

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

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

JULY 23, 2026
5:30 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/81088439070?pwd=ustwTokc0i4BH60BNbOhVCqI7PgtiZ.1> or by calling **1 (669) 444-9171** and when prompted, enter meeting ID: **810 8843 9070#** and passcode **541435#**. 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 REGULAR BOARD MEETING AGENDA – July 23, 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**Consent Agenda**

All items appearing on the Consent Agenda are recommended actions which are routine and will be acted upon as one consensus motion. Any items removed will be considered immediately after the consensus motion. The Board Chair will allow public input prior to the approval of the Consent Agenda.

CONSIDER APPROVAL OF CONSENT AGENDA

1. DRAFT MINUTES OF JUNE 25, 2026, REGULAR MEETING¹
2. JULY PAYMENTS (CHECK LISTING)

- Clarifying and Technical Questions to Staff
- Public Input
- Motion/Second
- Board Deliberation
- Motion to Approve Consent Agenda

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 _____

Old Business:

1. NONE

New Business:

1. REVIEW AND APPROVE FINANCIAL REPORTS FOR JUNE 2026

- Financial notes
- Report from Staff
- Clarifying and Technical Questions to Staff
- Public Input

¹ Robert's Rules of Order Newly Revised, 12th edition says: "It should be noted that a member's absence from the meeting for which minutes are being approved does not prevent the member from participating in their correction or approval." 41:11. A newly elected member may vote to approve minutes for a meeting held before the member was appointed, and a member who was not present at a meeting also has the right to move approval of the minutes of that meeting.

See also <https://jurassicparliament.com/approving-minutes-if-you-were-absent/>

P/SMCSD REGULAR BOARD MEETING AGENDA – July 23, 2026

- Motion/Second
- Board Deliberation
- Motion to Approve Financial Reports for June 2026

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 _____

2. CONSIDER AND APPROVE RESOLUTION NO. 07-01-26 AUTHORIZING GENERAL MANAGER TO ACCEPT AND SIGN ACCEPTANCE OF GRANT OF EASEMENT AND RIGHT-OF-WAY CONTRACT FOR ABOVE GRADE FACILITIES INCLUSIVE OF A TANK, PUMP STATION, BUILDING, GENERATOR AND TRANSFORMERS AND THOSE APPURTENANCES

- Resolution No. 07-01-26

- Clarifying and Technical Questions to Staff
- Public Input
- Motion/Second
- Board Deliberation
- Motion to Approve Resolution No. 07-01-26 Authorizing General Manager to Accept and Sign Acceptance of Grant of Easement and Right-of-Way Contract

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 _____

3. CONSIDER AND APPROVE RESOLUTION NO. 07-02-26 CERTIFYING COMPLIANCE WITH STATE LAW WITH RESPECT TO THE LEVYING OF GENERAL AND SPECIAL TAXES, ASSESSMENTS, AND PROPERTY-RELATED FEES AND CHARGES

- Resolution No. 07-02-26

- Clarifying and Technical Questions to Staff
- Public Input
- Motion/Second
- Board Deliberation
- Motion to Approve Resolution No. 07-02-26 Certifying Compliance with State Law with respect to the levying of General and Special Taxes, Assessments, and Property-Related Fees and Charges

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 _____

P/SMCSD REGULAR BOARD MEETING AGENDA – July 23, 2026

- o (11/27) Secretary Donald Chesterman_____
- o (11/29) Assistant Secretary Sanford Coplin_____
- o (11/29) Treasurer Clinton Miller_____

4. DISCUSS AND CONSIDER TO APPROVE CHANGES TO REGULAR BOARD MEETING START TIME

- Clarifying and Technical Questions to Staff
- Public Input
- Motion/Second
- Board Deliberation
- Motion to Approve new meeting start time

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_____

5. DISCUSS POTENTIAL GRANT FUNDING TO PAY OFF THE VEGA BOND IN LIEU OF APPLYING CONNECTION FEES TO THE DELANY CONSOLIDATION PROJECT AND PROVIDE DIRECTION TO STAFF

- Staff report

- Clarifying and Technical Questions to Staff
- Public Input
- Motion/Second
- Board Deliberation
- Motion to direct staff to consider Grant Funding to pay off the Vega Bond

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_____

6. CONSIDER AND APPROVE THE GENERAL MANAGER'S RECOMMENDATION FOR A SOLE SOURCE PROFESSIONAL SERVICES PROPOSAL WITH BKF FOR PLANNING AND ENGINEERING SERVICES FOR THE VIERRA ESTATES WATER SYSTEM STORAGE TANK PROJECT IN THE AMOUNT OF \$51,356

- Copy of Proposal
- Staff Report

- Clarifying and Technical Questions to Staff
- Public Input
- Motion/Second
- Board Deliberation
- Motion to Approve proposal for Engineering Contract in the amount of \$51,356

P/SMCSD REGULAR BOARD MEETING AGENDA – July 23, 2026

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 _____

STAFF/COMMITTEE REPORTS: (INFORMATION ONLY, NO ACTION)

This part of the agenda is for the Staff to report to the Board on District operations; however, no action is agendized, and no action may be taken other than asking for an action item to be brought to the Board at a future meeting.

1. Profit and Loss Budget Performance Report for Fiscal year 2025/2026
 - Profit and Loss Budget Performance Report
2. Discussion of an on-site Caretaker Residence at Pajaro Park
 - Staff Report
3. Springfield Water System Improvements Project
 - Progress Report
4. Pajaro-Sunny Mesa-Springfield Area Regional Consolidation Project (PSMS)
 - Progress Report
5. District Operations Report
6. Usage Comparison Report 2025/2026

CLOSED SESSION:

None

MOTION TO ADJOURN

Next Board meeting date: August 27, 2026

Motioned by: Director _____ Seconded by: Director _____
 Ayes: _____ Noes: _____ Absent: _____ Abstained: _____
 Motion passed: _____ Motion Failed: _____

Adjournment Time: _____ p.m.

MINUTES

The regular meeting of the Pajaro/Sunny Mesa Community Services District Board of Directors was called to order at 5:30 pm on June 25, 2026.

ROLL CALL:

President Paul Anderson
Vice President Donald Olsen
Assistant Secretary Sanford Coplin

ADMINISTRATIVE STAFF:

General Manager Judy Vazquez-Varela (Zoom)
Operations Manager Sergio Ochoa
Bookkeeper Amy Saldate
Recorder Rocio Fernandez

ABSENT DIRECTOR(S) & STAFF:

Secretary Donald Chesterman
Treasurer Clinton Miller

DISTRICT COUNSEL:

Heidi Quinn, absent

ADDITION(S) TO AGENDA:

None

PUBLIC IN ATTENDANCE:

In-Person: Bruce Bongard, manager/representative of DeLany WC
Zoom: Michael Miller

PUBLIC COMMENTS:

None

CONSENT AGENDA: (Action Items)

1. Consider approval of the Minutes of May 28, 2026, Regular Board Meeting
2. Review and Approve June 2026 Payments

- General Fund 633: Total of \$0.00
- Operating Account: Check No. 26584 - 26602 totaling \$194,756.64
- Reserve Account: Total of \$717,998.27
- Street Maintenance Account: Check No. 607-610 totaling \$3,334.02
- Pajaro Park Account: Total of \$1,587.09
- COP 2010 Account: Total of \$0.00
- Debt Service Reserve Account: Total of \$0.00

A motion was made by Director Coplin and seconded by Director Olsen to approve the Consent Agenda. Motion carried.

MINUTES OF REGULAR BOARD MEETING June 25, 2026

Roll Call Vote:	Ayes:	P. Anderson; D. Olsen; S. Coplin
	Noes:	None
	Absent:	D. Chesterman; C. Miller
	Abstain:	None

OLD BUSINESS:

1. None

NEW BUSINESS: (Action Items)

1. Consider approval of Financial Reports for May 2026

Bookkeeper Saldate reported that the Water Revenue totaled 97% of the projected budget for May. The Indirect Expense Account for Computer Software was over budget due to renewal subscriptions for QuickBooks, firewall protection, and the installation of new Wi-Fi wireless pro by Cruzio. The Office Equipment Repair and Maintenance Account reflected an overage for upgrading office phones to VOIP. The Direct Expense account for Water System Repair and Maintenance had an overage for CLA-valve servicing at the Sunny Mesa and Normco Water Systems. The addition of two 1" residential connections contributed to increased Other Income of Connection Fees.

The Income was more than the Total Expenses by \$69,508. May's cash on hand, combining the Operating and Reserve Accounts, was \$2,321,412, which was more than the previous month.

May's Net Income for the Water Enterprise came in slightly above the monthly budget projection by 3%.

A motion was made by Director Anderson and seconded by Director Olsen to approve the financial reports for May 2026. Motion carried.

Roll Call Vote:	Ayes:	P. Anderson; D. Olsen; S. Coplin
	Noes:	None
	Absent:	D. Chesterman; C. Miller
	Abstain:	None

2. Consider and approve 2026-2027 Pajaro Street Lighting Final Budget

No changes to the preliminary budget.

A motion was made by Director Anderson and seconded by Director Olsen to approve the 2026-2027 Pajaro Street Lighting Final Budget and Public Hearing date of September 24, 2026. Motion carried.

Roll Call Vote:	Ayes:	P. Anderson; D. Olsen; S. Coplin
	Noes:	None
	Absent:	D. Chesterman; C. Miller
	Abstain:	None

MINUTES OF REGULAR BOARD MEETING June 25, 2026

3. Consider and approve 2026-2027 Street Maintenance/Subdivision Maintenance Final Budget

No changes to the preliminary budget.

A motion was made by Director Olsen and seconded by Director Coplin to approve the 2026-2027 Street Maintenance/Subdivision Maintenance Final Budget. Motion carried.

Roll Call Vote:	Ayes:	P. Anderson; D. Olsen; S. Coplin
	Noes:	None
	Absent:	D. Chesterman; C. Miller
	Abstain:	None

4. Consider and approve 2026-2027 Pajaro Community Parks/Public Areas Final Budget

No changes to the preliminary budget.

A motion was made by Director Olsen and seconded by Director Anderson to approve the 2026-2027 Pajaro Community Parks/Public Areas Final Budget. Motion carried.

Roll Call Vote:	Ayes:	P. Anderson; D. Olsen; S. Coplin
	Noes:	None
	Absent:	D. Chesterman; C. Miller
	Abstain:	None

5. Consider and approve 2026-2027 Pajaro Park Final Budget

No changes to the preliminary budget.

Director Coplin expressed his concern regarding the long-term funding of Pajaro Park. He noted that the District has only two years remaining of the \$25,000 annual contribution from the H2A Housing and that no long-term commitment is currently in place. He also expressed concern that Supervisor Church has approximately two years remaining in office and has been a strong advocate for the Pajaro area. He and Director Olsen recommended that the District continue requesting an evergreen agreement with Co. Mo. Board of Supervisors to secure long-term funding for the operation and maintenance of the Pajaro Park.

A motion was made by Director Anderson and seconded by Director Coplin to approve the 2026-2027 Pajaro Park Final Budget. Motion carried.

Roll Call Vote:	Ayes:	P. Anderson; D. Olsen; S. Coplin
	Noes:	None
	Absent:	D. Chesterman; C. Miller
	Abstain:	None

MINUTES OF REGULAR BOARD MEETING June 25, 2026

6. Consider and approve 2026-2027 Operating/Water Final Budget

No changes to the preliminary budget.

A motion was made by Director Olsen and seconded by Director Coplin to approve the 2026-2027 Operating/Water Final Budget. Motion carried.

Roll Call Vote:	Ayes:	P. Anderson; D. Olsen; S. Coplin
	Noes:	None
	Absent:	D. Chesterman; C. Miller
	Abstain:	None

7. Consider formation of Ad Hoc Committee for the Rate Study

Directors Anderson and Coplin volunteered to be on the Ad Hoc Committee.

A motion was made by Director Olsen and seconded by Director Coplin to approve the formation of an Ad Hoc Committee for the Rate Study. Motion carried.

Roll Call Vote:	Ayes:	P. Anderson; D. Olsen; S. Coplin
	Noes:	None
	Absent:	D. Chesterman; C. Miller
	Abstain:	None

STAFF/COMMITTEE REPORTS: (Informational Only)

1. Pajaro Business Group Meeting June 2, 2026

- General Manager Vazquez-Varela attended the Pajaro Business Group meeting in June and reported that the main focus of the group is to attract people to Pajaro businesses. The group will be hosting several events like Discovering Pajaro and lighting the streets for Christmas.

2. Springfield Water System Improvements Project

- Contractors, engineers, and the ML Mobile Home Park Staff will coordinate with Park residents regarding the location of the lateral line installation from the meter to the house. Extra coordination was necessary to locate the service line to the Gas Station; the new system will be tied into the existing service line. A home on Struve Road did not sign the agreement; they will be tied into the existing home lateral service line. Chemical building decking construction is in progress. The hydropneumatic tank concrete support pad is in progress. A Platica/Informational Community meeting will take place on Thursday, June 25, 2026, at 6 pm. Water Operator Phil will be attending the meeting.

3. Pajaro-Sunny Mesa-Springfield Area Regional Consolidation Project (PSMS)

- Staff continues to coordinate with the property owner's requests to move forward with the easement offer.
- The RCAC loan documents have been signed, awaiting executed documents. Consultant contracts are in progress.

MINUTES OF REGULAR BOARD MEETING June 25, 2026

4. District Operations Report

DeLany Consolidation Feasibility Study

- Provost and Prichard (P&P) have circulated the draft Engineer's Report for review. Comments are due July 17, 2026.
- Bruce Bongard informed the Board of Directors that P&P contacted individuals who previously expressed interest in the DeLany Consolidation Project to inform them that an informational notice including an invitation to a community project meeting will be distributed to residents and property owners who may benefit from the proposed project.

Pajaro Park

- An inquiry was submitted to County Parks regarding their intentions of funding the maintenance of the Pajaro Park.

ACWA JPIA 2026 Wellness Grant

- A Grant application for the 2026 Wellness Grant was submitted and is under review by ACWA JPIA.

Electric Vehicles Feasibility

- Unfortunately, the District's vehicles do not meet the Monterey Bay Air Resources District AB 2766 Motor Vehicle Emission Reduction Grant requirements; our vehicles are not heavy enough for replacement. We will proceed with the Grant opportunities for charging stations and apply for electric vehicle rebates.

Current Water System Repairs

Blackie Road #18 WS:

- 3-inch pressure line leak; repaired by staff.

Langley/Valle Pacifico WS:

- Staff replaced the recirculating pump in the backwash tank.

Moss Landing WS:

- Contractor repaired a leak on Moss Landing System.

Normco:

Pajaro WS:

Springfield Road WS:

Sunny Mesa WS:

- Contractor repaired a leak on Secondo Way.

Vega Road #01 WS:

Vierra Estates WS:

Parks:

5. Usage Comparison Report 2025/2026-May

- General Manager Vazquez-Varela reported that in May, mainly the Vierra Estates, Springfield, and Langley/Valle Pacifico Water System customers used less water overall this month compared to last year. Overall, district-wide water usage was down 5%.

MINUTES OF REGULAR BOARD MEETING June 25, 2026

CLOSED SESSION:

None

NEXT BOARD MEETING:

The next Regular Board Meeting is to be held on Thursday, July 23, 2026, at 5:30 pm at the District Office.

There being no further business, the Regular Board Meeting of the Pajaro/Sunny Mesa Community Services District was adjourned at 6:06 pm with a motion made by Director Olsen, seconded by Director Anderson. Motion carried.

