

County of Monterey

Schilling Government Center
1441 Schilling Place
Salinas, CA 93901



Meeting Agenda - Final

Wednesday, August 5, 2026

10:00 AM

Saffron Room

1441 Schilling Place Salinas, Ca. 93901

Water Resources Agency Planning Committee

For information on The Ralph M. Brown Act: Open Meetings please click on the link below:

https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5

COMMITTEE MEMBERS:

Ken Ekelund, Chair

Deidre Sullivan, Vice Chair

Matt Simis

Mark Gonzalez

How to participate in this meeting: In-Person at the address listed above.

Via Zoom: Members of the public may participate in this meeting virtually via computer or smart device. To Join the Zoom Meeting, copy and paste the link into your browser:

<https://montereycty.zoom.us/j/92329693521?pwd=vi52WPz8baA3EL2FbIp05wM0awv5fv.1>

Meeting ID: 923 2969 3521 Password: 901221

To Participate via phone, you can call the number below and enter the webinar ID number and password when prompted:

Phone Number: (669) 219 2599 Meeting ID: 923 2969 3521 Password: 901221

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The Chair and/or Secretary may set reasonable rules as needed to conduct the meeting in an orderly manner

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Comentarios del público: Las siguientes opciones están disponibles para cualquier miembro del público que participe de

forma virtual o en persona y desee hacer comentarios ante el Comité de Plannacion Hídricos. Antes de la reunión por correo electrónico: Los comentarios escritos pueden enviarse por correo electrónico hasta las 5:00 p. m. del martes previo a la reunión del Comité a: WRAPubliccomment@countyofmonterey.gov

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La solicitud debe realizarse a más tardar al mediodía del martes previo a la reunión del Comité, para permitir que la Agencia tenga tiempo de atender la solicitud.

El Presidente y/o el Secretario podrán establecer reglas razonables según sea necesario para conducir la reunión de manera ordenada.

Call to Order

Roll Call

Public Comment

Committee Member Comments

Presentations

1. Overview of the Agency's Administrative Process Workflow. (Staff Presenting: Ara Azhderian)

[WRAPL](#)
[26-041](#)

Attachments: [Presentation Agency Administrative Process Workflow](#)

Consent Calendar

2. Approve the Action Minutes of the Planning Committee meeting held on June 3, 2026

[WRAPL](#)
[26-044](#)

Attachments: [draft Planning Minutes June 3, 2026](#)

Scheduled Items

3. Update on staff's participation in the Salinas Valley Basin Groundwater Sustainability Agency's Advisory Committee. (Staff Presenting: Shaunna Murray)

[WRAPL](#)
[26-046](#)

Attachments: [Board Report](#)

4. Recommend that the Agency send letter of support to the Salinas Valley Basin Groundwater Sustainability Agency's Board of Directors for the selection of Portfolio 3A for future analysis and potential development. (Staff Presenting: Ara Azhderian)

[WRAPL](#)
[26-047](#)

Attachments: [Letter of Support to SVBGSA for Portfolio 3A](#)

5. Recommend to the Board of Directors that the Monterey County Water Resources Agency Board of Supervisors:
- a) Approve a Grazing Lease Agreement with Heartland Mark LLC in the amount of \$28,672 for year one increasing annually by 2.5-percent, from November 1, 2026, through October 31, 2036, for grazing lands located at the Nacimiento 5 lease area; and
 - b) Authorize the General Manager of the Agency to execute the lease agreement, subject to approval as to form by the County Counsel's Office.

[WRAPL](#)
[26-045](#)

Attachments: [Board Report](#)
[Draft Heartland Mark LLC New Pinball Radio Site Lease](#)

Staff Reports

6. Update on the Development of the Agency's 2026 Strategic Plan. (Staff Presenting: Shaunna Murray)

[WRAPL](#)
[26-040](#)

Attachments: [Strategic Plan Update August 2026](#)

Calendar

7. Set the next meeting date and discuss future agenda items.

[WRAPL](#)
[26-043](#)

Adjournment



County of Monterey

Item No.1

Board Report

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

Legistar File Number: WRAPL 26-041

August 05, 2026

Introduced: 7/22/2026

Current Status: Agenda Ready

Version: 1

Matter Type: WRA Planning Item

Overview of the Agency's Administrative Process Workflow. (Staff Presenting: Ara Azhderian)

RECOMMENDATION:

It is recommended that the Board of Supervisors:

[Copy and paste the title here]

SUMMARY:

DISCUSSION:

OTHER AGENCY INVOLVEMENT:

FINANCING:

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

One or two sentences explaining how this recommendation supports/advances the Board of Supervisors Strategic Initiatives. Reference to any Key Objectives and/or Milestones that are related.

Mark a check to the related Board of Supervisors Strategic Initiatives

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

Prepared by: [Insert Name], [Insert Position], [Insert Extension]

Approved by: [Insert Name], [Insert Position], [Insert Extension]

Attachments:

(List any other attachments included with this item)

Monterey County Water Resources Agency

Planning Committee



Administrative Process Workflow Overview

August 5, 2026

How work flows through the Agency:

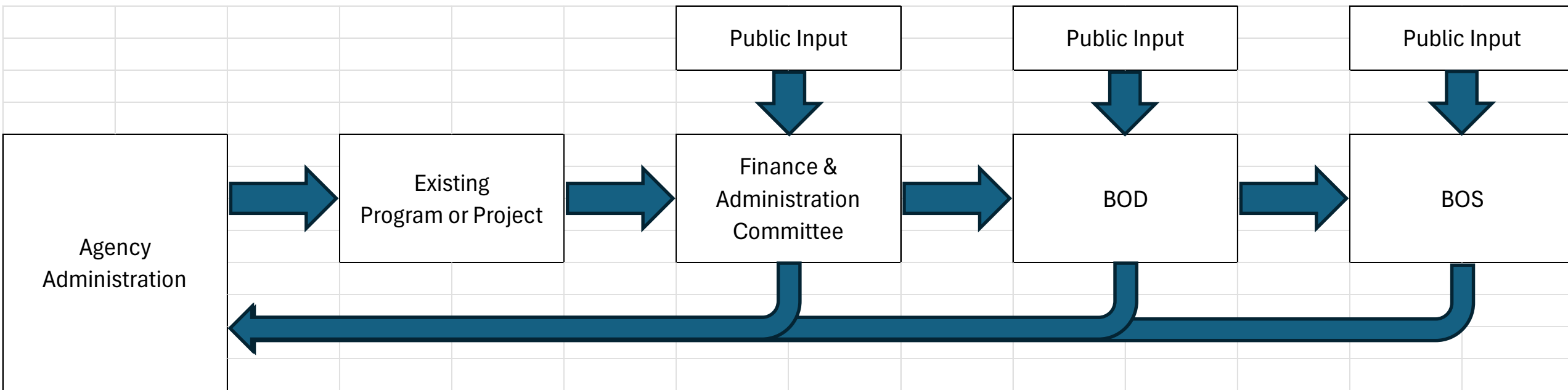
- The Agency has a multi-tiered governance structure:
 - The Agency Act:
 - The Board of Supervisors – Agency Act § 15 et seq.
 - The Board of Directors – Agency Act § 48 et seq.
 - Standing & Advisory Committees - Agency Act § 66 & 67
 - The Bylaws – Agency Act § 66.
 - Agency Administrative Team – Bylaws § 1.03.
 - Standing Committees – Bylaws § 4.03.
 - Advisory Committee - Bylaws § 4.04.

