MONTEREY COUNTY

WATER RESOURCES AGENCY

PO BOX 930 SALINAS, CA 93902 P: (831) 755-4860 F: (831) 424-7935 BRENT BUCHE GENERAL MANAGER



STREET ADDRESS 1441 SCHILLING PLACE, NORTH BUILDING SALINAS, CA 93901

October 17, 2019

VIA FIRST CLASS CERTIFIED MAIL AND ELECTRONIC MAIL

Tri-Counties Club
P.O. Box 314
San Luis Obispo, CA 93406
Attn: Randy Tognazzini, Representative randaltognazzini@msn.com

Re: The Flats Access Grant for MCWRA vacant lands at Nacimiento Reservoir

Mr. Tognazzini:

On September 18, 2019, at a meeting of the Land Use/Lease Subcommittee of the Monterey County Water Resources Agency ("MCWRA"), one topic of discussion was an agreement with Tri-Counties Club for an area of land known as The Flats ("The Flats"). The possibility of Tri Counties Club leasing this land for recreational purposes was discussed. The discussion centered around a short-term lease for the offer amount of \$10,500 p/yr with the possibility of renewal. The renewal it appears would need to be fulfilled in a manner prescribed by law for counties which requires the use of competitive bidding for executed leases exceeding 10 years. If the alternative was to execute a lease for less than 10-years, then the MCWRA could possibly accept another offer from Tri-Counties Club. The reasonableness of any longer-term offer would need to be verified through an appraisal.

It is claimed that Tri-Counties Club has been accessing Agency property exclusively for more than 55 years without proper authorization. The MCWRA can continue to process your request for access and use authorization for an administrative deposit fee of \$3,500. This will be charged for the labor and costs necessary to bring the matter forward for authorization. Additionally, as you are aware the matter of the Cullen site exists which is complex and needs further direction from the MCWRA Board of Directors ("BOD"). The Cullen matter will be handled separately in the short term, so as to not hold up the short-term grant of access. In closing, the intent of MCWRA staff is to schedule The Flats matter before the MCWRA Personnel and Administration Committee on November 1, 2019 and the MCWRA BOD on November 18, 2019 for a recommendation to the MCWRA Board of Supervisors for approval. It would be imperative a representative from the club attend to answer any questions or concerns of the committee or BOD.

Sincerely,

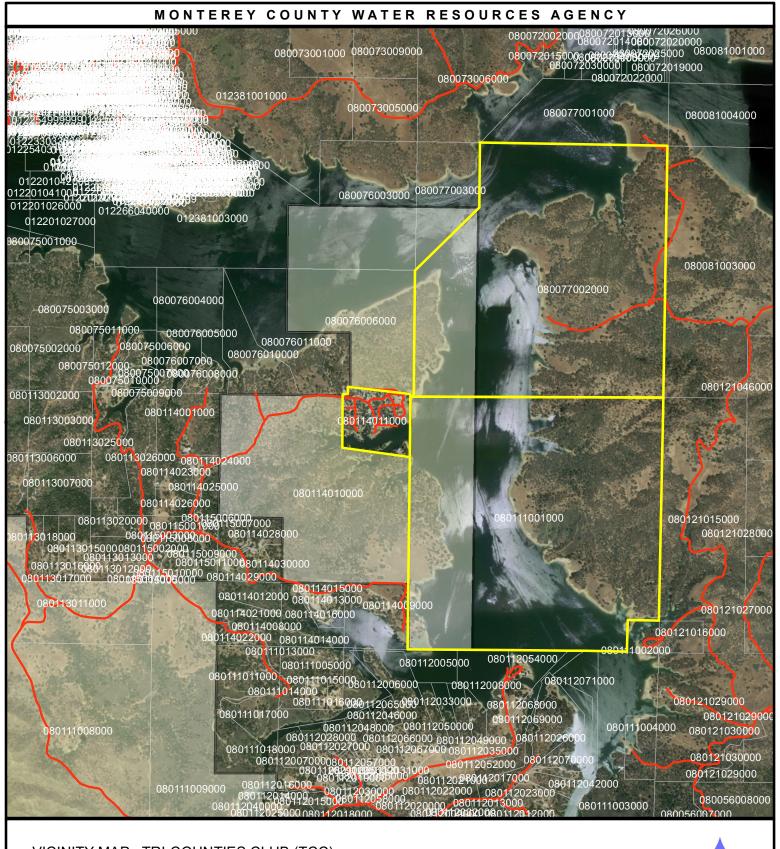
Jennifer Bodensteiner Associate Hydrologist

Attachments: 1) Fee estimate, draft lease agreement, and map

Tri Counties Club

Short-term, 2-year lease agreement and Naci grazing lease 3B amendment *Preliminary estimate per J. Bodensteiner*, 10/11/2019

Preliminary estim	nate per J. Bodensteiner, 10/11/2019		Hours x			Month/Year Revenue	
		<u>Hours</u>	Billing Rate	<u>Deposit</u>	<u>Charges</u>	Recognized	<u>Balance</u>
<u>Deposits</u>							
Deposit necessar	y to begin work			\$3,500.00			\$3,500.00
Labor Charges C							
Bodensteiner	Report, Agreement, Map	8.00					
Fenley	Agreement, Amendment	4.00					
Total Charges Oct 2019		8.00	\$1,360.00		\$1,360.00		\$2,140.00
Labor Charges N	ovember 2019						
Bodensteiner	Modifications, Presentation BOD	8.00					
Fenley	Modifications, Presentation BOD	4.00					
Murray	Mgr Review	1.00					
Total Charges November 2019		13.00	\$2,210.00		\$2,210.00		(\$70.00)
Labor Charges D	ecember 2019						
Bodensteiner		4.00					
Fenley		4.00					
Total Charges De	cember 2019	8.00	\$1,360.00		\$1,360.00		(\$1,430.00)
Labor Charges Ja	an 2020						
Bodensteiner	Modifications, Presentation BOS	4.00					
Fenley	Modifications, Presentation BOS	4.00					
Donlan	Council Review and Approval	4.00					
Total Charges		12.00	\$2,040.00		\$2,040.00		(\$3,470.00)
-							•



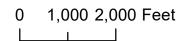
VICINITY MAP: TRI-COUNTIES CLUB (TCC)
AND MCWRA PROPERTY

TCC APN: 080-114-003-000 (48 AC) MCWRA, APN: 080-111-001-000 (632 AC) MCWRA, APN: 080-077-002-000 (555 AC)

RECREATIONAL LEASE FROM MCWRA TO TCC



1 inch = 2,000 feet



Legend





Note: The scale and configuration of all boundaries and information shown hereon are approximate and are not intended as a guide for design or survey work.

Imagery Source: Google (2018)

Date: 10/18/2019