Respectfully submitted by:

Paul Anderson, President

Donald Olsen, Vice President

Rocio Fernandez, Recorder

Pajaro/Sunny Mesa Community Services District

Operating Account - Check Listing

June 23 - July 20, 2026

10:35 AM

July 20, 2026

Accrual Basis

Type	Date	Num	Name	Split	Amount
1001 · WCCB - Operating Account					
Liability Check	06/23/2026		QuickBooks Payroll Service	2110 · Direct Deposit Lia...	-26,337.28
Liability Check	06/24/2026	EDD	Employment Development Dept	-SPLIT-	-1,963.64
Liability Check	06/24/2026	EFTPS	Internal Revenue Service	-SPLIT-	-4,777.22
Check	06/24/2026	PARS	US Bank - PARS #6746022400	-SPLIT-	-5,078.86
Check	06/28/2026	AP	Total Merchant Services	5391 · Credit Card Trans...	-0.50
Check	06/30/2026	AP	Total Merchant Services	5391 · Credit Card Trans...	-29.95
Check	07/06/2026	AP	Total Merchant Services	5391 · Credit Card Trans...	-0.25
Liability Check	07/07/2026		QuickBooks Payroll Service	2110 · Direct Deposit Lia...	-28,343.87
Liability Check	07/08/2026	EDD	Employment Development Dept	-SPLIT-	-2,211.40
Liability Check	07/08/2026	EFTPS	Internal Revenue Service	-SPLIT-	-5,248.36
Liability Check	07/08/2026	AFLAC	Aflac	-SPLIT-	-862.88
Liability Check	07/08/2026	VALIC	V.A.L.I.C.-Online	-SPLIT-	-3,742.48
Check	07/08/2026	PARS	US Bank - PARS #6746022400	-SPLIT-	-5,382.68
Check	07/08/2026	AP	FP Mailing Solutions-Online	5245 · Postage	-1,000.00
Bill Pmt -Check	07/09/2026	AP	AAA Business Supplies LP-ACH	2000 · Accounts Payable	-566.51
Bill Pmt -Check	07/09/2026	AP	Ace Hardware Prunedale- ACH	2000 · Accounts Payable	-323.10
Bill Pmt -Check	07/09/2026	AP	Ace Hardware Watsonville- ACH	2000 · Accounts Payable	-67.48
Bill Pmt -Check	07/09/2026	AP	ACWA-JPIA (med ins)-ACH	2000 · Accounts Payable	-19,690.66
Bill Pmt -Check	07/09/2026	AP	ACWA/JPIA-Workers Comp-ACH	2000 · Accounts Payable	-4,861.04
Bill Pmt -Check	07/09/2026	AP	American Water Works Association	2000 · Accounts Payable	-539.00
Bill Pmt -Check	07/09/2026	AP	AT&T 3439-Online	2000 · Accounts Payable	-31.76
Bill Pmt -Check	07/09/2026	AP	C & N Tractors- ACH	2000 · Accounts Payable	-288.36
Bill Pmt -Check	07/09/2026	AP	CALNET/ AT&T 2506	2000 · Accounts Payable	-544.08
Bill Pmt -Check	07/09/2026	AP	Chevrolet of Watsonville- Online	2000 · Accounts Payable	-3,012.52
Bill Pmt -Check	07/09/2026	AP	CivicPlus LLC	2000 · Accounts Payable	-4,439.40
Bill Pmt -Check	07/09/2026	AP	Corbin Willits Systems, Inc-Online	2000 · Accounts Payable	-589.06
Bill Pmt -Check	07/09/2026	AP	Core & Main- ACH	2000 · Accounts Payable	-1,781.26
Bill Pmt -Check	07/09/2026	AP	EGA Services Inc., dba Orkin Central C...	2000 · Accounts Payable	-131.00
Bill Pmt -Check	07/09/2026	AP	Ferguson Waterworks- ONLINE	2000 · Accounts Payable	-2,054.26
Bill Pmt -Check	07/09/2026	AP	First Alarm- ACH	2000 · Accounts Payable	-107.00
Bill Pmt -Check	07/09/2026	AP	GreatAmerica Financial-Online	2000 · Accounts Payable	-472.92
Bill Pmt -Check	07/09/2026	AP	Green Rubber Kennedy Ag- ACH	2000 · Accounts Payable	-5,091.41
Bill Pmt -Check	07/09/2026	AP	ICONIX Waterworks (US), Inc- ACH	2000 · Accounts Payable	-1,557.56
Bill Pmt -Check	07/09/2026	AP	Judy Vazquez-Varela -1	2000 · Accounts Payable	-300.00
Bill Pmt -Check	07/09/2026	AP	Linde Gas & Equipment Inc.	2000 · Accounts Payable	-100.21
Bill Pmt -Check	07/09/2026	AP	MBAS, Inc.- ACH	2000 · Accounts Payable	-7,833.40
Bill Pmt -Check	07/09/2026	AP	Mid Valley Supply- ACH	2000 · Accounts Payable	-1,041.52
Bill Pmt -Check	07/09/2026	AP	PG&E 1438-Online	2000 · Accounts Payable	-2,577.02
Bill Pmt -Check	07/09/2026	AP	PG&E 6857-Online	2000 · Accounts Payable	-7,512.23
Bill Pmt -Check	07/09/2026	AP	Pure Water- ACH	2000 · Accounts Payable	-11,440.20
Bill Pmt -Check	07/09/2026	AP	Santa Cruz Answering Service-ACH	2000 · Accounts Payable	-197.93
Bill Pmt -Check	07/09/2026	AP	Singh Computech- ACH	2000 · Accounts Payable	-380.00
Bill Pmt -Check	07/09/2026	AP	Sturdy Oil Company- ACH	2000 · Accounts Payable	-3,494.42
Bill Pmt -Check	07/09/2026	AP	Townsend's Auto Parts- ACH	2000 · Accounts Payable	-57.30
Bill Pmt -Check	07/09/2026	AP	USA Blue Book- ONLINE	2000 · Accounts Payable	-93.83
Bill Pmt -Check	07/09/2026	AP	Vestis	2000 · Accounts Payable	-375.66
Bill Pmt -Check	07/09/2026	AP	WM / Carmel Marina - Office-Online	2000 · Accounts Payable	-391.61
Bill Pmt -Check	07/09/2026	26614	Elden Pierce	2000 · Accounts Payable	-366.00
Bill Pmt -Check	07/09/2026	26615	Noland, Hamerly, Etienne & Hoss	2000 · Accounts Payable	-546.00
Check	07/09/2026	AP	Total Merchant Services	5391 · Credit Card Trans...	-0.25
Check	07/13/2026	AP	Total Merchant Services	5391 · Credit Card Trans...	-0.50
Check	07/20/2026	AP	Total Merchant Services	5391 · Credit Card Trans...	-0.25
Bill Pmt -Check	07/20/2026	AP	ACWA/JPIA Auto & Gen Lia- ACH	2000 · Accounts Payable	-1,282.43
Bill Pmt -Check	07/20/2026	AP	AT&T 1782-Online	2000 · Accounts Payable	-31.76
Bill Pmt -Check	07/20/2026	AP	AT&T 2627-Online	2000 · Accounts Payable	-31.76
Bill Pmt -Check	07/20/2026	AP	AT&T 6542-Online	2000 · Accounts Payable	-62.18
Bill Pmt -Check	07/20/2026	AP	Canon Financial Services Inc.- ACH	2000 · Accounts Payable	-166.26
Bill Pmt -Check	07/20/2026	AP	Elan-Online	2000 · Accounts Payable	-3,106.81
Bill Pmt -Check	07/20/2026	AP	NBS- ACH	2000 · Accounts Payable	-4,412.50

10:35 AM

July 20, 2026

Accrual Basis

Pajaro/Sunny Mesa Community Services District

Operating Account - Check Listing

June 23 - July 20, 2026

Type	Date	Num	Name	Split	Amount
Bill Pmt -Check	07/20/2026	AP	PARS- ACH	2000 · Accounts Payable	-543.63
Bill Pmt -Check	07/20/2026	AP	PVWMA- ACH	2000 · Accounts Payable	-31,416.80
Bill Pmt -Check	07/20/2026	AP	Singh Computech- ACH	2000 · Accounts Payable	-190.00
Bill Pmt -Check	07/20/2026	AP	Tom's Site Service- ACH	2000 · Accounts Payable	-222.50
Bill Pmt -Check	07/20/2026	26627	County of Mntry Sheriff's Alarm-Online	2000 · Accounts Payable	-31.00
Bill Pmt -Check	07/20/2026	26628	Monterey County Assessor	2000 · Accounts Payable	-600.00
Total 1001 · WCCB - Operating Account					-209,933.71
TOTAL					-209,933.71

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Pajaro/Sunny Mesa Community Services District

July 20, 2026

Check Listing - Reserve Account

Accrual Basis

June 23 - July 20, 2026

Type	Date	Num	Name	Memo	Split	Amount
1002 · WCCB Reserve Account						
Check	07/01/2026	ACH	MNS Engineers Inc- ACH	Springfield: INV 26061297 May 20...	1826 · CIP-Sprin...	-80,546.57
Check	07/01/2026	ACH	Anderson Pacific Engineering Co...	Retention #12 5/6/26-6/5/26	1826 · CIP-Sprin...	-12,603.17
Check	07/01/2026	ACH	Anderson Pacific Engineering Co...	Pay Est. #12 5/6/26-6/5/26 Springfiel...	1826 · CIP-Sprin...	-239,460.13
Bill Pmt...	07/09/2026	153	Noland, Hamerly, Etienne & Hoss	Prof. services: thru 6.11.26	2000 · Accounts ...	-294.00
Check	07/11/2026	Inter...	West Coast Community Bank	Interest Payment: transaction activity...	5443 · Springfield...	-2,335.58
Bill Pmt...	07/20/2026	AP	Elan-Online	JULY 2026 Stmtnt	2000 · Accounts ...	-1,254.00
Total 1002 · WCCB Reserve Account						-336,493.45
TOTAL						-336,493.45

10:29 AM
July 20, 2026
Accrual Basis

Pajaro/Sunny Mesa Community Services District
Check Listing - General Fund 633 SCCB
June 23 - July 20, 2026

Pg. 15

Type	Date	Num	Name	Memo	Split	Amount
1006 · WCCB-GF 633						
Bill ...	07/09/20	AP	NBS- ACH	Vega Bond: Qtrly admin fees JUL-SEPT 2...	2000 · Accounts Payable	-1,547.17
Total 1006 · WCCB-GF 633						-1,547.17
TOTAL						-1,547.17

July 20, 2026

Accrual Basis

Pajaro/Sunny Mesa Community Services District

Check Listing - Pajaro Park Account

June 23 - July 20, 2026

Type	Date	Num	Name	Split	Amount
1036 · PSM Pajaro Park Acct					
Check	07/05/2026	AP	AT&T- 2458 Paj Park Uverse	5231 · Pajaro Park Expense	-95.25
Bill Pm...	07/09/2026	AP	Ace Hardware Watsonville- ACH	2000 · Accounts Payable	-52.64
Bill Pm...	07/09/2026	AP	C & N Tractors- ACH	2000 · Accounts Payable	-78.47
Bill Pm...	07/09/2026	AP	CALNET/ AT&T 2506	2000 · Accounts Payable	-65.13
Bill Pm...	07/09/2026	AP	First Alarm- ACH	2000 · Accounts Payable	-53.50
Bill Pm...	07/09/2026	AP	Mid Valley Supply- ACH	2000 · Accounts Payable	-452.80
Bill Pm...	07/09/2026	AP	Panther Protective Services- ACH	2000 · Accounts Payable	-552.50
Bill Pm...	07/09/2026	AP	PG&E 3540 Pajaro Park-Online	2000 · Accounts Payable	-133.80
Bill Pm...	07/09/2026	AP	WM / Carmel Marina - Pajaro Park-Onlin	2000 · Accounts Payable	-325.90
Total 1036 · PSM Pajaro Park Acct					-1,809.99
TOTAL					-1,809.99

10:15 AM

Pajaro/Sunny Mesa Community Services District

July 20, 2026

Check Listing - Street Maintenance

Accrual Basis

June 23 - July 20, 2026

Type	Date	Num	Name	Split	Amount
1004 · WCCB - Street Maint Acct					
Bill Pmt -Check	07/09/2026	611	Pajaro/Sunny Mesa Comm Svcs Dist	2000 · Accounts Payable	-265.44
Bill Pmt -Check	07/09/2026	AP	CALNET/ AT&T 2506	2000 · Accounts Payable	-91.95
Bill Pmt -Check	07/09/2026	AP	PG&E 9545 Street Maint-Online	2000 · Accounts Payable	-126.14
Total 1004 · WCCB - Street Maint Acct					-483.53
TOTAL					-483.53

FINANCIAL NOTES - JUNE 2026

Account No:	Account Name:	Increase / Decrease	Description
Income:			
4001-4015	Total Income	+	Water Revenue: 10% above budget projection
Expenses: Indirect			
5145	District Wide Repair & Maint.	+	Pipe freeze kit, parts for inventory
5165	Computer Software	+	Microsoft 365 Business: Additional licenses to assign operator email accounts
5240	Office Supplies	+	Black and color toners for HP printer
5266	Engineering Services- District Wide	+	NBS: Progress payment for Water Rate Study Update
5270	Automotive Repair & Maint.	+	2009 Chevy: Fan shroud & engine mounts
5330	Telephone	+	Totlcom: Annual renewal of phone & voicemail support
Expenses: Direct			
5190	Water Testing - Labs	+	Quarterly sampling
5310	Utilities- Well Site	+	Seasonal high water usage
Other Income:			
4140	Connection Fees	+	New 1.5" connection, Springfield WS

Income & Cash Summary

Water Enterprise Income	Expense	Difference
\$298,853.98	\$167,490.38	\$131,363.60

May Cash	June Cash	Difference
\$2,321,412.09	\$2,819,569.04	\$498,156.95

July 16, 2026

Accrual Basis

Balance Sheet

As of June 30, 2026

	Jun 30, 26
ASSETS	
Current Assets	
Checking/Savings	
1001 · WCCB - Operating Account	1,518,513.93
1002 · WCCB Reserve Account	1,301,055.11
1003 · WCCB - Sick Leave Account	5,501.02
1004 · WCCB - Street Maint Acct	275,633.03
1006 · WCCB-GF 633	238,181.50
1007 · WCCB - Debt Service Reserve	114,764.82
1032 · WCCB-COP Acct	192,050.91
1036 · PSM Pajaro Park Acct	225,083.24
1050 · Cash in County Treasury - DS	2,261.42
1051 · Cash in County Treasury - GF	7,708.30
1052 · US Bank 2021 Gen. Bond -8000	48.27
1054 · US Bank 2021 Gen. Bond -8002	312,667.28
1055 · US Bank 2021 Gen. Bond -8003	19.28
1056 · US Bank 2021 Gen. Bond -8004	5.77
1057 · US Bank 2021 Gen. Bond -8005	100,367.96
1066 · US Bank Vega 2303	172,135.02
1068 · US Bank Vega 2301	90.55
1069 · US Bank Vega-2302	632.51
1095 · US Bank Wtr Bond-Res 2204	148,693.86
2201 · US Bank-2015 Wtr Rfd Bd 2201	25,739.67
Total Checking/Savings	4,641,153.45
Accounts Receivable	
1110 · Invoice Accounts Recv	2,739.26
1231 · Grants Receivable-A/R	1,008,558.80
Total Accounts Receivable	1,011,298.06
Other Current Assets	
1080 · Petty Cash	400.00
1100 · Water Customer Accounts Recv	334,137.98
1101 · Allowance for Doubtful Accounts	-8,630.02
1115 · Prepaid Expenses	1.31
1153 · Receivable from Monterey County	860.00
1251 · Assess. Rec. - Lighting	3,478.14
1252 · Assessments Rec. - Street Maint	695.00
1253 · Assessments Rec. - Water bond	43,000.00
1253.1 · Assess Rec - Water Bond - Count	939.43
1254 · Advanced Pay - Spec. Asses - WB	-16,561.65
Total Other Current Assets	358,320.19
Total Current Assets	6,010,771.70
Fixed Assets	
1084 · CIP-Springfield/Struve	18,967.36
1500 · Land	139,676.30
1510 · Land Improve (Non-office)	314,656.67
1511 · Land- Moss Landing	45,446.00
1520 · Land Improve (Office)	81,721.46
1521 · A/D - Land Impr (Off)	-121,697.40
1522 · Land - Parks	248,000.00
1530 · Wells	162,488.25
1540 · Pumping Plant Bldg	191,044.92
1541 · A/D - Pumping Plant Bldg	-191,045.00
1550 · District Office Building	163,247.47
1551 · A/D - District Office Building	-138,016.73
1555 · Office Equipment/Furniture	31,363.86
1556 · A/D - Office Equip/Furniture	-27,816.90
1557 · Equipment - Lighting	8,980.18
1559 · A/D - Lighting and Parks	-8,980.18
1560 · Electric Power to Sheds	2,598.59
1561 · A/D - Electric Power to Sheds	-2,599.00
1570 · Equipment - Pumping Plant	477,649.21