How work flows through the Agency:

- Day-to-day management of Agency activities is the duty of the General Manager and Administrative Team.
- The Finance & Administration Committee advises staff and the Board on matters related to the Agency's **existing programs and projects**.
- The Planning Committee advises staff and the Board on **development of short- and long-range plans** for activities in which the Agency is involved, or might become involved, including strategic planning.

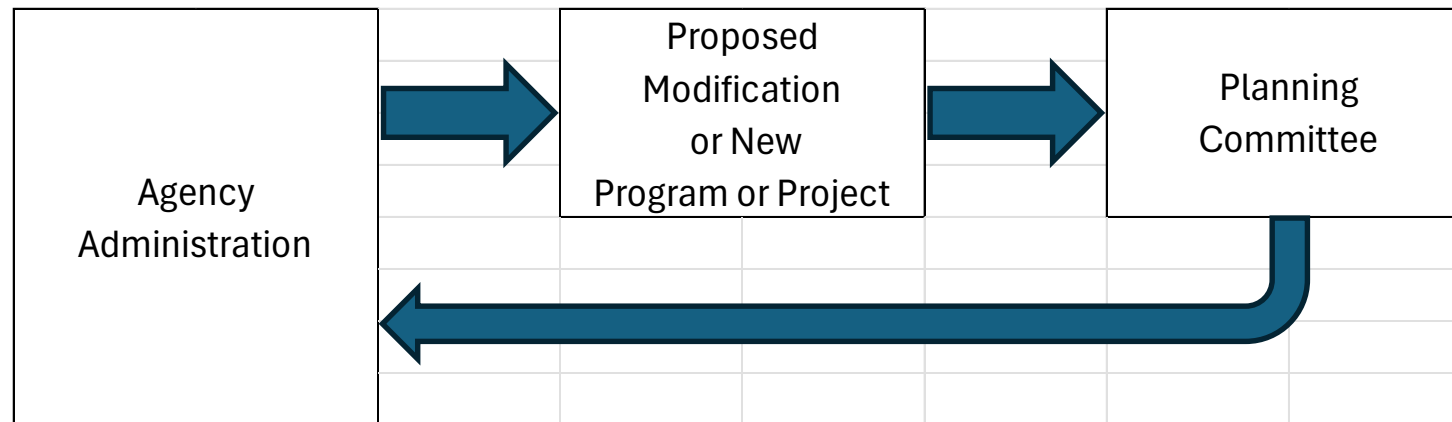
How work flows through the Agency:

- Workflow for existing programs and projects:



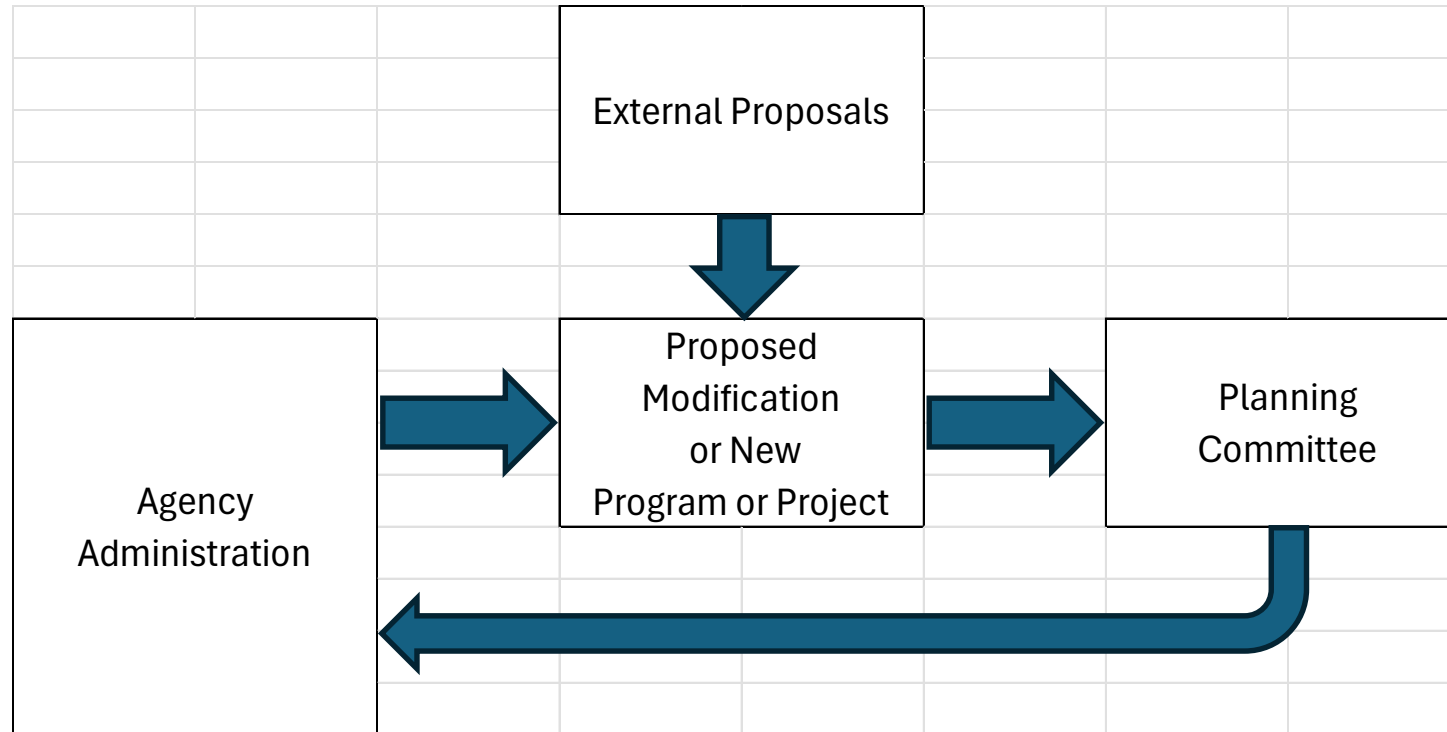
How work flows through the Agency:

- Workflow for development of short- and long-range plans :



