MONTEREY PENINSULA REGIONAL PARK DISTRICT

60 Garden Court, Suite 325
Monterey, California 93940-5341

BOARD OF DIRECTORS

Kelly Sorenson (President) - Marina, Northern Fort Ord **(Ward 1)**
Shane Anderson - Seaside, Northern Sand City, Southern Ft. Ord **(Ward 2)**
Katie Pofahl - Monterey, Del Rey Oaks, Southwest Seaside, Southern Sand City **(Ward 3)**
Kathleen Lee - Pacific Grove, New Monterey, Northern Pebble Beach **(Ward 4)**
John Dalessio - Carmel, Carmel Valley, Big Sur, Southern Pebble Beach **(Ward 5)**

BOARD OF DIRECTORS AGENDA
SPECIAL MEETING

Monterey Peninsula Regional Park District
60 Garden Court, Suite 325
Monterey, California
Monday, June 27, 2016 at 4:30 p.m.

1) **Call to Order**

2) **Roll Call**

3) **Approval of Agenda**

4) **Public Comments** *(The public may speak for a maximum of three minutes on any subject that is not on the agenda. Please complete a speaker form and give it to the Board Clerk.)*

5) **Consent Items** *(Items on the Consent Calendar are routine and for which a staff recommendation has been prepared. There is no discussion of these items prior to the Board vote and items will be acted on in one motion, unless a member of the Board, staff or public requests specific items be discussed and/or removed from the Consent Calendar. Public speakers are limited to three minutes.)*
   A. Approval of June 6, 2016 Minutes *(S. Parker)*
   B. Approval of Resolution #2016-13, Authorizing Water Conservation Efforts *(T. Jensen)*
   C. Approval to Amend Resolution #2016-10, to Change Project Name *(T. Jensen)*
   D. Approval of Resolution #2016-14, Authorizing an Application for Grant Funds for the California Department of Fish and Wildlife Restoration Grant Program *(S. Parker)*

6) **Public Hearing** – Review of the Proposed Monterey Peninsula Regional Park District Community Facilities District No. 2016-01 (Parks, Open Space and Coastal Preservation) and Approval of Resolution #2016-15, a Resolution of Formation of a Community Facilities District *(S. Parker)*

7) **Discussion/Action Item** – Approval of Resolution #2016-16, Ordering an Election, Requesting County Elections to Conduct the Election, and Requesting Consolidation of the Election *(S. Parker)*

8) **Division Reports** *(The General Manager and designated staff may provide reports on their activities or informational items and/or make brief announcements. They may also ask for clarification or direction from the Board.)*
   A. **Administration**
      1) None
   B. **Environmental Education/Community Outreach**
      1) Wildflower Show Summary *(D. Wyatt)*
      2) Community Hospital of Monterey Peninsula (CHOMP) Montage Health Partnership *(J. Nelson)*
   C. **Operations and Maintenance**
      1) Operations and Maintenance Division Update *(C. Camarillo)*
      2) Vegetation Fire at Joyce Stevens Monterey Pine Forest Preserve *(C. Camarillo)*
   D. **Planning and Conservation**
      1) Los Compadres Property Recordation *(T. Jensen)*

9) **Identification of Closed Session Items** *(Part or all of a meeting may be closed to the public under special conditions. The Board may only consider matters covered in the agenda descriptions.)*

   A. Public Employee Performance Evaluation of General Manager Pursuant to Government Code Section 54957(b)
   B. Instructions to Real Property Negotiators Pursuant to Government Code Section 54956.8: A.P.N. 015-162-033, 015-162-041 and others (Negotiators: Payan and Sutton/Lem/Fischer)

10) **Public Comment on Closed Session Items** *(The public may speak for a maximum of three minutes on any closed session item. Please complete a speaker form and give it to the Board Clerk.)*

11) **Adjourn to Closed Session**

12) **Report on Return from Closed Session** *(The Board shall publicly report any action taken in Closed Session pursuant to Government Code Section 54957.1(a).)*

13) **Discussion/Action Item** – Consideration and Approval of Resolution #2016-17, Establishing the Monterey Peninsula Regional Park District's Intent to Purchase A.P.N. 015-162-033, 015-162-041, 015-162-042, 015-162-043, 015-162-044, 015-162-045, 015-162-046, 015-162-047 and 157-181-004 from The Trust for Public Land *(T. Jensen)*

14) **Adjournment**

Agenda packets, with the exception of Closed Session and non-approved items are available at the Administration Office. Agendas are available at the Garland Park Visitor Center and Big Sur, Carmel, Carmel Valley, CSUMB, Marina, Monterey, Pacific Grove and Seaside Public Libraries. Materials

related to an item on this Agenda submitted after distribution of the Agenda packet are available for public inspection at the Administration Office during normal business hours. The Agendas and Agenda packets may also be viewed on the District website at www.mprpd.org.

AMERICANS WITH DISABILITIES ACT (ADA) NOTICE: If you believe you possess any disability that would require special accommodation in order to attend and participate in this meeting, please contact the District Office at (831) 372-3196 at least 24 hours prior to the scheduled meeting.

MONTEREY PENINSULA REGIONAL PARK DISTRICT

60 Garden Court, Suite 325
Monterey, California 93940-5341

BOARD OF DIRECTORS
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John Dalessio - Carmel, Carmel Valley, Big Sur, Southern Pebble Beach **(Ward 5)**

Del Rey Oaks Council Chambers
650 Canyon Del Rey Road
Del Rey Oaks, California

June 6, 2016
Monday, 6:00 p.m.

DRAFT

MINUTES

1) **6:00 p.m. Call to Order** – The meeting was called to order at 6:05 p.m.

2) **Roll Call** – Roll call was taken.
PRESENT: Directors Anderson; Dalessio; Lee; Pofahl and Sorenson
ABSENT: None

3) **Identification of Closed Session Items** – President Sorenson identified the Closed Session Items and welcomed public comment.

Public Employee Performance Evaluation of General Manager Pursuant to Government Code Section 54957(b)

4) **Public Comment on Closed Session Item** – None

5) **Adjourn to Closed Session** – Closed Session began at 6:05 and ended at 6:23 p.m.

6) **6:30 p.m. Regular Meeting** – The Regular Meeting resumed at 6:31 p.m.

7) **Report on Return from Closed Session** – President Sorenson announced that no reportable action was taken in Closed Session.

8) **Approval of Agenda** – Upon motion by Director Dalessio, seconded by Director Pofahl, the Board unanimously voted to approve the agenda.

9) **Public Comments** – None

10) **Consent Items**
A. Approval of May 2, 2016 Minutes *(S. Parker)*

Upon motion by Director Lee, seconded by Director Pofahl, by a vote of 4-0-1, the Board approved Item 10-A.

Ayes:	Directors Lee; Pofahl; Anderson and Sorenson
Noes:	None
Abstentions:	Director Dalessio (abstained due to absence from May 2, 2016 meeting)

B. Approval of Summary of Payments *(K. McCullough)*
C. Approval of Resolution #2016-09, Authorizing a State Habitat Conservation Fund Grant Application *(T. Jensen)*

Upon motion by Director Lee, seconded by Director Dalessio, the Board voted unanimously to approve Items 10-B & C.

D. Approval of Resolution #2016-10, Authorizing the Application for Grant Funds for the Environmental Enhancement and Mitigation Program *(R. Payan)*

Upon motion by Director Dalessio, seconded by Director Pofahl, the Board voted unanimously to approve Item 10-D.

E. Approval of Resolution #2016-11, Ordering an Election, Requesting County Elections to Conduct the Election, and Requesting Consolidation of the Election *(S. Parker)*

Upon motion by Director Dalessio, seconded by Director Anderson, the Board voted unanimously to approve Item 10-E.

F. Approval Term Extension for Design Workshop Contract for Palo Corona Regional Park General Development Plan Services *(T. Jensen)*
G. Approval of Renewal for Turf Image Geospatial Contract for Geographical Information Systems *(T. Jensen)*

Upon motion by Director Lee, seconded by Director Dalessio, the Board voted unanimously to approve Items 10-F & G

H. Approval of Term Extension for Whitson Engineers Contract for Palo Corona Regional Park Parking Lot Services *(T. Jensen)*

Upon motion by Director Pofahl, seconded by Director Lee, the Board voted unanimously to approve Item 10-H.

I. Approval of Term Extension for Nancy Isakson Contract for Cachagua Community Park Water System Services *(T. Jensen)*

After staff clarification that the term extension would not affect the contract award amount, upon motion by Director Dalessio, seconded by Director Pofahl, the Board voted unanimously to approve Item 10-I.

DRAFT

J. Approval of Legal Services Agreement with the County Counsel's Office of Monterey County, CA *(K. McCullough)*

Upon motion by Director Lee, seconded by Director Dalessio, the Board voted unanimously to approve Item 10-J.

11) <u>Public Hearing</u> – Review of the Parks, Open Space and Coastal Preservation District and Approval of Resolution #2016-12, Approving Engineer's Report, Confirming Diagram and Assessment and Ordering Levy of Assessments for Fiscal Year 2016-17 for the Parks, Open Space and Coastal Preservation District *(S. Parker)*

President Sorenson opened the public hearing for comments and there being none, closed the public hearing.

Upon motion by Director Dalessio, seconded by Director Lee, the Board voted unanimously to approve Resolution #2016-12, thereby approving the engineer's report, confirming the diagram and assessment and ordering levy of assessments for fiscal year 2016-17.

12) <u>Division Reports</u> – All division reports are informational only and may be written or oral.

A. **Administration**
   1) Monthly Financial Report *(K. McCullough)*
   2) Special District Leadership Foundation District Transparency Certificate of Excellence *(K. McCullough)*

B. **Environmental Education/Community Outreach**
   1) Wildflower Update *(J. Nelson) – ORAL REPORT*

C. **Operations and Maintenance**
   1) Operations & Maintenance Division Update *(C. Camarillo)*

D. **Planning and Conservation**
   1) No Report

13) <u>Adjournment</u> – The meeting was adjourned at 7:23 p.m., after President Sorenson announced that the July 11, 2016 meeting was canceled and would be replaced by a special meeting on June 27, 2016.

_____
Shuran Parker, Recording Secretary

DRAFT

MONTEREY PENINSULA REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING

DATE:	**June 27, 2016**
TO:	**Board of Directors**
FROM:	**Tim Jensen, Planning and Conservation Manager**
REVIEWED BY:	**Rafael Payan, General Manager**
SUBJECT:	**Approval of Resolution #2016-13, Authorizing Water Conservation Efforts**

RECOMMENDED ACTION

Staff recommends the Board move to approve Resolution #2016-13 (**ATTACHMENT 1**) as submitted and authorize staff implementation.

FISCAL IMPACT:

Unknown at this time but not expected to be significant as implementation will be rolled-into ongoing operations and facilities maintenance and repairs.

FUNDING SOURCE:

Unspecified Budget and Division line items as appropriate

FUNDING BALANCE:

Not Applicable

DISCUSSION

Water has been a buoyant discussion topic throughout the greater Monterey Peninsula area for a long time. In fact, the idea for creating the Park District in 1970 precipitated from a Sierra Club meeting on water issues. 46 years later the issue is still a slippery topic that can divide people and communities. The flood of water opinions can at times be fluid but generally they support some type of improvement to water availability and distribution, and are more-or-less supportive of conservation.

The average annual precipitation for the Monterey Peninsula is about 16” over the past 30-years. Annual precipitation for the past 5-years has fallen significantly below this average with 2015 trickling-out a mere 14”. 2016 was a better than average year with 22” but infrequent over-average years cannot make-up for the long-term effects of prolonged below-average years. As the debate ebbs and flows with the tide of drought and flood, there are rational and practical actions that can be taken if only for economic reasons. Conservation and efficiency are both economic principles for creating sustainability.

As an open space agency, the opportunities for the District to take impressive water conservation and efficiency actions are limited. Yet, there are several unnoticed but not insignificant water conservation actions the District has conscientiously implemented over many years with the retirement of former agricultural wells at Garland Park as it has expanded. However, more attention is often placed on the urban use of water

because it represents the greatest consumption and has the greatest opportunity for improved conservation and efficiency. Urban water is also metered, which provides immediate use and conservation data. In this regard, the District is not a large employer nor does it own and operate extensive urban facilities. Nonetheless, even small actions can have a cascade effect when they are part of a community-wide pool of actions.

Though there are very limited water connections that are actively used by the District for consumptive purposes, these connections do provide the basis for a relatively minor but symbolic effort to conserve and to improve efficiency. To this end, staff has drafted a policy that will institutionalize conservation and efficiency into daily operations.

This policy is opportune as the District prepares to embark on a sea-change of facility ownership and a significant opportunity to show-case water conservation and efficiency at the Rancho Canada property.

ATTACHMENT:

1. Resolution 2016-13

MONTEREY PENINSULA REGIONAL PARK DISTRICT
RESOLUTION #2016-13
June 27, 2016

A RESOLUTION APPROVING WATER CONSERVATION EFFORTS

Although Monterey Peninsula has embraced the practice of water conservation and efficiency in recent years, the collective impacts of drought, increased demand, court-ordered supply reductions, and elusive alternatives make it clear that greater conservation and efficiency is needed maintain the high-quality of life and community enjoyed by residents and visitors.

WHEREAS the Monterey Peninsula Regional Park District ("DISTRICT") is a public trust agency created in 1972 to serve the residents of the greater Monterey Peninsula as a steward of undeveloped open space lands; and

WHEREAS the DISTRICT exercises Best Management Practices in the stewardship of its public trust lands, and the waters thereon; and

WHEREAS the DISTRICT supports the Governor's statewide goal to reduce per capita water use 20 percent by 2020, through the implementation of conservation and efficiency measures consistent with this goal; and

WHEREAS the DISTRICT intends to collaborate with municipal, public utility, state agencies, hospitality and agricultural interests, and other stakeholders, in regional efforts to support the goal of reducing statewide per capita water use; and

NOW, THEREFORE BE IT RESOLVED that the DISTRICT implement the following water conservation and efficiency actions:

1. Cooperate with and support local water agency and county and state efforts directed towards alternative water resources development and infrastructure improvements, including storage and conveyance, as part of a regional system that promotes economic and environmental sustainability;
2. Install water use meters at all connections to monitor water use levels, rates, and trends for subsequent adaptive strategies to continually reduce consumption through improved efficiency and conservation actions where feasible and appropriate;
3. Conform to and implement Best Management Practices (BMPs) specified by the California Urban Water Conservation Council's (CUWCC) Memorandum of Understanding (MOU) that include user-end retrofit technology, such as aerators and low-flow water closets for facilities and drip systems, mulch-cover, and drought-tolerant native species for landscape areas.

PASSED AND ADOPTED at a meeting of the Board of Directors of the Monterey Peninsula Regional Park District at Monterey, California, this 27th day of June, 2016, by the following vote:

AYES: Directors

NOES: Directors

_____	_____
Kelly Sorenson, President Board of Directors	Shane Anderson, Secretary/Treasurer Board of Directors

AGENDA ITEM NO. 5-C

MONTEREY PENINSULA REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING

DATE:	**June 27, 2016**
TO:	**Board of Directors**
FROM:	**Tim Jensen, Planning and Conservation Manager**
REVIEWED BY:	**Rafael Payan, General Manager**
SUBJECT:	**Approval to Amend Resolution #2016-10, to Change Project Name**

RECOMMENDED ACTION
Staff recommends the Board move to approve the amendment to Resolution #2016-10 (**ATTACHMENT 1**) as submitted.

FISCAL IMPACT
None.

FUNDING SOURCE:
Not applicable.

FUNDING BALANCE:
Not applicable.

DISCUSSION
Staff received a request from Big Sur Land Trust, subsequent to Board approval of the subject resolution on June 6, 2016, to amend the description. Big Sur Land Trust feels the use of the word “floodplain” in the project description is too closely similar to the name of the project that organization is working on in collaboration with State Coastal Conservancy, Monterey County, and others, including MPRPD, and called the *Carmel River Floodplain Restoration and Environmental Enhancement Project*.

This is an immaterial change and is recommended in the spirit of cooperation.