July 16, 2026

Balance Sheet

Accrual Basis

As of June 30, 2026

	Jun 30, 26
1571 · A/D - Equipment - Pumping Plant	-449,964.87
1580 · Distribution Mains [P]	1,487,948.01
1581 · A/D - Distribution Mains	-1,222,070.68
1590 · Meters	90,114.13
1591 · A/D - Meters	-87,961.11
1600 · Hydrants	11,792.43
1601 · A/D - Hydrants	-5,534.72
1610 · Automotive Equipment	229,964.13
1611 · A/D - Automotive Equipment	-228,187.31
1620 · Utility Trans/Distr Plant	115,702.65
1621 · A/D - Utility T&D Plant	-107,052.77
1622 · A/D - Moss Landing	-232,392.31
1630 · Utility Plant	107,992.45
1631 · A/D - Utility Plant	-107,992.00
1640 · Source of Supply Plant	54,616.59
1641 · A/D - Source of Supply Plant	-28,271.73
1650 · Trans & Distr Plant	212,329.08
1651 · A/D - Trans & Distr Plant	-129,571.30
1670 · Small Tools/Equipment	10,773.67
1671 · A/D - Small Tools/Equipment	-10,773.51
1680 · ALCO Water Project	155,809.38
1681 · A/D - ALCO Water Project	-140,230.45
1804 · CIP-Springfield	376,510.84
1805 · CIP-Vega Imprvtmnt Project	4,599,594.33
1805.1 · A/D - Vega	-3,345,419.90
1806 · Moss Landing Bridge Project	251,233.09
1807 · CIP-Langley/VP	331,226.39
1807.1 · A/D - Langley/VP	-149,632.74
1808 · CIP-Normco	671,417.52
1808.1 · A/D - Normco Tank	-248,761.73
1811 · CIP-Vierra Estate	313,402.88
1811.1 · A/D - Vierra Estates	-113,716.72
1812 · CIP-Moss Landing Water System	597,378.93
1812.1 · A/D - Moss Landing Water	-202,237.55
1813 · CIP-Normco Water System	10,812.92
1814 · CIP-Pajaro	2,402,106.09
1814.1 · A/D- Pajaro	-485,579.00
1816 · Land - Pajaro Park	781,632.00
1817 · Improvements - Pajaro Park	4,717,110.00
1817.1 · A/D - Improvements -Pajaro Park	-2,320,861.63
1818 · Buildings - Pajaro Park	796,400.00
1818.1 · A/D - Buildings-Pajaro Park	-319,548.26
1819 · Equipment - Pajaro Park	43,381.00
1819.1 · A/D - Equipment-Pajaro Park	-43,380.89
1820 · Normco Treatment Facility	127,374.00
1820.1 · A/D-Normco Treatment Facility	-127,374.85
1821 · CIP-Sunny Mesa	308,655.10
1821.1 · A/D-Sunny Mesa	-30,198.00
1822 · CIP-Vega	160,039.46
1822.1 · A/D-Vega	-19,850.00
1823 · CIP-Blackie	80,200.26
1823.1 · A/D-Blackie	-6,118.00
1824 · CIP- Generator Project	58,390.00
1825 · Spare Equip not yet in Service	10,039.00
1826 · CIP-Springfield Improv. Project	7,910,587.17
Total Fixed Assets	18,257,536.53
Other Assets	
1120 · Due From Gen Fund	0.66
1141 · Due From SC Grant Acct	100.00
1151 · Due from Maint Account	157.19
1220 · Spl Asmnt Revc-Long Term	2,852,384.72
1230 · Grant Receivable	75,000.00
1950 · Deferred amount on refunding	49,917.60

July 16, 2026

Accrual Basis

Balance Sheet

As of June 30, 2026

	Jun 30, 26
1951 · Deferred Amt of Ref-Vega Bds15	60,010.09
Total Other Assets	3,037,570.26
TOTAL ASSETS	27,305,878.49
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	74,959.78
Total Accounts Payable	74,959.78
Credit Cards	
2910 · Elan	3,100.68
Total Credit Cards	3,100.68
Other Current Liabilities	
2005 · Accrued Liabilities	63,638.00
2050 · Accrued Payroll	19,843.55
2100 · Payroll Tax Liabilities	2,658.42
2110 · Direct Deposit Liabilities	0.01
2121 · Customer Security Deposits	17,128.70
2122 · Future Water Conn. Deposits	36,600.00
2123 · Hydrant Meter Deposits	20,050.00
2225 · Accrued Vacation Liability	40,511.78
2230 · Accrued Sick Leave Liability	20,167.37
2263 · 457b EE Plan Payable	3,216.51
2264 · Employee Insurance Payable	-2,227.94
2265 · EE Aflac Insurance Payable	931.30
2320 · Due to 64 Original Sewer Accts	29,169.90
2324 · Payable to Customers	2,347.79
2325 · Payable to P.V.W.M.A.	-5,628.88
Total Other Current Liabilities	248,406.51
Total Current Liabilities	326,466.97
Long Term Liabilities	
2257 · Reorganization Loan	40,000.00
2270 · Springfield Project Loan-8290	996,048.78
2355 · Bonds Payable- 2021 Gen. Bond	1,485,000.00
2360 · Bonds Payable-2015 COP Wtr Rf	1,505,000.00
2361 · Bonds Payable-2015 Vega Wtr Rf	2,677,599.67
2400 · Unamortized Discount on 2015	-23,325.01
2401 · Unamortized Discount-2015 Vega	-8,834.72
2402 · 2021 Gen. Bond Premium	37,303.80
Total Long Term Liabilities	6,708,792.52
Total Liabilities	7,035,259.49
Equity	
3000 · Fund Balance	219,540.85
3001 · Restricted-Street Maintenance	218,797.80
3040 · Contributed Capital	248,000.00
3045 · Restricted for Debt Service	4,575,060.23
3050 · Retained Earnings	6,540,896.22
Net Income	8,468,323.90
Total Equity	20,270,619.00
TOTAL LIABILITIES & EQUITY	27,305,878.49

July 16, 2026

Profit & Loss

Accrual Basis

June 2026

	Jun 26
Ordinary Income/Expense	
Income	
4001 · Route 1 - Pajaro	30,825.93
4002 · Route 2 - Pajaro	36,116.06
4003 · Route 3 - Commercial	39,430.10
4004 · Route 4 - Trailer Park	1,865.21
4005 · Route 5 - San Juan Rd Apts	377.40
4006 · Route 6 - Sunny Mesa	19,637.60
4007 · Route 7 - CSA 73	23,149.19
4008 · Route 8 - Vega	23,623.97
4010 · Route 10 -Springfield	850.00
4011 · Route 11 - Moss Landing	36,135.48
4012 · Route 12 - Blackie Road	5,756.56
4013 · Route 13 - Normco	49,642.23
4014 · Route 14 - Vierra	8,160.74
4015 · Route 15 - Langley/VP	4,641.43
Total Income	280,211.90
Gross Profit	280,211.90
Expense	
INDIRECT	
5000 · Salaries and Wages	74,603.54
5005 · Administrative Fees	543.63
5030 · Payroll Tax Expense	1,053.85
5050 · Employee Health Insurance	17,964.27
5070 · Employee Retirement	10,394.63
5130 · Utilities - Office	376.21
5140 · Building Repair & Maint	506.66
5145 · District Wide Repair & Maint	2,649.32
5150 · Garbage Service	391.61
5160 · Office Equip Rental	639.18
5165 · Computer Software	2,332.26
5240 · Office Supplies	868.52
5245 · Postage	1,000.00
5250 · Legal Expenses	1,020.00
5266 · Engineering Svcs-Dist Wide	2,278.75
5270 · Automotive - Repair & Maint	3,031.00
5280 · Conferences, Meetings, Seminars	202.06
5330 · Telephone	1,628.59
5340 · Burglar Alarm Monitoring	107.00
5370 · Fuel - Trucks	3,443.85
5391 · Credit Card Transaction Fees	37.46
5XXX · Indirect Allocation	0.00
6560 · Payroll Processing Expenses	32.00
Total INDIRECT	125,104.39
5190 · Water Testing- Labs	7,833.40
5210 · Customer Orders	1,075.21
5220 · Water System - Repair & Maint	15,541.97
5225 · Street Maintenance	2,368.84
5230 · Park - Repair & Maint	373.43
5231 · Pajaro Park Expense	1,810.63
5310 · Utilities - Well Site	19,042.62
5315 · Utilities - Street Lighting	2,900.27
5392 · Returned Online Payment Fee	20.00
5426 · Vega Assmnt Bond Expense	1,547.17
5427 · Improvement Project-Springfield	9,894.60
Total Expense	187,512.53
Net Ordinary Income	92,699.37
Other Income/Expense	
Other Income	
4100 · Late Payment Penalties	641.94

Pajaro/Sunny Mesa Community Services District
Profit & Loss
June 2026

	Jun 26
4115 • Testing Fees	680.00
4140 • Connection Fees	10,760.00
4141 • Application Fees	250.00
4200 • Street Maintenance-Reimb	658.14
4210 • Vega Bond Assessments	4,780.52
4280 • Pro-Rata Tax Collection Share	461.19
4285 • P.V.W.M.A. Collection Fee	3,706.31
4340 • Utility Reimbursements	502.22
4345 • Customer Order Reimbursements	2,319.16
4346 • District 25% Overhead Fee	493.85
4350 • Interest Revenue	2,109.98
5408 • Springfield Project-Grant Reimb	1,008,559.65
Total Other Income	1,035,922.96
Other Expense	
5442 • PSMS (N of ML Project)- Exp	294.00
Total Other Expense	294.00
Net Other Income	1,035,628.96
Net Income	1,128,328.33

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July 16, 2026

Accrual Basis

Pajaro/Sunny Mesa Community Services District
Profit & Loss Budget Performance- Water Enterprise
 June 2026

	Jun 26	Budget	% of Budget	Jul '25 - Jun 26	YTD Budget	% of Budget	Annual Budget
Ordinary Income/Expense							
Income							
4001 · Route 1 - Pajaro	30,825.93	32,980.50	93.5%	345,162.12	395,766.00	87.2%	395,766.00
4002 · Route 2 - Pajaro	36,116.06	32,413.50	111.4%	385,965.12	388,962.00	99.2%	388,962.00
4003 · Route 3 - Commercial	39,430.10	32,980.50	119.6%	415,936.30	395,766.00	105.1%	395,766.00
4004 · Route 4 - Trailer Park	1,865.21	1,701.00	109.7%	21,306.52	20,412.00	104.4%	20,412.00
4005 · Route 5 - San Juan Rd Apts	377.40	0.00	100.0%	1,749.41	0.00	100.0%	0.00
4006 · Route 6 - Sunny Mesa	19,637.60	17,104.50	114.8%	209,515.32	205,254.00	102.1%	205,254.00
4007 · Route 7 - CSA 73	23,149.19	19,372.50	119.5%	240,225.47	232,470.00	103.3%	232,470.00
4008 · Route 8 - Vega	23,623.97	20,128.50	117.4%	241,725.51	241,542.00	100.1%	241,542.00
4010 · Route 10 -Springfield	850.00	945.00	89.9%	10,175.00	11,340.00	89.7%	11,340.00
4011 · Route 11 - Moss Landing	36,135.48	35,626.50	101.4%	387,411.56	427,518.00	90.6%	427,518.00
4012 · Route 12 - Blackie Road	5,756.56	5,008.50	114.9%	63,099.90	60,102.00	105.0%	60,102.00
4013 · Route 13 - Normco	49,642.23	44,509.50	111.5%	517,097.48	534,114.00	96.8%	534,114.00
4014 · Route 14 - Vierra	8,160.74	7,371.00	110.7%	85,632.58	88,452.00	96.8%	88,452.00
4015 · Route 15 - Langley/VP	4,641.43	4,252.50	109.1%	50,950.47	51,030.00	99.8%	51,030.00
Total Income	280,211.90	254,394.00	110.1%	2,975,952.76	3,052,728.00	97.5%	3,052,728.00
Gross Profit	280,211.90	254,394.00	110.1%	2,975,952.76	3,052,728.00	97.5%	3,052,728.00
Expense							
INDIRECT							
5000 · Salaries and Wages	74,603.54	86,583.33	86.2%	980,827.60	1,039,000.00	94.4%	1,039,000.00
5005 · Administrative Fees	543.63	558.33	97.4%	6,760.24	6,700.00	100.9%	6,700.00
5030 · Payroll Tax Expense	1,053.85	1,333.33	79.0%	15,676.15	16,000.00	98.0%	16,000.00
5040 · Worker's Comp Insurance	0.00	1,850.00	0.0%	20,265.97	22,200.00	91.3%	22,200.00
5050 · Employee Health Insurance	17,964.27	19,058.33	94.3%	207,787.89	228,700.00	90.9%	228,700.00
5070 · Employee Retirement	10,394.63	14,208.33	73.2%	139,366.86	170,500.00	81.7%	170,500.00
5090 · Other Employee Expense	0.00	333.33	0.0%	3,662.16	4,000.00	91.6%	4,000.00
5120 · Property Taxes	0.00	195.83	0.0%	2,277.47	2,350.00	96.9%	2,350.00
5130 · Utilities - Office	376.21	454.16	82.8%	5,488.00	5,450.00	100.7%	5,450.00
5140 · Building Repair & Maint	506.66	666.66	76.0%	12,830.01	8,000.00	160.4%	8,000.00
5145 · District Wide Repair & Maint	2,649.32	833.33	317.9%	11,995.71	10,000.00	120.0%	10,000.00
5150 · Garbage Service	391.61	433.33	90.4%	4,546.29	5,200.00	87.4%	5,200.00
5160 · Office Equip Rental	639.18	666.66	95.9%	7,670.16	8,000.00	95.9%	8,000.00
5165 · Computer Software	2,332.26	1,833.33	127.2%	28,887.71	22,000.00	131.3%	22,000.00
5170 · Office Equipment Repair & Maint	0.00	300.00	0.0%	3,901.55	3,600.00	108.4%	3,600.00
5175 · Small Tools - Repair & Maint.	0.00	83.33	0.0%	1,642.01	1,000.00	164.2%	1,000.00
5180 · Casualty Ins/Liability Ins	0.00	5,000.00	0.0%	87,845.98	60,000.00	146.4%	60,000.00
5200 · Billing Supplies	0.00	375.00	0.0%	4,414.66	4,500.00	98.1%	4,500.00
5240 · Office Supplies	868.52	375.00	231.6%	4,317.12	4,500.00	95.9%	4,500.00
5245 · Postage	1,000.00	833.33	120.0%	10,000.00	10,000.00	100.0%	10,000.00

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July 16, 2026

Accrual Basis

Pajaro/Sunny Mesa Community Services District
Profit & Loss Budget Performance- Water Enterprise
June 2026