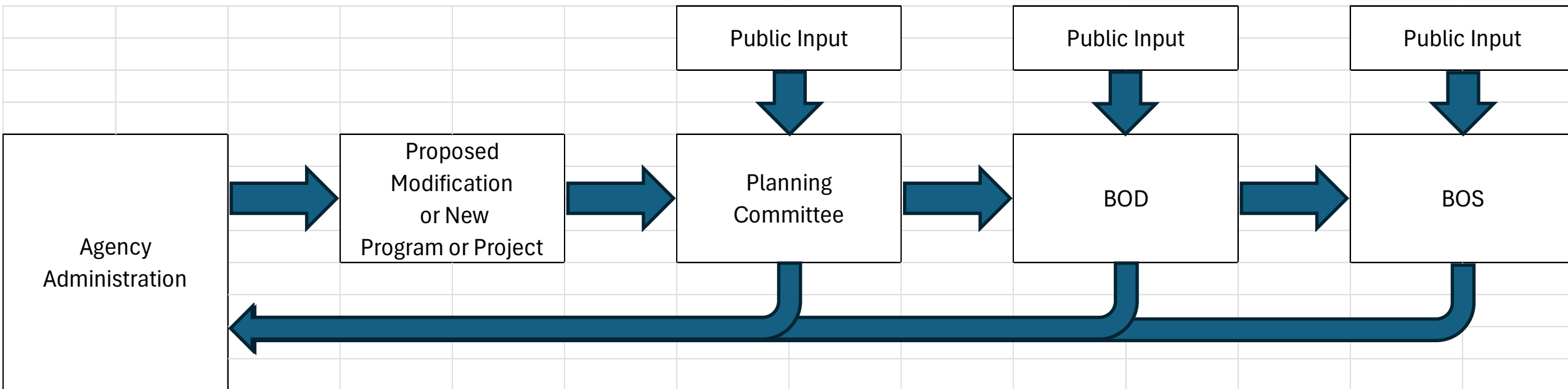
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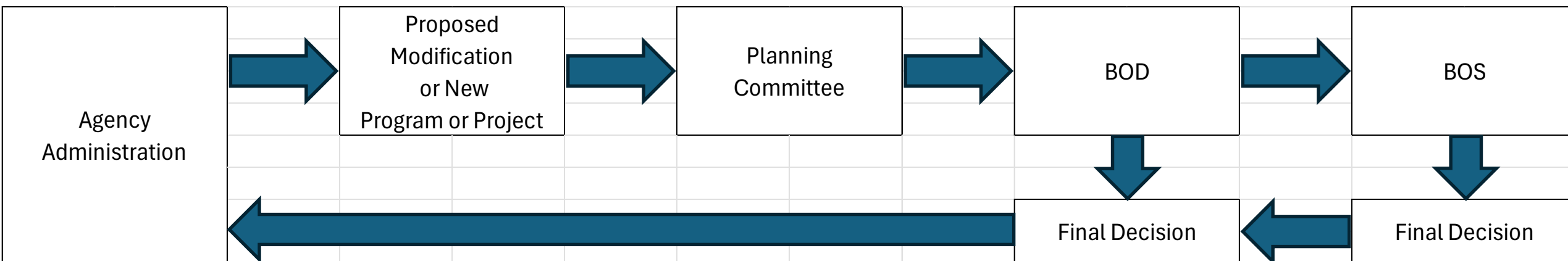
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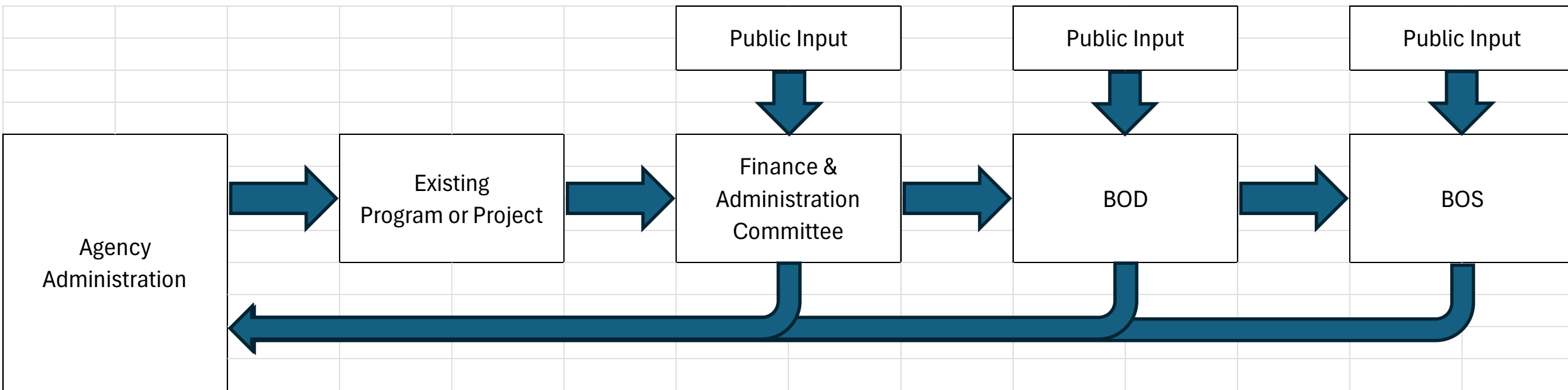
How work flows through the Agency:

- Workflow for development of short- and long-range plans :



How work flows through the Agency:

- Workflow for existing programs and projects:



Monterey County Water Resources Agency

Planning Committee



Administrative Process Workflow Overview

QUESTIONS?

August 5, 2026



County of Monterey

Item No.2

Board Report

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

Legistar File Number: WRAPL 26-044

August 05, 2026

Introduced: 7/22/2026

Current Status: Agenda Ready

Version: 1

Matter Type: WRA Planning Item

Approve the Action Minutes of the Planning Committee meeting held on June 3, 2026

County of Monterey

Schilling Government Center
1441 Schilling Place
Salinas, CA 93901



Meeting Minutes - Final

Wednesday, June 3, 2026

10:00 AM

**Saffron Conference Room
1441 Schilling Place, Salinas, CA 93901**

Water Resources Agency Planning Committee

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https://leginfo.ca.gov/faces/codes_displayText.xhtml?division=2.&chapter=9.&part=1.&lawCode=GOV&title=5

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Ken Ekelund, Chair

Deidre Sullivan, Vice Chair

Matt Simis

Mark Gonzalez

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p. m. del martes previo a la reunión del Comité a: WRAPubliccomment@countyofmonterey.gov

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La solicitud debe realizarse a más tardar al mediodía del martes previo a la reunión del Comité, para permitir que la Agencia tenga tiempo de atender la solicitud.

El Presidente y/o el Secretario podrán establecer reglas razonables según sea necesario para conducir la reunión de manera ordenada.

Call to Order

The Meeting was called to order at 10:07am. (Zoom technical issues)

Roll Call

Present: Ken Ekelund, Matt Simis, Deidre Sullivan, Mark Gonzalez

Absent: None

Public Comment

Christopher Bunn

Committee Member Comments

None

Consent Calendar

Upon Motion by Director Matt Simis, Seconded by Director Mark Gonzalez the Committee approved the Consent Calendar.

Ayes: Ken Ekelund, Matt Simis, Deidre Sullivan, Mark Gonzalez

Noes: None

Absent: None

1. Approved the Action Minutes of the Planning Committee meeting held on May 6, 2026.

Scheduled Items

2. Review and consider receiving a scope of work for Fernando DePaolis, Ph.D. to perform a study of the Economic Value of Groundwater Recharge, Salinas Valley. (Staff: Ara Azhderian)

Director Comments: Mark Gonzalez, Matt Simis, Deidre Sullivan, Ken Ekelund

Public Comment: Chris Bunn, Thomas Virsik, Nancy Isakson, Dwight Smith

Item #2 was a Presentation, No Action taken

3. Review and consider receiving the Raftelis Employee Satisfaction Survey Proposal. (Staff: Ara Azhderian)

Director Comments: Deidre Sullivan, Mark Gonzalez, Ken Ekelund, Matt Simis

Public Comments: None

No Action Taken

4. Consider recommending that the Board of Directors recommend to the Board of Supervisors of the Monterey County Water Resources Agency approve grazing lease forms and a public bid notice for Agency grazing lands located around San Antonio and Nacimiento Reservoirs; and direct the Clerk of the Board of Supervisors to advertise for bids. (Staff: Jessell Fenley)

Upon Motion by Director Mark Gonzalez, Seconded by Director Matt Simis the Committee approved recommending to that the Board of Directors recommend to the Board of Supervisors of the Monterey County Water resources Agency approve grazing lease forms and a public bid notice for Agency grazing lands located around San Antonio and Nacimiento Reservoirs.

