.21	5258 Carmel Valley Rd	Carmel	No	Rancho Canada #1 Well
40	015251030000	174,240	4.00	26530 Rancho Sn Carlos Rd	Carmel	No	San Carlos #2 Well
41	015441001000	22,867	0.52	498 Del Mesa Dr	Carmel	No	Del Mesa Tank
42	015441005000	13,832	0.32	100 Del Mesa Dr	Carmel	No	Pump Station
43	015481001000	29,240	0.67	24750 High Meadow Dr	Carmel	No	High Meadows Tank
44	101031004000	778	0.02	1199 Aguajito Rd	Monterey	No	Castro Plant 7A
45	103011011000	9,866	0.23	500 Aguajito Rd	Carmel	No	Aguajito Tank
46	103071005000	12,434	0.29	625 Monhollan Rd	Carmel	No	Fairways Tanks

Table 1

**SUBJECT PARCELS IDENTIFICATION TABLE**  
**Appraisal of Proposed Fee Acquisitions**  
**From - California American Water Monterey District (Cal-Am Water System)**  
**By - Monterey Peninsula Water Management District**  
**Date of Value September 21, 2020**

No.	Assessors Parcel Number (APN)	Parcel Size Sq. Ft.	Parcel Size Acres (1)	Street or Location	City / Mailing Address	In City?	Current Use
47	103102008000	9,299	0.21	Loma Alta Rd/Aguajito Rd	Carmel	No	Unknown
48	103121014000	3,048	0.07	3741 Raymond Way	Carmel	No	Mar Monte Tank
49	103181002000	12,411	0.28	Landlocked by Jacks Park	Monterey	No	Unknown
50	169111008000	164,823	3.78	4 Scarlett Rd #A	Carmel Valley	No	Scarlett #8 Well
51	169131023000	327,108	7.51	28005 Dorris Dr	Carmel	No	Berwick #7 Well
52	169141016000	117,536	2.70	9210 Carmel Valley Rd	Carmel	No	Iron Removal Plant
53	169141023000	42,207	0.97	S. of Carmel Valley Road	Carmel	No	Iron Removal Plant
54	169181021000	18,358	0.42	27539 Via Sereno	Carmel	No	Schulte #2 Well
55	169221012000	2,400	0.06	7240 Carmel Valley Rd	Carmel	No	Cypress #1 Well
56	169262002000	2,595	0.06	25863 Tierra Grande Dr	Carmel	No	Pump Station
57	169271007000	22,964	0.53	25723 Tierra Grande Dr	Carmel	No	Lower Tierra Grande Tank
58	169342011000	15,231	0.35	25451 Tierra Grande Dr	Carmel	No	Middle Tierra Grande Tank
59	169381007000	28,648	0.66	25329 Tierra Grande Dr	Carmel	No	Upper Tierra Grande Tank
60	173071047000	7,102	0.16	Laguna Seca Golf Ranch	Monterey	No	Bishop WTP
61	173071051000	1,859	0.04	Laguna Seca Golf Ranch	Monterey	No	Bishop Well
62	173071052000	931	0.02	Near Pasadero Sub.	Monterey	No	Unknown
63	173071054000	7,001	0.16	9385 York Rd	Monterey	No	York Rd Tank
64	173101053000	25,608	0.59	23729 Spectacular Bid Ln	Monterey	No	Spectacular Bid Tank