ATTACHMENT:
1. Amended Resolution 2016-10, as amended

APPENDIX C – RESOLUTION

MONTEREY PENINSULA REGIONAL PARK DISTRICT
RESOLUTION #2016-10
June 6, 2016

A RESOLUTION OF THE MONTEREY PENINSULA REGIONAL PARK DISTRICT APPROVING THE APPLICATION FOR GRANT FUNDS FOR THE ENVIRONMENTAL ENHANCEMENT AND MITIGATION PROGRAM

WHEREAS, the Legislature and Governor of the State of California have enacted Section 164.56 of the California Streets And Highways Code, which is intended to provide grant funds to local, state and federal agencies and nonprofit entities for projects to enhance and mitigate the environmental impacts of modified or new public transportation facilities; and

WHEREAS, the California Natural Resources Agency has been delegated the responsibility for the administration of this grant program, establishing necessary procedures and criteria, and is required to submit to the California Transportation Commission a list of recommended projects from which the grant recipients will be selected; and

WHEREAS, said procedures established by the California Natural Resources Agency require a resolution certifying the approval of an application by the Applicants governing board before submission of said application to the State; and

WHEREAS, the Applicant, if selected, will enter into an agreement with the State of California to carry out the Project

NOW, THEREFORE, BE IT RESOLVED that the Monterey Peninsula Regional Park District

1. Approves the filing of an application for the *Rancho Canada* Carmel River ~~Floodplain and~~ *Protection and Instream* Flow Enhancement Project; and

2. Certifies that Applicant understands the requirements in the Program Guidelines;

3. Certifies that Applicant or title holder will have sufficient funds to operate and maintain the project consistent with the land tenure requirements; or will secure the resources to do so; and

4. Certifies that Applicant will record a document against the real property that defines the State's interest in the property whether the Grantee owns the property or not; and

5. Certifies that Applicant will comply with the provisions of Section 1771.5 of the State Labor Code regarding payment of prevailing wages on Projects awarded EEM Program Funds; and

6. If applicable, certifies that the project will comply with any laws and regulations including, but not limited to, legal requirements for building codes, health and safety codes, disabled access laws, environmental laws and, that prior to commencement of construction, all applicable licenses and permits will have been obtained; and

7. Certifies that Applicant will work towards the Governor's State Planning Priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety as included in Government Code Section 65041.1; and

8. Appoints the General Manager, or designee, as agent to conduct all negotiations, execute and submit all documents including, but not limited to applications, agreements, payment requests etc., which may be necessary for the completion of the aforementioned project.

APPROVED AND ADOPTED the 6th day of June 2016. I, the undersigned, hereby certify that the foregoing Resolution Number 2016-10 was duly adopted by the Monterey Peninsula Regional Park District by the following roll call vote:

AYES:
NOES:
ABSENT:

_____	_____
Kelly Sorenson, President Board of Directors	Shane Anderson, Secretary/Treasurer Board of Directors

AGENDA ITEM NO. 5-D

MONTEREY PENINSULA REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING

DATE:	**June 27, 2016**
TO:	**Board of Directors**
FROM:	**Shuran Parker, Administrative Services Manager**
REVIEWED BY:	**Rafael Payan, General Manager**
SUBJECT:	**Approval of Resolution #2016-14, Authorizing an Application for Grant Funds for the California Department of Fish and Wildlife Restoration Grant Program**

RECOMMENDED ACTION

Staff recommends the Board approve Resolution #2016-14 **(ATTACHMENT 1)** in substantially the form submitted which authorizes staff to prospectively or retroactively execute all necessary grant application documents **(ATTACHMENT 2)** to secure the grant funds.

FISCAL IMPACT

The grant, if awarded will bring up to $2,000,000.00 of revenue in Fiscal Year 2016-17.

FUNDING SOURCE:

California Department of Fish and Wildlife Proposition Restoration Grant Program

FUNDING BALANCE:

Not applicable

DISCUSSION

As discussed in previous reports, The Trust for Public Land (TPL) is in the process of completing its acquisition of a substantial portion of the Rancho Canada Golf Course, a majority of which it intends to transfer to MPRPD in the near future.

If awarded, the grant will facilitate TPL's acquisition of this property and its subsequent transfer to MPRPD. Staff respectfully request Board approval to apply for this restoration grant.

ATTACHMENTS:

1. Resolution 2016-14
2. Proposition 1 Restoration Grant Program Application Form and Instructions

MONTEREY PENINSULA REGIONAL PARK DISTRICT
RESOLUTION #2016-14
June 27, 2016

A RESOLUTION OF THE MONTEREY PENINSULA REGIONAL PARK DISTRICT APPROVING THE APPLICATION FOR GRANT FUNDS FOR THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE RESTORATION GRANT PROGRAM

WHEREAS, the Water Quality, Supply, and Infrastructure Improvement Act of 2014 (Proposition 1) provides funding to implement the three objectives of the California Water Action Plan: more reliable water supplies, the restoration of important species and habitat, and a more resilient, sustainably managed water resources system (e.g., water supply, water quality, flood protection, environment) that can better withstand inevitable and unforeseen pressures in the coming decades; and

WHEREAS, Proposition 1 authorizes the Legislature to appropriate money to the California Department of Fish and Wildlife (CDFW) to fund multi-benefit ecosystem and watershed protection and restoration; and

WHEREAS, the Rancho Canada Golf Course acquisition qualifies for Proposition 1 funding; and

WHEREAS, the District desires to apply for grant funds which will be used toward the Rancho Canada Golf Course acquisition; and

NOW, THEREFORE, BE IT RESOLVED that the Monterey Peninsula Regional Park District Board of Directors:

1. Approves the filing of an application for the Rancho Canada Golf Course acquisition; and

2. Appoints the General Manager, or designee, as agent to conduct all negotiations, execute and submit all documents including, but not limited to applications, agreements, payment requests etc., which may be necessary for the completion of the aforementioned project.

APPROVED AND ADOPTED the 27th day of June 2016. I, the undersigned, hereby certify that the foregoing Resolution Number 2016-14 was duly adopted by the Monterey Peninsula Regional Park District by the following vote:

AYES:
NOES:
ABSENT:

_____	_____
Kelly Sorenson, President Board of Directors	Shane Anderson, Secretary/Treasurer Board of Directors

ATTACHMENT 1

Appendix A: Proposal Application Form and Instructions

2016 PROPOSITION 1 RESTORATION GRANT PROGRAMS

Note to Applicants: All Applications must be submitted online at: https://faast.waterboards.ca.gov/. Appendix A is provided to allow applicants to fill out the Application and cut and paste information into the online application.

All fields of the Proposal Application form are required to be completed, except where noted. **Any supplementary information must be uploaded with the Proposal Application, where requested.**

General Information Tab

Project Title:	*Provide a brief, descriptive project title:*
Applicant Name:	*Name of the applicant (the applicant is solely responsible to ensure all grant provisions are met):*
Project Description:	*Provide a brief description of the project (1000 characters):*
Latitude and Longitude:	*Please enter the latitude and longitude of the project centroid in decimal degrees, Geographic, NAD83*
County	*Provide the county in which the project will occur. For projects spanning more than one county select "Multiple Counties".*

Funding Tab

Grant Program:	*Will the project occur within, or provide a benefit to, the Delta? If so, check the Delta Water Quality and Ecosystem Restoration box, if not, check the Watershed Restoration box. Check only one box:* ☐ Watershed Restoration ☐ Delta Water Quality and Ecosystem Restoration

Project Management Tab

Project Director (Signatory):	*Provide name and title of person authorized to legally sign the grant agreement (Project Director):*

Telephone, Fax Number and Email Address of Project Director	*Provide primary telephone and fax number (including area code), and email address for the Project Director:* Telephone: Fax Number: ***Email Address:***
Project Manager (Contact Person)	*Provide the name of the person who will manage the grant for the applicant.* ***This person must be a member of the applicant organization*.**
Telephone, Fax Number and Email Address of Project Director	*Provide primary telephone and fax number (including area code), and email address for the Project Manager:* Telephone: Fax Number: ***Email Address:***

Questionnaire Tab

Section 1: Summary Information

1.1 Mailing Address of Project Director:	*Provide street address (or P.O. Box), city, state and zip code for mailing address of Project Director, who will serve as signatory for the project:*
1.2 Mailing Address of Project Manager:	*Provide street address (or P.O. Box), city, state and zip code for mailing address of Project Manager, who will serve as the point of contact for the project:*
1.3 Organization Type:	*Select which organizational type the applicant falls under. If applicant does not fall under a listed category, the applicant is not an eligible entity:* • Public Agency (State agencies or departments, public universities, special districts, joint powers authorities, counties, cities, or other political subdivisions of the State) • Nonprofit Organization • Public Utility* • Mutual Water Company* • Federally Recognized Indian Tribe • State Indian Tribe listed on the Native American Heritage Commission's California Tribal Consultation List * *Public utiltities regulated by the Public Utilities Commission or mutual water companies must provide a concise discussion demonstrating a clear and definite public purpose for the proposed project and that it benefits the customers of the water system and not the investors (refer to CWC §79712[b][1]).* _____ _____

1.4 Nonprofit Organization:	*Check box if applicant is qualified to do business California and qualified under Section 501(c)(3). If yes, provide 501(c)(3) nonprofit organization number:* ☐ **Yes** ☐ **No** 501(c)(3) nonprofit organization number:_____
1.5 Additional Information for Water Suppliers:	*Select as appropriate:* ☐ Urban Water Management Plan (if Urban Water Supplier) ☐ Agricultural Water Management Plan (if Agricultural Water Supplier) ☐ Not Applicable *If applicable, provide the title of the Plan and a web address, at which a copy of the plan can be accessed.* *Provide a concise discussion showing compliance with the requirements of Part 2.55 (commencing with Section 10608) of Division 6, California Water Code. (refer to CWC §79712[b][4]).* _____
1.6 Applicant Federal Tax ID Number:	*Provide applicant's Federal Tax ID Number:*
1.7 Required Mitigation:	*Is the proposed project required mitigation or is it to be used for mitigation under laws such as CEQA, NEPA, CESA, ESA, CWA, or other pertinent laws and regulations, or a permit issued by any local, state or federal agency? If yes, project is ineligible for CDFW Prop 1 funding:* ☐ **Yes** ☐ **No**
1.8 Applicable Solicitation Priority(ies):	*Check all appropriate boxes that apply to project:* **Watershed Restoration Grant Program:** ☐ Protect and Restore Mountain Meadow Ecosystems ☐ Manage Headwaters for Multiple Benefits ☐ Protect and Restore Anadromous Fish Habitat ☐ Protect and Restore Coastal Wetland Ecosystems **Delta Water Quality and Ecosystem Restoration Grant Program:** ☐ Contribute to the Improvement of Water Quality ☐ Protect, Restore, and Enhance Delta Habitats to Improve the Condition of Special-Status Species ☐ Scientific Studies to Support Implementation of the Delta Science Plan
1.9 Proposal Category:	*Select the project category:* ☐ Planning ☐ Implementation ☐ Acquisition ☐ Scientific Studies (only applicable to Delta Water Quality and Ecosystem Restoration Grant Program)
1.10 Funds Requested:	*Provide project amount requested from CDFW. The amount must match the total shown in Attachment 4 – Budget Tables, Tab A – Applicant Budget::* $_____

1.11 Total Budget:	*Provide total project cost, including any cost share. The amount must match the total provided in Attachment 4 - Budget Tables, Tab D - Cost Share:* $_____
1.12 Estimated Start Date:	*Provide the date when the project to be funded will begin (May 2017 at earliest):*
1.13 Estimated End Date:	*Provide the date when the project to be funded will end (typically 3 years from start date):*
1.14 Estimated Construction Start Date	*Provide the anticipated date when project construction will begin:*
1.15 Estimated Construction End Date	*Anticipated end date of project construction:*
1.16 California State Senate District Number	*Provide California State Senate District Number(s) (http://www.legislature.ca.gov/legislators_and_districts/districts/senatedistricts.html):* _____
1.17 California State Assembly District Number:	*Provide California State Assembly District Number(s) (http://www.legislature.ca.gov/legislators_and_districts/districts/assemblydistricts.html):* _____
1.18 U.S. Congressional District	*Provide U.S Congressional District Number(s) (http://www.house.gov/):* _____
1.19 Applicant Checklist	*Complete Attachment 1 - Applicant Checklist and upload it to the Attachments Tab.*

Section 2: Location Information

2.1 Maps and Graphics:	*Include both a location and project specific map. Implementation projects should also include engineering design drawings:* • *All maps must be labeled with project title, applicant name, USGS quadrangle name, and be positioned so that relevant map information such as stream names, towns, main roads, water bodies, etc. are not obscured.* • *The project specific map should include clearly delineated project boundaries on an appropriately scaled, USGS (or equivalent) 7.5 minute contoured topographic quadrangle map. Aerial photos do not satisfy this requirement.* • *For watershed level planning proposals, provide a map scale that is appropriate. Aerial photos do not satisfy this requirement.* • *Project Maps should be combined into a single electronic file and uploaded to the Attachments Tab.* • *Implementation projects should include design drawings indicating the intended site improvements.* • *Engineering design drawing should be uploaded to the Attachments Tab separately from the Project Map.*

Section 3: Landowners, Access, and Permits

Projects that receive funding shall comply with all applicable laws and regulations, including the California Environmental Quality Act (CEQA).

3.1 Landowners Granting Access for Project:	*Identify landowner(s) providing permission to access project site:* Name: _____ Address:_____ Phone Number: _____
3.2 Land Owner/Manager Interest:	*Enter Land Manager interest (e.g. easement, title, lease)*

3.3 Land Tenure/Site Control	*For projects conducting on-the-ground work only.* *Submit documentation showing adequate tenure to, and site control of, the properties to be improved or restored for a minimum of 25 years. Proof of adequate land tenure includes, but is not limited to:* • *Fee title ownership.* • *An easement or license agreement.* • *Other agreement between the applicant and the fee title owner, or the owner of an easement in the property, sufficient to give the applicant adequate site control for the purposes of the project and long-term management.* • *For projects involving multiple landowners, all landowners or an appointed designee must provide written permission to complete the project.* *CDFW and its representatives shall have access to the project site at least once every 12 months from the start date of the grant for 25 years, or an appropriate term negotiated prior to grant execution.* *When an applicant does not have tenure at the time of proposal submission, but intends to establish tenure via an agreement that will be signed prior to grant execution, the applicant must upload a template copy of the proposed agreement, memorandum of understanding (MOU), or permission form on the Attachments Tab. Documentation of adequate tenure must be submitted prior to grant execution.*
3.4 Permits:	*Identify all federal, state, and local permits for the project and their status using Attachment 6 – Environmental Compliance Checklist.* *The Environmental Compliance Checklist identifies a number of common permits, but is not meant to serve as an exhaustive list of potentially applicable permits. The applicant is responsible for identifying all permits applicable to the project and their status. In instances where an applicable permit is not included in the Environmental Compliance Checklist, it should be added by the applicant.* *Upload completed document on Attachments Tab.*
3.5 CEQA Compliance:	*If the project meets the definition of a "project" in Public Resources Code Section 21065 identify the Lead Agency, contact person, and the justification for why the Lead Agency was selected. In the justification, state whether the lead agency has accepted the role.* ***The applicant must coordinate with CDFW prior to proposal submission if CDFW is anticipated to act as CEQA lead agency for the project****:* Lead Agency: _____ Contact Person: _____ Address:_____ Phone Number: _____ Justification: _____

3.6 CEQA Documentation:	*Select type of CEQA documentation to be prepared:* • Initial Study • Notice of Exemption • Negative Declaration/Mitigated Negative Declaration • Environmental Impact Report • Not Applicable
3.7 CEQA Status:	*Describe the status of the CEQA documents, expected date of completion, and Initial Study if applicable:*
3.8 CEQA Document Name:	*If the CEQA document has been completed, provide the name of the document and the State Clearinghouse number.* Document Name:_____ State Clearinghouse Number:_____ ☐ Not Applicable
3.9 NEPA Compliance	*If the project will be subject to NEPA compliance under 42 U.S.C. 4371 et seq. identify the Lead Agency, contact person, and the justification for why the Lead Agency was selected. In the justification, state whether the lead agency has accepted the role:* Lead Agency: _____ Contact Person: _____ Address:_____ Phone Number: _____ Justification: _____
3.10 NEPA Documentation:	*Select type of NEPA documentation to be prepared:* • Categorical Exclusion • Environmental Assessment • Finding of No Significant Impact • Environmental Impact Statement • Not Applicable
3.11 NEPA Status	*Describe the status of the NEPA documents, expected date of completion, and Initial Study if applicable:*
3.12 NEPA Document Name	*If the NEPA document has been completed, provide the name of the document.* Document Name:_____ ☐ Not Applicable

3.13 Water Rights for Project	*For projects involving water diversions or diversion-related infrastructure, an applicant must demonstrate to CDFW a legal right to divert water consistent with the project proposal and sufficient documentation regarding actual water availability and use.* ☐ Pre-1914 ☐ Riparian Rights ☐Post-1914 ☐ Not Applicable If Not Applicable, please provide an explanation:_____ _____ *If the project may impact a water right, including any project that would require a change to water rights, involve water diversion, or address stream flows or water use, complete and upload Attachment 8 Water Rights and Hydrogeomorphic Factors Questionnaire on the Attachments Tab.* If Pre-1914 or Riparian Rights: *upload written evidence of the right to divert water and the priority in the watershed of that diversion right to the Attachments Tab.* If Post-1914: *upload a copy of the applicable water right permit or license on file with the SWRCB to the Attachments Tab.* *If applicable, applicants must submit to CDFW with their proposal any operational conditions, agreements, or court or SWRCB orders or decrees affecting the asserted water right. Applicants must submit past water diversion and use information reported to the SWRCB pursuant to CWC Section 5101. Such reports include Progress Reports of Permittee and Reports of Licensee for post-1914 rights, and Supplemental Statements of Water Diversion and Use for riparian and pre-1914 water rights. Upload this information to the Attachments Tab.*