Ayes: Ken Ekelund, Matt Simis, Mark Gonzalez, Deidre Sullivan

Noes: Noen

Absent: None

Director Comments: Matt Simis, Ken Ekelund, Mark Gonzalez

Public Comments: None

Staff Reports

5. Receive an update on staff's participation in the Salinas Valley Basin Groundwater Sustainability Agency's Advisory Committee. (Staff: Shaunna Murray)

Director Comments: None

Public Comments: Chris Bunn, Thomas Virsik, Nancy Isakson

6. Receive an update on the Strategic Plan. (Staff: Shaunna Murray)

Director Comments: Ken Ekelund, Mark Gonzalez

Public Comments: None

Calendar

7. Set the next meeting date and discuss future agenda items.

Adjournment



County of Monterey

Item No.3

Board Report

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

Legistar File Number: WRAPL 26-046

August 05, 2026

Introduced: 7/31/2026

Current Status: Agenda Ready

Version: 1

Matter Type: WRA Planning Item

Update on staff's participation in the Salinas Valley Basin Groundwater Sustainability Agency's Advisory Committee. (Staff Presenting: Shaunna Murray)

SUMMARY/DISCUSSION:

Background

The Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA) has an Advisory Committee which plays a key role in shaping groundwater management in the Salinas Valley by providing input and consensus-based recommendations to the SVBGSA Board of Directors. The Advisory Committee reflects a broad range of perspectives, representing agencies and groundwater users across the region. Members collaborate to support the implementation of the Sustainable Groundwater Management Act through the integrated execution of six Groundwater Sustainability Plans. The Monterey County Water Resources Agency (Agency) has a seat on the Advisory Committee and will provide periodic updates to the Agency BOD as it affects or is of interest to the Agency.

Summary

Staff participated in the Advisory Committee's special meeting held on July 16, 2026.

The goal of this meeting was to have the Advisory Committee reach consensus on a Portfolio of projects to recommend for consideration at the full SVBGSA Board of Directors. There was little new information presented and more of a deliberation on all the information that had been presented over the last six months. Agenda Item 3.3 was Integrated Implementation Strategy PMA Final Portfolios. Recommendation: Recommend to the Board of Directors a preferred Integrated Implementation Strategy (IIS) portfolio of Projects and Management Actions (PMAs) selected from among Portfolio 1, Portfolio 3A, and Portfolio 4 - together with a list of considerations to guide the preferred portfolio's refinement and implementation.

SVBGSA consultants reviewed the Portfolios by describing the activities and modeling results related to how they reached the Sustainable Management Criteria by both 2040 and beyond. The three Portfolios are described below.

Portfolio 1 - Medium BGRP, Injection Only: A medium-sized Brackish Groundwater Recharge Project (BGRP) delivering water for injection into the 180 and 400-Foot Aquifers, paired with C&E recharge basins in the Eastside (100 cfs diversion), CSIP optimization, and 10% agricultural demand management in the North Valley. It has the highest portfolio yield (approximately 56,000 AF/year) and is the only portfolio that fully addresses seawater intrusion to the current minimum threshold. It also carries the highest cost.

Portfolio 3A Small BGRP with Direct Delivery and Injection: A smaller BGRP with partial direct delivery to Salinas and partial injection, paired with C&E recharge basins in the Eastside (100 cfs), CSIP optimization, and 10% agricultural demand management. Yield is approximately 37,700 AF/year. It addresses seawater intrusion nearly - but not fully to - the current minimum threshold and does not address Monterey Subbasin seawater intrusion, so it requires mitigation activities. Cost is lower than Portfolio 1.

Portfolio 4 - Low-Cost Projects: C&E recharge basins (50 cfs) and C&E injection into the 400-Foot Aquifer (50 cfs diversion), CSIP optimization, and 20% agricultural demand management - double the demand-management level of the other portfolios. Yield is approximately 10,200 AF/year. It is the lowest-cost portfolio and performs well on 180-Foot and 400-Foot groundwater levels, but it does not address seawater intrusion.

The Advisory Committee was able to reach consensus that Portfolio 1 was not supported by the members. There were various reasons for this including a better understanding of how this scale of injection would work in the pressure zone, localized impacts of the project that actually increase salinity levels in the groundwater basin, and better idea of what Demand Management would look like. The Committee was split on whether Portfolio 3A or 4 was best suited to be the foundation for additional investigation, planning and project development. The BGRP continued to cause concern for many of the members but the lack of effectiveness of the PMAs in Portfolio 4 made it difficult to support for many members. Therefore, the Committee landed on recommending that both Portfolios be evaluated going forward.

The Committee then identified numerous considerations that described data gaps and investigations that would be important to further develop before making a decision on PMAs or Portfolios. Those contingencies addressed the concerns described above as well as considering source water options for all projects, defining contingency projects for DWR's consideration, permitting feasibility, downsizing projects, and moving the time it takes to reach the Minimum Threshold. Both the cost of the Portfolios as well as the cost allocation throughout the Salinas Valley continue to be a significant concern for all parties. The final list of the considerations will be drafted by the SVBGSA staff and presented to their Board of Directors in August.

Additional information related to the Advisory Committee can be found on the SVBGSA's website: <https://svbgsa.org/about-us/board-and-committees/advisory-committee/>

The Advisory Committee has the next regular meeting scheduled for August 20, 2026.

Prepared by: Shaunna Murray, Deputy General Manager, (831) 755-4860



County of Monterey

Item No.3

Board Report

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

Legistar File Number: WRAPL 26-046

August 05, 2026

Introduced: 7/31/2026

Current Status: Draft

Version: 1

Matter Type: WRA Planning Item

Update on staff's participation in the Salinas Valley Basin Groundwater Sustainability Agency's Advisory Committee. (Staff Presenting: Shaunna Murray)

SUMMARY/DISCUSSION:

Background

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The Advisory Committee was able to reach consensus that Portfolio 1 was not supported by the members. There were various reasons for this including a better understanding of how this scale of injection would work in the pressure zone, localized impacts of the project that actually increase salinity levels in the groundwater basin, and better idea of what Demand Management would look like. The Committee was split on whether Portfolio 3A or 4 was best suited to be the foundation for additional investigation, planning and project development. The BGRP continued to cause concern for many of the members but the lack of effectiveness of the PMAs in Portfolio 4 made it difficult to support for many members. Therefore, the Committee landed on recommending that both Portfolios be evaluated going forward.

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Prepared by: Shaunna Murray, Deputy General Manager, (831) 755-4860



County of Monterey

Item No.4

Board Report

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

Legistar File Number: WRAPL 26-047

August 05, 2026

Introduced: 7/31/2026

Current Status: Agenda Ready

Version: 1

Matter Type: WRA Planning Item

Recommend that the Agency send letter of support to the Salinas Valley Basin Groundwater Sustainability Agency's Board of Directors for the selection of Portofolio 3A for future analysis and potential development. (Staff Presenting: Ara Azhderian)

RECOMMENDATION:

It is recommended that the Board of Supervisors:

[Copy and paste the title here]

SUMMARY:

DISCUSSION:

OTHER AGENCY INVOLVEMENT:

FINANCING:

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

One or two sentences explaining how this recommendation supports/advances the Board of Supervisors Strategic Initiatives. Reference to any Key Objectives and/or Milestones that are related.