65	187021024000	9,583	0.22	13471 Middle Canyon Rd (2)	Carmel Valley	No	Upper Middle Canyon Tank
66	187111017000	28,897	0.66	71 Oak View	Carmel Valley	No	Ranchitos Tank
67	187221001000	39,695	0.91	64 Middle Canyon Rd	Carmel Valley	No	Middle Canyon Tank
68	187221011000	7,885	0.18	50 Middle Canyon Rd	Carmel Valley	No	Middle Canyon Tank & PS
69	187231005000	2,271	0.05	11 Rancho Rd	Carmel Valley	No	Pump Station
70	187301002000	4,125	0.09	308 Country Clb Heights Ln	Carmel Valley	No	Country Club Heights Tank
71	187331004000	3,814	0.09	6 Loma Ln	Carmel Valley	No	Tank Lot
72	187351004000	474	0.01	358 Ridge Way	Carmel Valley	No	RidgeWay Plant No. 65 (well)
73	187442013000	2,550	0.06	5 Via Contenta	Carmel Valley	No	Pump Station
74	187601009000	10,500	0.24	396 El Caminito Rd	Carmel Valley	No	Upper Airway Tank
75	187611014000	8,736	0.20	191 Chaparral Rd	Carmel Valley	No	Lower Airway Tank
76	187611015000	11,479	0.26	58 Chaparral Rd	Carmel Valley	No	Lower Airway Tank
77	189091015000	5,530	0.13	35 W Garzas Rd	Carmel Valley	No	Garzas #3 Well
78	189141001000	629	0.01	94 Boronda Rd	Carmel Valley	No	Well
79	189191007000	4,934	0.11	96 Panetta Rd	Carmel Valley	No	Well
80	189191010000	664	0.02	90 Panetta Rd	Carmel Valley	No	Panetta Well No. 2
81	189211005000	3,337	0.08	46 W Carmel Valley Rd	Carmel Valley	No	Vacant Lot
82	189311033000	10,782	0.25	5 De Los Helechos	Carmel Valley	No	Robles Del Rio #3 Well
83	189352006000	10,490	0.24	57 Piedras Blancas	Carmel Valley	No	Lower Robles Tank
84	189401004000	5,929	0.14	46 Camino De Travesia	Carmel Valley	No	Upper Robles Tank
85	189401005000	6,223	0.14	48 Camino De Travesia	Carmel Valley	No	Upper Robles Tank
86	189561029000	18,805	0.43	94 W Garzas Rd	Carmel Valley	No	Garzas #4 Well
87	197081032000	1,149,984	26.40	W. of E. Carmel Valley Rd	Carmel Valley	No	Carmel River/Open Space
88	197081033000	4,153,445	95.35	W. of E. Carmel Valley Rd	Carmel Valley	No	Tularcitos Creek/Open Space
89	241112003000	930	0.02	179 Fern Canyon Rd	Carmel	No	Unknown
90	241261012000	43,782	1.01	247 Lower Walden Rd	Carmel	No	Lower Walden Tank & PS
91	259031011000	13,321	0.31	15 Upper Ragsdale Dr	Monterey	Yes	Ryan Ranch #2 Well (NA)
92	259031012000	8,069	0.19	15 Upper Ragsdale Dr #1/2	Monterey	Yes	Ryan Ranch #11 Well (NA)