Section 4: General Requirements

4.1 Delta Stewardship Council – Delta Plan Consistency:	*Check box yes or no based on whether your project would occur, in whole or in part, within the boundaries of the Delta or Suisun Marsh and meets the other necessary conditions in order to be deemed a covered action (CWC §85057.5) and therefore must demonstrate consistency with the Delta Plan:* ☐ Yes (Required) If yes, describe approach to ensuring consistency with the applicable Delta Plan policies: _____ ☐ No (Not Required)

4.2 Water Conservation and Efficiency Program:	*Pursuant to Governor Brown's April 2014 Executive Order, recipients of funding for future projects that impact water resources, including groundwater resources must have appropriate water conservation and efficiency programs in place in response to persistent drought conditions. Applicants must verify that their organization has a water conservation and efficiency program in place; however, it does not need to be submitted with the proposal:* Does the applicant's organization have a Water Conservation and Efficiency Program in place? ☐ Yes ☐ No *If funded, the applicant's organization must have a Water Conservation and Efficiency Program in place prior to grant execution.*
4.3 Consistency with and Implementation of State Wildlife Action Plan (SWAP)	*Identify the relevance of project to SWAP 2015 including geographic setting (Province and Conservation Unit); conservation targets and other conservation foci (natural communities and species); and conservation strategies (goals, objectives, and conservation actions). Provide page number(s) for the relevant actions (Source: SWAP 2015, Executive Summary; Geographic setting: Chapt. 1; Regional strategies: Chapt. 5; Anadromous fish: Chapt. 6)*
4.4 Consistency with and Implementation of other Plans:	*Select if project has consistency with and implementation of other plans (e.g., existing conservation, restoration, recovery plans, or other relevant local, state, or federal plans or policies). Copies of the plan(s) must be available upon request:* ☐ Yes ☐ No If yes, identify the plan(s) and specify which goals, objectives, **priority action(s)**, etc. will be furthered by the project and a brief basis for that determination (use the following format to identify each plan: author, year, title, organization, city, state, section referenced [including specific page numbers, if applicable].): _____ *If the project is designed to protect and/or restore anadromous salmonid habitat, also complete and upload Attachment 7 - Anadromous Salmonid Recovery Task and Limiting Factors Form to the Attachment Tab.*
4.5 Coordination with the California Conservation Corps and California Association of Local Corps:	*Has consultation occurred with the California Conservation Corps and Certified Community Conservation Corps (collectively, "the Corps")? Unless otherwise exempted (i.e., Planning, Acquisition, or Scientific Studies with no field work), applicants that fail to consult with the Corps will not be eligible to receive CDFW Proposition 1 funding:* ☐ Yes ☐ No ***If the Corps will be used, they must be included in Attachment 4 Budget.*** *All applicants must complete and upload Attachment 5 – The California Conservation Corps Checklist on the Attachments Tab*

4.6 Disadvantaged Community:	*Select if project will occur in a Disadvantaged Community as defined in CWC Section 79505.5(a). Refer to Section 3.9 of the Solicitation for guidance on how to determine if the project is located within and/or will benefit a Disadvantaged Community:* ☐ *Yes* ☐ *No* *Select if project will benefit a Disadvantaged Community* ☐ *Yes* ☐ *No* *If yes, describe benefit(s)*_____

Section 5: Project Narrative, Monitoring, and Long-Term Management

5.1 Project Narrative	*Complete and upload a detailed Project Narrative using the Attachment 2: Project Narrative on the Attachments Tab.* *If the project is designed to protect and/or restore anadromous salmonid habitat, also complete and upload Attachment 7. Anadromous Salmonid Recovery Task and Limiting Factors Form to the Attachment Tab.* *If the project may impact a water right, including any project that would require a change to water rights, involve water diversion, or address stream flows or water use, also complete and upload Attachment 8 Water Rights and Hydrogeomorphic Factors Questionnaire on the Attachments Tab.*
5.2 Monitoring, Reporting, and Long-Term Management	***Acquisition and Implementation projects only***. *Describe the approach for monitoring, reporting, and long-term management of the project using the Attachment 3: Monitoring, Reporting, and Long-Term Management Plan Template.* • *The Monitoring and Reporting Plan should elaborate on metrics necessary to measure project performance.* • *The Long Term Management Plan should discuss how the project and future management activities, beyond the award period, will deliver sustainable outcomes in the long-term.* *Upload Attachment 3: Monitoring, Reporting, and Long-Term Management Plan on the Attachments Tab.*

Section 6: Qualifications and Conflict of Interest

Qualifications and Experience of Applicant and Professionals

6.1 Project Team	*List qualifications and experience that directly apply to the proposed tasks by uploading Biographical Sketches for key personnel on the Attachments Tab. Each biographical sketch must be no more than 1 page and include:* • *Education and Training* • *Academic/Professional Appointments (beginning with the current appointment)* • *Up to 5 products (e.g., publications, planning documents, reports) related to the proposed project. Each product must include full citation information including (where applicable and practicable) names of all authors, date of publication or release, title, title of enclosing work such as journal or book, volume, issue, pages, website or other Persistent Identifier.* *The Biographical Sketches for all project personnel should be combined into one document, no more than 10 pages in length.* *Upload Project Team Biographical Sketches on the Attachments Tab.*
6.2 Previous Projects	*Give examples of previous projects (funded by CDFW or others) that demonstrate similar work, and describe the project outcomes:*

Conflict of Interest

6.3 Applicant	*Identify members of the applicant's team who: wrote the proposal; will be performing the work listed in the proposal; or who will benefit financially if the proposal is funded:*
6.4 Subcontractors	*If known, identify subcontractors who will perform some work listed in the proposal or will benefit financially if the proposal is funded. Include name(s) and organization(s):*
6.5 Others	*Identify other individuals that helped with proposal development, for example by reviewing drafts, or by providing critical suggestions or ideas contained within the proposal. These individuals may include agency staff. List the name(s) and organization(s) of any individuals who were consulted during proposal development:*

Section 7: Project Budget

7.1 Budget Tables	*Upload Attachment 4 – Budget Tables.* • *All Applicants complete Tab A.) Applicant Budget. If the project will include subcontractors include the total amount for each subcontract, as well as breakdown of fund sources supporting each subcontract in section C.) Operating Expenses: Subcontractors.* • *If applicable, complete Tab B1.) Subcontractor Budget. For projects with multiple subcontractors, add additional tabs labeling them B2, B3, etc., as necessary.* • *All applicants complete Tab C.) Budget Justification* • *All applicants complete Tab D.) Cost Share. To be considered as cost share, funds must be used to support the proposed project and must be spent between the date of grant award and end of the grant term.*
7.2 Application to Other Grant Programs:	*Check box if a proposal has been submitted to another grant program for this project (i.e., that would fund the same project components applied for in this application.) If yes, identify granting agency, grant program name(s), proposal title, date submitted, and relationship between proposals:* ☐ Yes ☐ No
7.3 Federal Match:	*Will the funds requested be used as match for a federal program?* ☐ Yes ☐ No *If yes, please identify the federal program.*

AGENDA ITEM NO. 6

MONTEREY PENINSULA REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING

DATE:	**June 27, 2016**
TO:	**Board of Directors**
FROM:	**Shuran Parker, Administrative Services Manager**
REVIEWED BY:	**Rafael Payan, General Manager**
SUBJECT:	**Review of the Proposed Monterey Peninsula Regional Park District Community Facilities District No. 2016-01 (Parks, Open Space and Coastal Preservation) and Approval of Resolution #2016-15, a Resolution of Formation of a Community Facilities District**

RECOMMENDED ACTION
Staff respectfully recommends that the Board authorize the following items:

- Conduct a public hearing for June 27, 2016 at 4:30 p.m. for the purpose of forming the community facilities district (CFD).
- Approve Resolution #2016-15, a Resolution of Formation, Establishing Community Facilities District No. 2016-01 (Parks, Open Space and Coastal Preservation) **(ATTACHMENT 1)**

FISCAL IMPACT:
If this resolution is passed and voters approve creation of the CFD, the estimated revenue generated will be approximately $1,200,000.

FUNDING SOURCE:
New CFD accounts will be setup to track revenues and expenditures.

FUNDING BALANCE:
Not applicable

DISCUSSION:
The Board is being asked to conduct a Public Hearing regarding, and consider, the formation of a CFD to replace the existing Parks, Open Space and Coastal Preservation Benefit Assessment District which will expire at the end of fiscal year 2018-19 **(ATTACHMENT 2)**.

The Board has already taken the first step in forming the CFD by approving a Resolution of Intention at the May 2 Board meeting. The next step will be placing a ballot measure on the November 8, 2016 General Election where the special tax measure will be decided by the qualified electors in the CFD.

The Rate and Method of Apportionment of Special Tax (as set forth in Exhibit C, Resolution of Formation) provides maximum annual special tax rates for residential and

non-residential land use classifications and includes a provision to adjust the maximum special tax rates each year for inflation provided, however, that the portion of the revenue generated from the special taxes that is allocated to Facilities shall not be increased by more than two percent (2%) in any single year, and the portion of the revenue generated from the special taxes that is allocated to Services shall not be increased by more than three percent (3%) in any single year. Each fiscal year, the District will determine the special tax requirement and associated annual special tax rates for the CFD based upon service and maintenance costs within the CFD.

Upon final approval of the CFD, a notice of special tax lien will be recorded with the Monterey County Recorder, resulting in a permanent lien on the parcels. The lien continues in perpetuity unless the Board terminates the special tax obligation by later Board actions in accordance with the Act.

As the local agency establishing the CFD, the District will have the obligation of providing annually the calculation of the special tax levy for a timely submission to the Monterey County Auditor-Controller of the information required for posting the special tax levy to the secured property tax roll of the County.

Staff is requesting that the Board adopt the Resolution Declaring Formation of Community Facilities District No. 2016-01 (Parks, Open Space and Coastal Preservation).

The proposed CFD will be fully supported by an annual special tax levied exclusively on the real property within the CFD. The District's administrative costs related to the CFD formation and annual administration will be reimbursed from the special tax proceeds. There will be no impact on the District's finances in the General Fund.

ATTACHMENTS:

1. Resolution #2016-15
2. Public Hearing Report

MONTEREY PENINSULA REGIONAL PARK DISTRICT

RESOLUTION # 2016-15
June 27, 2016

RESOLUTION OF FORMATION BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA REGIONAL PARK DISTRICT ESTABLISHING COMMUNITY FACILITIES DISTRICT NO. 2016-01 (PARKS, OPEN SPACE AND COASTAL PRESERVATION)

WHEREAS, the Board of Directors ("Board") of the Monterey Peninsula Regional Park District (the "District") hereby adopts this resolution of formation establishing a community facilities district as follows:

WHEREAS, on May 2, 2016, the Board adopted Resolution 2016-06, titled "Resolution of the Board of Directors of the Monterey Peninsula Regional Park District Adopting Local Goals and Policies for Community Facilities Districts," pursuant to California Government Code Section 53311 et seq. (the "Act"); and

WHEREAS, the Board, as the legislative body of the District, has determined that it is in the best interests of the District to institute proceedings for the establishment of a community facilities district pursuant to the Act in order to finance the acquisition, maintenance, improvement, servicing, protection, and preservation of parks, open space, coastal lands and facilities owned or managed by the District within the CFD, (the "Services and Facilities"), including administrative or incidental expenses thereto; and

WHEREAS, on May 2, 2016, the Board adopted Resolution 2016-07 titled "Resolution of the Board of Directors of the Monterey Peninsula Regional Park District Declaring Intention to Establish a Community Facilities District" (the "ROI"), pursuant to Section 53321 of the Act, in which it proposed to establish the Monterey Peninsula Regional Park District Community Facilities District No. 2016-01 (Parks, Open Space and Coastal Preservation) (the "CFD"); and

WHEREAS, the proposed boundaries of the CFD are as shown on the map attached hereto as Exhibit A, and incorporated herein, and which is also on file with the Secretary/Treasurer of the Board (the "Board Secretary"); and

WHEREAS, the services proposed to be financed by the CFD are described in the document titled "Description of Services and Facilities to be Financed by the CFD," attached hereto as Exhibit B and incorporated herein; and

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WHEREAS, except to the extent that funds are otherwise available to the CFD to pay for the Services, a special tax (the "Special Tax") sufficient to pay the costs thereof, secured by recordation of a continuing lien against all nonexempt real property in the CFD, will be levied annually within the CFD until ended by voters, and collected in the same manner as ordinary ad valorem property taxes levied within the CFD. The rate and method of apportionment of the Special Tax are described in the document titled "Rate and Method of Apportionment of Special Tax," attached hereto as Exhibit C and incorporated herein; and

WHEREAS, the District published a notice of a public hearing to be held on June 27, 2016, in compliance with all applicable requirements of the Act regarding the proposed formation of the CFD; and

WHEREAS, if the Board proceeds with formation of the CFD, the Special Tax shall be submitted to a vote of the registered voters within the proposed CFD in the next general election, in accordance with all applicable requirements of the Act. Each voter shall have one vote; and

WHEREAS, the Board received a report containing a brief description of the types of Services required to adequately meet the needs of the CFD, pursuant to Section 53321.5 of the Act, and a copy of which is on file with the Board Secretary.

NOW, THEREFORE, BE IT RESOLVED:

SECTION 1. The foregoing recitals are true and correct.

SECTION 2. The Board has determined that all proceedings undertaken by the District in connection with the establishment of the CFD and the levy of the Special Tax are valid and in conformity with the applicable provisions of the Act. Pursuant to Section 53325.1 of the Act, the Board's finding in this regard is final and conclusive.

SECTION 3. The proposed Special Tax to be levied within the CFD has not been precluded by majority protest pursuant to Section 53324 of the Act.

SECTION 4. The community facilities district named "Monterey Peninsula Regional Park District Community Facilities District No. 2016-01 (Parks, Open Space and Coastal Preservation)," is hereby established pursuant to Section 53325.1 of the Act.

SECTION 5. The services and facilities proposed to be financed by the CFD are described in Exhibit B hereto.

SECTION 6. The office responsible for annual preparation of a current roll of special tax levy obligations by assessor's parcel number and for estimating future Special Tax levies within the CFD shall be the General Manager of the District at 60 Garden Court, Suite 325, Monterey, California, 94930, (831) 372-3196.

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SECTION 7. Upon recordation of a notice of special tax lien pursuant to Section 3114.5 of the Streets and Highways Code of California, a continuing lien to secure each levy of the Special Tax shall attach to all nonexempt real property in the CFD and this lien shall continue in force and effect until the special tax obligation is prepaid and permanently satisfied and the lien canceled in accordance with law or until collection of the tax by the District ceases. In summary, this provision means that owners of developed single family home property will be required to pay the special tax of $25.26 per parcel per year, and other types of property would be required to pay the special tax amounts shown in the Rate and Method of Apportionment ("RMA") in Exhibit C, subject to the annual adjustment also shown in the RMA, until ended by voters, if the special tax is approved by voters.

SECTION 8. The boundary map of the proposed CFD was recorded in the Monterey County Recorder's Office on May 12, 2016 as Document No. 2016026250 in book 5, page 16 Book of Maps of Assessments of Community Facilities Districts.

SECTION 9. Pursuant to the provisions of the Act, the proposition of the levy of the Special Tax shall be submitted to the qualified electors of the CFD at an election, the time, place and conditions of which shall be as specified by a separate resolution of the Board.

PASSED AND ADOPTED by the Board of Directors of Monterey Peninsula Regional Park District at a special meeting of said Board held on the 27th day of June 2016, at Monterey Peninsula Regional Park District Administrative Office, 60 Garden Court, Suite 325, Monterey, California by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____	_____
Kelly Sorenson	Shane Anderson
President	Secretary/Treasurer

CERTIFICATION

I, the undersigned Secretary/Treasurer of the Board of the Monterey Peninsula Regional Park District, a special district, hereby certify that I am the Secretary/Treasurer of said special district, that the foregoing is a full, true, and correct copy of the resolution duly passed by the Board at the meeting of said Board held on the day and at the place therein specified and that said resolution has never been revoked, rescinded, or set aside and is now in full force and effect.