Mark a check to the related Board of Supervisors Strategic Initiatives

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

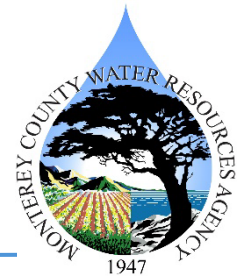
Prepared by: [Insert Name], [Insert Position], [Insert Extension]

Approved by: [Insert Name], [Insert Position], [Insert Extension]

Attachments:

(List any other attachments included with this item]

Monterey County Water Resources Agency



Ara Azhderian, General Manager | 1441 Schilling Pl., Salinas, Ca 93901 | (831) 755-4860

DATE

Caroline Chapin, Chair
Salinas Valley Basin Groundwater Sustainability Agency Board of Directors
P.O. Box 1350
Carmel Valley, CA 93924

Sent via email to: board@svbgsa.org

SUBJECT: Portfolio Selection – Bringing Focus to the Next Leg of the Journey

Dear Chair Chapin and Members of the Board:

The Monterey County Water Resources Agency (Agency) appreciates its collaboration with the Salinas Valley Basin Groundwater Sustainability Agency (SVBGSA), by providing important services, data, and operational expertise to the SVBGSA-led planning effort to achieve groundwater sustainability in the Salinas Valley. Groundwater is the lifeblood of Monterey County's communities, economies, and culture, and sustaining it effectively and affordably for future generations must be a shared priority, as the consequences of failure will surely affect us all.

Since its formation, the SVBGSA has accomplished much, and you, its Directors, sit today now weighing an important decision, but one that is just the beginning of a journey, certainly not the end. Over the past 4 years, the Agency has dedicated significant staff time and expertise towards informing, reviewing, and developing six feasibility studies that now compose the portfolios before the Board. During this work, a wide range of water supplies, availability, conveyance, treatment, storage, distribution, and cost scenarios have been developed and considered by the Advisory Committee, leading in the end to a recommendation to further evaluate portfolios 3A and 4, with considerations. Given the depth and breadth of the Agency's engagement, we want to express our support for the Advisory Committee's recommendation, but further encourage the Board to narrow the focus to Portfolio 3A as the foundation for the SVBGSA's future analysis and potential development.

The decision made by the Board at their August meeting is not final, not even close. Following this decision, the selected portfolio will need to be further developed and refined to ensure that it is feasible and meets the intended goals. Additionally, it will be subject to continuing public comment

The Water Resources Agency manages water resources sustainably,
while minimizing impacts from flooding, for present and future generations.



prior to submission to the California Department of Water Resources (DWR) in January 2027, followed by review and response from DWR, many future decisions by the SVBGSA committees and Board regarding potential portfolio development, including annual funding to support it, alternative project ideas, deepening public, state, and federal scrutiny as a potential portfolio moves through development into the environmental review processes, state and federal endangered species act compliance, state and federal water quality act compliance, potential litigation, and finally, the ultimate arbiter, a public vote upon how to fund a final proposal.

What the August vote does provide is much needed direction and focus. The past few years of intense effort developing the feasibility studies and proposed portfolios clearly demonstrate the human and financial resources necessary to advance a proposed solution. This need will not lessen in the coming years; however, clear direction and deliberate intent can ensure that the resources dedicated are applied responsibly and efficaciously. The Agency's inclination to advance Portfolio 3A for further SVBGSA consideration, in part, reflects our understanding that Portfolio 1 is considered impractical and Portfolio 4 ineffective for addressing seawater intrusion, which is a key DWR barometric. For these reasons, we encourage the Board to focus our precious financial and human resources to advance Portfolio 3A, as a likelihood of success should also be an important criterion. Thank you for your consideration.

Respectfully,

Ara Azhderian
General Manager



County of Monterey

Item No.5

Board Report

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

Legistar File Number: WRAPL 26-045

August 05, 2026

Introduced: 7/30/2026

Current Status: Agenda Ready

Version: 1

Matter Type: WRA Planning Item

Recommend to the Board of Directors that the Monterey County Water Resources Agency Board of Supervisors:

- a) Approve a Grazing Lease Agreement with Heartland Mark LLC in the amount of \$28,672 for year one increasing annually by 2.5-percent, from November 1, 2026, through October 31, 2036, for grazing lands located at the Nacimiento 5 lease area; and
- b) Authorize the General Manager of the Agency to execute the lease agreement, subject to approval as to form by the County Counsel's Office.

RECOMMENDATION:

Recommend to the Board of Directors that the Monterey County Water Resources Agency Board of Supervisors:

- a) Approve a Grazing Lease Agreement with Heartland Mark LLC in the amount of \$28,672 for year one increasing annually by 2.5-percent, from November 1, 2026, through October 31, 2036, for grazing lands located at the Nacimiento 5 lease area; and
- b) Authorize the General Manager of the Agency to execute the lease agreement, subject to approval as to form by the County Counsel's Office.

SUMMARY/DISCUSSION:

The Monterey County Water Resources Agency (Agency) manages various grazing leases on Agency-owned lands surrounding Nacimiento and San Antonio Reservoirs. The Grazing Lease Program supports responsible livestock grazing while promoting watershed protection, vegetation management, wildfire fuel reduction, infrastructure stewardship, and long-term land management objectives. The program encompasses approximately 16,400 acres of Agency-owned rangelands associated with the Nacimiento and San Antonio Reservoir systems. These lands include a mix of open grazing areas, rolling rangelands, oak woodlands, road and utility access corridors, and areas containing Agency infrastructure.

The current grazing leases are set to expire on October 31, 2026. The Agency has prepared an updated Grazing Lease Agreement (attachment 1) and is in the final phase of the bid process for five of the leases: San Antonio 1 & 2; San Antonio 3; San Antonio 4 & Nacimiento 1; Nacimiento 2; and Nacimiento 3A & 3B. Sealed bids were received followed up by live bidding on July 29, 2026. Those results will be certified by the Agency Board of Supervisors in August. Nacimiento Lease 5 was not included in the bid process due to negotiations with the current grazing lessee, on an adjacent property involving the County of Monterey and its existing critical public safety communications infrastructure. The non-standard Radio Site Lease Agreement between the County of Monterey and Heartland Mark, LLC, permits the County to use space at Assessor's Parcel Number 080-037-006,

hereinafter referred to as the "Pinball Radio Site".

The Pinball Radio Site has been a County-leased site with an agreement between the County and landowners since the year 2000. The Pinball Radio site is a critical communications facility that supports two-way radio coverage. The site has provided reliable public safety communications for more than two decades for Monterey County Parks Rangers, reservoir operations staff, and emergency responders operating in the region.

In 2022, Heartland Marks LLC purchased the property on which Pinball Radio site is located, requiring the County to negotiate a new lease agreement for the continued operation of its communications equipment. Through coordination between the County Information Technology Department (ITD), County Public Works, Facilities and Parks (PWFP) Department, and Heartland Mark, LLC, the parties negotiated a new lease agreement through October 31, 2036. This Pinball Radio Site Agreement (attachment 2) will be under consideration by the County Board of Supervisors at a future date.

