

PAJARO/SUNNY MESA
COMMUNITY SERVICES DISTRICT
136 San Juan Road, Royal Oaks, CA 95076
O (831) 722-1389 | Fax (831) 722-2137
www.pajarosunnymesa.com

AGENDA
SPECIAL MEETING OF THE BOARD OF DIRECTORS
DISTRICT CONFERENCE BOARD ROOM
136 SAN JUAN ROAD, ROYAL OAKS, CA 95076

MARCH 2, 2026
1:00 P.M.

The Pajaro/Sunny Mesa Community Services District welcomes you to its meetings regularly scheduled on the fourth Thursday of each month, and your interest and participation is encouraged and appreciated.

Contact the District office at the email address or telephone number above if you believe you require any modification or accommodation for any disability which might impair your ability to participate in the meeting.

Members of the public may join the meeting from their computers via Zoom Meeting by entering the following link <https://us06web.zoom.us/j/88435026796?pwd=UrxAL0AZbenFyaONknSZ1UigMX92Dw.1> or by calling **1 (669) 444-9171** and when prompted, enter meeting ID: **884 3502 6796#** and passcode **067394#**. A link to the Zoom Meeting may also be found on our District’s home page at www.pajarosunnymesa.com identified as “Board Meeting Zoom Link” You may submit written comments in writing either at District Office in person or by email info@pajarosunnymesa.com through and including the time of the meeting.

Documents provided to the District after the agenda has been published will be available at the District office and available for photocopying during ordinary business hours as Public Records at the cost set by resolution by the Board from time to time. This is ordinarily \$.25 per page. Documents provided to the Board for agenda items will ordinarily be placed on the District website if time permits. Otherwise, late documents will be provided to the Board at the meeting and a copy placed with the agendas available to the Public at Board meetings.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Pajaro Sunny Mesa Community Services District at (831) 722-1389 before the meeting to allow the District to make reasonable accommodations.

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

- o (11/27) President Paul Anderson _____
- o (11/29) Vice President Donald Olsen _____
- o (11/27) Secretary Donald Chesterman _____
- o (11/29) Assistant Secretary Sanford Coplin _____
- o (11/29) Treasurer Clinton Miller _____

ADMINISTRATIVE STAFF: General Manager Judy Vazquez-Varela _____
 Operations Manager Sergio Ochoa _____
 Bookkeeper Amy Saldate _____
 Recorder Rocio Fernandez _____
DISTRICT COUNSEL: Heidi Quinn _____

P/SMCSD SPECIAL BOARD MEETING AGENDA – March 2, 2026

3. ADDITIONS TO AGENDA [SUBDIVISION (b), CALIFORNIA GOVERNMENT CODE § 54954.2]

The Board may act on items of business not appearing on the posted agenda if (1) three members determine that an emergency (as defined in California Government Code Section 54956.5 exists), and (2) two-thirds vote of the members present, or, if less than two-thirds of the members are present, a unanimous vote of those members present, find a need to take immediate action and that the need for action came to the attention of the District after the agenda was posted.

4. COMMENTS FROM PUBLIC OR MEMBERS OF BOARD ON ITEMS NOT ON AGENDA

Any person may address the Board on any item not on the agenda when recognized by the Board President. Please limit your comment to three (3) minutes. Any Board member may comment on any item not on the agenda. The public may comment on listed Action and Public Hearing items at the time they are considered by the Board.

ACTION ITEMS

Old Business:

- 1. NONE

New Business:

- 1. ELECTION OF ONE REGULAR SPECIAL DISTRICT REPRESENTATIVE TO LAFCO

- Copy of Ballot
- Nomination form from four candidates

- Clarifying and Technical Questions to Staff
- Public Input
- Motion/Second
- Board Deliberation
- Motion to approve election of one candidate and return ballot to LAFCO

Motioned by: Director _____ Seconded by: Director _____

Ayes: _____ Noes: _____ Absent: _____ Abstained: _____

Motion passed: _____ Motion Failed: _____

Roll Call Vote:

- o (11/27) President Paul Anderson _____
- o (11/29) Vice President Donald Olsen _____
- o (11/27) Secretary Donald Chesterman _____
- o (11/29) Assistant Secretary Sanford Coplin _____
- o (11/29) Treasurer Clinton Miller _____

CLOSED SESSION:

None

MOTION TO ADJOURN

Next Board meeting date: March 26, 2026

Motioned by: Director _____ Seconded by: Director _____

Ayes: _____ Noes: _____ Absent: _____ Abstained: _____

Motion passed: _____ Motion Failed: _____

Adjournment Time: _____ p.m.