# Exhibit B

**Utility Plant Balances (End of Year \$s)**  
**California American Water - Monterey Water District**

District #	District Name	Subaccount	Subaccount Description	NARUC Account	Unique Identifier
1540	Monterey County District	301000	Organization	301	1540-301000
1540	Monterey County District	302000	Franchises	302	1540-302000
1540	Monterey County District	303200	Land & Land Rights-Supply	306	1540-303200
1540	Monterey County District	303300	Land & Land Rights-Pumping	306	1540-303300
1540	Monterey County District	303400	Land & Land Rights-Treatment	306	1540-303400
1540	Monterey County District	303500	Land & Land Rights-T&D	306	1540-303500
1540	Monterey County District	303600	Land & Land Rights-General	306	1540-303600
1540	Monterey County District	304100	Struct & Imp-Supply	311	1540-304100
1540	Monterey County District	304200	Struct & Imp-Pumping	321	1540-304200
1540	Monterey County District	304300	Struct & Imp-Treatment	331	1540-304300
1540	Monterey County District	304400	Struct & Imp-T&D	341	1540-304400
1540	Monterey County District	304500	Struct & Imp-General	371	1540-304500
1540	Monterey County District	304600	Struct & Imp-Offices	371	1540-304600
1540	Monterey County District	304700	Struct & Imp-Store,Shop,Gar	371	1540-304700
1540	Monterey County District	304800	Struct & Imp-Misc	371	1540-304800
1540	Monterey County District	305000	Collect & Impound Reservoirs	312	1540-305000
1540	Monterey County District	306000	Lake, River & Other Intakes	313	1540-306000
1540	Monterey County District	307000	Wells & Springs	315	1540-307000
1540	Monterey County District	309000	Supply Mains	316	1540-309000
1540	Monterey County District	310000	Power Generation Equip	323	1540-310000
1540	Monterey County District	311200	Pump Eqp Electric	324	1540-311200
1540	Monterey County District	311300	Pump Eqp Diesel	324	1540-311300
1540	Monterey County District	311400	Pump Eqp Hydraulic	324	1540-311400
1540	Monterey County District	311500	Pump Eqp Other	325	1540-311500
1540	Monterey County District	311540	Pumping Equipment TD	349	1540-311540
1540	Monterey County District	320100	WT Equip Non-Media	332	1540-320100
1540	Monterey County District	320200	WT Equip Filter Media	332	1540-320200
1540	Monterey County District	330000	Dist Reservoirs & Standpipes	342	1540-330000
1540	Monterey County District	330200	Ground Level Tanks	342	1540-330200
1540	Monterey County District	331001	T&D Mains	343	1540-331001
1540	Monterey County District	331100	TD Mains 4in & Less	343	1540-331100
1540	Monterey County District	331200	TD Mains 6in to 8in	343	1540-331200
1540	Monterey County District	331300	TD Mains 10in to 16in	343	1540-331300
1540	Monterey County District	331400	TD Mains 18in & Grtr	343	1540-331400
1540	Monterey County District	333000	Services	345	1540-333000
1540	Monterey County District	334100	Meters	346	1540-334100
1540	Monterey County District	334200	Meter Installations	347	1540-334200
1540	Monterey County District	334300	Meter Vaults	346	1540-334300
1540	Monterey County District	335000	Hydrants	348	1540-335000
1540	Monterey County District	339100	Other P/E-Intangible	303	1540-339100
1540	Monterey County District	339200	Other P/E-Supply	317	1540-339200

1540	Monterey County District	339500	Other P/E-TD	349	1540-339500
1540	Monterey County District	339600	Other P/E-CPS	303	1540-339600
1540	Monterey County District	340100	Office Furniture & Equip	372	1540-340100
1540	Monterey County District	340200	Comp & Periph Equip	372	1540-340200
1540	Monterey County District	340300	Computer Software	372	1540-340300
1540	Monterey County District	340500	Other Office Equipment	372	1540-340500
1540	Monterey County District	341100	Trans Equip Lt Duty Trks	373	1540-341100
1540	Monterey County District	341200	Trans Equip Hvy Duty Trks	373	1540-341200
1540	Monterey County District	341300	Trans Equip Autos	373	1540-341300
1540	Monterey County District	341400	Trans Equip Other	373	1540-341400
1540	Monterey County District	343000	Tools,Shop,Garage Equip	378	1540-343000
1540	Monterey County District	344000	Laboratory Equipment	375	1540-344000
1540	Monterey County District	345000	Power Operated Equipment	377	1540-345000
1540	Monterey County District	346100	Comm Equip Non-Telephone	376	1540-346100
1540	Monterey County District	346190	Remote Control & Instrument	376	1540-346190
1540	Monterey County District	346200	Comm Equip Telephone	376	1540-346200
1540	Monterey County District	347000	Misc Equipment	379	1540-347000

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Source: Cal-Am 2019 General Rate Case files, Workpapers - Capital and Rate Base.pdf, p. 548-549.

