



County of Monterey

Item No.

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: A 23-319

July 11, 2023

Introduced: 6/26/2023

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Agreement

- a. Approve and authorize the Director of Public Works, Facilities, and Parks to execute the Grant and Purchase of Easements and Escrow Instructions Agreement between the County of Monterey (“County” or “Grantor”) and Monterey One Water, a California Joint Powers Authority (“M1W” or “Grantee”), for the conveyance of a permanent easement and temporary construction easement across a portion of Assessor Parcel Numbers (APN) 031-011-066 and 031-011-062 for the construction and maintenance of a pipeline and related appurtenances to transfer purified water related to the M1W Pure Water Monterey Groundwater Replenishment Project Injection Well Facilities, Phase 4; and
- b. Authorize the Director of Public Works, Facilities, and Parks to execute any related documents needed to complete the transaction, including, but not limited to, any future amendments to the Agreement subject to the review and approval of the Office of the County Counsel.

RECOMMENDATION:

It is recommended that the Board of Supervisors:

- a. Approve and authorize the Director of Public Works, Facilities, and Parks to execute the Grant and Purchase of Easements and Escrow Instructions Agreement between the County of Monterey (“County” or “Grantor”) and Monterey One Water, a California Joint Powers Authority (“M1W” or “Grantee”), for the conveyance of a permanent easement and temporary construction easement across a portion of Assessor Parcel Numbers (APN) 031-011-066 and 031-011-062 for the construction and maintenance of a pipeline and related appurtenances to transfer purified water related to the M1W Pure Water Monterey Groundwater Replenishment Project Injection Well Facilities, Phase 4; and
- b. Authorize the Director of Public Works, Facilities, and Parks to execute any related documents needed to complete the transaction, including, but not limited to, any future amendments to the Agreement subject to the review and approval of the Office of the County Counsel.

SUMMARY/DISCUSSION:

M1W, a California Joint Powers Authority, is a regional wastewater treatment provider within the County of Monterey (County). M1W protects public health and the environment with innovative regional water solution systems.

In 2020, M1W completed the initial phase of the Pure Water Monterey (PWM) project which provides a reliable water supply to replenish the adjudicated Seaside Groundwater Basin (Basin). The initial phase provided 3,500 acre-feet/year of purified recycled water to the Basin through four Deep Injection Wells (DIWs) and two shallow Vadose Zone Wells. The Injection Well Facilities Expansion Project (Project) will include two additional DIWs, which along with pipelines and appurtenances, will allow for an additional 2,250 acre-feet/year of groundwater replenishment within the Basin.

The portion of the Project across County property involves constructing pipeline infrastructure to facilitate the conveyance of purified recycled water from the Blackhorse Reservoir to the two new DIWs for injection into the Basin. M1W is proposing to construct pipeline infrastructure across a portion of Assessor Parcel Numbers (APN) 031-011-066 and 031-011-062 (collectively “Parcels”), located on and around Eucalyptus Road within the former Fort Ord area.

Execution of the Grant and Purchase of Easements and Escrow Instructions Agreement (Agreement) will allow the conveyance of a permanent easement and temporary construction easement (collectively “Easements”) from the County to M1W.

The permanent easement will be a twenty (20) foot wide strip of land lying ten (10) feet on each side of the centerline located on a portion of the Parcels, a total of approximately 1.173 acres of land. The permanent easement will allow M1W to construct, operate, and maintain the pipeline located on a portion of the Parcels. M1W will pay the County the appraised value of \$5,493 as consideration for the rights granted by the permanent easement within thirty (30) days of Grantor’s execution.

The proposed temporary construction easement will be a forty (40) foot wide strip of land lying twenty (20) feet on each side of the center line located on a portion of the Parcels, a total of approximately 2.356 acres of land. The temporary construction easement will allow M1W temporary use of the Parcels in connection with construction of the pipeline, installation of temporary fencing, storing materials and equipment during construction, excavating, and restoring existing improvements immediately adjacent to the Pipeline. M1W will pay the County the appraised value of \$4,906 as consideration for the rights granted by the temporary construction easement within thirty (30) days of Grantor’s execution.

Approval of the proposed Easements will allow M1W permanent and temporary easement rights across a portion of the Parcels for the construction, operation, and maintenance of a pipeline and related appurtenances to transfer purified water related to the Project.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel has reviewed and approved the proposed Agreement as to form.

FINANCING:

The Board Report and the proposed Agreement were developed by the Public Works, Facilities, and Parks (PWFP) Department staff and funded as part of the fiscal year (FY) 2023-24 PWFP Adopted Budget, General Fund 001, Facilities Appropriation Unit PFP054. The total consideration of \$10,399 for the Easements will be deposited into General Fund, Facilities.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

This action supports the Board of Supervisors infrastructure strategic initiative by supporting consistent development and community-based water infrastructure development and management.

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

Legistar File Number: A 23-319

Prepared by: Ivo N. Basor, PWFP-Management Analyst II, (831) 796-6427

Reviewed by: George K. Salcido, PWFP-Real Property Specialist, (831) 755-4859

Reviewed by: Lindsay Lerable, Chief of Facilities

Approved by: Randell Ishii, MS, PE, TE, PTOE, Director of Public Works, Facilities and Parks

DS
R

The following attachments are on file with the Clerk of the Board:

Attachment A - Location Map

Attachment B - Grant and Purchase of Easements and Escrow Instructions Agreement