The Pinball Radio Site Agreement recognizes the importance of maintaining a cooperative long-term relationship between the County and the property owner to ensure uninterrupted operation of this critical communications facility. Staff evaluated the operation, public safety, and land management considerations associated with the property and the determination was that a sole-source grazing lease with Heartland Mark, LLC is the Agency's best interest to support continued access to Pinball Radio Site and avoid unnecessary operational risk.

The Pinball Radio Site Agreement will allow continued operation of the radio site while avoiding the need for the County of Monterey's costly relocation or development of multiple replacement sites that would otherwise be required to achieve comparable coverage. This Pinball Radio site enables radio interoperability coverage for Monterey and San Luis Obispo Counties' first responders, emphasizing stable radio communication for Southern Monterey County.

Based on the importance of maintaining uninterrupted public safety communications, the operational relationship between the Pinball Radio Site and the adjacent grazing property, and staff's evaluation of available alternatives, the Agency recommends a sole source Grazing Lease Agreement with Heartland Mark LLC for Nacimiento Lease 5 for a ten-year term, beginning on November 1, 2026. The Grazing Lease Agreement includes updated terms and conditions that are consistent with the other five grazing leases.

The annual lease rate for Nacimiento Lease 5 will be \$28,672 for the first year and will be subject to an annual increase of 2.5%. The grazing lease auction results from July 29, 2026, yielded an average increase over minimum bids of 62% for the remaining five leases. That average increase was applied to the minimum bid established for Nacimiento Lease 5 to develop the annual lease rate for the first year.

The leasing program is statutorily and categorically exempt from CEQA (14 Cal. Code Regs. 15301 (existing facility (including leases)) and 15261 (ongoing project).)

OTHER AGENCY INVOLVEMENT:

The County Counsel's Office has reviewed the grazing lease agreement as to form.

FINANCING:

Revenue from the Grazing Lease Program is included in the FY26-27 Recommended Budget and includes current lease rates. In addition, new lease administration fees are proposed to defray certain costs of contract compliance monitoring and enforcement.

Prepared by: Shaunna Murray, Deputy General Manager (831) 755-4860

Approved by: Ara Azhderian, General Manager, (831) 755-4860

Attachments:

1. DRAFT Nacimiento 5 Grazing Lease Agreement and Exhibits
2. DRAFT Heartland Mark LLC New Pinball Radio Site Lease



County of Monterey

Item No.5

Board Report

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

Legistar File Number: WRAPL 26-045

August 05, 2026

Introduced: 7/30/2026

Current Status: Draft

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The County Counsel's Office has reviewed the grazing lease agreement as to form.

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Prepared by: Shaunna Murray, Deputy General Manager (831) 755-4860

Approved by: Ara Azhderian, General Manager, (831) 755-4860

Attachments:

1. DRAFT Nacimiento 5 Grazing Lease Agreement and Exhibits
2. DRAFT Heartland Mark LLC New Pinball Radio Site Lease

AGREEMENT

This Agreement is made and entered into this _____ day of _____, 2026 between, Heartland Mark, LLC (“Lessor”), and the County of Monterey, a political subdivision of the State of California (“Lessee”). Lessor and Lessee may be referred to collectively as the “Parties” or singularly as a “Party”.

WHEREAS, Lessor has under its control a certain piece of property described within Exhibit A - Legal Description of the Property Site Plan, also referred to as Assessor’s Parcel Number 080-037-006 and;

WHEREAS, Lessee desires to install, operate, and maintain a radio transmitter and receiving station at said location for the purpose of extending and improving their two-way radio communication in the area hereinafter called Pinball Radio Site and;

WHEREAS, Lessor wishes to allow Lessee to occupy such space and operate its radio equipment in accordance with the terms and conditions hereinafter set forth and to provide access to the site as described in Exhibit B - Pinball Radio Site Access Road;

WHEREAS, the Pinball Radio Site and the Pinball Radio Site Access Road are hereinafter referred to as the Premises.

NOW, THEREFORE, the Parties agree as follows:

1. **Lease Term:** Lessee shall have the right to install, operate, and maintain all Lessee equipment, including tower and shelter, located at the existing footprint of Pinball Radio Site for a period of twelve (12) years and two (2) months from September 1, 2024, through October 31, 2036 (the “Term”). However, in the event that Heartland Mark LLC is not granted a 10-year sole source lease for the Monterey County Water Resources Agency Nacimiento Grazing Lease #5 by November 1, 2026, on terms acceptable to Heartland Mark LLC on a commercially reasonable basis, the Agreement will become subject to termination by either party, with or without cause, within sixty (60) days’ notice in writing. In the event the lease is terminated by either party, in accordance with the terms herein, Lessee shall be required to remove all of Lessee’s property, including the shed, antennas and any other property installed by the County within 30 days of the termination date. This agreement shall be automatically self-renewing each fiscal year on November 1st of each year, starting year 3, until the completed twelve-year period ending October 31, 2036. In the event of an early termination, no pro-rata lease refund shall be issued to Lessee.
2. **Lease Fee:** Lessee shall pay Lessor annually before November 1st, in advance for each fiscal year the amounts shown in Exhibit C - Annual Payment Schedule. Year 1

(\$25,000) and Year 2 (\$30,041.67) are due immediately to account for retroactive payments. For every successive year of the Agreement, the lease payment shall be adjusted annually based on a three percent (3.0%) escalator.

3. **Site Access:** Lessee shall have the right to access the Premises for the sole purpose of installing and maintaining said radio equipment on existing footprint. All travel over the Premises shall be in strict accordance with regulations established by Lessor. Lessee will provide prior notification to Heartland Mark LLC Ranch Manager of visits to the Pinball site by Monterey County employees. Lessee acknowledges the hazardous conditions of the roads on the Premises and assumes the risk of all hazards related to those conditions for the duration of the lease.
4. **Site Inspections:** Annual supervised inspections are required to ensure the Pinball Radio Site is maintained and kept in good, safe working conditions. Lessee must inspect the Pinball Radio Site on an annual basis to ensure safe conditions. Inspections may be scheduled by providing Lessor with at least forty-eight (48) hours' notice. Lessor maintains the right to attend any inspections.
5. **Site Access Road & Gate Maintenance:** The annual lease fee covers the maintenance and repair of the Pinball Radio Site Access Road and Gate throughout the term of this Agreement.
6. **Capital Project Major Repair to Access Road:** Lessor and Lessee agree to complete a capital improvement on the Pinball Radio Site Access Road on such terms as are mutually agreed to by the parties. Lessee will reimburse Lessor fifty per cent (50%) of agreed to amount to repair the road subject to Lessor's submittal of documentation supporting actual expenditures. This project will commence on a date mutually agreed to by Lessee and Lessor.
7. **Utility Fee:** Lessor shall pay for Pacific Gas and Electric (PG&E) utilities directly at the commencement of Year 3 of the Term. In exchange, Lessee will agree to pay an annual five thousand and 00/100 dollars (\$5,000) utility fee for the remainder of the Term. The Lessee shall work with PG&E to re-assign ownership of the meter to the Lessor. The Lessee has the option to construct its own meter with PG&E in the future, whereas the Lessor shall review and approve all related construction documents such as drawings, plans, and permits prior to any construction activities. The Lessee would be responsible for coordinating and acquiring all related permits in compliance with jurisdictions having authority. At any time, any Party can request a meet and confer as it relates to the share of cost of utilities if it determined by any Party that the agreed upon share of cost shall be revisited due to a planned or unforeseen change.