	Jun 26	Budget	% of Budget	Jul '25 - Jun 26	YTD Budget	% of Budget	Annual Budget
5250 · Legal Expenses	1,020.00	2,083.33	49.0%	28,056.80	25,000.00	112.2%	25,000.00
5255 · Interest Expense	0.00	350.00	0.0%	4,200.00	4,200.00	100.0%	4,200.00
5256 · Interest Exp-Financed Items	0.00	125.00	0.0%	0.00	1,500.00	0.0%	1,500.00
5260 · Accounting & Bookkeeping	0.00	3,416.66	0.0%	42,226.00	41,000.00	103.0%	41,000.00
5266 · Engineering Svcs-Dist Wide	2,278.75	750.00	303.8%	4,819.05	9,000.00	53.5%	9,000.00
5270 · Automotive - Repair & Maint	3,031.00	1,250.00	242.5%	21,919.70	15,000.00	146.1%	15,000.00
5280 · Conferences, Meetings, Seminars	202.06	125.00	161.6%	1,759.63	1,500.00	117.3%	1,500.00
5290 · Travel Expenses	0.00	125.00	0.0%	177.62	1,500.00	11.8%	1,500.00
5300 · Books & Subscriptions	0.00	125.00	0.0%	75.00	1,500.00	5.0%	1,500.00
5305 · Water Conservation Program	0.00	250.00	0.0%	95.96	3,000.00	3.2%	3,000.00
5320 · Membership Fees and Dues	0.00	2,166.66	0.0%	24,574.13	26,000.00	94.5%	26,000.00
5326 · Licenses and Certifications	0.00	166.66	0.0%	2,375.00	2,000.00	118.8%	2,000.00
5330 · Telephone	1,628.59	1,166.66	139.6%	12,972.21	14,000.00	92.7%	14,000.00
5340 · Burglar Alarm Monitoring	107.00	166.66	64.2%	1,434.00	2,000.00	71.7%	2,000.00
5370 · Fuel - Trucks	3,443.85	3,333.33	103.3%	34,426.60	40,000.00	86.1%	40,000.00
5390 · Bank Charges	0.00	25.00	0.0%	100.00	300.00	33.3%	300.00
5391 · Credit Card Transaction Fees	37.46	58.33	64.2%	447.95	700.00	64.0%	700.00
5400 · Miscellaneous Expense	0.00	16.66	0.0%	0.00	200.00	0.0%	200.00
6577 · COP Debt Service - Interest	0.00	5,508.33	0.0%	66,062.50	66,100.00	99.9%	66,100.00
Total INDIRECT	125,072.39	157,183.22	79.6%	1,805,885.69	1,886,200.00	95.7%	1,886,200.00
5190 · Water Testing- Labs	7,833.40	2,475.00	316.5%	34,198.69	29,700.00	115.1%	29,700.00
5220 · Water System - Repair & Maint	15,541.97	14,583.33	106.6%	216,346.36	175,000.00	123.6%	175,000.00
5265 · Engineering Expenses	0.00	83.33	0.0%	2,108.10	1,000.00	210.8%	1,000.00
5310 · Utilities - Well Site	19,042.62	16,666.66	114.3%	224,406.61	200,000.00	112.2%	200,000.00
5325 · Permits	0.00	3,000.00	0.0%	23,340.40	36,000.00	64.8%	36,000.00
5360 · Fuel - Generator	0.00	666.66	0.0%	424.73	8,000.00	5.3%	8,000.00
5428 · COP Bond Expense	0.00	325.00	0.0%	3,845.97	3,900.00	98.6%	3,900.00
6565 A · 2021 Bond Expense- Fees	0.00	375.00	0.0%	12,665.58	4,500.00	281.5%	4,500.00
Total Expense	167,490.38	195,358.20	85.7%	2,323,222.13	2,344,300.00	99.1%	2,344,300.00
Net Ordinary Income	112,721.52	59,035.80	190.9%	652,730.63	708,428.00	92.1%	708,428.00
Other Income/Expense							
Other Income							
4100 · Late Payment Penalties	641.94	583.33	110.0%	7,444.09	7,000.00	106.3%	7,000.00
4101 · Billing Adjustments	0.00	16.66	0.0%	0.00	200.00	0.0%	200.00
4110 · Hydrant Sales	0.00	666.66	0.0%	1,936.08	8,000.00	24.2%	8,000.00
4115 · Testing Fees	680.00	916.66	74.2%	11,570.00	11,000.00	105.2%	11,000.00
4140 · Connection Fees	10,760.00	616.66	1,744.9%	21,520.00	7,400.00	290.8%	7,400.00
4141 · Application Fees	250.00	45.83	545.5%	800.00	550.00	145.5%	550.00

12:54 PM

July 16, 2026

Accrual Basis

Pajaro/Sunny Mesa Community Services District
Profit & Loss Budget Performance- Water Enterprise
June 2026

	Jun 26	Budget	% of Budget	Jul '25 - Jun 26	YTD Budget	% of Budget	Annual Budget
4146 · Other Fees	0.00	33.33	0.0%	0.00	400.00	0.0%	400.00
4285 · P.V.W.M.A. Collection Fee	3,706.31	2,666.66	139.0%	34,848.47	32,000.00	108.9%	32,000.00
4300 · Collection of Previous W/O Acct	0.00	20.83	0.0%	0.00	250.00	0.0%	250.00
4305 · Miscellaneous Revenue	0.00	83.33	0.0%	0.00	1,000.00	0.0%	1,000.00
4341 · Lighting Admin Reimbursements	0.00	1,052.50	0.0%	12,630.00	12,630.00	100.0%	12,630.00
4346 · District 25% Overhead Fee	493.85	41.66	1,185.4%	496.58	500.00	99.3%	500.00
4350 · Interest Revenue	2,109.98	1,666.66	126.6%	27,490.60	20,000.00	137.5%	20,000.00
4355 · Audit/Bookkeeping Reimbursement	0.00	58.33	0.0%	700.00	700.00	100.0%	700.00
4360 · Legal Counsel Reimbursement	0.00	33.33	0.0%	400.00	400.00	100.0%	400.00
Total Other Income	18,642.08	8,502.43	219.3%	119,835.82	102,030.00	117.5%	102,030.00
Net Other Income	18,642.08	8,502.43	219.3%	119,835.82	102,030.00	117.5%	102,030.00
Net Income	131,363.60	67,538.23	194.5%	772,566.45	810,458.00	95.3%	810,458.00

RESOLUTION NO. 07-01-26

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT,
AUTHORIZING GENERAL MANAGER TO ACCEPT AND SIGN ACCEPTANCE OF
GRANT OF EASEMENT AND RIGHT-OF-WAY CONTRACT FOR ABOVE GRADE
FACILITIES INCLUSIVE OF A TANK, PUMP STATION, BUILDING, GENERATOR
AND TRANSFORMERS AND THOSE APPURTENANCES**

WHEREAS, Pajaro/Sunny Mesa Community Services District (District) is a community services district created pursuant to Government Code section 61000 et seq.;

WHEREAS, the District Board of Directors (Board) is the duly appointed and authorized governing body of the District; **WHEREAS**, the Board desires to accept a grant of easement for real property commonly known as APN 117-003-005-000, which is attached hereto as Exhibit A;

WHEREAS, the Board desires to enter into a right-of-way contract for the easement;

WHEREAS, the easement is required for the above grade facilities, inclusive of a tank, pump station, building, generator and transformers and those appurtenances in support of the Pajaro-Sunny Mesa-Springfield Area Regional Consolidation Project (Project);

WHEREAS, pursuant to the California Environmental Quality Act, the District adopted the final Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project on February 26, 2026.

NOW THEREFORE BE IT RESOLVED as follows:

1. The District Board of Directors hereby finds and determines that the foregoing recitals are severally ratified, confirmed, approved, and adopted in all respects.
2. The District Board authorizes and directs the District General Manager (Authorized Representative) or designee to negotiate and sign real estate related documents for the Pajaro-Sunny Mesa-Springfield Area Regional Consolidation Project, including the Right of Way Contract and Grant of Easement..
3. The President of the Board is therefore hereby authorized and directed to sign the Certificate of Consent and Acceptance attached to said Easement from Jose L. Martin, a copy of which is attached and identified as Exhibit "A."

4. The District further authorizes the General Manager or designee to take all other steps necessary to implement this Resolution, including executing in the name of the District, any and all documentation required.

PASSED AND ADOPTED at a regular meeting of the Board of Directors of the Pajaro/Sunny Mesa Community Services District this 23 day of July 2026, upon motion of Director , seconded by Director , and carried by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Paul Anderson, President

CERTIFICATE OF SECRETARY

I, Donald Chesterman, as the duly elected Secretary of the Board of Directors of the Pajaro / Sunny Mesa Community Services District, Monterey County, California, do hereby certify that the above resolution is a full, true and correct copy of said Resolution passed and adopted by the Board of Directors at a meeting held on the 23 day of July 2026, and that a copy of this and Exhibit "A" will be included in the minutes of said Board.

Donald Chesterman, Secretary

GRANTOR: JOSE L. MARTIN

APN: 117-033-005-000 (portion of)

PROJECT NAME: PAJARO/SUNNY MESA SPRINGFIELD AREA REGIONAL CONSOLIDATION PROJECT

Pajaro/Sunny Mesa Community Services District Right-of-Way Contract (External Escrow)

In consideration of the terms and conditions set forth in this Right-of-Way Contract (“**Contract**”) Jose L. Martin, a married man as his sole and separate property (“**GRANTOR**”), shall deposit in the escrow designated below an easement (“**Permanent Easement**”) in the form of the Grant of Easement set forth in Attachment 1, attached hereto and incorporated by reference, for recordation and conveyance from GRANTOR to Pajaro Sunny Mesa Community Services District, a public agency (“**PSMCSD**”), covering an easement over, under and across the real property particularly described therein (“**Subject Property**”).

In consideration of the foregoing and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, it is mutually agreed as follows:

1. Entire Contract

The parties have herein set forth the whole of their Contract. The performance of this Contract constitutes the entire consideration for the Permanent Easement and shall relieve GRANTOR of all further obligations or claims on this account or on account of the location, grade, construction, or operation of the proposed public improvement within the Permanent Easement.

2. Payment

PSMCSD shall pay GRANTOR the sum of **THIRTY-FIVE THOUSAND SIX HUNDRED DOLLARS (\$35,600.00)** as payment in full (“**Payment**”) for the Permanent Easement, site improvements and damages described below and identified in PSMCSD’s Appraisal Summary Statement and Summary of the Basis for Just Compensation delivered separately with this Contract. Payment to GRANTOR shall be made at the close of escrow, described below, and unless otherwise agreed to by GRANTOR prior to any entry by PSMCSD on GRANTOR’s Property or the Permanent Easement.

The transfer and sale of the Permanent Easement shall be accomplished through an escrow established with the Title Company designated in Paragraph 5 herein. PSMCSD’s obligation to purchase the Permanent Easement is conditioned upon the Subject Property vesting in PSMCSD free and clear of all liens (other than non-delinquent real property taxes and assessments), leases, rights of possession, encumbrances (recorded or unrecorded), agreements, and special assessments other than those accepted by PSMCSD in writing prior to the closing (“**Permitted Exceptions**”). As of the date of this Contract, the condition of title to the Subject Property is reflected in the Preliminary Report dated as of September 8, 2025, issued by the Title Company. Clearing of any title exceptions not acceptable to the PSMCSD is the responsibility of GRANTOR. In the administration of the escrow:

- A. PSMCSD agrees to pay all escrow, recording, transfer tax, and title insurance charges, if any, incurred in this transaction.
- B. Prior to the close of escrow, Title Company shall have the authority to deduct and pay from Payment any amount necessary to satisfy any liens, bond demands and delinquent taxes due, together with penalties and interest thereon, and/or delinquent and unpaid non-delinquent taxes and assessments, which may have become a lien at the close of escrow. GRANTOR shall pay any additional amounts required to satisfy the amounts due to the extent the Payment amount is not sufficient. Taxes for the tax year in which this escrow closes shall be cleared and paid in the manner required by Section 5086 of the Revenue and Taxation Code if unpaid at the close of

GRANTOR: JOSE L. MARTIN

APN: 117-033-005-000 (portion of)

PROJECT NAME: PAJARO/SUNNY MESA SPRINGFIELD AREA REGIONAL CONSOLIDATION PROJECT

escrow. Close of escrow for this transaction shall be contingent upon the Title Company receiving and recording partial reconveyance of any deeds of trust or mortgages encumbering the Subject Property.

- C. The Payment includes payment in full for the following improvements: all buildings, structures and other improvements affixed to the land which are owned by GRANTOR as owner or tenant of the real property proposed to be acquired, which will also be conveyed unless other disposition of these improvements has been made. The real property interest(s) proposed to be acquired is a Permanent Easement, as described in Attachment 1.
- D. Title Company on behalf of PSMCSD shall withhold any amounts as required by section 1445 of the Internal Revenue Code of 1986, unless GRANTOR delivers to PSMCSD a duly executed Certificate of Non-Foreign Status. Further, pursuant to and in accordance with California Revenue Taxation Code sections 18662 and 26131, Title Company on behalf of PSMCSD shall withhold such amounts as required thereby.
- E. After the close of escrow and prior to the last date on which such report is required to be filed with the Internal Revenue Service ("IRS"), and if such report is required pursuant to section 6045(a) of the Internal Revenue Code, Title Company shall report the gross proceeds of the purchase and sale of the Property to the IRS on Form 1099-B, W-9, or such other form(s) as may be specified by the IRS pursuant to said section 6045(a). Concurrently with such filing, Title Company shall deliver a copy thereof to PSMCSD and Grantor.

Escrow of this transaction shall close when Title Company is prepared to issue to PSMCSD a standard form California Land Title Association ("CLTA") policy of title insurance with coverage in the amount of the Payment amount showing title to the Permanent Easement vested in PSMCSD subject to no exceptions to title other than the Permitted Exceptions.

3. PSMCSD Performed Work

All work done under this Contract shall conform to all applicable building, fire and sanitary laws, ordinances, and regulations relating to such work, and shall be done in a good and workmanlike manner. All structures, improvements, or other facilities, when removed, and relocated, or reconstructed by PSMCSD, shall be left in as good condition as found.

4. Payment of Deed of Trust

If the Subject Property is secured by a mortgage(s) or deed(s) of trust, GRANTOR is responsible for payment of any demand under authority of said mortgage or deed of trust out of GRANTOR's proceeds. Such amounts may include, but not be limited to, payments of unpaid principal and interest.

5. External Escrow

This transaction will be handled through an external escrow held by Chicago Title Insurance Company ("**Title Company**"), Escrow No. 5212501304, Attn: Lina De Melo, Escrow Officer, 50 Winham Street, Salinas, CA 93901; telephone no.:831-796-3488; email: DeMeloL@ctt.com.

GRANTOR and PSMCSD hereby authorize Title Company to prepare their standard escrow instructions consistent with the terms of this Contract on behalf of both parties.

GRANTOR: JOSE L. MARTIN

APN: 117-033-005-000 (portion of)

PROJECT NAME: PAJARO/SUNNY MESA SPRINGFIELD AREA REGIONAL CONSOLIDATION PROJECT

6. Hazardous Waste

GRANTOR represents and warrants to PSMCSD that during the period of GRANTOR's ownership of the Subject Property, there has been no disposal, release or threatened releases of hazardous substances or hazardous waste on, from, or under the Subject Property. GRANTOR further represents and warrants that GRANTOR has no knowledge of any disposal, release, or threatened release of hazardous substances or hazardous waste, on, from, or under the Subject Property which may have occurred prior to GRANTOR taking title to the Subject Property.

7. Indemnification

PSMCSD shall indemnify, defend and hold harmless GRANTORS from and against all claims, causes of action, damages, liabilities, injuries, actions, costs and expenses (including reasonable attorney's fees and costs), arising from the exercise of PSMCSD's rights under this Contract, or work performed in connection with the Project, excepting only such loss, damage or liability from GRANTORS' intentional acts or sole negligence.

8. Right of Possession and Use

It is agreed and confirmed by the parties hereto that, notwithstanding the other provisions in this Contract, the right of possession and use of the Subject Property by PSMCSD, and/or its designees or assignees, including the right to remove and dispose of improvements, and install and connect utilities, shall commence on June 1, 2026, or close of escrow, whichever occurs first, and that the Payment includes, but is not limited to, full payment for such possession and use, including interest and damages, if any, from said date.

9. Permission to Enter Grantors' Land

- a. PSMCSD may perform work outside of the easement limits during construction.
- b. PSMCSD, or its authorized agent, is hereby granted the right to enter upon GRANTORS' remaining property for the purpose of restoring any property impacted by the Project.

10. Binding on Successors and Assigns

This Contract shall be binding on and inure to the benefit of the respective heirs, successors and assigns of the parties to this Contract.

11. No Leases

GRANTOR warrants that there are no oral or written leases on all or any portion of the Subject Property exceeding a period of one (1) month, and GRANTOR further agrees to hold PSMCSD harmless and reimburse PSMCSD for any and all of its losses and expenses occasioned by reason of any lease of said Subject Property held by any tenant of GRANTOR for a period exceeding one (1) month, except for the lease dated December 20, 2021, between Grantor and Pacific Berry Farms, LLC. .

12. Quitclaim Deeds

If any lessee interests are identified in Paragraph 10, herein, as a condition precedent to approval of this Contract by the PSMCSD Board, Quitclaim Deeds, or similar releases sufficient to clear any possessory rights from the Subject Property will be required. GRANTOR agrees to assist PSMCSD in securing said Quitclaim Deeds or releases.