_____
Secretary/Treasurer
Board of Directors

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EXHIBIT A

MAP OF PROPOSED BOUNDARIES

MONTEREY PENINSULA REGIONAL PARK DISTRICT
Community Facilities District No. 2016-01
(Parks, Open Space and Coastal Preservation)

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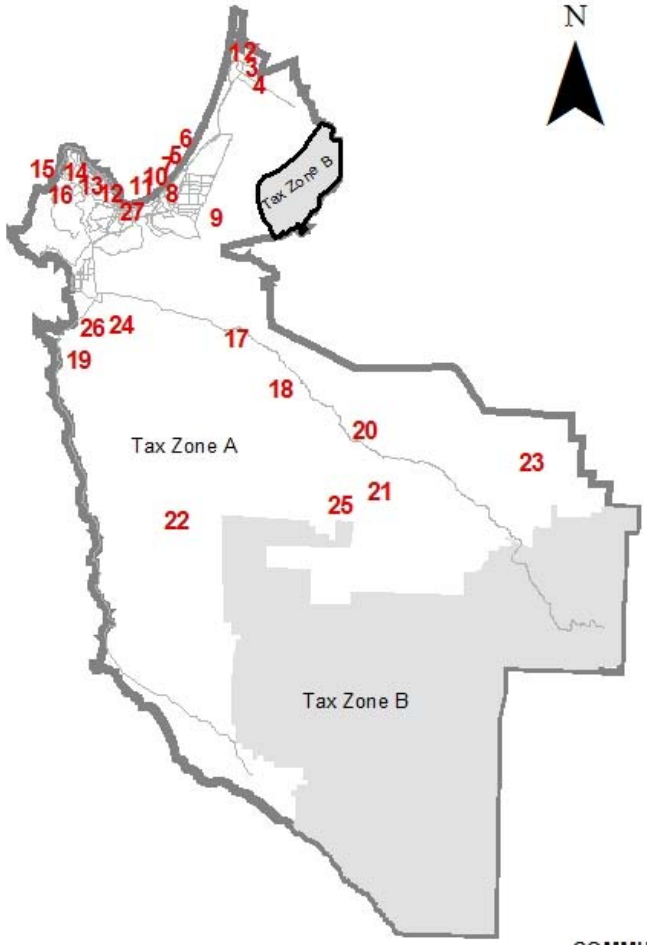
Properties Owned, Operated and/or Funded by MPRPD

1. Marina Dunes Preserve
2. Locke-Paddon Community Park
3. Vince DiMaggio Community Park
4. Los Arboles Community Park
5. Eolian Dunes Preserve
6. South Monterey Bay Dunes
7. Roberts Lake Open Space
8. Laguna Grande Community Park
9. Frog Pond Wetland Preserve
10. Del Monte Dunes
11. Del Monte Beach Open Space
12. San Carlos Beach Community Park
13. Monterey Bay Coastal Trail
14. Elmarie Dyke Open Space
15. Rocky Shores
16. Lynn "Rip" Van Winkle Open Space
17. Thomas Open Space
18. Garland Ranch Regional Park
19. Laidlaw-Apte Pine Forest Preserve
20. Carmel Valley Community Park
21. Cachagua Community Park
22. Mill Creek Redwood Preserve
23. Blomquist Preserve
24. Palo Corona Regional Park
25. Flavin Ranch
26. Whisler-Wilson Ranch
27. Joyce Stevens Monterey Pine Forest Preserve



Legend

- Roads
- Tax Zone B
- District Boundary

PREPARED BY SCI CONSULTING GROUP
4745 MANGELS BLVD
FAIRFIELD, CA 94534
707-430-4300

SECRETARY'S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE SECRETARY OF THE BOARD OF THE MONTEREY PENINSULA REGIONAL PARK DISTRICT, STATE OF CALIFORNIA, THIS _____ DAY OF_____2016.

_____
SECRETARY OF THE BOARD

SECRETARY'S MAP CERTIFICATE

I DO HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2016-01 (PARKS, OPEN SPACE AND COASTAL PRESERVATION), MONTEREY PENINSULA REGIONAL PARK DISTRICT, COUNTY OF MONTEREY, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA REGIONAL PARK DISTRICT AT A MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2016, BY ITS RESOLUTION NO. _____.

_____
SECRETARY OF THE BOARD

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2016 AT THE HOUR OF _____ O'CLOCK _____.M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

_____
COUNTY RECORDER, COUNTY OF MONTEREY

NOTE:
REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF MONTEREY FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2016-01 OF THE MONTEREY PENINSULA REGIONAL PARK DISTRICT, COUNTY OF MONTEREY, STATE OF CALIFORNIA

Page 1 of 1

EXHIBIT A

EXHIBIT B

DESCRIPTION OF SERVICES AND FACILITES TO BE FINANCED BY THE CFD

MONTEREY PENINSULA REGIONAL PARK DISTRICT
Community Facilities District No. 2016-01
(Parks, Open Space and Coastal Preservation)

The services and facilities described below are proposed to be financed by Community Facilities District No. 2016-01 ("CFD") of the Monterey Peninsula Regional Park District (“District”)

The types of services and facilities to be financed by the CFD ("Services and Facilities") shall include acquisition, maintenance, improvement, lighting and security of land and open space, parks, parkways, trails, basins, drainage corridors, landscape corridors, wetlands and open space areas; any incidental expenses authorized by the Act; and any other miscellaneous or incidental services identified by the District necessary to provide the described Services and Facilities herein including without limitation the collection and accumulation of funds to pay for anticipated Services and Facilities cost shortfalls and reserves for deferred maintenance. The District will use the revenue from the CFD to finance services and facilities that will allow it to continue with the protection of local open space, coastal lands, beaches, creeks, rivers, and wildlife habitat; maintain and improve neighborhood parks, trails, and playgrounds; and increase recreational access to natural areas.

“Improvements,” as used herein, means, without limitation, facilities, buildings, fixed equipment, trails, roads, parking lots and other man-made structures, equipment and facilities on or alterations to lands owned or managed by the District.

“Maintenance,” as used herein, means, without limitation, the furnishing of services and materials for the routine, recurring, and usual work for the preservation or protection of land and Improvements for their intended purposes. Maintenance includes, but is not limited to, the repair, removal or replacement of all or any part of any Improvements; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; the cleaning, sandblasting, and painting of walls and other structural Improvements to remove or cover graffiti; and the maintenance of trails on District-owned lands in the CFD.

“Servicing,” as used herein, means, without limitation, the furnishing of electric current, gas, or other form of energy for any public lighting facilities or for the lighting or operation of any other Improvements; and water for uses including, but not limited to, the irrigation of any landscaping, the operation of any fountains, or the Maintenance of any other Improvements.

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EXHIBIT C

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

MONTEREY PENINSULA REGIONAL PARK DISTRICT
Community Facilities District No. 2016-01
(Parks, Open Space and Coastal Preservation)

A Special Tax authorized under the Mello-Roos Community Facilities Act of 1982 applicable to the land in the Community Facilities District No. 2016-01 (the "CFD") of the Monterey Peninsula Regional Park District (the "District") shall be levied and collected according to the tax liability determined by the District through the application of the appropriate amount or rate, as described herein.

A. DEFINITIONS

"Acre" means each acre of the land area making up an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other recorded County parcel map.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the actual or estimated costs incurred by the District to determine, levy and collect the Special Taxes, including the proportionate amount of the salaries and benefits of District employees whose duties are directly related to administration of the CFD and the fees of Special Tax levy administrator, other consultants, legal counsel, the costs of collecting installments of the Special Taxes upon the County tax rolls and any other incidental costs authorized by the Act.

"Annual Escalation Factor" means an amount equal to the percentage increase during the preceding year in the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-San Jose metropolitan area (CPI-U), not to exceed 3%, as published by the U.S. Department of Labor, Bureau of Labor Statistics, or if this index ceases publication, an equivalent index as determined by the District.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel number.

"Annual Special Tax" means the annual Special Tax, determined in accordance with Section D below, to be levied in the CFD in any Fiscal Year on any Assessor's Parcel.

"Base Year" means the Fiscal Year ending June 30, 2017.

"Building Permit" means a single permit or set of permits required to construct an entire structure.

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"Board" means the Board of Directors of the Monterey Peninsula Regional Park District, acting as the legislative body of the District and the CFD.

"CFD Administrator" means an official of the District, or designee thereof, responsible for determining and providing for the levy and collection of the Special Tax.

"CFD" or "CFD No. 2016-01" means Community Facilities District No. 2016-01 (Parks, Open Space and Coastal Preservation) of the Monterey Peninsula Regional Park District.

"Commercial / Industrial Property" means all Assessor Parcels of Developed Property for which a Building Permit has been issued for the construction of retail, commercial, industrial, educational and hotel/motel uses or structures and is not Office Property.

"Condominium Property" means all Assessor Parcels of Developed Property for which a Building Permit has been issued for the construction of a residential property that shares a wall with an adjacent residential property.

"County" means the County of Monterey, California.

"Developed Property" means, in any Fiscal Year, all Assessor's Parcels in the CFD for which Building Permits have been issued on or prior to June 30 of the preceding Fiscal Year. These Assessor's Parcels can be classified into one of following groups: Single Family Residential, Condominium, Multi-Family Residential, Mobile Home on Separate Lot, Commercial/Industrial, Office, and Self-Storage/Parking Lot.

"District" means the Monterey Peninsula Regional Park District.

"Facilities" means the facilities to be financed by the CFD as described in the Resolution of Intention for the CFD.

"Fiscal Year" means the period starting July 1 and ending the following June 30.

"Fraction Acre" means each quarter acre of the land area or portion thereof making up an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other recorded County parcel map.

"Land Use Classification" means any of the classes listed in Section B(1).

"Lighting" means the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.

"Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvement, including but not limited to all of the following: the repair, removal or replacement of all or any part of any improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

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"Maximum Special Tax" means the greatest amount of Special Tax, determined in accordance with Sections B and C below, that can be levied in the CFD in any Fiscal Year on any Assessor's Parcel.

"Mobile Home Residential" means a manufactured home or a mobile home as defined in Sections 18007 and 18008 of the Health and Safety Code and which is to be used for residential purposes.

"Multi-Family Residential" means all Assessor Parcels of Developed Property for which a Building Permit has been issued for construction of a structure with more than one Residential Unit. This category includes but is not limited to apartment buildings, duplexes, triplexes, fourplexes and mobile home parks.

"Office Property" means all Assessor Parcels of Developed Property for which a Building Permit has been issued for the construction of general, professional or medical office uses or structures.

"Public Property" means any property within the boundaries of the CFD that is either (i) owned by the federal government, the State of California, the County, another public agency, or a private non-profit organization that owns and is responsible for conservation of open space areas or (ii) encumbered by an easement owned by any such public agency or private organization which easement prohibits the development of such property or makes the development of such property impractical. Notwithstanding the foregoing, a leasehold or other possessory interest in any such property which is subject to taxation pursuant to Section 53340.1 of the Act shall not constitute "Public Property."

"Residential Unit" means each separate residential dwelling unit on an Assessor's Parcel that comprises an independent facility capable of conveyance or rental as distinct from adjacent residential dwelling units. An accessory residential dwelling unit, as defined by the County Zoning Code, shall not be considered as a Residential Unit for taxation purposes

"RMA" means this Rate and Method of Apportionment of Special Tax.

"Self-Storage/Parking Lot Property" means all Assessor Parcels of Developed Property used for the operation of a self-storage business or a commercial parking lot.

"Services" means the services to be financed by the CFD as described in the Resolution of Intention for the CFD.

"Single-Family Residential" means all Assessor Parcels of Developed Property for which a building permit has been issued for construction of at least one single-family residential unit and is not Multi-Family Residential or Mobile Home Residential.

"Special Tax" means a Special Tax levied in any Fiscal Year to pay the Special Tax Requirement.

"Special Tax Requirement" means the amount required in any Fiscal Year for the CFD to: 1) provide the Service; 2) pay for reasonable Administrative Expenses; 3) pay any amounts required to establish or replenish any reserve funds; and 4) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year.

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"State" means the State of California.

"Taxable Property" means any Assessor's Parcel that is not Tax-Exempt Property.

"Tax-Exempt Property" means any Parcel within the CFD which is not Developed Property or Vacant Property, and includes Public Property.

"Vacant Property" means any Assessor's Parcel which is not Tax-Exempt Property, and for which no building permit has been approved and issued by June 1 of the previous Fiscal Year.

B. DETERMINATION OF MAXIMUM SPECIAL TAX

The Maximum Special Tax shall be calculated as follows:

1. Classification of Parcels. Each Fiscal Year, using the Definitions above and the Parcel records of the County Assessor's Secured Tax Roll of July 1, the District shall cause each Parcel of land in the CFD to be classified as Developed Property, Vacant Property, or Tax-Exempt Property. The District shall cause all Developed Property to be further classified as Single Family Residential, Condominium, Multi-Family Residential, Mobile Home on Separate Lot, Commercial/Industrial, Office, or Self-Storage/Parking Lot.

2. Assignment of Maximum Special Tax. Each Fiscal Year, the Base Year Maximum Tax shown below shall be escalated as specified in Section C, Annual Adjustment of Maximum Special Tax, to determine the Maximum Special Tax for the upcoming Fiscal Year for each Land Use Classification.

Tax Zone A

Land Use Classification	**Base Year Maximum Tax**
Developed Single Family Residential	$25.26 per Residential Unit
Developed Multi-family Residential, including Mobile Home Parks	$11.62 per Residential Unit up to 20 units, then $2.53 for every unit thereafter
Developed Condominium Residential	$20.46 per Residential Unit
Developed Mobile Home on Separate Lot	$13.89 per Residential Unit
Developed Commercial/Industrial Property	$12.63 per Fraction Acre or portion thereof up to 5 acres, then $12.63 per Acre or portion thereof for every Acre thereafter
Developed Office Property	$35.87 per Fraction Acre or portion thereof up to 5 acres, then $35.87 per Acre or portion thereof for every Acre thereafter
Developed Self-Storage/Parking Lot Property	$ 0.53 per Fraction Acre
Vacant Property	$12.63 per Parcel
Tax-Exempt Property	$0

Tax Zone B

Land Use Classification	Base Year Maximum Tax
Developed Single Family Residential	$12.63 per Residential Unit
Developed Multi-family Residential, including Mobile Home Parks	$5.81 per Residential Unit up to 20 units, then $1.26 for every unit thereafter
Developed Condominium Residential	$10.23 per Residential Unit
Developed Mobile Home on Separate Lot	$6.95 per Residential Unit
Developed Commercial/Industrial Property	$6.32 per Fraction Acre or portion thereof up to 5 acres, then $6.32 per Acre or portion thereof for every Acre thereafter
Developed Office Property	$17.93 per Fraction Acre or portion thereof up to 5 acres, then $17.93 per Acre or portion thereof for every Acre thereafter
Developed Self-Storage/Parking Lot Property	$0.27 per Fraction Acre
Vacant Property	$6.32 per Parcel
Tax-Exempt Property	$0

3. Conversion of a Tax-Exempt Property to a Taxable Property. If a Tax-Exempt Property is not needed for public use and is converted to a private use, it shall become subject to the Special Tax.

4. Multiple Land Use Classifications. In some instances, an Assessor's Parcel of Developed Property may contain more than one Land Use Classification. The Maximum Special Tax that can be levied on an Assessor's Parcel shall be the sum of the Maximum Special Taxes that can be levied for all Land Use Classes located on that Assessor's Parcel. The CFD Administrator shall determine the allocation to each Land Use Classification.

5. Percentage Allocation of Special Tax. 70% of the annual special tax revenue generated within the CFD shall be allocated to costs of Services provided while the remaining 30% of special tax revenue shall be allocated to costs of Facilities.

C. ANNUAL ADJUSTMENT OF MAXIMUM SPECIAL TAX

Beginning in January 2018 and each January thereafter, the Maximum Special Tax shall be adjusted for each subsequent fiscal year in an amount equal to the percentage increase during the preceding calendar year in the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-San Jose metropolitan area (CPI-U) as published by the U.S. Department of Labor, Bureau of Labor Statistics, or if this index ceases publication, an equivalent index as determined by the District; provided, however, that the portion of the revenue generated from the special taxes that is allocated to Facilities shall not be increased by more than two percent (2%) in any single year, and the portion of the revenue generated from the special taxes that is allocated to Services shall not be increased by more than three percent (3%) in any single year.

Each annual adjustment of the Maximum Special Tax shall become effective for the following Fiscal Year.

D. DETERMINATION OF THE ANNUAL SPECIAL TAX

Commencing with the Base Year, and for each subsequent Fiscal Year, the Board shall determine the Special Tax Requirement and shall levy the Annual Special Tax on each Assessor's Parcel of

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Developed Property or Vacant Property at up to one hundred percent of the applicable Maximum Special Tax to fund the Special Tax Requirement.

The Board shall not levy an Annual Special Tax on Tax-Exempt Property.

Under no circumstances will the Annual Special tax levied against any Assessor's Parcel of Developed Property or Vacant Property increase by more than ten (10) percent as a consequence of delinquency or default by the owner of any other Assessor's Parcel within the CFD.

Subject to the foregoing, the amount of Annual Special Tax levied upon any Developed Property or Vacant Property in any Fiscal Year shall not exceed the Maximum Special Tax for such Fiscal Year as computed herein.

E. DURATION OF THE SPECIAL TAX

Assessor's Parcels in the CFD shall remain subject to the Special Tax in perpetuity. If the Special Tax ceases to be levied, the District or its designee shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished.

F. PREPAYMENT OF SPECIAL TAX

Prepayment of the Special Tax is not authorized.

