

Study Session

Monterey Peninsula Water Management District LAFCO Application

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MPWMD

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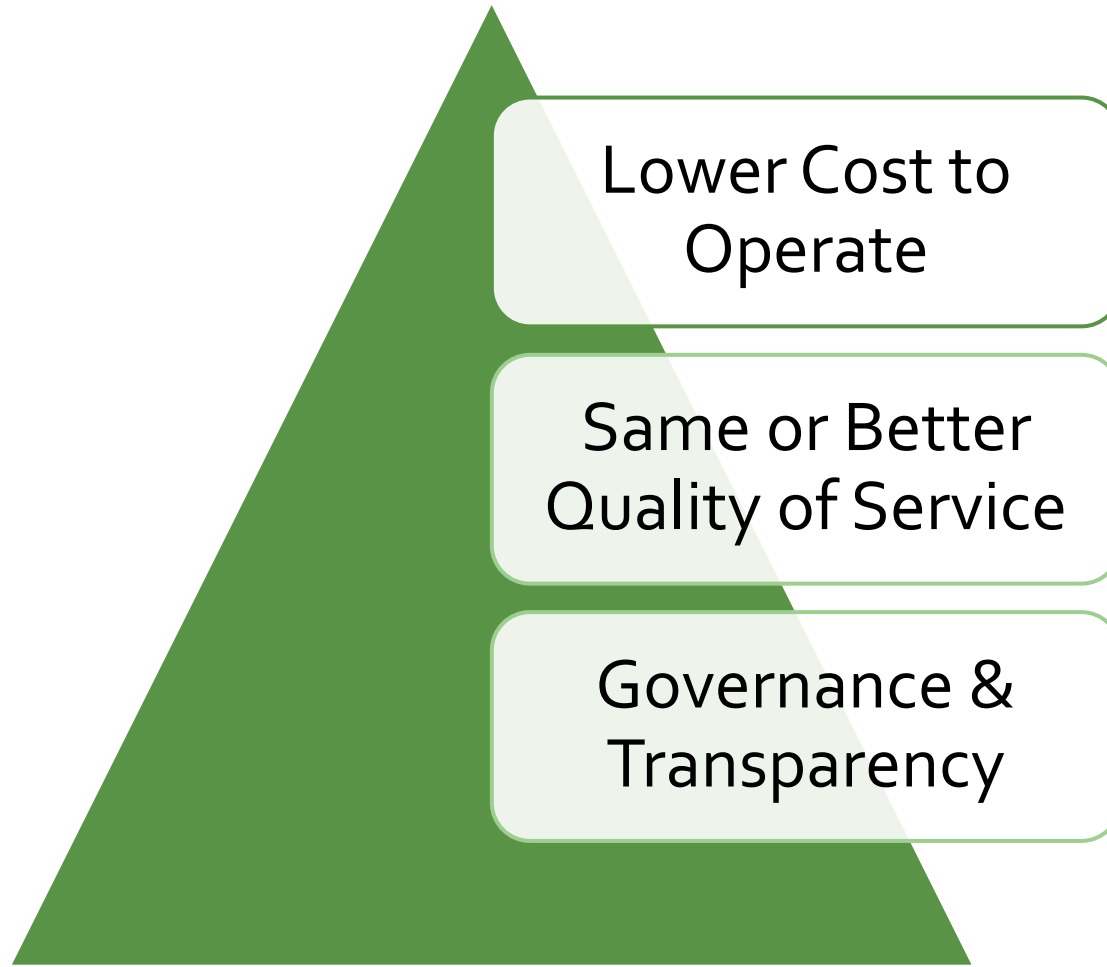
Measure J

- November 6, 2018
- Passed 56% - 44%



“if and when feasible, to secure and maintain public ownership of all water production, storage and delivery system assets and infrastructure providing services within its territory.”