LAFCO *of Monterey County*

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

2026 Commissioners

Chair

Wendy Root Askew
County Member

Vice Chair

Mary Ann Leffel
Special District Member

Mike Bikle

Public Member, Alternate

Kate Daniels
County Member

Dennis Donohue
City Member

Matt Gourley
Public Member

David Kong
Special District Member, Alternate

Chad Lindley
Special District Member

Chris Lopez
County Member, Alternate

Ian Oglesby
City Member

Anna Velazquez
City Member, Alternate

Counsel

Reed Gallogly
General Counsel

Executive Officer

Kate McKenna, AICP

132 W. Gabilan Street, #102
Salinas, CA 93901

P. O. Box 1369
Salinas, CA 93902

Voice: 831-754-5838

www.monterey.lafco.ca.gov

MEMORANDUM

DATE: January 21, 2026

TO: Independent Special District Presiding Officers c/o Clerks of the Districts,
General Managers, Fire Chiefs, and Presidents/CEOs

FROM: Kate McKenna, AICP,
Executive Officer

SUBJECT: Ballot for Election of LAFCO Commissioner – Special District
Regular Member (Due March 6, 2026)

This memorandum transmits a ballot, voting instructions and candidate information for the election of one Independent Special District Regular Member to serve a four-year term on the Local Agency Formation Commission of Monterey County. Please forward the ballot and information to the legislative body of your District for voting and signature by the presiding officer (Board President) or designee. Vote for one of the four candidates. The deadline to return the ballot is Friday, March 6, 2026. LAFCO may extend this deadline if more time is needed to obtain ballots from a majority of Districts.

A second ballot, for election of one Special District Alternate Member, will be issued after the election of a Regular Member. Sequential balloting is in accordance with adopted procedures to ensure diversity in representation.

Thank you for participating in the election process. Please contact Principal Analyst Jonathan Brinkmann if you have any questions about the election process. He can be reached at (831) 755-5121 or by email at brinkmannj@monterey.lafco.ca.gov.

Enclosures:

Ballot and Voting Instructions
Candidate Information

LAFCO *of Monterey County*

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

January 21, 2026

OFFICIAL BALLOT OF THE
INDEPENDENT SPECIAL DISTRICT SELECTION COMMITTEE

FOR ELECTION OF ONE REGULAR SPECIAL DISTRICT REPRESENTATIVE TO LAFCO

Voting Instructions:

1. The presiding officer of the legislative body of the District or the legislative body's alternate officer is authorized to vote. Please vote for one candidate. A majority of Districts must return ballots in order to conclude the election. The candidate receiving the most votes will be elected to a Regular Member seat.
2. Please return this ballot to **LAFCO of Monterey County** at P.O. Box 1369, Salinas, CA 93902 or at 132 W. Gabilan Street, Suite 102, Salinas, CA 93901 or by email to mckennak@monterey.lafco.ca.gov .
3. **Deadline** - Ballots must be received in the LAFCO office by **March 6, 2026, at 5:00 p.m.** LAFCO may extend this deadline if more time is needed to obtain ballots from a majority of Districts.

PLEASE VOTE FOR 1 CANDIDATE (REGULAR MEMBER SEAT):

- Jonathan Ahmadi (Monterey Peninsula Airport District)
- David Kong (Greenfield Public Recreation District and Greenfield Cemetery District)
- Mary Ann Leffel (Monterey Peninsula Airport District)
- Bill Lipe (Resource Conservation District of Monterey County)

VOTING MEMBER SIGNATURE: _____

INDEPENDENT SPECIAL DISTRICT: _____

DATE: _____

LAFCO *of Monterey County*

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

INDEPENDENT SPECIAL DISTRICT SELECTION COMMITTEE

NOMINATION FORM

TO DECLARE CANDIDACY AND REQUEST NAME AND STATEMENT ON BALLOTS FOR ONE REGULAR POSITION AND ONE ALTERNATE POSITION ON THE LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

Due Date: January 20, 2026

Nominations will be considered to fill the four-year term for one Regular seat (expiring May 2030) and the four-year term for one Alternate seat (expiring May 2030) for Independent Special District Commissioners on the Local Agency Formation Commission of Monterey County.