8. **Radio Frequency (RF) Interference:** Lessee agrees to install, maintain, and operate its equipment in accordance with Federal Communications Commission rules and regulations and in accordance with the highest engineering standards prevailing in the communications industry. In the event said equipment causes interference to any radio or television sets on Lessor's property, it shall be the responsibility of Lessee to eliminate such interference.
9. **Radio Frequency (RF) Exposure Limits:** Lessee will provide an environmental RF exposure report capturing the existing radio systems and proposed microwave system impact to adjacent areas. Such reports shall be maintained and provided for any future additions or modifications to the site tower and radio system subject to Lessor's approval prior to installation/modifications.
10. **Hazardous Materials/Site Contents:** Lessee shall not keep on the Premises any item of dangerous, flammable, or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company. Lessee shall hold harmless and indemnify the Lessor from all claims and liability arising from any applicable health related or environmental laws and originating from the operation and or installation of said radio equipment.
11. **Permits:** Lessee agrees to apply for all applicable permits relating to the construction, operation, and maintenance of said radio equipment within the existing footprint at Lessee's expense. Lessee shall hold harmless and indemnify the Lessor from all claims and liability arising from or in connection with the omission of said permits.
12. **Proof of Insurance:** Lessor and Lessee agree that each shall bear its own costs and assume liability for damage to the Premises and injury to people arising from the negligent acts or omissions of its officers, agents, and employees when acting within the scope of their employment and holds harmless and indemnifies each other from all claims and liability arising from such negligent acts or omissions. Costs for damage and injury arising from acts or omissions of third persons shall be borne by Lessor or Lessee respectively as to its own property. Lessee shall provide proof of self-insurance annually or as requested by the Lessor. In all circumstances, the Shelter shall be properly insured and licensed, with coverage for both Lessee and Lessor consistent with the terms of this Agreement.

13. **Counterparts:** This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one (1) and the same Agreement.
14. **Consent to Use Electronic Signatures:** The Parties to this Agreement consent to the use of electronic signatures via DocuSign to execute this Lease. The Parties understand and agree that the legality of electronic signatures is governed by state and federal law, 15 U.S.C Section 7001 et seq.; California Government Code Section 16.5; and California Civil Code Section 1633.1 et. seq. Pursuant to said state and federal law as may be amended from time to time, the Parties to this Agreement hereby authenticate and execute this Agreement, and any and all Exhibits to this Agreement, with their respective electronic signatures, including any and all scanned signatures in portable document format (PDF) which may be delivered by mail, E-Mail, or Facsimile.
15. **Amendment:** This Agreement may be amended or modified only by an instrument in writing signed by Lessee and Lessor.
16. **Successors and Assigns:** This Agreement and the rights, privileges, duties, and obligations of Lessee and Lessor under this Agreement, to the extent assignable or delegable, shall be binding upon and inure to the benefit of the Parties and their respective successor, permitted assigns, and heirs.
17. **Authority:** Any individual executing this Agreement on behalf of Lessee or Lessor represents and warrants hereby that he or she has the requisite authority to enter into this Agreement on behalf of such Party and bind the Party to the terms and conditions of this Lease.
18. **Notice:** Notice under this contract shall be sent to the Parties at the addresses as set forth below. Notice shall be deemed effective upon delivery if personally delivered, upon transmission if sent by email, and on the third day after mailing.

LESSEE: County of Monterey
County: Information Technology Department - Finance
Address 1590 Moffet St. Salinas, CA 93905
Phone: (831) 796-1490
Email: Wellska@countyofmonterey.gov

LESSOR: Heartland Mark LLC C/O Gelfand Rennert and Feldman
Address: 1600 West End Ave, Suite 900 Nashville TN 37203
Phone: (310) 924-5937
Email: wendy@wmhmanagement.com

- 19. Mediation:** In the event of a dispute between the parties, the parties agree to first submit to mediation with a mutually agreed-upon mediator prior to filing or initiating any legal action with a court of competent jurisdiction, and to mediate any dispute in good faith. The parties agree that any applicable statute of limitations will be tolled during the period between when mediation is first requested by either party and when that mediation occurs. The parties agree to share the costs of the mediator equally and bear their own legal costs in any such mediation.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the dates appearing below their respective signatures:

**LESSEE
COUNTY OF MONTEREY**

**LESSOR
HEARTLAND MARK, LLC**

By: _____
Name: Eric A. Chatham
Title: Chief Information Officer

Date: _____

**Approved as to Form
Office of the County Counsel
Susan K. Blitch, County Counsel**

By: _____
Name: Samuel Beiderwell
Title: Deputy County Counsel
Date: _____

User's Name

By: _____
Name: _____
Title: _____
Date: _____

By: _____
Name: _____
Title: _____
Date: _____

**Approved as to Fiscal Provisions:
Enedina Garcia, Auditor-Controller**

By: _____
Name: _____
Title: _____
Date: _____

**Approved as to Indemnity and Insurance Provisions
Office of the County Counsel-Risk Management
Susan K. Blitch, County Counsel**

By: _____
Name: David Bolton
Title: Risk Manager
Date: _____

*

INSTRUCTIONS: If CONTRACTOR is a corporation, including non-profit corporations, the full legal name of the corporation shall be set forth above together with the signatures of two (2) specified officers per California Corporations Code Section 313. If CONTRACTOR is a Limited Liability Corporation (LLC), the full legal name of the LLC shall be set forth above together with the signatures of two (2) managers. If CONTRACTOR is a partnership, the full legal name of the partnership shall be set forth above together with the signature of a partner who has authority to execute this Agreement on behalf of the partnership. If CONTRACTOR is contracting in an individual capacity, the individual shall set forth the name of the business, if any, and shall personally sign the Agreement or Amendment to said Agreement.

- 1) Approval by County Counsel is required
- 2) Review by Risk Management is necessary only if changes are made in Indemnification or Insurance paragraphs

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY SITE PLAN

The land described herein is situated in the State of California, County of San Luis Obispo, City of Paso Robles, described as follows: That portion of the Northwest $\frac{1}{4}$ of the Northwest Section 8, lying South of the South line of Interlake County Road, said property being in Township 25 South, Range 10 East, Mount Diablo Base and Meridian, in the County of San Luis Obispo, State of California, according to the Official Plat of the Survey of said land, returned to the General Land Office by the Surveyor General.

Excepting 25 % of all oil, gas and mineral rights in and to said real property, as reserved in deed dated March 26, 1974 and recorded May 22, 1974 in Book 1780, Page 200 of Official Records.