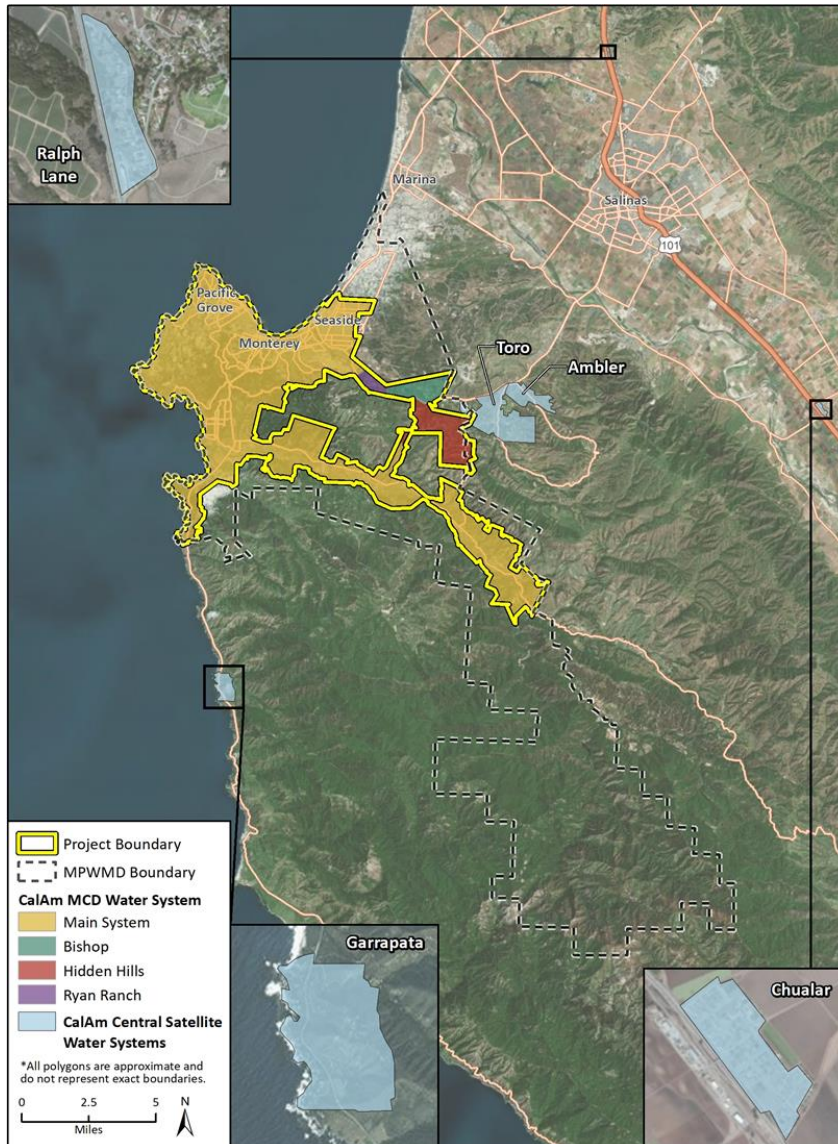
Why is it in the Public Interest?



Why Come to LAFCO?