G. APPEALS AND INTERPRETATION PROCEDURE

Any property owner who feels that the portion of the Special Tax levied on the property owner's property is in error, may file a written appeal no later than April 10 of the Fiscal Year in which the levy occurred, with the General Manager or his or her designee, appealing the levy of the Special Tax on such property owner's property. The General Manager or his or her designee will promptly review the appeal, and, if necessary, meet with the property owner, and decide the merits of the appeal. If the findings of the General Manager or his or her designee verify that the Special Tax levied should be modified, the Special Tax levy for future Fiscal Years shall be corrected, and future Special Taxes levied against such property shall be adjusted, as applicable. Any overcharges of Special Tax levies shall be corrected solely by means of adjustments to future Special Tax levies; no cash refunds shall be made. Any dispute over the decision of the General Manager or his or her designee shall be referred to the General Manager and the Board, and the decision of the Board shall be final and binding on all parties.

Interpretation of this RMA and all other CFD materials may be made by resolution of the Board for purposes of clarifying any vagueness or uncertainty as it relates to the application of the Special Tax rate, or application of the method of apportionment, or classification of properties or any definition applicable to the CFD.

H. COLLECTION OF THE SPECIAL TAX

The Special Tax shall be collected each year in the same manner and at the same time as ad valorem

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property taxes are collected and shall be subject to the same penalties and lien priorities in the case of delinquency as is provided for ad valorem taxes. The District shall cause the actions required above to be done for each Fiscal Year in a timely manner to assure that the schedule of the Special Taxes to be collected are received by the County Auditor for inclusion with billings for such ad valorem taxes for the applicable Fiscal Year. However, the CFD Administrator may directly bill the Special Tax, and may collect Special Taxes at a different time or in a different manner, if necessary to meet the financial obligations of the District or as otherwise determined appropriate by the CFD Administrator.

I. ANNEXATION OF TERRITORY

Any territory to be annexed to the CFD shall, in addition to payment of Special Taxes at the rate set forth above, be subject to payment of any costs incurred by the District in conducting the annexation process.

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MONTEREY PENINSULA REGIONAL PARK DISTRICT

PUBLIC HEARING REPORT

COMMUNITY FACILITIES DISTRICT NO. 2016-01
(PARKS, OPEN SPACE AND COASTAL PRESERVATION)

JUNE 2016

PREPARED FOR:

MONTEREY PENINSULA REGIONAL PARK DISTRICT

BOARD OF DIRECTORS

PREPARED BY:
SCIConsultingGroup
4745 MANGELS BOULEVARD
FAIRFIELD, CALIFORNIA 94534
PHONE 707.430.4300
FAX 707.430.4319
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ATTACHMENT 2

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MONTEREY PENINSULA REGIONAL PARK DISTRICT

BOARD OF SUPERVISORS

Kelly Sorenson, Ward 1 – President
Shane Anderson, Ward 2 – Secretary/Treasurer
Katie Pofahl, Ward 3 - Director
Kathleen Lee, Ward 4 - Director
John Dalessio, Ward 5 - Director

GENERAL MANAGER
Rafael Payan

SPECIAL TAX CONSULTANT
LeeAnn McCabe, SCI Consulting Group

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INTRODUCTION

The Monterey Peninsula Regional Park District (the "District") currently provides park facilities and recreational programs for thousands of residents within the District's jurisdictional boundaries. The District has acquired, owns, operates, maintains or has funded 27 parks and open space areas, which are located throughout the District. Collectively, these parks and open space areas encompass over 15,000 acres. (For general locations of the District's facilities, see the Diagram following in this Report.)

The facilities the District has acquired, owns, operates, maintains or has funded are summarized as follows:

1. Marina Dunes Preserve
2. Locke-Paddon Community Park
3. Vince DiMaggio Community Park
4. Los Arboles Community Park
5. Eolian Dunes Preserve
6. South Monterey Bay Dunes
7. Roberts Lake Open Space
8. Laguna Grande Community Park
9. Frog Pond Wetland Preserve
10. Del Monte Dunes
11. Del Monte Beach Open Space
12. San Carlos Beach Community Park
13. Monterey Bay Coastal Trail
14. Elmarie Dyke Open Space
15. Rocky Shores
16. Lynn "Rip" Van Winkle Open Space
17. Thomas Open Space
18. Garland Ranch Regional Park
19. Laidlaw-Apte Pine Forest Preserve
20. Carmel Valley Community Park
21. Cachagua Community Park
22. Mill Creek Redwood Preserve
23. Blomquist Preserve
24. Palo Corona Regional Park
25. Flavin Ranch
26. Whisler-Wilson Ranch
27. Joyce Stevens Monterey Pine Forest Preserve

The Monterey Peninsula Regional Park District is a public agency, separate from the County or any city, which was formed by Monterey County voters in 1972 to specifically protect open space and provide recreational opportunities in the Monterey Peninsula. Since 1972, the District has helped to protect over 15,000 acres of parks, recreational areas and open space lands and helped create the Monterey Bay Coastal Trail.

The District covers approximately 500 square miles, including the seven incorporated cities on the Monterey Peninsula, Carmel Valley, and the Big Sur Coast. The District is governed by an elected Board of Directors, representing the citizens in each of five wards.

The purpose of the District is to acquire, preserve, protect, restore, enhance and maintain parks, open spaces, trails, wildlife areas, creeks and streams, shorelines, and watershed lands in rural and urban areas throughout the Monterey Peninsula. The map in the Figure 1 depicts the area served by the District.

In July 2004 the District gained the authority to approve the levy of the Parks, Open Space and Coastal Preservation Benefit Assessments (the "Assessment") for fiscal year 2004-05 and future years for up to fifteen years. The Assessment is set to expire after Fiscal Year 2018-19 and without a funding mechanism in place the District risks losing this revenue stream of approximately $1.2 million annually. After careful consideration and analysis, the District has determined that the best funding mechanism to replace the Assessment is a Community Facilities District Special Tax.

The Monterey Peninsula Regional Park District Board of Directors (the "Board") has begun the process to establish a Community Facilities District ("CFD") to finance the acquisition, maintenance, improvement, servicing, protection, and preservation of parks, open space, coastal lands and facilities owned or managed by the District within the CFD (the "Services and Facilities"). In order to fund the Services and Facilities, the District is proposing a local special tax within the proposed CFD.

On May 2, 2016, the Board adopted Resolution 2016-07 declaring its intent to establish a CFD, and scheduled a public hearing on the proposed CFD for June 27, 2016. This CFD Public Hearing Report ("Report") was prepared pursuant California Government Code § 53321.5. The purpose of this Report is to provide the following information at the public hearing:

- Describe the services and facilities to be financed by the proposed CFD.
- Provide an estimate of the fair and reasonable cost of the services and facilities and incidental expenses for the proposed CFD.

Additionally, the Report details the allocation of annual costs and special tax on residential and nonresidential land uses for the proposed CFD.

Three exhibits are attached to this Report. Exhibit A shows the boundaries of the proposed CFD. Exhibit B describes the Services that will be financed by the proposed CFD. Exhibit C details the rate and method of apportionment of the proposed special tax.

DESCRIPTION OF SERVICES, FACILITIES AND ANNUAL COST

The Services and Facilities described below are proposed to be financed by Community Facilities District No. 2016-01 ("CFD") of the Monterey Peninsula Regional Park District:

The types of services and facilities to be financed by the proposed CFD ("Services and Facilities") shall include acquisition, maintenance, improvement, lighting and security of land and open space, parks, parkways, trails, basins, drainage corridors, landscape corridors, wetlands and open space areas; any incidental expenses authorized by the Act; and any other miscellaneous or incidental services identified by the District necessary to provide the described Services and Facilities herein including without limitation the collection and accumulation of funds to pay for anticipated Services and Facilities cost shortfalls and reserves for deferred maintenance. The District will use the revenue from the CFD to finance services and facilities that will allow it to continue with the protection of local open space, coastal lands, beaches, creeks, rivers, and wildlife habitat; maintain and improve neighborhood parks, trails, and playgrounds; and increase recreational access to natural areas.

"Improvements," as used herein, means, without limitation, facilities, buildings, fixed equipment, trails, roads, parking lots and other man-made structures, equipment and facilities on or alterations to lands owned or managed by the District.

"Maintenance," as used herein, means, without limitation, the furnishing of services and materials for the routine, recurring, and usual work for the preservation or protection of land and Improvements for their intended purposes. Maintenance includes, but is not limited to, the repair, removal or replacement of all or any part of any Improvements; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; the cleaning, sandblasting, and painting of walls and other structural Improvements to remove or cover graffiti; and the maintenance of trails on lands owned or managed by the District in the proposed CFD.

"Servicing," as used herein, means, without limitation, the furnishing of electric current, gas, or other form of energy for any public lighting facilities or for the lighting or operation of any other Improvements; and water for uses including, but not limited to, the irrigation of any landscaping, the operation of any fountains, or the Maintenance of any other Improvements.

Incidental costs shall include, but are not limited to, CFD special tax administration costs; charges by District for the collection of the special taxes; the cost of planning, designing and environmental evaluations the Facilities; and any other expenses incidental to the construction, completion and inspection of the authorized work.

As shown in Figure 1 below, the total annual costs for the Services and Facilities required to meet the needs of the CFD are estimated to be approximately $1,184,327 in annual maintenance and operation costs.

Figure 1 – Estimate of Costs

Cost Component	*Total Budget*
Improvement, Maintenance and Servicing Costs	
Maintenance and Services	$802,916
Facility Improvements, Acquisition and Construction	$344,107
Total Improvement, Maintenance and Servicing Costs	$1,147,023
Incidental Costs	
County Collection, Levy Administration and other incidentals [1]	$37,304
Total Incidental Costs	$37,304
Total Parks, Open Space and Coastal Preservation Budget	$1,184,327

Budget Allocation to Property

	Total Revenue	Total SFE Units	Tax Rate per SFE [2]
Zone of Benefit A	$1,182,052	46,795.42	$25.26
Zone of Benefit B	$2,274	180.08	$12.63
	$1,184,327	46,975.50	

Notes

[1] Incidental cost includes county collection charges and an allowance for contingencies and any delinquent

[2] The tax rate per SFE is the total amount to tax per single family equivalent unit.

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

The special taxes within the proposed CFD will be levied according to the formulas and provisions of the Rate and Method of Apportionment of Special Tax (the "RMA") which is attached as Exhibit C. Special taxes will be collected annually for each residential dwelling unit for residential development; per land acre for retail, commercial and industrial development; and per parcel for undeveloped property within the CFD.

The CFD is split into two distinct Tax Zones, "Tax Zone A" and "Tax Zone B". The Tax Zones depend on proximity to the proposed improvements, with Tax Zone B being further away and thus receiving half the benefit.

In order to determine the annual maximum special taxes, the annual maximum costs are allocated to residential and nonresidential land uses based on the benefit received from the Services and Facilities. Below is the special tax rate per land use classification for each Tax Zone for fiscal year 2017-18:

Tax Zone A

Land Use Classification	**Base Year Maximum Tax**
Developed Single Family Residential	$25.26 per Residential Unit
Developed Multi-family Residential, including Mobile Home Parks	$11.62 per Residential Unit up to 20 units, then $2.53 for every unit thereafter
Developed Condominium Residential	$20.46 per Residential Unit
Developed Mobile Home on Separate Lot	$13.89 per Residential Unit
Developed Commercial/Industrial Property	$12.63 per Fraction Acre or portion thereof up to 5 acres, then $12.63 per Acre or portion thereof for every Acre thereafter
Developed Office Property	$35.87 per Fraction Acre or portion thereof up to 5 acres, then $35.87 per Acre or portion thereof for every Acre thereafter
Developed Self-Storage/Parking Lot Property	$ 0.53 per Fraction Acre
Vacant Property	$12.63 per Parcel
Tax-Exempt Property	$0

Tax Zone B

Land Use Classification	Base Year Maximum Tax
Developed Single Family Residential	$12.63 per Residential Unit
Developed Multi-family Residential, including Mobile Home Parks	$5.81 per Residential Unit up to 20 units, then $1.26 for every unit thereafter
Developed Condominium Residential	$10.23 per Residential Unit
Developed Mobile Home on Separate Lot	$6.95 per Residential Unit
Developed Commercial/Industrial Property	$6.32 per Fraction Acre or portion thereof up to 5 acres, then $6.32 per Acre or portion thereof for every Acre thereafter
Developed Office Property	$17.93 per Fraction Acre or portion thereof up to 5 acres, then $17.93 per Acre or portion thereof for every Acre thereafter
Developed Self-Storage/Parking Lot Property	$0.27 per Fraction Acre
Vacant Property	$6.32 per Parcel
Tax-Exempt Property	$0

It is estimated that the maximum special tax revenue for fiscal year 2017-18 would be approximately $1,184,327.

OVERVIEW OF THE PROPOSED CFD SPECIAL TAX

This section provides an overview of the structure and administration procedures of the CFD special tax. The specific administrative requirements are detailed in Exhibit B - Description of Services and Facilities to be financed by the CFD and Exhibit C – Rate and Method of Apportionment of the Special Tax.

USE OF SPECIAL TAX PROCEEDS

The special tax will be used in general for the acquisition, maintenance, improvement, servicing, protection, and preservation of parks, open space, coastal lands and facilities owned or managed by the District within the CFD

PERCENTAGE ALLOCATION OF SPECIAL TAX

70% of the annual special tax revenue generated within the CFD shall be allocated to costs of Services provided while the remaining 30% of special tax revenue shall be allocated to costs of Facilities.

ANNUAL INFLATIONARY ADJUSTMENT

Beginning in January 2018 and each January thereafter, the Maximum Special Tax shall be adjusted for each subsequent fiscal year in an amount equal to the percentage increase during the preceding calendar year in the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-San Jose metropolitan area (CPI-U) as published by the U.S. Department of Labor, Bureau of Labor Statistics, or if this index ceases publication, an equivalent index as determined by the District; provided, however, that the portion of the revenue generated from the special taxes that is allocated to Facilities shall not be increased by more than two percent (2%) in any single year, and the portion of the revenue generated from the special taxes that is allocated to Services shall not be increased by more than three percent (3%) in any single year.

Each annual adjustment of the Maximum Special Tax shall become effective for the following Fiscal Year.

PREPAYMENT OF SPECIAL TAX

Prepayment of the CFD special tax is not authorized.

DURATION OF THE SPECIAL TAX

The CFD special tax shall be levied annually beginning in Fiscal Year 2017-18, if approved by voters and collected in perpetuity.

MANNER OF COLLECTION

The special tax will be collected in the same manner and at the same time as ad valorem property taxes. At the District's option, the special tax may be billed directly to property owners.

ANNUAL SPECIAL TAX REPORT

In accordance with Government Code Section 12463.2, the General Manager, or his or her designee, shall file a report with the District in the following Fiscal Year for which the Special Tax is in effect. The annual report will include the amount of special tax revenues collected and expended, and which shall otherwise comply with the accountability measures.

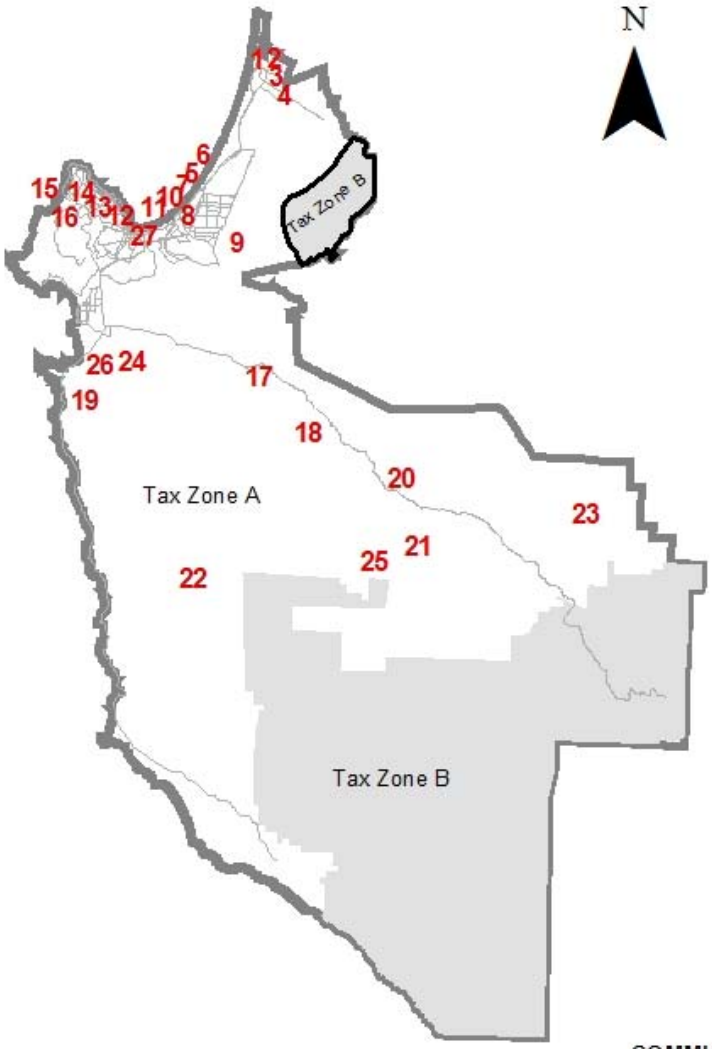
EXHIBIT A – PROPOSED BOUNDARIES OF CFD

Monterey Peninsula Regional Park District
Community Facilities District No. 2016-01
(Parks, Open Space and Coastal Preservation)

(Please see map on the next page)

Properties Owned, Operated and/or Funded by MPRPD

1. Marina Dunes Preserve
2. Locke-Paddon Community Park
3. Vince DiMaggio Community Park
4. Los Arboles Community Park
5. Eolian Dunes Preserve
6. South Monterey Bay Dunes
7. Roberts Lake Open Space
8. Laguna Grande Community Park
9. Frog Pond Wetland Preserve
10. Del Monte Dunes
11. Del Monte Beach Open Space
12. San Carlos Beach Community Park
13. Monterey Bay Coastal Trail
14. Elmarie Dyke Open Space
15. Rocky Shores
16. Lynn "Rip" Van Winkle Open Space
17. Thomas Open Space
18. Garland Ranch Regional Park
19. Laidlaw-Apte Pine Forest Preserve
20. Carmel Valley Community Park
21. Cachagua Community Park
22. Mill Creek Redwood Preserve
23. Blomquist Preserve
24. Palo Corona Regional Park
25. Flavin Ranch
26. Whisler-Wilson Ranch
27. Joyce Stevens Monterey Pine Forest Preserve



Legend

- Roads
- Tax Zone B
- District Boundary

PREPARED BY SCI CONSULTING GROUP
4745 MANGELS BLVD
FAIRFIELD, CA 94534
707-430-4300

SECRETARY'S MAP FILING STATEMENT

FILED IN THE OFFICE OF THE SECRETARY OF THE BOARD OF THE MONTEREY PENINSULA REGIONAL PARK DISTRICT, STATE OF CALIFORNIA, THIS _____ DAY OF_____2016.

