

Initial Study/Negative Declaration
for the
Marina Coast Water District
Ord Community Sphere of Influence Amendment and Service Area Annexation

Project Description: The proposed project is the Marina Coast Water District’s (MCWD or the District) Ord Community¹ Sphere of Influence (SOI) amendment and Service Area (SA) annexation in accordance with relevant codes and ordinances of the District and local jurisdictions, and the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. The proposed project includes:

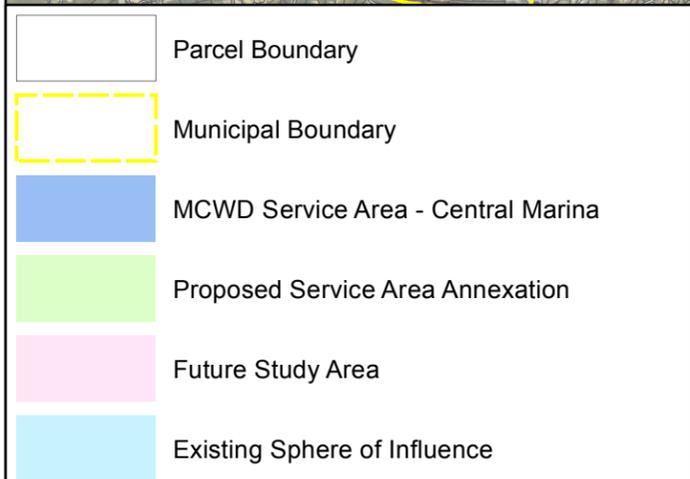
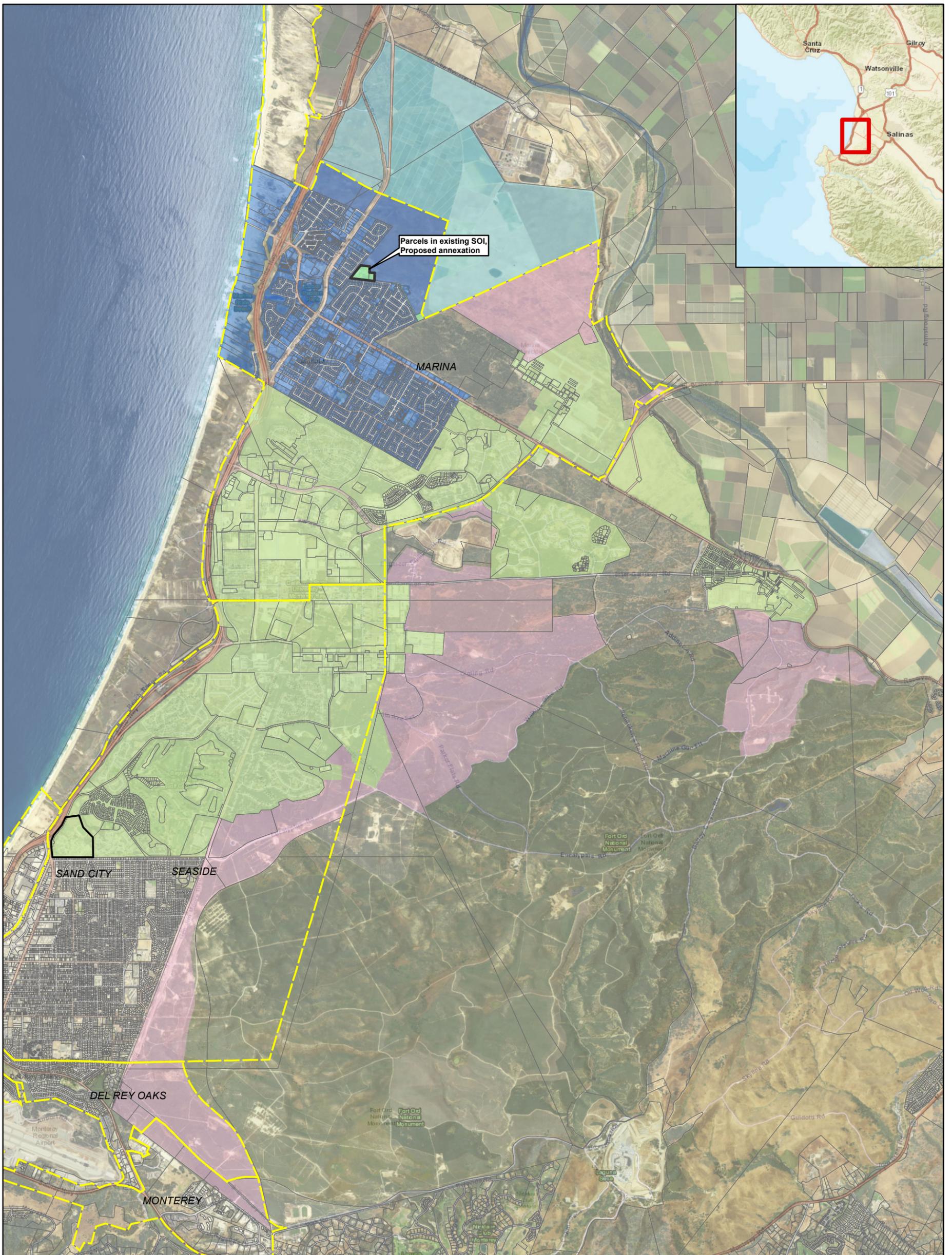
1. Annexation of areas within the Ord Community currently served by MCWD into their SA and SOI,
2. Annexation of parcels within the existing MCWD SOI, located in Marina, containing Ione Olson Elementary School and Marina United Methodist Church, into the MCWD’s SA, and,
3. Annexation of one parcel located in Seaside, containing Seaside High School which is currently served by MCWD, into their SA and SOI.