- Annex parcels
- Activate latent powers

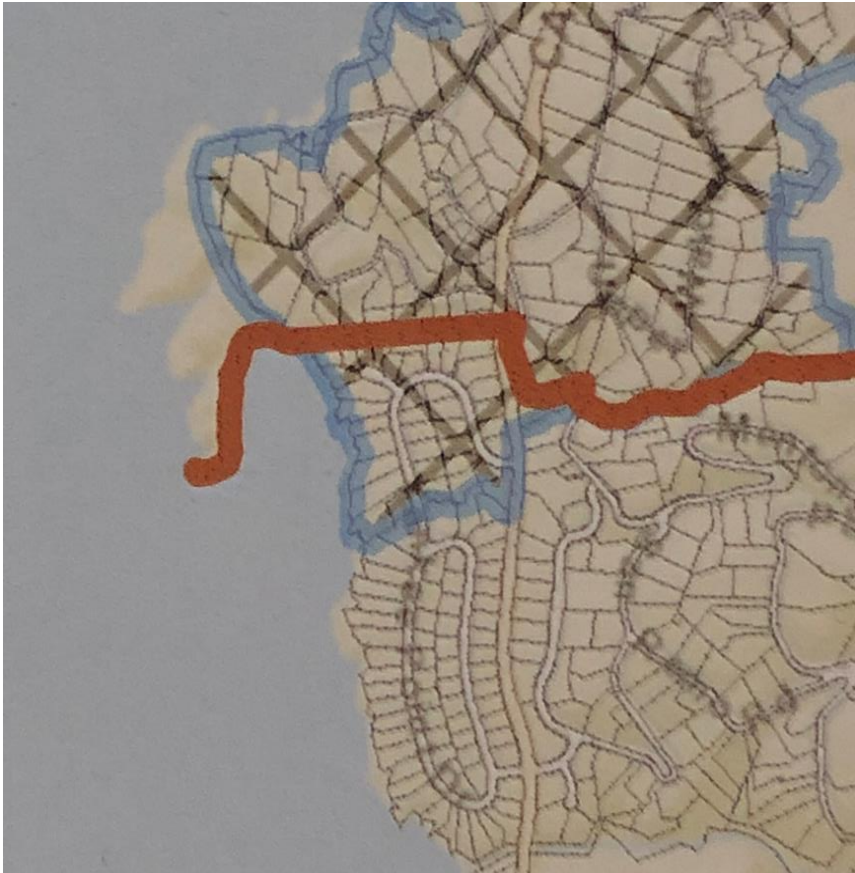
District and Cal-Am Overlap



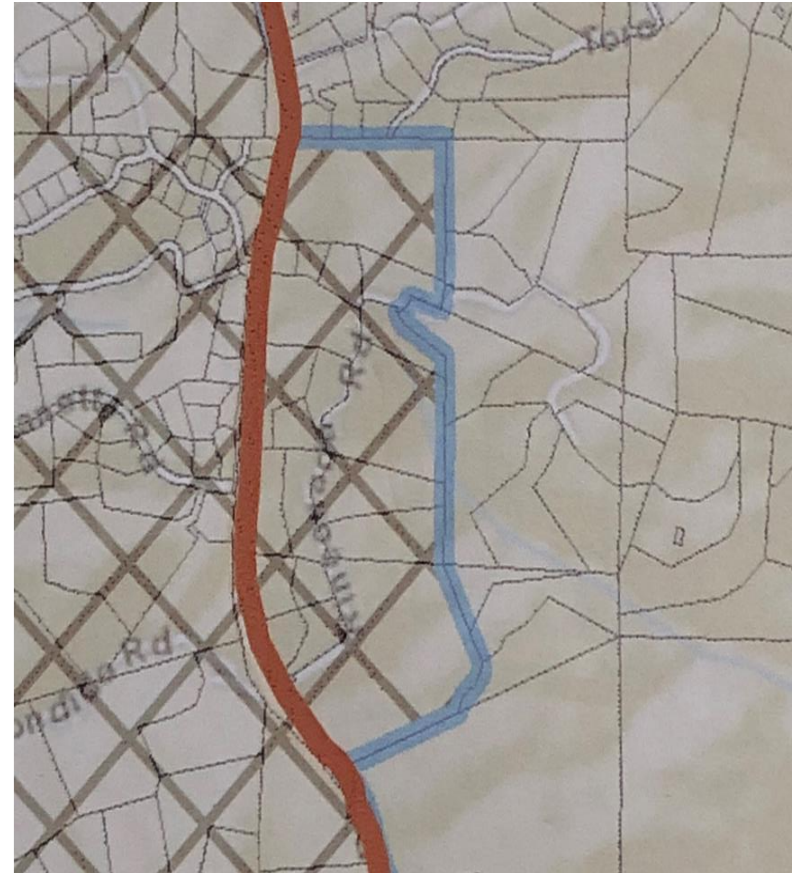
- Majority of Cal-Am Main, Ryan Ranch, Bishop, and Hidden Hills systems are within the District
- Excludes 5 Satellites
- Need to annex 33 residential connections in Yankee Point
- Need to annex 9 residential connections in Hidden Hills
- 58 total parcels

LAFCO: Cal-Am Main System Outside of MPWMD

Yankee Point



Hidden Hills



Activation of Latent Powers

Section of District Law	Activation Sought
<p>Section 325 of the District Law, and except as otherwise limited by the District Law, the District has the power to do any and every lawful act necessary in order that sufficient water may be available for any present or future beneficial use or uses of the lands or inhabitants within the District, including, but not limited to, irrigation, domestic, fire protection, municipal, commercial, industrial, recreational, and all other beneficial uses and purposes.</p>	<p>Produce and deliver water for all stated purposes directly to retail customers throughout the District (in addition to the District's eight retail customers within the Del Monte Forest).</p>
<p>Section 326 of the District Law authorizes the District to fix, revise, and collect rates and charges for the services, facilities, or water furnished by it, and authorizes the District to collect its rates and charges via the tax roll or other billing methods. Section 308 of the District Law authorizes the District, by resolution or ordinance, to fix and collect rates and charges for the providing of any service it is authorized to provide.</p>	<p>Authorize the District to fix, revise, and collect rates and charges for water directly delivered to retail customers throughout the District.</p>

Activities the District Already Performs

- Production of water for treatment and sale
- Treatment of raw water to potable levels
- Storage of treated water where necessary
- Sale and distribution of purified recycled water to customers
- Water quality monitoring and reporting
- Maintenance of production, treatment, and storage facilities
- Regulatory compliance
- Capital planning and engineering
- Reading of customer meters
- Ratemaking
- Billing and accounting
- Customer service and response
- Public outreach
- Conservation education and supplies
- Water supply and demand forecasting
- Environmental stewardship (rescue and rear threatened species, habitat improvement, and monitoring measurement)

District Team of Experts

- Rutan + Tucker – Eminent Domain Attorneys
- Raftelis – Financial, Rates, and Appraisal
- Barclays Bank – Investment Bankers
- Close & Associates – Operations
- Jacobs Engineering – Operations
- Rincon Consulting – CEQA

Many Steps to the Process



	Item
Nov 2019	Demonstrates financial feasibility
Oct 2020	Complete CEQA review
Summer 2021	LAFCO approval
Summer/Fall 2021	District makes bona fide offer; Hearing of Public Necessity
2022	“Right to Take” bench trial
2-3 Years	Valuation Jury Trial

Thank You & Questions