By policy, all three Special District LAFCO representatives should reflect a broad cross-section of services and geography, and no two Commissioners shall be from agencies that provide like services. Therefore, candidates for this election shall not be from a Fire District.

Nomination Deadline and Process:

Nominations must be received in the LAFCO Office by Tuesday, January 20, 2026, at 5:00 p.m. Qualified persons may submit their own nominations using this form (no Board action is needed). You may email the completed form to mckennak@monterey.lafco.ca.gov OR mail it to P.O. Box 1369, Salinas, CA 93902 OR hand-deliver it to 132 W. Gabilan Street, Suite 102 in Salinas.

Nomination Statement:

“I, Jonathan Ahmadi, hereby declare myself a candidate for the election to the position of Regular or Alternate Commissioner of the LAFCO of Monterey County. I am an elected or appointed Monterey County Independent Special District board member or trustee residing within the county and not a member of a legislative body of a city or county. I request my name be placed on the official ballot and, if elected, I will qualify and accept the office of Regular or Alternate LAFCO Commissioner for which I am selected and serve to the best of my ability.”

Nominee Information:

Name: Jonathan Ahmadi
Address: [REDACTED]
Phone and e-mail: _____
District represented: Monterey Peninsula Airport District
Your position with the District: Division 1 Director
Number of years as a District Board Member or Trustee: 1 year

Candidate Statement for the Ballot:

Please give reasons for wanting to be an elected LAFCO Commissioner and briefly summarize qualifications and background:

I want to be a LAFCO Commissioner because I believe deeply in the mission of encouraging orderly growth of local government agencies, preserving agricultural lands and open space, discouraging urban sprawl, and efficiently providing local government services and I would like to continue to

serve my community. I currently work as a Senior Project Manager for a Transition Planning consulting firm in the field of healthcare construction, have a degree in Aeronautical Engineering from UCLA, and serve as a Director on the Monterey Peninsula Airport District Board. I also am serving on the Board of the Housing Resource Center of Monterey County and regularly volunteer with Friends of Seaside Parks. My wife and I are avid hikers and regularly enjoy our local trails on the weekends. I lived in Los Angeles for over 20 years and see what urban sprawl does to a community and want to ensure that doesn't happen here while also ensuring we are protecting our local economy and prime farmland. Finally, I believe that government has a moral responsibility to efficiently use taxpayers dollars.

Signed: Jonathan Ahmadi

Name (Print): Jonathan Ahmadi

Date: January 20, 2026

Thank you for your interest in serving on LAFCO of Monterey County.

LAFCO of Monterey County

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

INDEPENDENT SPECIAL DISTRICT SELECTION COMMITTEE

NOMINATION FORM TO DECLARE CANDIDACY AND REQUEST NAME AND STATEMENT ON BALLOTS FOR ONE REGULAR POSITION AND ONE ALTERNATE POSITION ON THE LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

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Nomination Statement:

"I, DAVID KONG, hereby declare myself a candidate for the election to the position of Regular or Alternate Commissioner of the LAFCO of Monterey County. I am an elected or appointed Monterey County Independent Special District board member or trustee residing within the county and not a member of a legislative body of a city or county. I request my name be placed on the official ballot and, if elected, I will qualify and accept the office of Regular or Alternate LAFCO Commissioner for which I am selected and serve to the best of my ability."