_____
SECRETARY OF THE BOARD

SECRETARY'S MAP CERTIFICATE

I DO HEREBY CERTIFY THAT THE WITHIN MAP SHOWING THE PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2016-01 (PARKS, OPEN SPACE AND COASTAL PRESERVATION), MONTEREY PENINSULA REGIONAL PARK DISTRICT, COUNTY OF MONTEREY, STATE OF CALIFORNIA, WAS APPROVED BY THE BOARD OF DIRECTORS OF THE MONTEREY PENINSULA REGIONAL PARK DISTRICT AT A MEETING THEREOF, HELD ON THE _____ DAY OF _____, 2016, BY ITS RESOLUTION NO. _____.

_____
SECRETARY OF THE BOARD

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 2016 AT THE HOUR OF _____ O'CLOCK _____.M. IN BOOK _____ OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY OF MONTEREY, STATE OF CALIFORNIA.

_____
COUNTY RECORDER, COUNTY OF MONTEREY

NOTE:
REFERENCE IS HEREBY MADE TO THE MAPS AND DEEDS OF RECORD IN THE OFFICE OF THE ASSESSOR OF THE COUNTY OF MONTEREY FOR A DETAILED DESCRIPTION OF THE LINES AND DIMENSIONS OF ANY PARCELS SHOWN HEREIN. THOSE MAPS SHALL GOVERN FOR ALL DETAILS CONCERNING THE LINES AND DIMENSIONS OF SUCH PARCELS. EACH PARCEL IS IDENTIFIED IN SAID MAPS BY ITS DISTINCTIVE ASSESSOR'S PARCEL NUMBER.

PROPOSED BOUNDARIES OF COMMUNITY FACILITIES DISTRICT NO. 2016-01 OF THE MONTEREY PENINSULA REGIONAL PARK DISTRICT, COUNTY OF MONTEREY, STATE OF CALIFORNIA

Page 1 of 1

EXHIBIT B – DESCRIPTION OF SERVICES AND FACILITIES TO BE FINANCED BY THE CFD

MONTEREY PENINSULA REGIONAL PARK DISTRICT
Community Facilities District No. 2016-01
(Parks, Open Space and Coastal Preservation)

The services and facilities described below are proposed to be financed by Community Facilities District No. 2016-01 ("CFD") of the Monterey Peninsula Regional Park District ("District")

The types of services and facilities to be financed by the CFD ("Services and Facilities") shall include acquisition, maintenance, improvement, lighting and security of land and open space, parks, parkways, trails, basins, drainage corridors, landscape corridors, wetlands and open space areas; any incidental expenses authorized by the Act; and any other miscellaneous or incidental services identified by the District necessary to provide the described Services and Facilities herein including without limitation the collection and accumulation of funds to pay for anticipated Services and Facilities cost shortfalls and reserves for deferred maintenance. The District will use the revenue from the CFD to finance services and facilities that will allow it to continue with the protection of local open space, coastal lands, beaches, creeks, rivers, and wildlife habitat; maintain and improve neighborhood parks, trails, and playgrounds; and increase recreational access to natural areas.

"Improvements," as used herein, means, without limitation, facilities, buildings, fixed equipment, trails, roads, parking lots and other man-made structures, equipment and facilities on or alterations to lands owned or managed by the District.

"Maintenance," as used herein, means, without limitation, the furnishing of services and materials for the routine, recurring, and usual work for the preservation or protection of land and Improvements for their intended purposes. Maintenance includes, but is not limited to, the repair, removal or replacement of all or any part of any Improvements; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; the cleaning, sandblasting, and painting of walls and other structural Improvements to remove or cover graffiti; and the maintenance of trails on District-owned lands in the CFD.

"Servicing," as used herein, means, without limitation, the furnishing of electric current, gas, or other form of energy for any public lighting facilities or for the lighting or operation of any other Improvements; and water for uses including, but not limited to, the irrigation of any landscaping, the operation of any fountains, or the Maintenance of any other Improvements.

EXHIBIT C – RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

MONTEREY PENINSULA REGIONAL PARK DISTRICT
Community Facilities District No. 2016-01
(Parks, Open Space and Coastal Preservation)

A Special Tax authorized under the Mello-Roos Community Facilities Act of 1982 applicable to the land in the Community Facilities District No. 2016-01 (the "CFD") of the Monterey Peninsula Regional Park District (the "District") shall be levied and collected according to the tax liability determined by the District through the application of the appropriate amount or rate, as described herein.

A. DEFINITIONS

"Acre" means each acre of the land area making up an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other recorded County parcel map.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Division 2 of Title 5 of the Government Code of the State of California.

"Administrative Expenses" means the actual or estimated costs incurred by the District to determine, levy and collect the Special Taxes, including the proportionate amount of the salaries and benefits of District employees whose duties are directly related to administration of the CFD and the fees of Special Tax levy administrator, other consultants, legal counsel, the costs of collecting installments of the Special Taxes upon the County tax rolls and any other incidental costs authorized by the Act.

"Annual Escalation Factor" means an amount equal to the percentage increase during the preceding year in the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-San Jose metropolitan area (CPI-U), not to exceed 3%, as published by the U.S. Department of Labor, Bureau of Labor Statistics, or if this index ceases publication, an equivalent index as determined by the District.

"Assessor's Parcel" or "Parcel" means a lot or parcel shown on an Assessor's Parcel Map with an assigned Assessor's Parcel number.

"Assessor's Parcel Map" means an official map of the County Assessor designating parcels by Assessor's Parcel number.

"Annual Special Tax" means the annual Special Tax, determined in accordance with Section D below, to be levied in the CFD in any Fiscal Year on any Assessor's Parcel.

"Base Year" means the Fiscal Year ending June 30, 2017.

"Building Permit" means a single permit or set of permits required to construct an entire structure.

"Board" means the Board of Directors of the Monterey Peninsula Regional Park District, acting as the legislative body of the District and the CFD.

"CFD Administrator" means an official of the District, or designee thereof, responsible for determining and providing for the levy and collection of the Special Tax.

"CFD" or "CFD No. 2016-01" means Community Facilities District No. 2016-01 (Parks, Open Space and Coastal Preservation) of the Monterey Peninsula Regional Park District.

"Commercial / Industrial Property" means all Assessor Parcels of Developed Property for which a Building Permit has been issued for the construction of retail, commercial, industrial, educational and hotel/motel uses or structures and is not Office Property.

"Condominium Property" means all Assessor Parcels of Developed Property for which a Building Permit has been issued for the construction of a residential property that shares a wall with an adjacent residential property.

"County" means the County of Monterey, California.

"Developed Property" means, in any Fiscal Year, all Assessor's Parcels in the CFD for which Building Permits have been issued on or prior to June 30 of the preceding Fiscal Year. These Assessor's Parcels can be classified into one of following groups: Single Family Residential, Condominium, Multi-Family Residential, Mobile Home on Separate Lot, Commercial/Industrial, Office, and Self-Storage/Parking Lot.

"District" means the Monterey Peninsula Regional Park District.

"Facilities" means the facilities to be financed by the CFD as described in the Resolution of Intention for the CFD.

"Fiscal Year" means the period starting July 1 and ending the following June 30.

"Fraction Acre" means each quarter acre of the land area or portion thereof making up an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable Final Map or other recorded County parcel map.

"Land Use Classification" means any of the classes listed in Section B(1).

"Lighting" means the furnishing of electric current, or energy, gas or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements.

"Maintenance" means the furnishing of services and materials for the ordinary and usual maintenance, operation and servicing of any improvement, including but not limited to all of the following: the repair, removal or replacement of all or any part of any improvement; providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; and the cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

"Maximum Special Tax" means the greatest amount of Special Tax, determined in accordance with Sections B and C below, that can be levied in the CFD in any Fiscal Year on any Assessor's Parcel.

"Mobile Home Residential" means a manufactured home or a mobile home as defined in Sections 18007 and 18008 of the Health and Safety Code and which is to be used for residential purposes.

"Multi-Family Residential" means all Assessor Parcels of Developed Property for which a Building Permit has been issued for construction of a structure with more than one Residential Unit. This category includes but is not limited to apartment buildings, duplexes, triplexes, fourplexes and mobile home parks.

"Office Property" means all Assessor Parcels of Developed Property for which a Building Permit has been issued for the construction of general, professional or medical office uses or structures.

"Public Property" means any property within the boundaries of the CFD that is either (i) owned by the federal government, the State of California, the County, another public agency, or a private non-profit organization that owns and is responsible for conservation of open space areas or (ii) encumbered by an easement owned by any such public agency or private organization which easement prohibits the development of such property or makes the development of such property impractical. Notwithstanding the foregoing, a leasehold or other possessory interest in any such property which is subject to taxation pursuant to Section 53340.1 of the Act shall not constitute "Public Property."

"Residential Unit" means each separate residential dwelling unit on an Assessor's Parcel that comprises an independent facility capable of conveyance or rental as distinct from adjacent residential dwelling units. An accessory residential dwelling unit, as defined by the County Zoning Code, shall not be considered as a Residential Unit for taxation purposes

"RMA" means this Rate and Method of Apportionment of Special Tax.

"Self-Storage/Parking Lot Property" means all Assessor Parcels of Developed Property used for the operation of a self-storage business or a commercial parking lot.

"Services" means the services to be financed by the CFD as described in the Resolution of Intention for the CFD.

"Single-Family Residential" means all Assessor Parcels of Developed Property for which a building permit has been issued for construction of at least one single-family residential unit and is not Multi-Family Residential or Mobile Home Residential.

"Special Tax" means a Special Tax levied in any Fiscal Year to pay the Special Tax Requirement.

"Special Tax Requirement" means the amount required in any Fiscal Year for the CFD to: 1) provide the Service; 2) pay for reasonable Administrative Expenses; 3) pay any amounts required to establish or replenish any reserve funds; and 4) pay for reasonably anticipated delinquent Special Taxes based on the delinquency rate for Special Taxes levied in the previous Fiscal Year.

"State" means the State of California.

"Taxable Property" means any Assessor's Parcel that is not Tax-Exempt Property.

"Tax-Exempt Property" means any Parcel within the CFD which is not Developed Property or Vacant Property, and includes Public Property.

"Vacant Property" means any Assessor's Parcel which is not Tax-Exempt Property, and for which no building permit has been approved and issued by June 1 of the previous Fiscal Year.

B. DETERMINATION OF MAXIMUM SPECIAL TAX

The Maximum Special Tax shall be calculated as follows:

1. Classification of Parcels. Each Fiscal Year, using the Definitions above and the Parcel records of the County Assessor's Secured Tax Roll of July 1, the District shall cause each Parcel of land in the CFD to be classified as Developed Property, Vacant Property, or Tax-Exempt Property. The District shall cause all Developed Property to be further classified as Single Family Residential, Condominium, Multi-Family Residential, Mobile Home on Separate Lot, Commercial/Industrial, Office, or Self-Storage/Parking Lot.

2. Assignment of Maximum Special Tax. Each Fiscal Year, the Base Year Maximum Tax shown below shall be escalated as specified in Section C, Annual Adjustment of Maximum Special Tax, to determine the Maximum Special Tax for the upcoming Fiscal Year for each Land Use Classification.

Tax Zone A

Land Use Classification	Base Year Maximum Tax
Developed Single Family Residential	$25.26 per Residential Unit
Developed Multi-family Residential, including Mobile Home Parks	$11.62 per Residential Unit up to 20 units, then $2.53 for every unit thereafter
Developed Condominium Residential	$20.46 per Residential Unit
Developed Mobile Home on Separate Lot	$13.89 per Residential Unit
Developed Commercial/Industrial Property	$12.63 per Fraction Acre or portion thereof up to 5 acres, then $12.63 per Acre or portion thereof for every Acre thereafter
Developed Office Property	$35.87 per Fraction Acre or portion thereof up to 5 acres, then $35.87 per Acre or portion thereof for every Acre thereafter
Developed Self-Storage/Parking Lot Property	$ 0.53 per Fraction Acre
Vacant Property	$12.63 per Parcel
Tax-Exempt Property	$0

Tax Zone B

Land Use Classification	Base Year Maximum Tax
Developed Single Family Residential	$12.63 per Residential Unit
Developed Multi-family Residential, including Mobile Home Parks	$5.81 per Residential Unit up to 20 units, then $1.26 for every unit thereafter
Developed Condominium Residential	$10.23 per Residential Unit
Developed Mobile Home on Separate Lot	$6.95 per Residential Unit
Developed Commercial/Industrial Property	$6.32 per Fraction Acre or portion thereof up to 5 acres, then $6.32 per Acre or portion thereof for every Acre thereafter
Developed Office Property	$17.93 per Fraction Acre or portion thereof up to 5 acres, then $17.93 per Acre or portion thereof for every Acre thereafter
Developed Self-Storage/Parking Lot Property	$0.27 per Fraction Acre
Vacant Property	$6.32 per Parcel
Tax-Exempt Property	$0

3. Conversion of a Tax-Exempt Property to a Taxable Property. If a Tax-Exempt Property is not needed for public use and is converted to a private use, it shall become subject to the Special Tax.

4. Multiple Land Use Classifications. In some instances, an Assessor's Parcel of Developed Property may contain more than one Land Use Classification. The Maximum Special Tax that can be levied on an Assessor's Parcel shall be the sum of the Maximum Special Taxes that can be levied for all Land Use Classes located on that Assessor's Parcel. The CFD Administrator shall determine the allocation to each Land Use Classification.

5. Percentage Allocation of Special Tax. 70% of the annual special tax revenue generated within the CFD shall be allocated to costs of Services provided while the remaining 30% of special tax revenue shall be allocated to costs of Facilities.

C. ANNUAL ADJUSTMENT OF MAXIMUM SPECIAL TAX

Beginning in January 2018 and each January thereafter, the Maximum Special Tax shall be adjusted for each subsequent fiscal year in an amount equal to the percentage increase during the preceding calendar year in the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-San Jose metropolitan area (CPI-U) as published by the U.S. Department of Labor, Bureau of Labor Statistics, or if this index ceases publication, an equivalent index as determined by the District; provided, however, that the portion of the revenue generated from the special taxes that is allocated to Facilities shall not be increased by more than two percent (2%) in any single year, and the portion of the revenue generated from the special taxes that is allocated to Services shall not be increased by more than three percent (3%) in any single year.

Each annual adjustment of the Maximum Special Tax shall become effective for the following Fiscal Year.

D. DETERMINATION OF THE ANNUAL SPECIAL TAX

Commencing with the Base Year, and for each subsequent Fiscal Year, the Board shall determine the Special Tax Requirement and shall levy the Annual Special Tax on each Assessor's Parcel of Developed Property or Vacant Property at up to one hundred percent of the applicable Maximum Special Tax to fund the Special Tax Requirement.

The Board shall not levy an Annual Special Tax on Tax-Exempt Property.

Under no circumstances will the Annual Special tax levied against any Assessor's Parcel of Developed Property or Vacant Property increase by more than ten (10) percent as a consequence of delinquency or default by the owner of any other Assessor's Parcel within the CFD.

Subject to the foregoing, the amount of Annual Special Tax levied upon any Developed Property or Vacant Property in any Fiscal Year shall not exceed the Maximum Special Tax for such Fiscal Year as computed herein.

