

Marina Coast Water District

Holiday Inn Express
189 Seaside Court
Marina, California
and
12209 Hercules Avenue
Hobe Sound, FL 33455

Dual Locations
Special Board Meeting
December 15, 2003
7:00 p.m.

Minutes

1. Call to Order/Roll Call:

President Nishi called the meeting to order at 7:03 p.m. on December 15, 2003.

Board Members Present:

Charles Scholl – President – via telephone
Ron Russo – Vice-President
Tom Moore
David Brown
Ken Nishi

Board Members Absent:

None.

Staff Members Present:

Mike Armstrong, General Manager
Lloyd Lowrey, Legal Counsel
Paula Carina, Board Clerk

Audience:

Patrick Breen
Tony Altfeld
Rob Wellington
Michael Shaw
Mike Owen
Dave McCall
Bob Schaffer
Robert Waibel
Dan O'Brien
Chris Keen

2. Oral Communications:

None.

3. Action Item:

A. Consider Approval of the Draft Water Supply Assessment and Written Verification of Supply for the Marina Heights Development Project:

Mr. Armstrong introduced this item and read aloud the changes made to the document since the last meeting. The changes include:

- 1) a revised section "2.0 Project Water Demands"
- 2) a revised Table 2-1 to include the 0.33 acre feet per year demand factor for single family residences; and, a more detailed breakdown for the 5.85 acres of parkland
- 3) a revised Table 3-1 correcting the Years and the Ord Community production for year 2002
- 4) a revised section "3.4 Marina Heights Demands vs. FORA Allocation and City of Marina Development Plans"
- 5) a revised Table 3-2 that re-groups groundwater sources
- 6) the addition of a new "Table 3-3: Preliminary Comparison of City of Marina vs. MCWD Forecasts of Expected Water Demands for City of Marina Anticipated Development in 2015"
- 7) a revised section 3.6
- 8) a revised second paragraph in section 10.0
- 9) the addition of several new references

Mr. Armstrong commented on a letter the District received from Mr. Dan O'Brien and read aloud the letter received from FORA.

Vice-President Russo opened the floor for public comment.

Mr. Chris Keen, Cypress Knolls, voiced his interest in the calculation of water use and would like the District to consider the actual usage of similar housing.

Mr. Rob Wellington, Legal Counsel for the City of Marina, agreed with Mr. Keen and advocated the maximized use of water for all of the proposed projects. Mr. Wellington inquired on the projects listed in the 2001 Urban Water Management Plan (UWMP). Mr. Armstrong answered the 2001 UWMP did not anticipate specific development projects, as the City of Marina did not have a list of specific projects, instead, the UWMP identified the City's FORA allocation. When the UWMP is updated, it will incorporate all the latest project specific information the District will have at that time.

Action Item 3-A (continued):

Director Brown questioned Mr. Wellington regarding public comment at the City Council meeting.

Mr. Robert Waibel commented that three studies have been completed and urged the District to consider all three studies and use the lower water demand factors due to water conservation measures.

Mr. Dan O'Brien voiced his appreciation of the additional TCE information that was included in the revised Water Supply Assessment (WSA). He also commented the UWMP is outdated and in need of review, and would like to see the TCE plumes incorporated into the map on page 4 (Figure 1-1).

Mr. Patrick Breen, Marina Heights, commented there is enough water for this project and that, although the University Villages project is not even on line, when it does come before the District Board, there will still be plenty of water.

Mr. Dave McCall, Marina City Council, encouraged adoption of the WSA and looks forward to working with the District to determine water demand factors for future projects. Mr. McCall also commented on alternate water supplies. Director Brown questioned Mr. McCall regarding public comment at the City Council meeting. Director Nishi commented the District doesn't allocate water, it produces water. The City of Marina and FORA allocate water. Mr. McCall agreed.

Mr. Michael Shaw, Marina Heights, commented the Marina Heights project will include water conservation measures.

Mr. Mike Owen commented that no one said there was not enough water for the Marina Heights project just that they want to make sure there is enough for all projects. He encouraged a representative from the District to attend the City Council meeting to answer any water questions.

Director Brown congratulated staff on a job well done and on the additional TCE information. He pointed out that page sixteen says, "... the District will not be able to provide water service to all the currently anticipated development in the portion of the City of Marina on the former Fort Ord." Director Brown stated that with respect to the City Council cutting off debate on this issue, although the WSA is an excellent report, he is considering voting against approving it.

Action Item 3-A (continued):

Director Nishi stated the Board is present this evening to approve the WSA report. If Directors have problems with the report, they need to speak up and state what changes they would like to see. Director Nishi also stated Board members should not tell the City Council how to run their meetings and should instead stay focused on approving the WSA.

Director Moore suggested changing several words on page sixteen of the WSA. Section 3.4, first paragraph, last sentence to read, "...FORA allocation presently leaves a remainder of 550.5 acre-feet available for future allocation...." Director Moore asked if District staff was able to provide water use information on townhouses. Mr. Armstrong answered that Peninsula Point townhouses have an average of 0.173 afy; and, the Linde townhouses averaged 0.266 afy.

President Scholl complimented staff for their hard work putting the information together. When the actual water usage information is available, the challenge is on the developers to provide for full build out.

Director Brown said that despite what he had previously stated, he agreed with Director Nishi. Director Brown also suggested that page sixteen, Section 3.4, second paragraph, second sentence to read "Based on currently anticipated water demands...."

Director Moore stated he agreed with President Scholl and would rather the District be conservative and err on the high side of water demand factors, and hope that actual usage down the road shows a lower water demand.

On motion by Director Brown, seconded by Director Moore; the Board approve the Water Supply Assessment and Written Verification of Supply for the Marina Heights Development Project with the corrections suggested previously. Section 3.4, first paragraph, last sentence to read, "...FORA allocation presently leaves a remainder of 550.5 acre-feet available for future allocation...." and, Section 3.4, second paragraph, second sentence to read "Based on currently anticipated water demands...." Director Moore asked if Director Brown would add one more correction to his motion and have Table 3-2, last line to show, MRWPCA. Director Brown amended his motion. The motion was passed.

Director Moore	-	Yes	Vice-President Russo	-	Yes
Director Nishi	-	Yes	President Scholl	-	Yes
Director Brown	-	Yes			

4. Adjournment:

The meeting was adjourned at 8:04 p.m.

Special Board Meeting
December 15, 2003
Page 5

APPROVED:

Charles H. Scholl, President Date

ATTEST:

Michael D. Armstrong, General Manager