Nominee Information:

Name: DAVID KONG
Address: _____
Phone and e-mail: _____
District represented: GREENFIELD PUBLIC RECREATION DISTRICT AND
Your position with the District: GREENFIELD CEMETERY DISTRICT
Number of years as a District Board Member or Trustee: RECREATION DISTRICT 6 YEARS
I AM TRUSTEE FOR BOTH DISTRICTS CEMETERY DISTRICT 4 YEARS
Candidate Statement for the Ballot:

Please give reasons for wanting to be an elected LAFCO Commissioner and briefly summarize qualifications and background:

I AM A RETIRED EDUCATOR AFTER WORKING 35 YEARS
IN EDUCATION IN VARIOUS ROLES. MY LAST ASSIGNMENT

WAS WORKING AT THE MONTEREY COUNTY OFFICE OF
EDUCATION FOR 23 YEARS IN THE I.T. AND BUSINESS
SERVICES. I AM ALSO A SCHOOL BOARD MEMBER AT
THE GREENFIELD UNION SCHOOL DISTRICT. I ~~AM~~ AM
ALSO A MEMBER OF THE GREENFIELD ROTARY CLUB. I ATTEND
CONFERENCES TO MAKE ME A MORE INFORMED LAFCO BOARD
MEMBER. I WISH TO CONTINUE TO GIVE BACK TO MY COMMUNITY.

Signed:

David Kong

Name (Print):

DAVID KONG

Date:

1/19/2026

Thank you for your interest in serving on LAFCO of Monterey County.

LAFCO of Monterey County

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

INDEPENDENT SPECIAL DISTRICT SELECTION COMMITTEE

NOMINATION FORM TO DECLARE CANDIDACY AND REQUEST NAME AND STATEMENT ON BALLOTS FOR ONE REGULAR POSITION AND ONE ALTERNATE POSITION ON THE LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

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Nomination Statement:

"I, MARYANN Leffel, hereby declare myself a candidate for the election to the position of Regular or Alternate Commissioner of the LAFCO of Monterey County. I am an elected or appointed Monterey County Independent Special District board member or trustee residing within the county and not a member of a legislative body of a city or county. I request my name be placed on the official ballot and, if elected, I will qualify and accept the office of Regular or Alternate LAFCO Commissioner for which I am selected and serve to the best of my ability."

Nominee Information:

Name: MARYANN Leffel
Address: [REDACTED]
Phone and e-mail: [REDACTED]
District represented: MONTEREY PENINSULA AIRPORT DISTRICT
Your position with the District: Board Member
Number of years as a District Board Member or Trustee: 17 years

Candidate Statement for the Ballot:

Please give reasons for wanting to be an elected LAFCO Commissioner and briefly summarize qualifications and background:

I believe we have an obligation to preserve & maintain a good, while honoring a commitment to our workforce for providing housing & services.

I have served on LAFCO (No Co) for 8 years, including as Chair and as Chair of the Budget/Finance Committee, providing leadership on budget approvals, and the award winning mitigation policy.

It would be my honor to represent the districts and our community as a whole for another term.

Signed:

Mary Ann Leffel

Name (Print):

MARY ANN Leffel

Date:

1-20-26

Thank you for your interest in serving on LAFCO of Monterey County.

I currently serve as a board member of Ventana Wildlife Society, Mon Bay DART. (Addressed Cii Mobility) Marin Chamber of Commerce, Old Monterey Foundation, Carmel Valley Art Association, LAFCO No Co, and Monterey Peninsula Airport District, so well as Special Districts No County.

In addition, I am a member of Monterey Rotary, Monterey History & Art Assoc., Monterey County Hospitality Assoc

I co-founded the Monterey County Business Council, Leadership Monterey County, Monterey Bay Economic Partnership, Monterey Bay Defense Alliance and CSUMB's Institute for Innovation & Economic Development and Central Coast Broadband Consortium.

I have served as Chair of multiple boards listed above, as well as Monterey Peninsula Chamber of Commerce, No Co Economic Development Commission and Volunteer Center, Monterey County.

My list of over 30 other boards and commissions span a period of my 43 years of active community service in Monterey County.

I retired after 45 years of banking, here in Monterey and love Monterey County.

LAFCO *of Monterey County*

LOCAL AGENCY FORMATION COMMISSION OF MONTEREY COUNTY

INDEPENDENT SPECIAL DISTRICT SELECTION COMMITTEE

NOMINATION FORM

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Nomination Statement:

“I, Bill Lipe, hereby declare myself a candidate for the election to the position of Regular or Alternate Commissioner of the LAFCO of Monterey County. I am an elected or appointed Monterey County Independent Special District board member or trustee residing within the county and not a member of a legislative body of a city or county. I request my name be placed on the official ballot and, if elected, I will qualify and accept the office of Regular or Alternate LAFCO Commissioner for which I am selected and serve to the best of my ability.”