The proposal also includes a proposed designation of a “Future Study Area” which includes parcels identified for development under the Fort Ord Base Reuse Plan, located in the Cities of Del Rey Oaks, Monterey and Seaside, and in unincorporated Monterey County. Service for these areas is being considered under MCWD’s Master Plan update that is currently underway. Under this designation, these areas would be outside the District’s SOI, but may warrant inclusion in the SOI in future years should development occur. Further study would need to be completed prior to inclusion and thus this area is identified in this Initial Study.

The District’s existing SA and SOI, as well as the proposed boundary changes are shown in **Figure 1**.

The development of Fort Ord is guided by the Fort Ord Reuse Authority (FORA) and their Fort Ord Reuse Plan, and the relevant City and County and General Plans, and Master Plans for California State University Monterey Bay (CSUMB), and University of California Monterey Bay Education, Science and Technology Center. The District currently provides service to areas within the Ord Community as outlined in the Water/Wastewater Facilities Agreement between FORA and MCWD (1998). The end of FORA’s legal existence is scheduled for 2020. The proposed project will allow water and wastewater service to continue beyond the FORA expiration, and will provide customers the ability to vote for the MCWD Board of Directors. In addition, a small area containing a school and a church that presently receive water from MCWD and are within MCWD’s Central Marina customer area will be added to MCWD’s SA, as well as areas within the City of Seaside that are presently served by the District. The proposal also includes a proposed designation of a “Future Study Area”. Under this designation, the Future Study Area would be outside the District’s SOI, but may warrant inclusion in the SOI in future years. Further study would need to be completed prior to inclusion and thus this area is identified in this Initial Study

¹ Ord Community as used herein refers to all parcels that are designated by the Fort Ord Base Reuse Plan as development parcels within the boundary of former Fort Ord Army Base, and excludes open space areas, owned by the U.S. Bureau of Land Management (BLM), California State Parks, the Fort Ord Natural Reserve (FONR), and the Landfill Parcel habitat management areas.



**DRAFT MCWD
Proposed Service Area and
Sphere of Influence Annexation**

0
5,000
10,000
Feet

1:50,000
 1 inch = 4,167 feet

Map Date: 8/21/2017

Schaaf & Wheeler
 CONSULTING CIVIL ENGINEERS