GRANTOR: JOSE L. MARTIN

APN: 117-033-005-000 (portion of)

PROJECT NAME: PAJARO/SUNNY MESA SPRINGFIELD AREA REGIONAL CONSOLIDATION PROJECT

13. Release of Claims

GRANTOR, for itself, its agents, assigns, successors in interest, and any related or affiliated entities, hereby fully releases and discharges PSMCSD, its agents, employees, officers, directors, divisions, attorneys, accountants, insurers, successors, and other representatives, and any and all related or affiliated private or public agencies or entities, from any and all causes of action, actions, judgments, liens, indebtedness, obligations, losses, claims, damages, liabilities and demands, including, without limitation, any claim arising out of or pertaining, directly or indirectly, to the acquisition of the Subject Property described in this Contract and the construction of any improvements thereon, including, without limitation, inverse condemnation, nuisance, severance damages, relocation benefits, reestablishment benefits, the cost or value of any equipment or fixtures, attorneys' fees and costs, loss of goodwill, construction-related dust, noise, traffic and other related construction activity, and lost rentals or business associated with construction of any improvements, and any other types of related losses or damages.

GRANTOR acknowledges that it may hereafter discover facts or law different from, or in addition to that which it now believes to be true with respect to its release of claims as set forth in this Contract and understands that by executing this Contract it is waiving any rights of claims for any other or future benefits or damages to which it might be entitled which are not specifically exempted herein. In giving this release, GRANTOR expressly waives the protection of Civil Code section 1542, which statute provides as follows:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE AT THAT, IF KNOWN BY HIM OR HER, WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR FOR RELEASED PARTY.

14. Approval of PSMCSD

GRANTOR understands that this Contract is subject to the approval of PSMCSD. Further, that this Contract shall have no force or effect unless and until said PSMCSD approval has been obtained.

15. Authority to Sign

GRANTOR and the signatories of GRANTOR represent and warrant that they are authorized to enter into this Contract to convey real property and that no other authorizations are required to implement this Contract on behalf of GRANTOR.

16. Integrity of Property

Except as otherwise provided herein or by express written permission granted by PSMCSD, GRANTOR shall not, after the date of execution of this Contract and the close of escrow, alienate, lien, encumber or other transfer of the Subject Property or any portion thereof or allow the same to occur, cause or allow any physical changes on the Subject Property, or enter into any lease or contract with respect to the Subject Property or any portion thereof which would survive the close of escrow and impair PSMCSD's use of the Subject Property. GRANTOR shall maintain the Subject Property in its current condition and shall make, at GRANTOR's expense, all repairs necessary to maintain the Subject Property in such a condition.

17. Casualty or Loss

If, prior to the close of escrow, GRANTOR becomes aware that all or any material portion of the Subject Property has been destroyed, or substantially damaged, GRANTOR shall promptly give

GRANTOR: JOSE L. MARTIN

APN: 117-033-005-000 (portion of)

PROJECT NAME: PAJARO/SUNNY MESA SPRINGFIELD AREA REGIONAL CONSOLIDATION PROJECT

PSMCSD written notice of the event, and PSMCSD, at its option, may, on or before the close of escrow, elect to terminate this Contract by giving GRANTOR written notice of termination, in which event the parties shall be relieved and released of and from any further duties, obligations, rights, or liabilities hereunder. If PSMCSD elects to complete the transactions contemplated in this Contract, the Contract shall remain in full force and effect and the purchase contemplated herein shall be consummated with no further adjustment or modification, and at the close of escrow, GRANTOR shall assign, transfer, and set over to PSMCSD all of the right, title, and interest of GRANTOR in and to any insurance proceeds resulting from any casualty or any awards that have been or may thereafter be made. Such set over may be made at close of escrow by crediting the amounts of any such proceeds and/or awards against the amounts by PSMCSD for the property acquisition under this Contract.

18. Counterparts Signature

This Contract may be executed in counterparts, each of which shall be an original, but all counterparts shall constitute one Contract. To facilitate execution and delivery of this Contract, the parties may execute this Contract by hand or by electronic signature (i.e., with DocuSign®). Electronic signatures will be deemed original signatures for purposes of this Contract.

19. Title VI

The Parties to this contract shall, pursuant to Section 21.7(a) of Title 49, Code of Federal Regulations, comply with all elements of Title VI of the Civil Rights Act of 1964. This requirement under Title VI and the Code of Federal Regulations is to complete the USDOT-Non-Discrimination Assurance requiring compliance with Title VI of the Civil Rights Act of 1964, 49 C.F.R. Part 21 and 28 C.F.R. Section 50.3.

No person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity that is the subject of this contract.

20. Specific Performance and Other Remedies

The parties understand that the interests and rights being conveyed by this Contract are unique and for that reason, among others, the parties will be irreparably damaged in the event that this Contract is not specifically enforced. Accordingly, in the event of any controversy concerning the obligations under this Contract, such obligation shall be enforceable by a decree of specific performance or by injunction. Such remedies and all other rights and remedies set forth herein shall be cumulative and not exclusive and shall be in addition to any and all other remedies which the parties may have hereunder at law or in equity. In the event that any party institutes a legal action or arbitration to interpret or enforce this Contract or their respective rights and obligations hereunder, the prevailing party in such action or arbitration shall be entitled to an award of costs and fees, including, but not limited to, reasonable attorneys' fees, expert fees and court costs.

21. Integration and Amendment

This Contract constitutes the complete and final expression of the agreement of the parties relating to the purchase of the Subject Property and supersedes all previous contracts, agreements, and understandings of the parties, either oral or written, relating to the Subject Property. This Contract cannot be modified, or any of the terms hereof waived, except by an instrument in writing (referring specifically to this Contract) executed by the party against whom enforcement of the modification or waiver is sought. Time is of the essence of this Contract.

GRANTOR: JOSE L. MARTIN

APN: 117-033-005-000 (portion of)

PROJECT NAME: PAJARO/SUNNY MESA SPRINGFIELD AREA REGIONAL CONSOLIDATION PROJECT

22. Further Acts

In addition to the acts recited in this Contract to be performed by GRANTOR and PSMCSD, GRANTOR and PSMCSD agree to perform or cause to be performed at the closing or after the closing any and all such further acts as may be reasonably necessary to consummate the transactions contemplated hereby.

IN WITNESS WHEREOF, the parties have executed this Contract to be effective as of the latest date set forth below the parties' signatures.

GRANTEE:**Pajaro Sunny Mesa Community Services District, a Public Agency**By: _____
Judy Vazquez-Varela, General Manager**GRANTOR:****Jose L. Martin, a married man as his sole and separate property**By: _____
Jose L. Martin

Date: _____

APPROVED AS TO FORM

By: _____

Date: _____

NO OBLIGATION OTHER THAN SET FORTH HEREIN WILL BE RECOGNIZED

GRANTOR: JOSE L. MARTIN

APN: 117-033-005-000 (portion of)

PROJECT NAME: PAJARO/SUNNY MESA SPRINGFIELD AREA REGIONAL CONSOLIDATION PROJECT

ATTACHMENT 1
FORM OF GRANT OF EASEMENT

4935-1229-0939, v. 2

RECORD WITHOUT FEE UNDER SECTION 6103
GOVERNMENT CODE OF THE STATE OF CALIFORNIA

AFTER RECORDING RETURN TO:

Pajaro/Sunny Mesa Community Services District
Attn: Judy Vazquez-Varela, General Manager
136 San Juan Road
Royal Oak, CA 95076

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 117-033-005-000 (portion of)

GRANT OF EASEMENT

For Valuable Consideration, receipt of which is hereby acknowledged, the undersigned, Jose L. Martin, a married man as his sole and separate property, hereinafter (“**Grantor**”) does hereby grant to **Pajaro/Sunny Mesa Community Services District**, a public agency, hereinafter (“**Grantee**”), its successors or assigns, a perpetual easement for above grade/surface facilities inclusive of a tank, pump station, building, generator, and transformers and those appurtenances and uses commonly associated herewith Facilities, on, through, over, under and across that certain portion of Grantor’s real property (commonly known as APN 117-033-005-000) situated in the unincorporated area of the County of Monterey, commonly known as, Moss Landing, State of California, and being more particularly described as follows as:

SEE EXHIBITS “A” AND “B” ATTACHED HERETO AND MADE A PART HEREOF.

The easement rights granted herein include the following: (a) the right of ingress and egress over and across the easement for all purposes useful or convenient in connection with or incidental to the exercise of the rights herein granted, (b) the right of ingress and egress, to and from the easement herein described, over and across the lands of Grantor for all purposes useful or convenient in connection with or incidental to exercise of the rights herein granted at locations which shall not unreasonably interfere with Grantor’s reasonable use of its remainder property; (c) the right to install, construct, reconstruct, reconstruct, repair, replace, operate, improve and maintain water lines and all related above and below ground appurtenances and Facilities; and (d) the right to deposit, store and use tools, implements and material thereon. The rights granted herein are for the benefit of Grantee, its officer, agents or employees, engaged by Grantee, its successors or assigns, whenever and wherever necessary for the purposes above set forth.

Grantor shall not plant any vegetation including, but not limited to, crops, trees or bushes or erect, construct or install any fence, wall, irrigation system or any other type of structure, improvement or private utility, or make any use of the area over, under or across the easement and right-of-way without first obtaining written permission from Grantee, which shall not be unreasonably withheld. The Grantor shall keep the easement Area free from any obstacles that will make the area un-accessible.

This conveyance of said easement and right-of-way is made for the benefit of all parties who have or may acquire any right, title, or interest in any part of the above-described real property. This conveyance is binding on the Grantor, its heirs, assigns or successors in interest.

GRANTOR:

**Jose L. Martin, a married man
as his sole and separate property**

By: _____
Jose L. Martin

Date: _____

ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE §1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }
 COUNTY OF _____ } SS

On _____ before me,
 _____, Notary Public,
 personally appeared

_____, Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

 Notary Public (Seal)
 Commission No.: _____

Commission Expiration: _____

Commission County: _____

CERTIFICATE OF CONSENT AND ACCEPTANCE

This is to certify that the interest in real property conveyed by the attached Deed to **Pajaro/ Sunny Mesa Community Services District, a public agency** is hereby accepted by the undersigned duly authorized agent, pursuant to authority conferred by Resolution No. _____ of said Board of Directors adopted on the _____, and the Grantee consents to recordation thereof by its said duly authorized agent.

Dated: _____, 20__

By: _____

EXHIBIT "A"
LEGAL DESCRIPTION
PSMS AREA REGIONAL CONSOLIDATION EASEMENT

A portion of land in the County of Monterey, State of California, being a portion of Lot 4 as shown on that certain map filed as R.D. Walker's Del Monte Farms Subdivision Number Three in Volume 2 of Maps and Grants, Outside Lands, at Page 22 of the Records of said County, said land also being described as Parcel II, described in the Deed of Trust recorded December 26, 2018 as Document Number 2018057860 of Official Records in the office of the County Recorder of said County, more particularly described as follows:

Beginning at the most easterly corner of Parcel II per said Deed of Trust; thence,

- 1) Along the southwesterly right of way of Bluff Road (40 feet wide), North 65°32'07" West, 128.80 feet; thence,
- 2) Leaving said right of way, South 63°31'58" West, 134.78 feet; thence,
- 3) South 26°28'02" East, 100.00 feet to a point on the northwesterly right of way of Jensen Road (40 feet wide); thence,
- 4) Along said right of way, North 63°31'58" East, 215.95 feet to the **Point of Beginning**.

Containing an area of 17,536 square feet, more or less.

Bearings and distances used herein are based on the California Coordinate System of 1983, Zone 4. Multiply distances by 1.00006499 to obtain ground level distances.

This real property description was prepared by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Signature: Shane C Sobecki
 Shane C. Sobecki, PLS

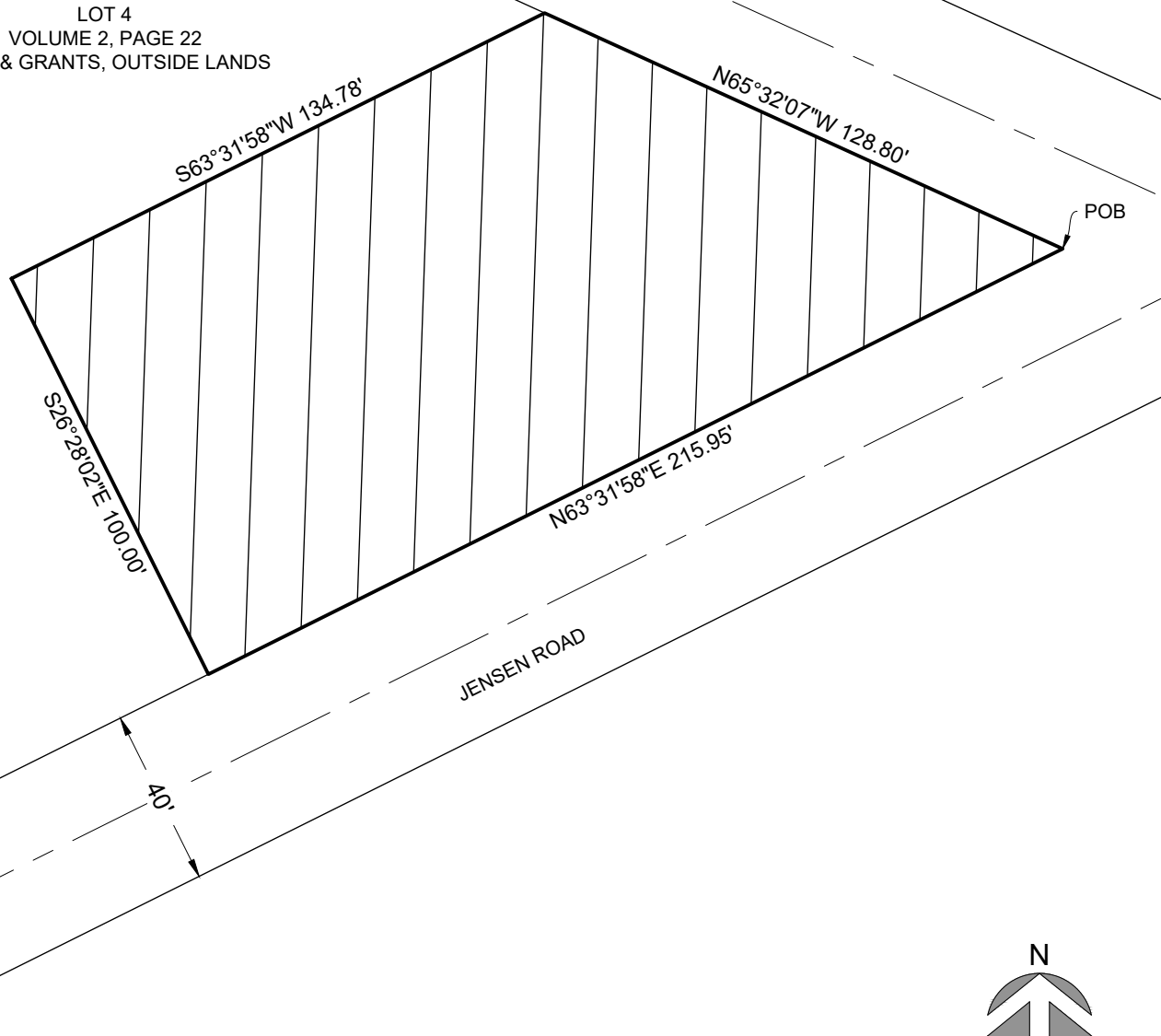
Date: 4/9/2025



EXHIBIT "B"

PARCEL II
DOC 2018057860

LOT 4
VOLUME 2, PAGE 22
MAPS & GRANTS, OUTSIDE LANDS



LEGEND
POB: POINT OF BEGINNING



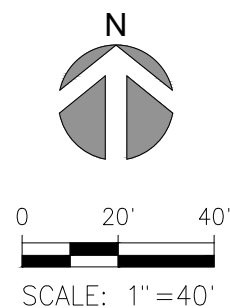
201 N. Calle Cesar Chavez, Suite 300,
Santa Barbara, CA 93103
805-692-6921

www.mnsengineers.com

CWTRC.200476.06 * ESMT.dwg * 1/10/2025 * JY * E-FILE



17,536 SQ FT± 



PSMS Area Regional Consolidation Easement
County of Monterey
State of California

RESOLUTION NO. 07-02-26

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE PAJARO/SUNNY MESA COMMUNITY SERVICES DISTRICT
CERTIFYING COMPLIANCE WITH STATE LAW WITH RESPECT
TO THE LEVYING OF GENERAL AND SPECIAL TAXES, ASSESSMENTS, AND
PROPERTY-RELATED FEES AND CHARGES**

WHEREAS, Pajaro/Sunny Mesa Community Services District ("Public Agency") requests that the Monterey County Auditor-Controller enter those general or special taxes, assessments, or property-related Fees or charges identified in Exhibit "A" on the tax roll for collection and distribution by the Monterey County Treasurer-Tax Collector commencing with the property tax bills for fiscal year 2026-2027

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Public Agency hereby certifies that it has, without limitation, complied with all legal procedures and requirements necessary for the levying and imposition of the general or special taxes, assessments, or property-related fees or charges identified in Exhibit "A", regardless of whether those procedures and requirements are set forth in the Constitution of the State of California, in State statutes, or in the applicable decisional law of the State of California.