Nominee Information:

Name: Bill Lipe
Address: [REDACTED]
Phone and e-mail: _____
District represented: Resource Conservation District of Monterey County
Your position with the District: Director
Number of years as a District Board Member or Trustee: 8+

Candidate Statement for the Ballot:

Please give reasons for wanting to be an elected LAFCO Commissioner and briefly summarize qualifications and background:

See attached for qualifications.

Signed: William O. Lipe
Name (Print): William O. Lipe
Date: 1/12/2026

Thank you for your interest in serving on LAFCO of Monterey County.

COVER LETTER**Bill Lipe**Salinas, California
**Re: Candidacy for Independent Special District Alternate Seat – LAFCO of Monterey County**

Dear Selection Committee Members,

I am submitting my candidacy for the Independent Special District Alternate seat on the Local Agency Formation Commission of Monterey County, with a public-service background centered on land-use decision-making, agency authority, and the long-term governance of shared resources.

Much of my public service has involved advising and governing at the intersection of land use, water systems, and agricultural activity—areas where jurisdictional clarity and institutional coordination are essential. As a Director of the Resource Conservation District of Monterey County, I participate in governance decisions affecting conservation programs, land stewardship priorities, and partnerships that directly shape how land and water resources are managed across jurisdictional boundaries.

Over the past fifteen years, I have also served on the Monterey County Agriculture Advisory Committee and on advisory committees of the Monterey County Water Resources Agency, including the Basin Management Advisory Committee and the Reservoir Operations Advisory Committee. In these roles, I have worked with County staff and policymakers on issues where land use, infrastructure operations, and regulatory authority converge—often requiring careful alignment between agency mandates and on-the-ground realities.

Across these appointments, my focus has been on ensuring that decisions are grounded in statutory authority, transparent governance processes, and a clear understanding of how service responsibilities affect communities over time. LAFCO's mandate—to oversee agency boundaries, service extensions, and orderly growth—directly reflects this same responsibility.

I would welcome the opportunity to support LAFCO's land-use and agency-formation mission as an Alternate Commissioner and to contribute disciplined, independent judgment to its deliberations.


Respectfully,

Bill Lipe

CV / RESUME

BILL LIPE

Salinas, California



PUBLIC SERVICE & LAND-USE GOVERNANCE EXPERIENCE

Resource Conservation District of Monterey County (RCDMC)

Director, Board of Directors | 2020–Present

- Provide governance oversight for a special district whose work directly intersects land use, watershed management, and agricultural conservation.
- Review and guide policies affecting conservation planning, land stewardship priorities, and inter-agency coordination.
- Support alignment between district authority, partner agencies, and landowners across multiple jurisdictions.
- Participate in long-range planning and policy discussions shaping how conservation services are delivered geographically.

Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA)

Director, Upper Valley (Elected) | 2017–2021

- Participated in governance of basin-wide groundwater management affecting land use, pumping allocations, and long-term development constraints.
- Reviewed groundwater sustainability plans with direct implications for agricultural land use and regional planning.
- Helped balance statutory requirements with practical impacts on communities and landowners.

Monterey County Agriculture Advisory Committee

Committee Member / Chair (Various Periods) | Past 15 Years

- Advised the County on agricultural land-use policy, zoning considerations, and related regulatory impacts.
- Worked with County departments to evaluate how land-use decisions affect agricultural operations and rural communities.

Monterey County Water Resources Agency (MCWRA)

Basin Management Advisory Committee — Member | Various Periods, Past 15 Years

- Contributed to advisory discussions on basin management strategies influencing land use, water availability, and agency coordination.
- Helped frame technical water-management issues in policy terms relevant to land-use and service planning.

Monterey County Water Resources Agency (MCWRA)

Reservoir Operations Advisory Committee — Member | Various Periods, Past 15 Years

- Advised on reservoir operations and flood-management considerations with direct land-use and public-safety implications.
- Supported coordination between operational authority, regulatory requirements, and downstream land uses.

PUBLIC-SERVICE FOCUS AREAS

- Land-use governance and policy oversight
- Agency authority and jurisdictional coordination
- Special district governance
- Water-related land-use constraints
- Public-safety considerations in infrastructure planning
- Long-range service and boundary implications