APN: 080-037-006

EXHIBIT B – PINBALL RADIO SITE ACCESS ROAD



EXHIBIT C- ANNUAL PAYMENT SCHEDULE

Lease Period	¹ Annual Lease Fee (includes Road Maintenance)	Annual Utility Fee	² Annual Grand Total	Notes
Year 1 Period 9/1/24-8/30/25	\$25,000	N/A	\$25,000	RETRO: Utilities paid for by County ITD Site Fees
Year 2 Period 9/1/25-10/31/26	\$30,041.67	N/A	\$30,041.67	RETRO: 3% Escalator applied + 2 Months for NEW Auto Renewal Date 11/1 each year thereafter; Utilities paid for by County ITD Site Fees Year 2 = (\$25K x 1.03) = \$25,750 /12 = \$2,145.83/mth x 14 months --> \$30,041.67
Year 3 Period 11/1/26-10/31/27	\$26,522.50	\$5,000	\$31,522.50	3% Escalator applied to annual cost \$25,750; Utilities Transfer to Owner
Year 4 Period 11/1/27-10/31/28	\$27,318.18	\$5,000	\$32,318.18	3% Escalator applied to Lease
Year 5 Period 11/1/28-10/31/29	\$28,137.72	\$5,000	\$33,137.72	3% Escalator applied to Lease
Year 6 Period 11/1/29-10/31/30	\$28,981.85	\$5,000	\$33,981.85	3% Escalator applied to Lease
Year 7 Period 11/1/30-10/31/31	\$29,851.31	\$5,000	\$34,851.31	3% Escalator applied to Lease
Year 8 Period 11/1/31-10/31/32	\$30,746.85	\$5,000	\$35,746.85	3% Escalator applied to Lease
Year 9 Period 11/1/32-10/31/33	\$31,669.25	\$5,000	\$36,669.25	3% Escalator applied to Lease
Year 10 Period 11/1/33-10/31/34	\$32,619.33	\$5,000	\$37,619.33	3% Escalator applied to Lease
Year 11 Period 11/1/34-10/31/35	\$33,597.91	\$5,000	\$38,597.91	3% Escalator applied to Lease
Year 12 Period 11/1/35-10/31/36	\$34,605.85	\$5,000	\$39,605.85	3% Escalator applied to Lease
12-Year & 2 Month Term Lease Total	\$359,092.41	\$50,000	\$409,092.41	



County of Monterey

Item No.6

Board Report

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

Legistar File Number: WRAPL 26-040

August 05, 2026

Introduced: 7/22/2026

Current Status: Agenda Ready

Version: 1

Matter Type: WRA Planning Item

Update on the Development of the Agency's 2026 Strategic Plan. (Staff Presenting: Shaunna Murray)

RECOMMENDATION:

It is recommended that the Board of Supervisors:

[Copy and paste the title here]

SUMMARY:

DISCUSSION:

OTHER AGENCY INVOLVEMENT:

FINANCING:

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

One or two sentences explaining how this recommendation supports/advances the Board of Supervisors Strategic Initiatives. Reference to any Key Objectives and/or Milestones that are related.

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- ☐ Administration
- ☐ Health & Human Services
- ☐ Infrastructure
- ☐ Public Safety

Prepared by: [Insert Name], [Insert Position], [Insert Extension]

Approved by: [Insert Name], [Insert Position], [Insert Extension]

Attachments:

(List any other attachments included with this item)

Strategic Plan 2026 Update Monterey County Water Resources Agency

Planning Committee

August 5, 2026

**Contracted with Jacob Green
& Associates to Update the
Agency's Strategic Plan**

Overview

**STEP 1: PROJECT KICKOFF &
REVIEW AND ASSESSMENT**

**STEP 2: STAKEHOLDER
ENGAGEMENT**

**STEP 3: STRATEGIC FRAMEWORK
UPDATE WORKSHOPS**

**STEP 4: DRAFT AND FINAL
STRATEGIC PLAN**

**STEP 5: IMPLEMENTATION AND
PERFORMANCE MEASURES**



STEP 1: PROJECT KICKOFF & REVIEW AND ASSESSMENT - COMPLETE

April 1st: Project Kickoff

Collect and Review Background information

STEP 2: STAKEHOLDER ENGAGEMENT – COMPLETE

Develop a stakeholder engagement plan that is practical, efficient, and designed to gather meaningful input to inform the Strategic Plan

Results: identify common themes, areas of alignment, and key issues

STEP 3: STRATEGIC FRAMEWORK UPDATE WORKSHOPS – COMPLETE

Build alignment between the Board and staff to reaffirm the Agency's purpose and how it can best serve its customers and the broader community

July 8th Boards' Workshop

- Review and discuss information gathered through engagement and assessment activities
- Draft the Agency's vision, mission, values, and strategic goals

July 9th Staff Workshop

- Review and discuss information from Day 1
- Develop supporting objectives and initiatives

AGENCY'S MISSION, VISION, VALUES, AND STRATEGIC GOALS

Mission Statement:

Skillfully managing, protecting, and sustaining Monterey County's water resources.

Vision Statement:

A thriving community where families, agriculture and businesses prosper together.



AGENCY'S MISSION, VISION, VALUES, AND STRATEGIC GOALS

Values:

Leadership and Expertise

Exercise sound decision-making through knowledge and actions.

Stewardship

Responsible management of financial, developed and natural resources.

Transparency

Operate in an open and inclusive environment for decision-making, information sharing and reporting progress.

Integrity

Act with openness, honesty, consistency, and utilizing professional standards for decision-making.

Public Service

Support the communities we serve and the public good through responsible actions.

Collaboration

Work effectively with stakeholders and related organizations to advance our mission and vision.

AGENCY'S MISSION, VISION, VALUES, AND STRATEGIC GOALS

Goals:

Goal A - Expand and diversify revenue streams to meet evolving agency needs

Goal B - Maintain and improve infrastructure, projects, and programs

Goal C - Lead water development planning

Goal D - Enhance communication and public education

Goal E - Build organization capacity



STEP 4: DRAFT AND FINAL STRATEGIC PLAN

- Draft Strategic Plan to be presented to the Agency's Planning Committee
- Final Strategic Plan, based on feedback received, presented to the Board of Directors and the Board of Supervisors for adoption



STEP 5: IMPLEMENTATION AND PERFORMANCE MEASURES

Staff workshops with the Agency's team and experts to translate each Objective into clear, actionable steps

- Defines priorities, assigns responsibilities, and establishes outcomes
- Moves into implementation with clear accountability and a practical roadmap for progress
- Provides a custom-built Work Plan Tracker to support execution of the Plan.



Project Schedule

Project Milestones		Dates	Status
Step 1:	<i>Project Kickoff & Review and Assessment</i>	4/6/2026	Complete
Step 2:	<i>Stakeholder Engagement</i>	04/20/26 – 06/12/26	Complete
Step 3:	<i>Strategic Framework Update Workshop</i>	06/15/26 – 07/10/26	Complete
Step 4:	Draft and Final Strategic Plan	07/13/26 – 10/16/26	In Progress
Step 5:	Implementation and Performance Measures	07/13/26 – 10/16/26	In Progress

* Timeline needs to be updated to reflect additional review and meeting preparation times

Next Steps

Implementation and Performance Measures



- **Staff** meetings to begin in **August** to develop/refine the **objectives and strategies** for each goal
- Create the **implementation plan** including clear, actionable steps

DRAFT Strategic Plan

- Staff and consultants are **preparing DRAFT** for review
- **Planning Committee** will consider DRAFT plan at **October/November** meeting





County of Monterey

Item No.7

Board Report

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

Legistar File Number: WRAPL 26-043

August 05, 2026

Introduced: 7/22/2026

Current Status: Agenda Ready

Version: 1

Matter Type: WRA Planning Item

Set the next meeting date and discuss future agenda items.