2. The Public Agency further certifies that, except for the sole negligence or misconduct of the County of Monterey, its officers, employees, and agents, with regards to the handling of the County tax assessor's parcel information to be provided by USB thumb drive or electronic file for the bonds identified as Exhibit "A", the Public Agency shall be solely liable and responsible for defending, at its sole expense, cost, and risk, each and every action, suit, or other proceeding brought against the County of Monterey, its officers, employees, and agents for every claim, demand, or challenge to the levying or imposition of the general or special taxes, assessments, or property-related fees or charges identified in Exhibit "A" and that it shall pay or satisfy any judgment rendered against the County of Monterey, its officers, employees, and agents on every such action, suit, or other proceeding, including all claims for refunds and interest thereon, legal fees and court costs, and administrative expenses of the County of Monterey to correct the tax rolls.

PASSED AND ADOPTED this 23 day of July 2026 upon motion of Director and
seconded by Director carried by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Paul Anderson, President of the Board of Directors

CERTIFICATE OF SECRETARY

I, Donald Chesterman, as the duly elected Secretary of the Board of Directors of the Pajaro/Sunny Mesa Community Services District, Monterey County, California, do hereby certify that the above Resolution is a full, true and correct copy of said Resolution passed and adopted by the Board of Directors at a meeting held on the 23 day of July 2026, and that said Resolution is now spread upon the minutes of said Board.

Donald Chesterman, Secretary of the Board of Directors

EXHIBIT "A"
TO
RESOLUTION CERTIFYING COMPLIANCE WITH STATE LAW WITH RESPECT
TO THE LEVYING OF GENERAL AND SPECIAL TAXES, ASSESSMENTS, AND
PROPERTY-RELATED FEES AND CHARGES

FISCAL YEAR 2026-2027

GENERAL TAXES:

SPECIAL TAXES:

ASSESSMENTS:

LIGHTING ASSESSMENT –	BOND NO. 83300	\$48,750.52
STREET MAINTENANCE ASSESSMENT –	BOND NO. 84150	\$71,535.76
VEGA WATER ASSESSMENT –	BOND NO. 70210	\$310,317.50

PROPERTY-RELATED FEES AND CHARGES:

Staff Report July 23, 2026

Agenda Item 5: Discuss Potential Grant Funding to Pay Off the Vega Bond in Lieu of Applying Connection Fees to the DeLany Consolidation and Provide Direction to Staff

Project Overview

Delany WC (17 water connections) received Technical Assistance for the completion of a Feasibility Study for the consolidation of the Vega Rd #01 Water System. Delany WC has 4 consecutive quarters with Hexavalent Chromium above the Maximum Contaminant Level (MCL). Although they will not receive notice of violation until 2028, the Department of Financial Assistance (DFA) considers this a failing system that qualifies for funding. In the 2025 Feasibility Study, four alternatives were considered, and all alternatives were deemed not fundable due to the high cost.

The consolidation grant funding threshold is now \$10 million per project, including 20 connections, increasing to \$16 million if 100 connections are added. Data from Monterey County show that most of the State Small Water Systems in the area exceed the MCL for Hexavalent Chromium. Provost and Prichard's Work Plan includes Community Engagement, DWSRF general package, Engineering report with alternatives to include consolidation of Delany WC to Vega WS, State Small Water Systems consolidation prioritizing Manzanita Hills, and Treatment for the removal of Hexavalent Chromium. Draft Study is pending team review; comments are due on July 17, 2026.

Discussion

Department of Financial Assistance has identified a concern regarding the District's Vega Water System connection fee. The majority of the Vega WS's connection fee is dedicated to repayment of the Vega Water System construction Bond. Because State grant funds generally cannot be used to pay costs associated with previously completed construction projects, DFA has indicated that using grant funds to pay the connection fee may not be an eligible use of grant funding.

As an alternative, DFA is evaluating whether grant funding could be used to pay off the outstanding Vega Water Bond. This approach would achieve the same financial objective while remaining consistent with grant funding requirements, if approved by DFA.

Staff Recommendation

Staff recommends the Board support continued exploration of this alternative with DFA. If determined to be eligible, this approach would facilitate the consolidation of the DeLany Water System, eliminating a water system that currently exceeds the maximum contaminant level for hexavalent chromium, and provide DeLany's community with a reliable source, compliant with drinking water, while maintaining the District's policy that consolidation occur at no cost to the District.



June 24, 2026

BKF No. PSMCS.250847.04

Pajaro/Sunny Mesa
Community Services District

Judith Vazquez-Varela

136 San Juan Road
Royal Oak, CA 95076

Transmitted via: Email

Subject: Arrowhead Tanks Replacement Project Proposal

Dear Ms. Vazquez-Varela:

BKF welcomes the opportunity to submit this proposal for civil engineering services associated with the Arrowhead Tank Replacement Project (Project) for the Pajaro/Sunny Mesa Community Services District (District). To arrive at the estimated effort required by our office for this project, we have outlined a proposed scope of services, identified assumptions, and determined a level of effort fee based on our understanding of the Project.

I. PROJECT UNDERSTANDING

Based on your proposal request and information obtained from the grant application prepared by BKF (formerly MNS Engineers, Inc.), we understand the Project as follows:

The Vierra Estates Water System includes two, 15,000-gallon welded steel potable water storage tanks to serve the Arrowhead pressure zone. Each tank has a diameter of 11'-8", and a total height of approximately 19 feet. These tanks are the only potable water storage for the Arrowhead zone, and no other storage is available in the system to serve this zone.

The existing tanks are in poor condition. The tank interior and exterior are severely corroded and are actively leaking due to the corrosion. The tanks are not equipped with exterior access ladders and are also unanchored and are at risk of failure during a seismic event.

Due to the advanced deterioration, a complete replacement of the tanks with bolted steel tanks is preferred. The existing foundation is anticipated to be in acceptable condition for reuse in an expanded foundation design. Valve modifications to the tanks are needed to increase operational flexibility. Temporary storage during construction would be required to allow the existing tanks to be removed from service during construction, or phased tank installation to maintain one tank in service during construction.

II. SCOPE OF SERVICES

TASK 1: PROJECT MANAGEMENT, QUALITY ASSURANCE/QUALITY CONTROL, AND MEETINGS

1. **Project Management:** The Project Manager, Jordyn Arreola, PE, will provide ongoing coordination of the Project team including the District, subconsultants, and the internal Project team during design of the

June 24, 2026

Project. Jordyn will monitor the budget and serve as the main point of contact with the District. Regular phone calls and e-mail updates will be sent from Jordyn to the District's Project Manager to keep lines of communication open and up to date. She will submit monthly invoices with supporting documentation in a format acceptable to the District and manage contract terms. She will also provide updated Project schedules as requested by the District.

Jordyn will also manage deliverable deadlines around a mutually agreeable schedule. She will ensure internal quality control reviews are completed and that final products satisfy the contract requirements.

2. **Quality Assurance/Quality Control (QA/QC):** In accordance with BKF company policy, deliverables, calculations, recommendations, and other documentation will be reviewed by an experienced engineer, not otherwise associated with the Project, prior to submittal to the District. Documents will be reviewed for technical excellence, the goals and expectations of the District are being met, and conformance with applicable design checklists and standards. For the Project, BKF deliverables and other items requiring QA/QC reviews will be reviewed by Tyler Hunt, PE, QSD/QSP.
3. **Project Coordination and Meetings:** Over the duration of the Project, BKF will lead meetings and conference calls to move the Project forward and maintain open communications with the District. Meetings with District staff and Project stakeholders will be held at key times of the design, bid, and construction phases to obtain data and to develop design details for progress updates, discussion, clarifications, and direction.

We have budgeted for the following meetings over the course of the Project:

- Project Kick-Off Meeting and Site Visit
- 60% and 90% Design Review Meetings

The Project Manager and one support staff will attend budgeted meetings. We assume all meetings will be held virtually. For the Project kick-off meeting, BKF will develop a meeting agenda and will submit action items to the District within five business days to document decision making.

TASK 2: DESIGN DEVELOPMENT PHASE

BKF will prepare draft and final design documents for the Project clearly defining the work to be completed and suitable for public bid. Plans, specifications, and construction cost opinions (PS&Es) will be developed and submitted at the 60%, 90%, and Final design stages.

As part of this effort, BKF will also obtain a title report for the property the tanks are located on to obtain the District's easement information. We have budgeted \$600 in reimbursable expenses to cover the costs of fees associated with this request. The easement information obtained will be incorporated into the Project base map.

June 24, 2026

1. **Drawings:** BKF will prepare detailed drawings for the Project clearly defining the work to be completed. Plans will be prepared in AutoCAD Civil 3D.

Design standards and specifications for pipelines, tanks, and other water system elements will be in accordance with District standards, where applicable.

An anticipated sheet list is provided as follows.

Sheet No.	Drawing No.	Description
1	Sheet G-01	Title Sheet
2	Sheet G-02	General Notes and Location Map
3	Sheet C-01	Tank Site Plan
4	Sheet C-02	Tank Plan and Section
5	Sheet C-03	Tank Details 1
6	Sheet C-04	Tank Details 2
7	Sheet S-01	Structural Notes
8	Sheet S-02	Structural Site Plan
9	Sheet S-03	Structural Details

2. **Specifications:** Front end specification documents will be developed based on the Engineering Joint Council on Contract Documents Committee (EJCDC) 2018 template. Technical specifications will reference the latest edition Standard Specifications for Public Works Construction (Greenbook) where applicable. BKF will also provide CSI format technical specifications for the work to be completed. Complete specifications will be submitted with the 90%, and Final design deliverables.
3. **Engineer's Opinion of Probable Construction Cost:** BKF will prepare an Engineer's Opinion of Probable Construction Cost for the 60%, 90%, and Final design deliverables. We will base the opinions on recent projects of similar size and scope upon which we have worked and communications with contractors, vendors, and material suppliers.
4. **Submittals:** BKF will prepare and submit 60%, 90%, and Final PS&E documents electronically in Adobe Acrobat PDF format. Following each submittal and receipt of comments, BKF will lead a design review meeting per Subtask 1.3 with District staff to discuss the submittal and review comments. A breakdown of anticipated work required to complete the design is provided in the following tasks.
 - a. **60% Design Development:** BKF will prepare 60% PS&E sufficiently complete to provide for District review. We will assemble a review package in PDF format and transmit electronically. Following receipt of the consolidated 60% design comments, we will hold a design review meeting with District staff to discuss the comments.
 - b. **90% Design Development:** BKF will prepare 90% PS&E sufficiently complete to provide for District review. Comments received on the 60% design submittal will be incorporated. We will assemble a review package in PDF format and transmit electronically. Following receipt of consolidated 90% design comments, we will hold a design review meeting with District staff to discuss the comments. We will prepare a response matrix summarizing each District comment on the 60% design, identifying how

June 24, 2026

each comment is addressed in the 90% submittal. We anticipate all comments will be generally within the scope of this proposal.

- c. **Final Design Development:** BKF will prepare Final PS&E documents which will include complete plans and details for the proposed work suitable for public bidding. These plans will include changes based upon the 90% design review comments and discussion. We will prepare a response matrix summarizing each District comment on the 90% design, identifying how each comment is addressed in the Final submittal. We will submit electronic documents upon completion of the work. Electronic formats will include images prepared in PDF format and electronic files compatible with Microsoft Word, Excel, and AutoCAD, as appropriate. Contract documents will be stamped and signed by professional engineers in the appropriate disciplines, registered in the State of California. BKF assumes the District will provide final reproduction of plans and specifications and will provide plans and specifications to prospective bidders.

Bid and construction phase services are not included in this proposal, but can be provided for additional fee. Construction management and inspection services can also be provided.

III. Project Team

BKF has assembled a qualified team with the skills and expertise to bring this Project to successful completion.

Our design team will be led by Jordyn Arreola, PE, as Project Manager. Jordyn will be supported by Nick Panofsky, PE as the Principal-in-Charge, Hope Maloney, EIT, as Associate Project Engineer, and Tyler Hunt, PE, will provide quality assurance/quality control (QA/QC) reviews of each deliverable prior to submittal.

Additional BKF staff will be utilized as needed to complete the work.

We have supplemented our team with a specialty subconsultant, Buehler Engineering, Inc., led by Joseph Klimiczky, PE, to provide structural engineering support and bring the Project to successful completion. A proposal describing Buehler's services is provided as an attachment to this proposal.

IV. SCHEDULE

A tentative Project schedule is provided below. BKF is prepared to meet the schedule milestones established in the schedule.

Milestone	Estimated Date
Project Kick-off Meeting and Site Visit	Week of July 6, 2026
60% Design Submittal	August 21, 2026
District Review	2 Weeks
90% Design Submittal	October 2, 2026
District Review	2 Weeks
Final Design Submittal	October 30, 2026



June 24, 2026

V. COMPENSATION

BKF proposes to provide the services on a time and materials basis with a not to exceed contract value summarized as follows:

Task	Description	Fee
1	Project Management, QA/QC, and Meetings	\$9,590
2	Design Development Phase	\$41,766
Total Labor Fee		\$ 51,356

Thank you for the opportunity to present this proposal. We look forward to assisting in developing this project. Please contact me at 805.722.2734, if you have any questions regarding our scope of services.

Sincerely,

BKF



Nick Panofsky, PE

Vice President

Attachments:

BKF 2026 Standard Fee Schedule

Fee Estimate Spreadsheet

Buehler Proposal



BKF
2026 STANDARD SCHEDULE OF FEES



PROJECT MANAGEMENT

Principal-in-Charge	\$395.00
Manager VI*	\$365.00
Manager V*	\$335.00
Manager IV*	\$315.00
Manager III*	\$300.00
Manager II*	\$285.00
Manager I*	\$265.00
Project Coordinator III	\$220.00
Project Coordinator II	\$190.00
Project Coordinator I	\$165.00
Project Assistant II	\$140.00
Project Assistant I	\$120.00

CONSTRUCTION MANAGEMENT

Principal Construction Manager	\$375.00
Construction Manager V	\$345.00
Construction Manager IV	\$305.00
Construction Manager III	\$285.00
Construction Manager II	\$250.00
Construction Manager I	\$225.00
Resident Engineer IV	\$315.00
Resident Engineer III	\$295.00
Resident Engineer II	\$265.00
Resident Engineer I	\$245.00
Assistant Resident Engineer	\$230.00
Office Engineer II	\$165.00
Office Engineer I	\$140.00
Structure Representative IV	\$310.00
Structure Representative III	\$295.00
Structure Representative II	\$265.00
Structure Representative I	\$240.00
Construction Inspector III	\$220.00
Construction Inspector II	\$210.00
Construction Inspector I	\$195.00

FIELD SURVEYING

Utility Locator IV	\$245.00
Utility Locator III	\$215.00
Utility Locator II	\$180.00
Utility Locator I	\$130.00
Survey Party Chief II	\$255.00
Survey Party Chief I	\$245.00
Survey Chainperson II	\$170.00
Survey Chainperson I	\$160.00
Survey Apprentice IV	\$155.00
Survey Apprentice III	\$145.00
Survey Apprentice II	\$130.00
Survey Apprentice I	\$100.00

DESIGN & TECHNICAL SERVICES

Principal Engineer	\$310.00
Engineer V	\$290.00
Engineer IV	\$265.00
Engineer III	\$245.00
Engineer II	\$215.00
Engineer I	\$190.00
Designer V	\$245.00
Designer IV	\$215.00
Designer III	\$190.00
Designer II	\$175.00
Designer I	\$160.00
Design Assistant	\$115.00
Principal Surveyor	\$310.00
Surveyor V	\$290.00
Surveyor IV	\$265.00
Surveyor III	\$245.00
Surveyor II	\$215.00
Surveyor I	\$190.00
Survey Technician V	\$245.00
Survey Technician IV	\$215.00
Survey Technician III	\$190.00
Survey Technician II	\$175.00
Survey Technician I	\$160.00
Survey Assistant	\$115.00
BIM Specialist III	\$245.00
BIM Specialist II	\$215.00
BIM Specialist I	\$190.00
Technician Manager	\$245.00
Technician IV	\$215.00
Technician III	\$190.00
Technician II	\$175.00
Technician I	\$160.00
Technical Analyst	\$160.00

ADMINISTRATIVE SUPPORT

Graphics/Visualization Specialist	\$165.00
Office Administrator II	\$135.00
Office Administrator I	\$110.00

DIRECT EXPENSES Use of outside consultants and vendors as well as copies, blueprints, survey stakes, monuments, computer plots, telephone, travel (out of area) and all similar charges directly connected with the work will be charged at cost plus fifteen percent (15%). Mileage will be charged at the prevailing IRS mileage reimbursement rate.