# Exhibit “C”



**EXHIBIT "C"****(Document Requests)**

1. Any documents detailing Cal Am's fixed asset records on a line-item basis associated with Cal Am's Monterey Water System as that term is defined in the Notice to Appraise to which this Exhibit "C" is attached ("Monterey Water System").
2. Any documents memorializing Cal Am's most recent projection of annual capital expenditures for the Monterey Water System and MPWSP Property Interests as that term is defined in the Notice of Decision to appraise to which this Exhibit "C" is attached ("MPWSP Property Interests"), including without limitation a list of anticipated annual capital projects attendant to Cal Am's Monterey County District for all future years available. (For purposes of these requests, the term "Monterey County District" shall include all of Cal Am's property interests and facilities located within the County of Monterey.)
3. Cal Am's complete financial statements for Cal Am's Monterey County District for fiscal years 2014 through 2019, including without limitation balance sheets, income statements, and cash flow statements.
4. Any documents memorializing or referring to the annual revenue and expense reports for Cal Am's Ambler, Ralph Lane, Chualar, Toro, and Garrapata systems within Cal Am's Monterey County District ("Satellite Systems") for fiscal years 2014 through 2019.
5. Any documents memorializing or referring to any prospective annual financial statements prepared by Cal Am for Cal Am's Monterey County District for all future years available.
6. Any documents reflecting or referring to the most current number of customer connections for Cal Am's Monterey County District subsystems including without limitation Cal Am's Main, Bishop, Hidden Hills, Ryan Ranch, Ambler, Ralph Lane, Toro, and Garrapata systems ("Subsystems").
7. Any documents reflecting Cal Am's projections concerning customer connections, customer water demands and water sales for each of the Subsystems for all future years in which such projections were made.
8. Cal Am's Comprehensive Planning Study reports pertaining to Cal Am's Monterey County District completed between 2010 and the present.
9. Cal Am's Emerging-Need Project Evaluation reports pertaining to Cal Am's Monterey County District completed between 2010 and the present.

10. Cal Am's Condition Based Assessments for linear and vertical assets pertaining to Cal Am's Monterey County District completed between 2010 and the present.
11. All Water Audits pertaining to Cal Am's Monterey County District completed between 2010 and the present including without limitation Cal Am's main system and Satellite Systems.
12. All purchase and sale agreements and closing documents for each of the following Cal Am acquisitions:
  - a. Garrapata Water Company
  - b. Meadowbrook Water Company
  - c. Geyserville Water Works
  - d. Dunnigan Water Works
  - e. Rio Plaza Water Company
  - f. Hillview Water Company Bellflower Municipal Water System
13. All purchase and sale agreements and closing documents for each of the following Cal Am and/or American Water Company acquisitions/transactions:
  - a. Toro Water System
  - b. Citizens Water Company (with respect to California operations)
  - c. Aqua Utilities, Inc.
  - d. Shorelands Water Co., Inc.
  - e. Ohio American Water Company
14. All documents reflecting the system-wide water demand peaking factor for maximum and average daily and hourly use for Cal Am's Monterey County District, excluding the Satellite Systems.
15. Any documents reflecting Cal Am's line-item customer billing data for fiscal years 2018, 2019 and 2020 (year to date), covering the following fields:
  - a. Customer account number
  - b. Location identifier by Subsystem
  - c. Customer type identifier (single family residential, multi-family residential, commercial, etc)

- d. Billing period beginning and ending dates
  - e. Water used and billed in each billing period
  - f. Billed dollar amount for each account in the billing period
  - g. Customer water meter size
  - h. Number of dwelling units associated with each account
  - i. Whether or not customer account participates in the low income assistance program.
16. Any documents reflecting the number, type, condition and/or cost of any vehicles utilized by Cal Am in connection with Cal Am's Monterey County District.
  17. Any documents identifying the type, age, and/or cost of any computer or other technological equipment owned and operated by Cal Am within Cal Am's Monterey County District.
  18. Any documents identifying the type, age, condition, and/or cost of any office furnishings owned and utilized by Cal Am within Cal Am's Monterey County District.
  19. Any documents identifying the type, age, condition and/or cost of any other personal property owned and utilized by Cal Am within Cal Am's Monterey County District.
  20. Any documents identifying any leasehold interests, easements, rights-of-way, licenses, franchise rights, and similar property interests in and with respect to Cal Am's Monterey Water System and MPWSP Property Interests.
  21. Any documents identifying or memorializing any riparian and/or appropriative water rights held by Cal Am in and with respect to Cal Am's Monterey Water System and MPWSP Property Interests.
  22. Any documents identifying or describing Cal Am's improvements pertaining to realty and equipment in and with respect to Cal Am's Monterey Water System and MPWSP Property Interests.
  23. Any documents identifying or describing Cal Am's personal property utilized in connection with Cal Am's Monterey Water System and MPWSP Property Interests including without limitation computer equipment, office furnishings, vehicles, supplies and other inventory.