E. DURATION OF THE SPECIAL TAX

Assessor's Parcels in the CFD shall remain subject to the Special Tax in perpetuity. If the Special Tax ceases to be levied, the District or its designee shall direct the County Recorder to record a Notice of Cessation of Special Tax. Such notice will state that the obligation to pay the Special Tax has ceased and that the lien imposed by the Notice of Special Tax Lien is extinguished.

F. PREPAYMENT OF SPECIAL TAX

Prepayment of the Special Tax is not authorized.

G. APPEALS AND INTERPRETATION PROCEDURE

Any property owner who feels that the portion of the Special Tax levied on the property owner's property is in error, may file a written appeal no later than April 10 of the Fiscal Year in which the levy occurred, with the General Manager or his or her designee, appealing the levy of the Special Tax on such property owner's property. The General Manager or his or her designee will promptly review the appeal, and, if necessary, meet with the property owner, and decide the merits of the appeal. If the findings of the General Manager or his or her designee verify that the Special Tax levied should be modified, the Special Tax levy for future Fiscal Years shall be corrected, and future Special Taxes levied against such property shall be adjusted, as applicable. Any overcharges of Special Tax levies shall be corrected solely by means of adjustments to future Special Tax levies; no cash refunds shall be made. Any dispute over the decision of the General Manager or his or her designee shall be referred to the General Manager and the Board, and the decision of the Board shall be final and binding on all parties.

Interpretation of this RMA and all other CFD materials may be made by resolution of the Board for purposes of clarifying any vagueness or uncertainty as it relates to the application of the Special Tax rate, or application of the method of apportionment, or classification of properties or any definition applicable to the CFD.

H. COLLECTION OF THE SPECIAL TAX

The Special Tax shall be collected each year in the same manner and at the same time as ad valorem property taxes are collected and shall be subject to the same penalties and lien priorities in the case of delinquency as is provided for ad valorem taxes. The District shall cause the actions required above to be done for each Fiscal Year in a timely manner to assure that the schedule of the Special Taxes to be collected are received by

the County Auditor for inclusion with billings for such ad valorem taxes for the applicable Fiscal Year. However, the CFD Administrator may directly bill the Special Tax, and may collect Special Taxes at a different time or in a different manner, if necessary to meet the financial obligations of the District or as otherwise determined appropriate by the CFD Administrator.

I. ANNEXATION OF TERRITORY

Any territory to be annexed to the CFD shall, in addition to payment of Special Taxes at the rate set forth above, be subject to payment of any costs incurred by the District in conducting the annexation process.

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AGENDA ITEM NO. 7

MONTEREY PENINSULA REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING

DATE:	**June 27, 2016**
TO:	**Board of Directors**
FROM:	**Shuran Parker, Administrative Services Manager**
REVIEWED BY:	**Rafael Payan, General Manager**
SUBJECT:	**Approval of Resolution #2016-16, Ordering a Special Tax Election, Requesting County Elections to Conduct the Election, and Requesting Consolidation of the Election**

RECOMMENDED ACTION
Staff respectfully recommends that the Board approve Resolution #2016-16, Ordering a Special Tax Election, Requesting County Elections to Conduct the Election and Requesting Consolidation of the Election **(ATTACHMENT 1)** for the proposed Community Facilities District (CFD).

FISCAL IMPACT:
Monterey County Elections estimates that the cost could be up to $537,904.

FUNDING SOURCE:
Funding for potential elections has been budgeted in the Elections account #6147.

FUNDING BALANCE:
$500,000 budgeted in FY 2016-17 will be available July 1.

DISCUSSION:
The Board is being asked to consider calling an election and ordering the County to place a ballot measure on the November 2016 General Election. The election will allow the registered voters to vote on the formation of a CFD and special tax to replace the existing Parks, Open Space and Coastal Preservation Benefit Assessment District which will expire at the end of fiscal year 2018-19.

The Board has already taken the first steps in forming the CFD by approving a Resolution of Intention at the May 2 Board meeting and by approving the Resolution 2016-15, the Resolution of Formation.

If the measure passes with 2/3 of registered voters in support of the special tax, the District may begin levying the special tax starting in FY 2017-18. However, since the benefit assessment does not expire until after FY 2018-19, the District may choose to not levy the special tax until FY 2019-20, after the expiration of the current benefit assessment.

ATTACHMENTS:
1. Resolution #2016-16

MONTEREY PENINSULA REGIONAL PARK DISTRICT

RESOLUTION # 2016-16

June 27, 2016

RESOLUTION ORDERING A SPECIAL TAX ELECTION, REQUESTING COUNTY ELECTIONS TO CONDUCT THE ELECTION, AND REQUESTING CONSOLIDATION OF THE ELECTION

MONTEREY PENINSULA REGIONAL PARK DISTRICT
Community Facilities District No. 2016-01
(Parks, Open Space and Coastal Preservation)

WHEREAS, on May 2, 2016, the Board of Directors (the "Board") of the Monterey Peninsula Regional Park District (the "District"), County of Monterey, State of California, adopted Resolution 2016-07 entitled "A Resolution of the Board of Directors of the Monterey Peninsula Regional Park District Declaring Intention to Establish a Community Facilities District" (the "Resolution of Intention") with respect to Community Facilities District No. 2016-01 (Parks, Open Space and Coastal Preservation) (the "CFD") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing with Section 53311, of the California Government Code (the "Act"); and

WHEREAS, the Board has determined that it is in the best interests of the District to approve a special tax pursuant to the Act in order to finance the acquisition, maintenance, improvement, servicing, protection, and preservation of parks, open space, coastal lands and facilities owned or managed by the District within the CFD; and including administrative or incidental expenses thereto; and

WHEREAS, on June 27, 2016, the Board adopted Resolution No. 2016-15 entitled "Resolution of Formation by the Board of Directors of the Monterey Peninsula Regional Park District Establishing Community Facilities District No. 2016-01" (the "Resolution of Formation") for the purpose of collecting and expending the proposed special tax for parks, open space and coastal preservation, and pursuant to the Act, the Board now desires to impose a special tax of $25.26 per residential parcel, with comparable commercial rates, within the CFD (the "Special Tax"); and

WHEREAS, if approved by the voters within the CFD, the Special Tax will be used to finance the acquisition, maintenance, improvement, servicing, protection, and preservation of parks, open space, coastal lands and facilities owned or managed by the District within the CFD; and

WHEREAS, pursuant to the provisions of the Resolution of Formation, a proposition to authorize the levy of special taxes within the CFD is to be submitted to the Qualified Electors of the CFD as required by the Act; and

WHEREAS, pursuant to Elections Code Section 10002, the governing body of any city or district may by resolution request the Board of Supervisors of the county to permit the county elections official to render specified services to the city or district relating to the conduct of an election; and

WHEREAS, the resolution of the governing body of the city or district shall specify the services requested; and

WHEREAS, pursuant to Elections Code Section 10002, the city or district shall reimburse the county in full for the services performed upon presentation of a bill to the city or district; and

WHEREAS, pursuant to Elections Code Section 10400, whenever two or more elections, including bond elections, of any legislative or congressional district, public district, city, county, or other political subdivision

SAMPLE

are called to be held on the same day, in the same territory, or in territory that is in part the same, they may be consolidated upon the order of the governing body or bodies or officer or officers calling the elections; and

WHEREAS, pursuant to Elections Code Section 10400, such election for cities and special districts may be either completely or partially consolidated; and

WHEREAS, pursuant to Elections Code Section 4108, Notwithstanding any other provisions of law and regardless of the number of eligible voters within its boundaries a district may, by resolution of its governing board, conduct any election by all-mailed ballots pursuant to Division 4. An election conducted pursuant to this section shall be held on a date prescribed in Section 1500 or on any other date other than an established election date; and

WHEREAS, pursuant to Elections Code Section 10403, whenever an election called by a district, city or other political subdivision for the submission of any question, proposition, or office to be filled is to be consolidated with a statewide election, and the question, proposition, or office to be filled is to appear upon the same ballot as that provided for that statewide election, the district, city or other political subdivision shall, at least 88 days prior to the date of the election, file with the board of supervisors, and a copy with the elections official, a resolution of its governing board requesting the consolidation, and setting forth the exact form of any question, proposition, or office to be voted upon at the election, as it is to appear on the ballot. Upon such request, the Board of Supervisors may order the consolidation; and

WHEREAS, the resolution requesting the consolidation shall be adopted and filed at the same time as the adoption of the ordinance, resolution, or order calling the election; and

WHEREAS, various district, county, state and other political subdivision elections may be or have been called to be held on **NOVEMBER 8, 2016**;

NOW, THEREFORE, BE IT RESOLVED AND ORDERED THAT THE GOVERNING BODY OF THE MONTEREY PENINSULA REGIONAL PARK DISTRICT hereby orders an election be called and consolidated with any and all elections also called to be held on **NOVEMBER 8, 2016** insofar as said elections are to be held in the same territory or in territory that is in part the same as the territory of the requests the Board of Supervisors of the County of Monterey to order such consolidation under Elections Code Section 10400 and 10403.

BE IT FURTHER RESOLVED AND ORDERED that pursuant to Elections Code Section 10002 said governing body hereby requests the Board of Supervisors to permit the Monterey County Elections Department to provide any and all services necessary for conducting an election and agrees to pay for said services in full, and

BE IT FURTHER RESOLVED AND ORDERED that Monterey County Elections Department shall conduct the election for the following MEASURE(S) to be voted on at the NOVEMBER 8, 2016 election:

> *To protect local open space, coastal lands, beaches, creeks, rivers, wildlife habitat, and natural beauty of our area; maintain/ improve neighborhood parks, trails, playgrounds; and increase recreational access to natural areas; shall Monterey Peninsula Regional Park District replace an expiring assessment, currently $25.26/ year for single-family homes with related rates for other property types, with a parcel tax at the same annual rates, providing $1,200,000 (before inflation) annually until ended by voters, with mandatory audits, citizens oversight?*

BE IT FURTHER RESOLVED AND ORDERED THAT Monterey County Elections Department is requested to print the attached full measure text, attached as **EXHIBIT A,** exactly as filed or indicated on the filed

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document in the Voter Guide for the **NOVEMBER 8, 2016** election. Cost of printing and distribution of the measure text will be paid for by the District. In addition, the full text will be available at the following web site address: www.mprpd.org.

BE IT FURTHER RESOLVED AND ORDERED THAT voter approval requirement is 2/3.

PASSED AND ADOPTED by the Board of Directors of the Monterey Peninsula Regional Park District this 27th day of June, 2016 at Monterey Peninsula Regional Park District Administrative Office, 60 Garden Court, Suite 325, Monterey, California, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

_____ _____

Kelly Sorenson
President

Shane Anderson
Secretary/Treasurer

CERTIFICATION

I, the undersigned Secretary/Treasurer of the Board of the Monterey Peninsula Regional Park District, a special district, hereby certify that I am the Secretary/Treasurer of said special district, that the foregoing is a full, true, and correct copy of the resolution duly passed by the Board at the meeting of said Board held on the day and at the place therein specified and that said resolution has never been revoked, rescinded, or set aside and is now in full force and effect.

_____

Shane Anderson
Secretary/Treasurer
Board of Directors

SAMPLE

EXHIBIT A

FULL TEXT OF BALLOT MEASURE

MONTEREY PENINSULA REGIONAL PARK DISTRICT
SPECIAL TAX FOR PARKS, OPEN SPACE AND COASTAL PRESERVATION

The Monterey Peninsula Regional Park District (the "District") is a public agency, separate from the County or any city, which was formed by Monterey County voters in 1972 to specifically protect open space and provide recreational opportunities in the Monterey Peninsula. Since 1972, the District has helped to protect over 13,000 acres of parks, recreational areas and open space lands and helped create the Monterey Bay Coastal Trail.

The purpose of the District is to acquire, preserve, protect, restore, enhance and maintain parks, open spaces, trails, wildlife areas, creeks and streams, shorelines, and watershed lands in rural and urban areas throughout the Monterey Peninsula.

In order to continue providing these services, the District proposes to replace the existing benefit assessment with a special tax on each taxable parcel of land within the District at the same annual rates as the expiring benefit assessment. The rates for the first year are as follows:

Tax Zone A

Land Use Classification	**Base Year Maximum Tax**
Developed Single Family Residential	$25.26 per Residential Unit
Developed Multi-family Residential, including Mobile Home Parks	$11.62 per Residential Unit up to 20 units, then $2.53 for every unit thereafter
Developed Condominium Residential	$20.46 per Residential Unit
Developed Mobile Home on Separate Lot	$13.89 per Residential Unit
Developed Commercial/Industrial Property	$12.63 per Fraction Acre or portion thereof up to 5 acres, then $12.63 per Acre or portion thereof for every Acre thereafter
Developed Office Property	$35.87 per Fraction Acre or portion thereof up to 5 acres, then $35.87 per Acre or portion thereof for every Acre thereafter
Developed Self-Storage/Parking Lot Property	$ 0.53 per Fraction Acre
Vacant Property	$12.63 per Parcel
Tax-Exempt Property	$0

SAMPLE

Tax Zone B

Land Use Classification	Base Year Maximum Tax
Developed Single Family Residential	$12.63 per Residential Unit
Developed Multi-family Residential, including Mobile Home Parks	$5.81 per Residential Unit up to 20 units, then $1.26 for every unit thereafter
Developed Condominium Residential	$10.23 per Residential Unit
Developed Mobile Home on Separate Lot	$6.95 per Residential Unit
Developed Commercial/Industrial Property	$6.32 per Fraction Acre or portion thereof up to 5 acres, then $6.32 per Acre or portion thereof for every Acre thereafter
Developed Office Property	$17.93 per Fraction Acre or portion thereof up to 5 acres, then $17.93 per Acre or portion thereof for every Acre thereafter
Developed Self-Storage/Parking Lot Property	$0.27 per Fraction Acre
Vacant Property	$6.32 per Parcel
Tax-Exempt Property	$0

This special tax will ensure the continued protection of local open space, coastal lands, beaches, creeks, rivers, wildlife habitat, and natural beauty of our area as well as maintain/improve neighborhood parks, trails, playgrounds and increase recreational access to natural areas.

The special tax revenue shall be allocated by the following percentage; 70% of the annual special tax revenue generated within the CFD shall be allocated to costs of Services provided while the remaining 30% of special tax revenue shall be allocated to costs of Facilities.

To ensure these revenues keep pace with the cost of providing these services, the special tax may be adjusted each fiscal year in an amount equal to the percentage increase in the Consumer Price Index for All Urban Consumers in the San Francisco-Oakland-San Jose metropolitan area (CPI-U) as published by the U.S. Department of Labor, Bureau of Labor Statistics; provided, however, that the portion of the revenue generated from the special taxes that is allocated to Facilities shall not be increased by more than two percent (2%) in any single year, and the portion of the revenue generated from the special taxes that is allocated to Services shall not be increased by more than three percent (3%) in any single year. Under no circumstances can the adjustment be enacted without the proposed modification being placed on the agenda of a Monterey Peninsula Regional Park District Board of Directors regular meeting providing for public input and discussion.

If approved by the voters, the District's appropriations limit will be increased by the amount of this voter-approved tax.

The revenue shall be deposited into a separate account for the District, in accordance with Government Code Section 50075.1, and shall be expended according to a plan developed annually, and approved and adopted by the Monterey Peninsula Regional Park District Board of Directors (the "Board"). A citizens oversight committee appointed by the Board will review and report on the expenditures.

The District will file an annual report with its Board, which shall comply with the accountability measures established in Government Code Sections 50075.1, et seq.

Any owner assessed may appeal the determination concerning the nature of use of the property or the calculation of the tax by filing a notice of appeal with the District. Any appeal shall be filed by December 1st of the year for which the tax is levied.

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AGENDA ITEM NO. 8-B1

MONTEREY PENINSULA REGIONAL PARK DISTRICT
STAFF REPORT

BOARD MEETING: June 27, 2016

SUBJECT: **17th Annual Wildflower Show Event Summary**

PRESENTER: Debbie Wyatt, Environmental Education Coordinator

REPORT: **I**n 1999, Volunteer Naturalist Gordon Williams hiked Garland Ranch Regional Park scouting and picking wildflowers for the first annual summer Wildflower Show. That year, 20 flowers were on display. By 2016 the display has expanded to 241 species of flowers including: 25 trees, 16 species from Marina Dunes Preserve, 14 species from Frog Pond Wetland Preserve and 11 species from Palo Corona Regional Park.

This year's event lead by Michael Mitchell hosted thirty-five dedicated and determined Volunteer Naturalists who put in more than 400 hours scouting, identifying, collecting, displaying and interpreting the wildflowers of MPRPD's parks and open spaces.

In addition, 3+ weeks prior, 29 volunteers from "Give-a-Green Day" groups from Stanford Alumni, St. Phillips Lutheran Church, and Santa Catalina School contributed 58 hours beautifying the native plant garden in preparation for the show.

It is with this volunteer commitment that the show has become increasingly more successful with over 650 visitors attending MPRPD's largest annual event.

This year the Environmental Education and the Operations & Maintenance staff worked together to install new, colorful, and educational signs in the Arboretum and set up a rain-water harvesting system for Sunday's demonstration which was attended by 20 people.