PREVAILING WAGE RATES Several categories above are used for field work on projects and subject to federal or state prevailing wage law and are subject to increases per DIR.

ANNUAL ESCALATION The rates shown are subject to periodic increases, including January 1st of each year.

OVERTIME for non-exempt employees will be charged at 1.5 times the hourly rate shown above; overtime for exempt employees and other classifications will be charged at 1.0 times the hourly rate shown above.

EXPERT WITNESS rates are available upon request.

***MANAGER CLASSIFICATIONS** include Program Manager, Project Manager, and Technical Manager.

PLANNING

Lead Technical Specialist	\$310.00
Technical Specialist V	\$275.00
Technical Specialist IV	\$240.00
Technical Specialist III	\$205.00
Technical Specialist II	\$170.00
Technical Specialist I	\$135.00
Planner/Scientist V	\$215.00
Planner/Scientist IV	\$200.00
Planner/Scientist III	\$185.00
Planner/Scientist II	\$165.00
Planner/Scientist I	\$140.00
Technician/Field Monitor V	\$175.00
Technician/Field Monitor IV	\$160.00
Technician/Field Monitor III	\$145.00
Technician/Field Monitor II	\$130.00
Technician/Field Monitor I	\$115.00

GOVERNMENT SERVICES

City Engineer	\$295.00
Deputy City Engineer	\$250.00
Plan Check Engineer	\$205.00
Permit Engineer	\$195.00
Senior City Inspector	\$215.00
City Inspector	\$200.00
Inspector	\$185.00
Stormwater Specialist V	\$250.00
Stormwater Specialist IV	\$220.00
Stormwater Specialist III	\$190.00
Stormwater Specialist II	\$160.00
Stormwater Specialist I	\$130.00
Building Official	\$285.00
Senior Building Inspector	\$220.00
Building Inspector	\$195.00
Grant Writer/Specialist IV	\$220.00
Grant Writer/Specialist III	\$190.00
Grant Writer/Specialist II	\$160.00
Grant Writer/Specialist I	\$130.00



		PM	ENGINEERING			SURVEYING		
		Manager V - NEP	Manager V - (QA/QC) - TNH	Engineer III - JA	Designer II - HM	Surveyor II	Total Resource Hours	Total Hours*Rates
	2026 Rates	\$335	\$335	\$245	\$175	\$215		
1 – Project Management, QA/QC, and Meetings	Task 1							
1.1 Project Management	Task 1.1	4		12			16	\$4,280
1.2 Quality Assurance/Quality Control	Task 1.2		6				6	\$2,010
1.3 Meetings	Task 1.3	4		8			12	\$3,300
Task 1 Subtotal		8	6	20	0	0	34	\$9,590
2 – Design Development Phase	Task 2							
2.1 60% Design	Task 2.1	4		24	24	2	54	\$11,850
2.2 90% Design	Task 2.2	6		20	16		42	\$9,710
2.3 Final Design	Task 2.3	4		8	12		24	\$5,400
Task 2 Subtotal		14	0	52	52	2	120	\$26,960
Sub-Total	Hours	22	6	72	52	2	154	\$ 36,550
	Cost	\$7,370	\$2,010	\$17,640	\$9,100	\$430		

SUBCONSULTANTS		
Subconsultant Participation	Buehler Engineering, Inc.	Total Subconsultant Costs
Task 1		
Task 1.1	\$0	\$0
Task 1.2	\$0	\$0
Task 1.3	\$0	\$0
Task 1 Subtotal	\$0	\$0
Task 2		
Task 2.1	\$6,500	\$6,500
Task 2.2	\$4,000	\$4,000
Task 2.3	\$1,775	\$1,775
Task 2 Subtotal	\$12,275	\$12,275
Sub-Total	\$12,275	\$12,275

Reimbursable Expenses	BKF	Reimbursable Expense Costs
Task 1		
Task 1.1	\$0	\$0
Task 1.2	\$0	\$0
Task 1.3	\$0	\$0
Task 1 Subtotal	\$0	\$0
Task 2		
Task 2.1	\$600	\$600
Task 2.2	\$0	\$0
Task 2.3	\$0	\$0
Task 2 Subtotal	\$600	\$600
Sub-Total	\$600	\$600

Summary	Total MNS Resource Costs	Total Subconsultant Costs & All Reimbursable Expenses	Total
Task 1			
Task 1.1	\$4,280	\$0	\$4,280
Task 1.2	\$2,010	\$0	\$2,010
Task 1.3	\$3,300	\$0	\$3,300
Task 1 Subtotal			\$9,590
Task 2			
Task 2.1	\$11,850	\$8,165	\$20,015
Task 2.2	\$9,710	\$4,600	\$14,310
Task 2.3	\$5,400	\$2,041	\$7,441
Task 2 Subtotal			\$41,766
Grand Total	\$36,550	\$14,806	\$51,356



June 3, 2026

Nick Panofsky, PE
BKF Engineers
811 El Capitan Way, Suite 130
San Luis Obispo, CA 93401
Nick.Panofsky@BKF.com

Subject: Pajaro/Sunny Mesa Community Services District Arrowhead Tanks
Buehler Proposal No. 26-0747

Dear Nick,

Thank you for requesting a proposal to provide structural engineering services for the subject project. The Project consists of the replacement of two 15,000-gallon domestic water tanks for the Pajaro/Sunny Mesa Community Services District in the Vierra Estates Water System. Each existing steel tank is currently approximately 19-feet tall with a diameter of nearly 12-feet. The replacement tanks are expected to be of similar dimensions. The existing tanks are depicted in Figure 1. The jurisdiction for the Project is the Pajaro/Sunny Mesa Community Services District as a special District in the State of California. The Project site is located near the termination of the Plainview Drive spur from Arrowhead Drive in Salinas, California

The Project will be designed to keep one tank in service during demolition and reconstruction of the other. Detailing and structural design shall consider the implications of phased construction.



Figure 1 - Existing Tanks in Arrowhead Zone

Our scope of work will consist of the following:

- Phased design work shall consist of delivery of submittals at 60%, 90%, 100%, and Final.
- Structural Calculations to cover new foundation design and tank anchorage.
- Construction Documents shall include:
 - Structural foundation and anchorage drawings.
 - Structural details.
 - Structural sheet specifications.
 - Structural specifications (CSI 6 Digit format).
- Engineers opinion of probable cost support.
 - Provide support to BKF in preparation of statement of probable cost with structural material quantity validation.

Items excluded from our scope of work include the following:

- Assistance with Construction Administration services.
- Bid Phase support.
- Design of new steel tank, appurtenances, piping, gaskets, venting, etc.
- Services outside the generally accepted scope for the practice of structural engineering.
- Soils and/or geotechnical engineering or testing.
- Detailed review of engineering design work completed by others.
- Preparation of demolition drawings, site surveys, or building services surveys.
- Material testing or special inspection services.
- Design revisions, partial or complete outside the scope of the Design Development Phase.
- The review and approval of substitute or alternate materials.
- Site, grading, or civil related design.
- Site shoring or shoring design for any means and methods of the Contractor during excavations.
- Construction cost or scheduling estimating, other than support for quantities for BKF statement of probable cost.
- Special construction consulting and inspection services.
- Payment of Municipal, Agency, or permit fees.
- Safety supervision.
- Preparation/production of shop drawings.
- Specialty foundation solutions not noted in the geotechnical engineering report if received after structural completion of 60% Construction Document Phase (i.e. deep foundation or mat/raft foundations).
- Cal-Green, LEED®, or other sustainable consulting outside of that related to the scope of structural engineering.



Proposal No. 26-0747

Our compensation for these services will be on an hourly basis at our hourly rates. We estimate our compensation for these services will be \$12,275.00. This is an estimate which we will not exceed without first notifying you that we require authorization to increase the estimate.

Our hourly rates are as follows:

Senior Principal	\$325.00
Principal	\$295.00
Senior Professional	\$265.00
Professional.....	\$230.00
Designer.....	\$180.00
Senior Technician.....	\$185.00
Technician.....	\$160.00
Clerical	\$140.00

If you have any questions, please do not hesitate to contact me, otherwise please sign, and return a copy of this proposal as your authorization to proceed with the work and your acceptance of this proposal. If you do not sign the proposal but provide verbal authorization to proceed with the work, it is our understanding that you have accepted this proposal as written.

Sincerely,

Accepted:

Michael Parolini, SE
For Buehler Engineering, Inc.
mparolini@buehlerengineering.com

Nick Panofsky, PE
For BKF Engineers

Date

**Staff Report
July 23, 2026**

Agenda Item 6. Consider and Approve the General Manager's Recommendation for a Sole-Source Professional Services Proposal with BKF for Planning and Engineering Services for the Vierra Estates Water System Storage Tank Project in the amount of \$51,356

Project Overview

The proposed project consists of replacing the two 15,000-gallon welded-steel storage tanks serving the Vierra Estates Water System (Arrowhead pressure zone). The existing tanks have active leaks caused by severe corrosion. Based on their advanced deterioration, complete replacement is recommended to ensure the continued reliability and integrity of the water system.

Discussion

In 2022, BKF (formerly MNS Engineers) prepared a grant-funding application for the replacement of seven water storage tanks identified as being in poor condition throughout the District, including the two Vierra Estates Water System tanks. Although the grant application was not selected for funding, BKF completed substantial background research, data collection, and preliminary engineering evaluations necessary to support the project.

Because BKF has already completed this foundational work, the District can build upon the information already developed rather than duplicating efforts throughout a new consultant selection process. Using BKF will ensure continuity throughout the planning process, reduce unnecessary costs, improve project efficiency, and maintain momentum as the District moves forward with the replacement of the Vierra Estates water storage tanks.

Additionally, the District has available funds remaining from the 2021 Bond that must be utilized. Proceeding with BKF's proposal will allow the District to efficiently advance the project using these available funds while avoiding delays.

Staff Recommendation

Staff recommends the Board approve the sole-source proposal from BKF for the planning and engineering services for the Vierra Estates Water System Storage Tank Replacement Project, authorize the General Manager to execute the agreement, and authorize funding of the project from the available funds remaining from the 2021 Bond. Approval of this recommendation will provide continuity, improve efficiency, and is expected to result in overall cost and time savings compared to initiating a new consultant selection process. BKF's prior involvement with this project places them in a unique position to efficiently continue the work without the learning curve that a new consultant would require.

FINANCIAL NOTES - FISCAL YEAR 2025/2026

Account No:	Account Name:	Increase / Decrease	Description
Income:			
4001-4015	Total Income	+	Water Revenue: 98% of budget projection
Expenses: Indirect			
5140	Building Repair & Maintenance	+	New windows: Out-of-pocket portion not covered by Beautification Grant
5165	Computer Software	+	Addition of DocAccess website compliance service; Transition to Cuzio Wireless Pro internet
5175	Small Tools- Repair & Maintenance	+	New hedge trimmer and blower
5180	Casualty & Liability Insurance	+	Property Program: change in coverage period April 2026-March 2027 leading to renewal timing overlap
5250	Legal Expenses	+	Langley well site property
5270	Automotive- Repair & Maintenance	+	Major servicing and new tires for several trucks
5280	Conferences, Meetings, Seminars	+	2026 GM Leadership Summit
5326	Licenses & Certifications	+	Backflow Prevention Tester Certification Course for Operations Manager
Expenses: Direct			
5220	Water System- Repair & Maintenance	+	Cla-valve servicing for multiple sites; 5 main line leaks repaired by contractors
5225	Street Maintenance	+	Slurry seal for 7 subdivisions
5230	Parks- Repair & Maintenance	+	Cayetano Park tree maintenance; new weed trimmer
5265	Engineering Expenses	+	Blackie WS hydro tank design
6565	2021 Bond Expense-Fees	+	Arbitrage Rebate Analysis
Other Income:			
4140	Connection Fees	+	3 new connections
4350	Interest Revenue	+	Bond related asset income

Pajaro/Sunny Mesa Community Services District
Profit Loss Budget Performance
July 2025 through June 2026

	<u>Jul '25 - Jun 26</u>	<u>Annual Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
4001 · Route 1 - Pajaro	345,162.12	395,766.00	87.21%
4002 · Route 2 - Pajaro	385,965.12	388,962.00	99.23%
4003 · Route 3 - Commercial	415,936.30	395,766.00	105.1%
4004 · Route 4 - Trailer Park	21,306.52	20,412.00	104.38%
4005 · Route 5 - San Juan Rd Apts	1,749.41	0.00	100.0%
4006 · Route 6 - Sunny Mesa	209,515.32	205,254.00	102.08%
4007 · Route 7 - CSA 73	240,225.47	232,470.00	103.34%
4008 · Route 8 - Vega	241,725.51	241,542.00	100.08%
4010 · Route 10 -Springfield	10,175.00	11,340.00	89.73%
4011 · Route 11 - Moss Landing	387,411.56	427,518.00	90.62%
4012 · Route 12 - Blackie Road	63,099.90	60,102.00	104.99%
4013 · Route 13 - Normco	517,097.48	534,114.00	96.81%
4014 · Route 14 - Vierra	85,632.58	88,452.00	96.81%
4015 · Route 15 - Langley/VP	50,950.47	51,030.00	99.84%
Total Income	<u>2,975,952.76</u>	<u>3,052,728.00</u>	<u>97.49%</u>
Gross Profit	2,975,952.76	3,052,728.00	97.49%
Expense			
INDIRECT			
5000 · Salaries and Wages	980,827.60	1,039,000.00	94.4%
5005 · Administrative Fees	6,760.24	6,700.00	100.9%
5030 · Payroll Tax Expense	15,676.15	16,000.00	97.98%
5040 · Worker's Comp Insurance	20,265.97	22,200.00	91.29%
5050 · Employee Health Insurance	207,787.89	228,700.00	90.86%
5070 · Employee Retirement	139,366.86	170,500.00	81.74%
5090 · Other Employee Expense	3,662.16	4,000.00	91.55%
5120 · Property Taxes	2,277.47	2,350.00	96.91%
5130 · Utilities - Office	5,488.00	5,450.00	100.7%
5140 · Building Repair & Maint	12,830.01	8,000.00	160.38%
5145 · District Wide Repair & Maint	11,995.71	10,000.00	119.96%
5150 · Garbage Service	4,546.29	5,200.00	87.43%
5160 · Office Equip Rental	7,670.16	8,000.00	95.88%
5165 · Computer Software	28,887.71	22,000.00	131.31%
5170 · Office Equipment Repair & Maint	3,901.55	3,600.00	108.38%
5175 · Small Tools - Repair & Maint.	1,642.01	1,000.00	164.2%
5180 · Casualty Ins/Liability Ins	87,845.98	60,000.00	146.41%
5200 · Billing Supplies	4,414.66	4,500.00	98.1%
5240 · Office Supplies	4,317.12	4,500.00	95.94%
5245 · Postage	10,000.00	10,000.00	100.0%
5250 · Legal Expenses	28,056.80	25,000.00	112.23%
5255 · Interest Expense	4,200.00	4,200.00	100.0%

Pajaro/Sunny Mesa Community Services District
Profit Loss Budget Performance
July 2025 through June 2026

	<u>Jul '25 - Jun 26</u>	<u>Annual Budget</u>	<u>% of Budget</u>
5256 · Interest Exp-Financed Items	0.00	1,500.00	0.0%
5260 · Accounting & Bookkeeping	42,226.00	41,000.00	102.99%
5266 · Engineering Svcs-Dist Wide	4,819.05	9,000.00	53.55%
5270 · Automotive - Repair & Maint	21,919.70	15,000.00	146.13%
5280 · Conferences, Meetings, Seminars	1,759.63	1,500.00	117.31%
5290 · Travel Expenses	177.62	1,500.00	11.84%
5300 · Books & Subscriptions	75.00	1,500.00	5.0%
5305 · Water Conservation Program	95.96	3,000.00	3.2%
5320 · Membership Fees and Dues	24,574.13	26,000.00	94.52%
5326 · Licenses and Certifications	2,375.00	2,000.00	118.75%
5330 · Telephone	12,972.21	14,000.00	92.66%
5340 · Burglar Alarm Monitoring	1,434.00	2,000.00	71.7%
5370 · Fuel - Trucks	34,426.60	40,000.00	86.07%
5390 · Bank Charges	100.00	300.00	33.33%
5391 · Credit Card Transaction Fees	447.95	700.00	63.99%
5400 · Miscellaneous Expense	0.00	200.00	0.0%
5XXX · Indirect Allocation	0.00	0.00	0.0%
6560 · Payroll Processing Expenses	96.00		
6577 · COP Debt Service - Interest	66,062.50	66,100.00	99.94%
6578 · 2021 Bond- Debt Svc. Interest	44,550.00	44,550.00	100.0%
Total INDIRECT	1,850,531.69	1,930,750.00	95.85%
5190 · Water Testing- Labs	34,198.69	29,700.00	115.15%
5220 · Water System - Repair & Maint	216,346.36	175,000.00	123.63%
5225 · Street Maintenance	97,504.49	32,650.00	298.64%
5230 · Park - Repair & Maint	6,307.19	1,600.00	394.2%
5231 · Pajaro Park Expense	24,965.55	0.00	100.0%
5265 · Engineering Expenses	2,108.10	1,000.00	210.81%
5310 · Utilities - Well Site	224,406.61	200,000.00	112.2%
5315 · Utilities - Street Lighting	34,900.92	35,200.00	99.15%
5325 · Permits	23,340.40	36,000.00	64.83%
5360 · Fuel - Generator	424.73	8,000.00	5.31%
5392 · Returned Online Payment Fee	440.00	0.00	100.0%
5426 · Vega Assmnt Bond Expense	16,264.26	17,700.00	91.89%
5427 · Improvement Project-Springfield	32,425.20	0.00	100.0%
5428 · COP Bond Expense	3,845.97	3,900.00	98.62%
5433 · Pajaro Water Bond Interest Exp	1,402.49	0.00	100.0%
6565 A · 2021 Bond Expense- Fees	12,665.58	4,500.00	281.46%
6575 · Vega Debt Service-Interest	110,617.50	110,618.00	100.0%
Total Expense	2,692,695.73	2,586,618.00	104.1%
Net Ordinary Income	283,257.03	466,110.00	60.77%
Other Income/Expense			
Other Income			

Pajaro/Sunny Mesa Community Services District
Profit Loss Budget Performance
July 2025 through June 2026

	<u>Jul '25 - Jun 26</u>	<u>Annual Budget</u>	<u>% of Budget</u>
4100 · Late Payment Penalties	7,444.09	7,000.00	106.34%
4101 · Billing Adjustments	0.00	200.00	0.0%
4110 · Hydrant Sales	1,936.08	8,000.00	24.2%
4115 · Testing Fees	11,570.00	11,000.00	105.18%
4140 · Connection Fees	21,520.00	7,400.00	290.81%
4141 · Application Fees	800.00	550.00	145.46%
4146 · Other Fees	0.00	400.00	0.0%
4200 · Street Maintenance-Reimb	65,013.57	64,300.00	101.11%
4210 · Vega Bond Assessments	297,539.52	289,410.00	102.81%
4280 · Pro-Rata Tax Collection Share	31,751.59	29,000.00	109.49%
4285 · P.V.W.M.A. Collection Fee	34,848.47	32,000.00	108.9%
4300 · Collection of Previous W/O Acct	0.00	250.00	0.0%
4305 · Miscellaneous Revenue	0.00	1,000.00	0.0%
4307 · Returned Check Charges	0.00	0.00	0.0%
4311 · Interest on Pooled Investments	1,715.95	0.00	100.0%
4339 · Agency Admin Reimb-Vega Bond	5,250.00	5,250.00	100.0%
4340 · Utility Reimbursements	34,927.81	35,020.00	99.74%
4341 · Lighting Admin Reimbursements	12,630.00	12,630.00	100.0%
4345 · Customer Order Reimbursements	3,573.56	0.00	100.0%
4346 · District 25% Overhead Fee	496.58	500.00	99.32%
4350 · Interest Revenue	27,490.60	20,000.00	137.45%
4355 · Audit/Bookkeeping Reimbursement	700.00	700.00	100.0%
4360 · Legal Counsel Reimbursement	400.00	400.00	100.0%
4501 · Flood Reimbursement - FEMA	229,660.98		
4520 · Settlement Income	0.00	0.00	0.0%
5404 · PSMS (N of ML Project)	59,411.53	0.00	100.0%
5406 · Generator Project Reimb.	3,732.00		
5408 · Springfield Project-Grant Reimb	7,410,244.80		
5424 · Springfield Bottled Wtr Gr Reimb	3,958.08	0.00	100.0%
5488 · Paj. Small Bus. Assist.-Reimb	12,531.09		
5510 · Board Designated Donation	0.00	0.00	0.0%
5794 · Water Bond Assessments	1,417.06	0.00	100.0%
5796 · Pajaro Park Revenue	109,000.00	0.00	100.0%
Total Other Income	8,389,563.36	525,010.00	1,597.98%
Other Expense			
5442 · PSMS (N of ML Project)- Exp	50,136.78	0.00	100.0%
5445 · Paj. Small Bus. Assist. Program	12,531.09		
6260 · Lighting Expenses	600.00	0.00	100.0%
Total Other Expense	63,267.87	0.00	100.0%
Net Other Income	8,326,295.49	525,010.00	1,585.93%
Net Income	8,609,552.52	991,120.00	868.67%

Staff Report
July 23, 2026

Staff/Committee Report Item 2: Discussion of an on-site Caretaker Residence at Pajaro Park

Project Overview

Increase security/Staff presences at Pajaro Park during closed hours.

Discussion

Discuss the concept of establishing an on-site caretaker residence, such as a trailer, to provide a continual presence at Pajaro Park. This living arrangement would be to accommodate, preferably, a current District employee for a continuous presence to help deter vandalism, unauthorized activity, and other security concerns. The discussion is intended to gather Board feedback regarding the feasibility, benefits, operational considerations, and potential next steps. This item is for discussion only, and no action is requested at this time.

Staff Recommendation

Staff recommends that the Board discuss and evaluate the potential benefits, challenges, and implications associated with establishing and onsite caretaker residence at Pajaro Park. Following the Board's discussion and once a preferred direction has been identified, staff recommends consulting with our insurance provider, ACWA JPIA, and the District's legal counsel to review legal, regulatory, and liability considerations before proceeding with any future action.

Progress Report July 23, 2026

Staff/Committee Report Item 3: Springfield Water System Improvements Project

Construction Funding Agreement

Funding for the construction phase of the Project is provided by the Emerging Contaminants in Small or Disadvantaged Communities (ECSDC) program. The agreement has been executed. Amendment 1 has been executed, and the staff has begun monthly reimbursement submittals.

Construction Bidding Documents

Bid Period: November 19 through January 15, 2025. Pre-Bid meeting: December 2, 2024. Bid Opening: January 15, 2025.

Contract award: February 4, 2025.

The Notice of Award was issued to Anderson Pacific Engineering Construction, Inc. (APEC), on March 14, 2025.

Construction

HCD permit approved; the ML Mobile Home Park lateral line installation from water main to the meter and from meter to the house is in progress. Chemical building decking construction is in progress. The hydropneumatic tank installation is in progress. Backup generator installation is in progress. PG&E is gearing up to provide electrical services on site.

Environmental Package

- California Department of Fish and Wildlife (CDFW)- Received the Incidental Take Permit (ITP). The conservation credits were purchased.
- Coastal Development Permit-DD&A continues to work with engineers and the County of Monterey on condition compliance.

Progress Report July 23, 2026

Staff/Committee Report Item 4. Pajaro-Sunny Mesa-Springfield Area Regional Consolidation Project (PSMS)

Project Overview

The consolidation of the Pajaro, Sunny Mesa Water Systems, and Springfield Area to provide reliable water quality that meets State water standards.

The construction of the project will be phased. The first phase includes land acquisition, iron/manganese treatment for Pajaro Well 1, consolidation pipeline Pajaro & Sunny Mesa Water Systems, pump station, Pajaro tank 1 rehabilitation, destruction of Struve #2 and Sunny Mesa Wells, partial SCADA system, and auto-read meters upgrade.

Land Acquisition

Staging areas have been finalized. The offer packets were finalized by District Counsel and sent out to property owners. Staff continues to coordinate with the property owners' requests to move forward with the easement offer. **One of the easements is on the agenda pending approval.**

30% Design

MNS has provided 30% plans for team review. Proposal received for Board approval.

Project Funding

The Expedited Drinking Water Grant application was submitted on October 22, 2025. The \$33.5 million grant has been executed. Project completion is December 31, 2028. The RCAC loan documents have been signed and are awaiting execution. **The DDA contract is in progress.**

Environmental Permitting

Denise Duffy and Associates (DDA) has begun the pre-application process with the County of Monterey. The team met with Pajaro Valley Water Management to discuss the potential impact of the Project on groundwater resources in the area. The IS/MND public review period has ended, and it has been approved. **The team is preparing to present the project to the Planning Commission in August.**

DISTRICT OPERATIONS REPORT

July 23, 2026

TOPIC	STATUS	DATE OF PLANNED RESPONSE
Springfield Water System Improvements Project	Construction is in progress.	On Agenda
Pajaro-Sunny Mesa-Springfield Area Regional Consolidation Project (PSMS)	EPA Community Change Grant will include land acquisition, Pajaro Well #1 Iron/Manganese treatment, Pajaro and Sunny Mesa Water Systems consolidation pipeline, pump station, Pajaro Tank #1 rehabilitation, partial Scada system, potential destruction of Sunny Mesa Wells, destruction of Struve #2 Well, and auto-read meters upgrade. EPA funding has been canceled; team is now requesting funding from the Expedited Drinking Water Grant Funding Program (EDWG).	On Agenda
Delany Consolidation Feasibility Study	The Division of Financial Assistance (DFA) has considered Delany a failing system due to 4 quarters of Hexavalent Chromium Maximum Contaminant Level exceedance, qualifying them for funding. DFA has increased the per-project cap. The team confirmed interest from 7 water systems, totaling 68 connections, and received potential interest from 2 other water systems. Provost and Prichard have circulated the draft Engineer's Report for review.	On Agenda
Pajaro & Sunny Mesa WS Motor Control Center Replacement	Replacement and mitigation of the Motor Control Center for the Pajaro and Sunny Mesa Water Systems is in progress. ACWA JPIA will be issuing payments to Tesco Controls directly. The District Staff met with Tesco Controls and Darrel Varni Electric for project verification. Tesco Controls provided the Field Instrumentation Submittal for the Pajaro WS and a few RFIs; the District Electrician is reviewing.	July 2026
Parks Legacy Project	The Board has requested more information regarding the environmental impact of the project. The Ad Hoc committee received a copy of the SB 330 preliminary application submitted to the County of Monterey. District Subcommittee, Counsel, Engineer, and Staff will meet with the PLP team on October 20, 2025.	No Report
Pajaro Park	The Board and Staff are considering Operations funding. Per Marilyn Vierra, Chief of Staff, Supervisor Church, Co. Mo. will provide \$59,000 per year to the Pajaro Park until the park's master plan is complete. An inquiry was submitted to County Parks regarding their intentions of funding the maintenance of the Pajaro Park.	On Agenda
Hazard Mitigation Plan	FEMA officially adopted the Local Hazard Mitigation Plan on April 5, 2023. Staff has requested to integrate it into the County of Monterey Multi-Jurisdictional Hazard Mitigation Plan Update 2027, thus relieving the District from an update.	No Report
ACWA JPIA 2026 Wellness Grant	The 2026 Wellness Grant application has been approved by ACWA JPIA; they will be sending the \$360 check in a few weeks.	July 2026

DISTRICT OPERATIONS REPORT

July 23, 2026

Tank Replacement/Rehab Grant Project	Presented the District's needs to the State Water Boards- Division of Financial Assistance (DFA). State Representatives requested a pre-application to be submitted to find the correct funding source for the project. Pre-application has been submitted.	No Report
Water Rate Study Update	Staff contacted NBS to initiate the Water Rate Study Update. Staff continues to provide the requested information.	No Report
Electric Vehicles Feasibility	Staff is reviewing the EV Technical Assistance Report provided by 3CE Concierge Services. Unfortunately, the District's vehicles do not meet the Monterey Bay Air Resources District AB 2766 Motor Vehicle Emission Reduction Grant requirements; our vehicles are not heavy enough for replacement. We will proceed with the Grant opportunities for charging stations and apply for electric vehicle rebates.	No Report
Current Water System Repairs	Blackie Road #18 WS: Langley/Valle Pacifico WS: • A leak developed on tank #1, repaired by staff. • Arsenic media change out by contractor. Moss Landing Harbor WS: • Well #1 Cla-Valve was replaced by contractor. Normco WS: • Customer placed a Pod container on our well #1 property; customer has been notified to remove as soon as possible. Pajaro WS: Springfield Road WS: Sunny Mesa WS: • Air compressor failed to stop running, causing air in our water lines; compressor placed offline and bled air from line. • Surface rust on the top of the tank was removed, damaged areas were patched, and protective paint was applied. Vega Road #01 WS: Vierra Estates WS: • Customer left irrigation on, depleting the water level in the tanks to three feet. Three loads of water were hauled in to prevent a water outage. • A leak developed on tank #1, contained by staff. Parks: • Park staff reported multiple burnt spots on the turf near the t-ball diamond.	July 2026
Sunny Mesa Sewer	The district is holding monies that are to be refunded to the original Sunny Mesa Sewer customers. Balance Sheet Account #2320-Amount \$29,169.90. Staff is currently reviewing and has spoken to Bianchi, Kasavan, and Pope for their opinion and assistance if needed.	No Report

Usage Comparison in Gallons 2025-2026

Water Systems	Jun-23	Jun-24	Jun-25	Jun-26
Pajaro	5,263,676	6,051,320	6,411,108	7,193,516
Normco	2,495,328	2,591,820	2,779,568	2,863,344
Sunny Mesa	2,015,860	2,275,416	2,419,780	2,663,628
Moss Landing	2,217,072	2,039,048	2,005,388	2,348,720
Vega	1,033,736	1,216,996	1,229,712	1,409,232
Vierra Estates	380,732	303,688	280,500	388,960
Springfield (pumped)	573,716	484,704	516,868	410,652
Langley/Valle Pacifico	323,884	272,272	196,724	250,580
Blackie	262,548	252,824	260,304	281,248
District Total	14,566,552	15,488,088	16,099,952	17,809,880

Water Systems	Jun-25	Jun-26	Percentage	
Pajaro	6,411,108	7,193,516	↑	12.2%
Normco	2,779,568	2,863,344	↑	3.0%
Sunny Mesa	2,419,780	2,663,628	↑	10.1%
Moss Landing	2,005,388	2,348,720	↑	17.1%
Vega	1,229,712	1,409,232	↑	14.6%
Vierra Estates	280,500	388,960	↑	38.7%
Springfield (pumped)	516,868	410,652	↓	-20.5%
Langley/Valle Pacifico	196,724	250,580	↑	27.4%
Blackie	260,304	281,248	↑	8.0%
District Total	16,099,952	17,809,880	↑	10.6%