Both days were accompanied by an educational craft/activity for children. Activities included coloring and creating animal masks and snake mobiles. Mammal Skulls and tracks were displayed for a skull science activity for children grades 3-6. Brightly colored footprints carefully placed along the floor created a festive and inviting look for attendees.

Saturday's festivities ended with a reception in the Visitor Center featuring internationally renowned local artist Lance Marshall Boen's sculpture entitled, "The Steelhead Life Cycle: In the Carmel River and Beyond" complementing the show by connecting people with art and nature.

The event was advertised via display ads in the Carmel Pine Cone, Cedar Street Times and Coast Weekly (Attachment 1).

FISCAL IMPACT: $1,100 was spent on supplies and advertisement.

FUNDING SOURCE: Funds were allocated in the FY 2015-2016 budget accounts code 6256 Docent/Volunteer Program and code 6326 Advertising.

FUNDING BALANCE: Not Applicable.

RECOMMENDATION: The staff appreciates the Board of Directors support of the work and accomplishments by the MPRPD Volunteer Naturalists and staff.

Monterey County Weekly June 9-15, 2016

17th ANNUAL

Summer Wildflower Show

FREE ADMISSION

Discover the World of Wildflowers!

Saturday - June 11

- 10am-4pm Wildflower Display & Identification
- 1pm-2pm Wildflower Walk
- 3pm-5pm "Steelhead Life Cycle" Art Reception

Sunday - June 12

- 10am-4pm Wildflower Display & Identification
- 2pm-3:30pm Rainwater Harvesting Demo

GARLAND PARK VISITOR CENTER
831-659-6065 | www.mprpd.org

MONTEREY PENINSULA REGIONAL PARK DISTRICT

photos: Michael Mitchell

Carmel Pine Cone June 10-16, 2016

Cedar Street Times June 10-16, 2016

AGENDA ITEM NO. 8-B2

MONTEREY PENINSULA REGIONAL PARK DISTRICT
STAFF REPORT

BOARD MEETING: June 27, 2016

SUBJECT: Montage Health Partnership

PRESENTER: Jackie Nelson, Environmental Education Supervisor

REPORT: Community Hospital of Monterey Peninsula (CHOMP) Wellness and MPRPD staff will launch a new component to the Montage Health employee Wellness Program, an incentive system to motivate Montage Health staff to be their best and to be healthy, on Friday, July 15, 2016. This is the first time employees and family members will be able earn credit applied to their wellness program when they participate in outdoor recreation activities through the *Let's Go Outdoors!* (*LGO!*) programs.

Montage Health is the nonprofit parent company for a family of organizations dedicated to improving lives by delivering exceptional care and inspiring the pursuit of optimal health. Montage Health was formerly known as Community Health Foundation a family of companies which includes CHOMP, Peninsula Primary Care, Montage Wellness Centers (Marina and Salinas), Aspire Health Plan, Community Health Innovations, and Hospice of the Central Coast.

MPRPD will track participation, monthly, using a new "prompt" that allows registrants to self-identify as a Montage Health employee member. The prompts allow for the data to be sorted into a report where findings are then forwarded to the CHOMP Wellness Coordinator. The management of the online registration system can readily be expanded to include other organizations, adding a slight increase to the staff workload.

The Montage Health and MPRPD collaboration which includes all 2,500 staff members and their families, broadens MPRPD's target audience reach, supports our mission and strategic plan to get people into our parks and open space conservation lands, and partners directly with the health community. MPRPD is reaching out to new community members by directly partnering with the hospital to encourage the staff to "Get Out, Get Healthy."

FISCAL IMPACT: Not Applicable.

FUNDING SOURCE: Not applicable.

FUNDING BALANCE: Not applicable.

RECOMMENDATION: Informational Only.

MONTEREY PENINSULA REGIONAL PARK DISTRICT
STAFF REPORT

BOARD MEETING: June 27, 2016

SUBJECT: Operations and Maintenance Division Update

PRESENTER: Caine Camarillo, Supervising Ranger

REPORT: Ranger staff has completed the seasonal brushing and mowing of all District trails, open spaces, and parking areas. Staff worked with MPRPD Volunteers and members of the California Native Plant Society to identify and avoid particular wildflowers of interest.

The landslide blocking Sage Trail at Garland Ranch Regional Park has been cleared. Massive amounts of soil and rock were removed and relocated along the trail corridor to avoid "sidecasting".

In preparation of the Wildflower Show, Ranger staff spent several days "sprucing-up" the Native Plant Garden & Arboretum by delivering and spreading a fresh layer of wood chips, brushing and raking trails, and installing new signage. Rangers also constructed a concrete pad and dug trenches to further facilitate the rainwater catchment system installation and demonstration.

Ranger staff is currently making improvements to Palo Corona Regional Park backcountry gates to accommodate pedestrian access into the backcountry. This includes notching the cutbank and installing a smaller pedestrian gate adjacent to each larger vehicle gate.

The Cachagua Country Fair is scheduled for July 16th, 2016 at the Cachagua Community Center. Ranger staff has scheduled a Gabilan inmate crew to assist with fair preparations and park improvements.

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A

FUNDING BALANCE: N/A

RECOMMENDATION: For information only

MONTEREY PENINSULA REGIONAL PARK DISTRICT
STAFF REPORT

BOARD MEETING: June 27, 2016

SUBJECT: Vegetation Fire at Joyce Stevens Monterey Pine Forest Preserve

PRESENTER: Caine Camarillo, Supervising Ranger

REPORT: On the morning of June 17, 2016 Ranger staff responded to a report from Cal Fire of an extinguished vegetation fire at Joyce Stevens Monterey Pine Forest Preserve. Upon arrival, Rangers observed multiple fire engines and inmate hand crews cleaning up and monitoring the incident (see attached photos). Rangers spoke with Cal Fire officials who confirmed the fire had started around 8:30pm the prior evening and scorched approximately one-half acre of dry brush. The burned area is located off Monholland Drive along a well-known social trail. Cal Fire officials discovered multiple partially burnt cigarette butts and suspects the fire may have been started by young people sneaking out into the woods to smoke; however, the source of the fire is still under investigation. Officials mentioned that a lit cigarette may not have been the direct cause due to the relative humidity and temperature at the time of the fire. Investigators had some suspicion that the fire may have been set some other way.

Ranger staff will continue to work with Cal Fire to obtain further details of the incident. Based on findings, appropriate preventative measures can be taken to prevent a repeat incident.

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A

FUNDING BALANCE: N/A

RECOMMENDATION: For information only

MONTEREY PENINSULA REGIONAL PARK DISTRICT
STAFF REPORT

BOARD MEETING: June 27, 2016

SUBJECT: Los Compadres Property Recordation Update

PRESENTER: T. Jensen, Planning and Conservation

REPORT: Staff has opened escrow with First American Title for transfer of this property. As of this writing, six of the ten co-tenants have signed and returned their respective Board approved purchase and/or gift agreements and notarized deeds. Staff expects the transfer to be completed and recorded by mid-July.

FISCAL IMPACT: The fee purchase price for 65% interest is $54,600 plus additional insignificant escrow related fees estimated to be less than $500. An additional $29,400 representing 35% interest is being donated.

FUNDING SOURCE: 6980 Land Acquisition and Improvements

FUNDING BALANCE: $700,000.00 has been Board approved for FY2016-17 and anticipated both this acquisition and the Rancho Canada/Lombardo Land Group ll acquisition.

RECOMMENDATION: Staff recommends the Board receive and file this report.

MONTEREY PENINSULA REGIONAL PARK DISTRICT
BOARD OF DIRECTORS MEETING

DATE: **June 27, 2016**
TO: **Board of Directors**
FROM: **Tim Jensen, Planning and Conservation Manager**
REVIEWED BY: **Rafael Payan, General Manager**
SUBJECT: **Consideration and Approval of Resolution #2016-17, Establishing the Monterey Peninsula Regional Park District's Intent to Purchase A.P.N. 015-162-033, 015-162-041, 015-162-042, 015-162-043, 015-162-044, 015-162-045, 015-162-046, 015-162-047 and 157-181-004 from The Trust for Public Land**

RECOMMENDED ACTION

Staff recommends the Board move to approve Resolution #2016-17 (**ATTACHMENT 1**) in substantially the form submitted and authorize staff to negotiate a final draft Purchase Sale Agreement ("PSA") with Trust for Public Lands ("TPL") for the subject property ("Property") and for subsequent Board consideration and approval.

FISCAL IMPACT

None at this time. Staff is recommending that a PSA with TPL for the Property be based on the premise that the District shall only be obligated to the purchase pursuant to the extent that non-District sources of funding sufficient to meet the purchase price are secured.

FUNDING SOURCE:

Staff is working with TPL on a state Environmental Enhancement and Mitigation Program ("EEMP") grant and a Department of Fish and Wildlife ("CDW") Proposition 1 grant, and will continue to coordinate and collaborate with TPL on additional non-District sources of funding.

FUNDING BALANCE:

$700,000.00 is available from FY20167-17 Budget Line-Item 6980 Land Acquisition for land purchase and/or improvements. These Board approved funds anticipated incidental Property acquisition related costs and post-acquisition site and facility improvements.

DISCUSSION

TPL is in the process of completing its acquisition of the 200± acre Property. TPL's intention is to transfer the Property to the District in the near future. The exact acreage and boundaries of the transferred Property will not be known until several pre-transfer adjustments are completed (**ATTACHMENT 2**). These include Monterey County lot-line-adjustment approvals related to the adjacent Rancho Canada Villages project; creation, and subsequent open-market selling, of one or more residential lots to generate income-offset to the acquisition outlay; and transfer of property to Santa Lucia Conservancy. The final pre-transfer Property adjustments will be reflected in a final PSA for future Board consideration and approval. The Property adjustments and grants are expected to meet the mutually (TPL and District staff) agreed intent that the transfer be District-funds neutral.

ATTACHMENT:

1. Resolution 2016-17
2. Map

MONTEREY PENINSULA REGIONAL PARK DISTRICT RESOLUTION #2016-17

June 27, 2016

A RESOLUTION ESTABLISHING MONTEREY PENINSULA REGIONAL PARK DISTRICT'S INTENT TO PURCHASE

A.P.N. 015-162-033, 015-162-041, 015-162-042, 015-162-043, 015-162-044, 015-162-045, 015-162-046, 015-162-047 AND 157-181-004

FROM THE TRUST FOR PUBLIC LAND

Monterey Peninsula Regional Park District ("District") was founded on the belief that parks and open spaces matter as essential elements for creating community and a sense of place. With increasing pressures of growth, development, and technology, the District has kept pace with the acquisition of additional open space parklands, outdoor activity opportunities, and conservation stewardship. The District's 25th anniversary motto was, *Open Space Opens Minds ... to possibilities*; an idea core to the District's public benefit role in creating community.

WHEREAS the District is a public trust agency created in 1972 to serve the residents of the greater Monterey Peninsula as an advocate for and steward of open space parklands; and

WHEREAS the District has established and owns a community-wide system of parklands, preserves, and open spaces for public access, use, enjoyment, and environmental stewardship and conservation; and

WHEREAS the District's current administrative, field operations and maintenance, and educational facilities have not kept pace with the demands of 13,000 acres of parkland ownership; and

WHEREAS The Trust for Public Lands ("TTPL") has offered to acquire the Rancho Canada Golf Course and adjacent Lombardo Land Group ll properties (A.P.N.'s 015-162-033, 015-162-041, 015-162-042, 015-162-043, 015-162-044, 015-162-045, 015-162-046, 015-162-047 and 157-181-004), collectively referred to as the "Property", for the District for administrative, operational, educational, and conservation purposes; and

WHEREAS the Property meets the District's current needs for improved administrative, operational, educational, and conservation conditions and furthermore provides heretofore un-imagined potential for additional revenue generating, educational, public and non-profit event, regional connectivity, and expanded recreational opportunities; and

WHEREAS The District and TTPL recognize their mutual intent that the purchase of the Property by the District be funded from non-District sources; and

WHEREAS the lower Carmel River has received tens-of-millions of dollars over the past two decades for floodway and riparian landscape restoration that this Property has the potential to expand significantly if transferred into public ownership and thereby enhancing many-fold the quality of life and community in the greater Carmel area; and

NOW, THEREFORE BE IT RESOLVED that the District affirms its intent to acquire the Property from TTPL to:

1. Establish a District Administrative Complex that includes a regional operations and maintenance facility, conservation stewardship program and intern office, and an environmental educational and Carmel River Natural History and Interpretive Center;

2. Establish sources of supplemental revenue through ground leases to implement educational and conservation programs;
3. Establish a regional public and non-profit event venue; and
4. Establish a model golf course to nature landscape conservation restoration project.

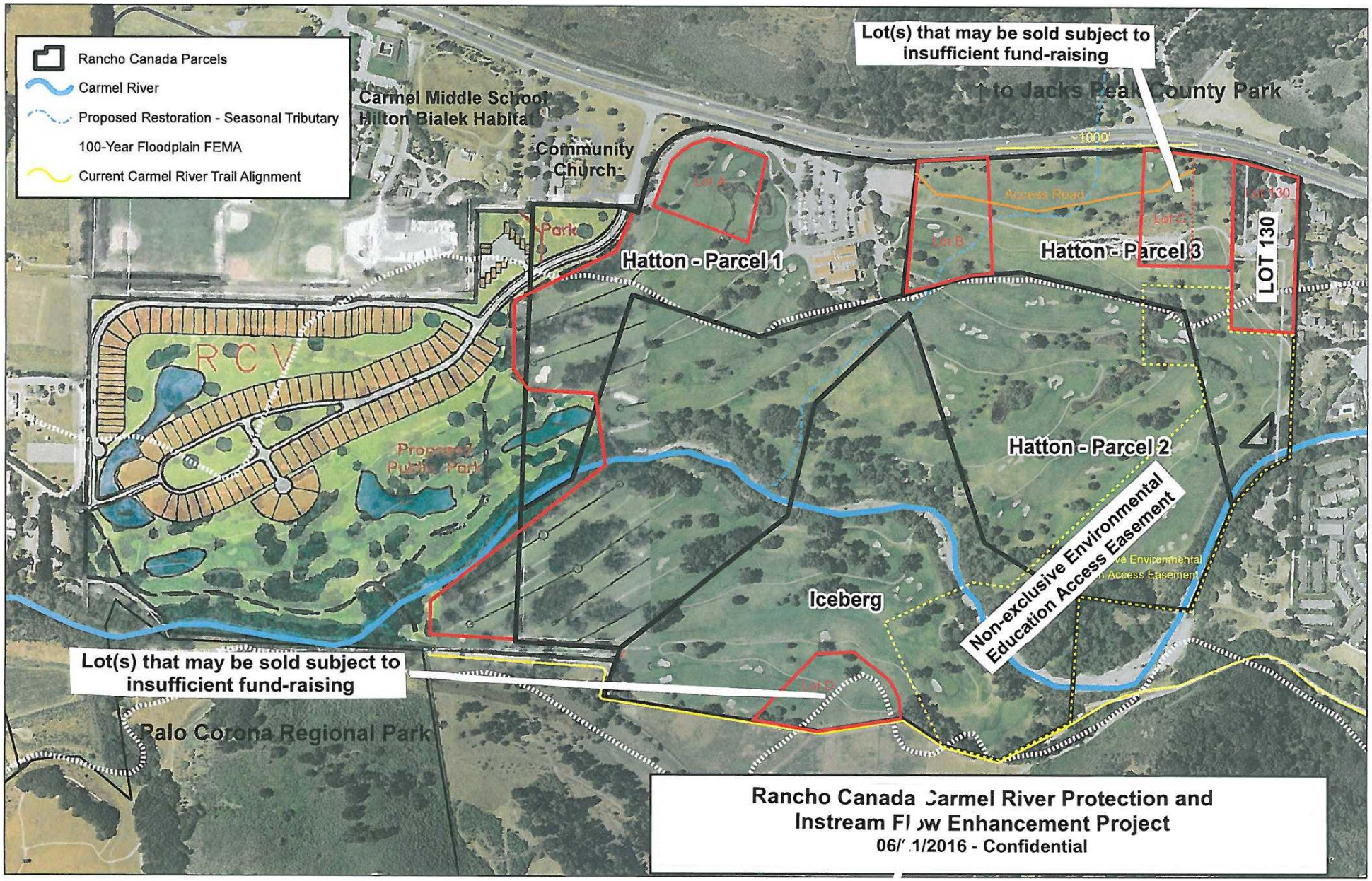
Be it further resolved that the District's intent to acquire the Property from TTPL shall only be obligated pursuant to the extent that non-District sources of funding sufficient to meet the purchase price is obtained.

PASSED AND ADOPTED at a meeting of the Board of Directors of the Monterey Peninsula Regional Park District at Monterey, California, this 27th day of June, 2016, by the following vote:

AYES: Directors

NOES: Directors

_____	_____
Kelly Sorenson, President Board of Directors	Shane Anderson, Secretary/Treasurer Board of Directors



ATTACHMENT 2

Exhibit 1