

**MONTEREY COUNTY WATER RESOURCES AGENCY  
BOARD OF DIRECTORS  
PERSONNEL AND ADMINISTRATION COMMITTEE**

**COMMITTEE MEMBERS**

Mark Gonzalez, Chair

David Hart  
Richard Ortiz

TIME: **8:30 a.m.**  
DATE: **Friday, April 15, 2016**  
PLACE: **Monterey County Water Resources Agency  
Board Room  
893 Blanco Circle  
Salinas, CA 93901  
(831) 755-4860**

**A G E N D A**

- 1. Call to Order**
- 2. Public Comment**  
*(Limited to three (3) minutes per speaker on matters within the jurisdiction of the Agency not listed on this agenda. The public will have the opportunity to ask questions and make statements on agenda items as the Committee considers them.)*
- 3. Approve the Minutes of the Personnel and Administration Committee meeting held on March 11, 2016.**  
The Committee will consider approval of the Minutes of the above-mentioned meeting.
- 4. Consider receiving an update on Personnel and Administration activities.**  
Wini Chambliss, Administrative Services Assistant, will provide a verbal update on personnel and administrative issues.
- 5. Consider receiving a proposal to construct and maintain a boat launch ramp within the Running Deer Community from The Private Property Owners Lake Access Association.**  
Brent Buche, Deputy General Manager, will provide a verbal update on the above-mentioned item. Jack Diehl will present on behalf of the The Private Property Owners Lake Access Association.
- 6. Consider receiving an update on the Heritage Ranch Owners Association lease for 25 acres of Agency property.**

Brent Buche, Deputy General Manager, will provide a verbal update on the above-mentioned item.

**7. Consider receiving an update on activities at the Lakes.**

Brent Buche, Deputy General Manager, will provide a verbal report on Lakes issues.

**8. Consider receiving an update on Real Property issues.**

Brent Buche, Deputy General Manager, will provide a verbal report on real property issues.

**9. Set next meeting date and discuss future agenda items.**

The Committee will discuss and determine details for its next meeting.

**10. Adjournment**

**MONTEREY COUNTY WATER RESOURCES AGENCY  
BOARD OF DIRECTORS  
PERSONNEL AND ADMINISTRATION COMMITTEE**

**COMMITTEE MEMBERS**

Mark Gonzalez, Chair  
Richard Ortiz

David Hart

**TIME:** 8:30 a.m.  
**DATE:** Friday, March 11, 2016  
**PLACE:** Monterey County Water Resources Agency  
893 Blanco Circle  
Salinas, CA 93901  
(831) 755-4860

**MINUTES**

1. **Call Meeting to Order @ 8:30 a.m. by Committee Member Richard Ortiz**  
**Members Present:** Richard Ortiz, David Hart, Mark Gonzalez  
**Members Absent:** None

**A quorum was established.**

2. **Public Comment:** None
3. **Approve the Minutes of the Personnel and Administration Committee meeting held on February 12, 2016.**

**Committee Action:**

**On Motion and Second by Directors Hart and Gonzalez respectively, by unanimous vote approved the Minutes of the Personnel and Administration Committee meeting held on February 12, 2016.**

4. **Consider receiving an update on the Heritage Ranch Owners Association lease for 25 acres of Agency property.**  
Brent Buche, Deputy General Manager, provided a verbal update on the above-mentioned item.

Public Comment: John Martin, Heritage Ranch Owners Association

**Committee Action:**

**On Motion and Second by Directors Hart and Gonzalez respectively, by unanimous vote received the update.**

5. **Consider receiving an update on activities at the Lakes.**  
Brent Buche, Deputy General Manager, provided a verbal report on Lakes issues.

Public Comment: John Baillie, Jack T. Baillie Company

**Committee Action:**

**On Motion and Second by Directors Hart and Gonzalez respectively, by unanimous vote received the update.**

**6. Consider receiving an update on Real Property issues.**

Brent Buche, Deputy General Manager, provided a verbal report on real property issues.

**Committee Action:**

**On Motion and Second by Directors Hart and Gonzalez respectively, by unanimous vote received the update.**

**7. Set next meeting date and discuss future Agenda items.**

Next meeting date: April 8, 2016 at 8:30 a.m. Agenda items should include: a) Eyraud Easement; and, b) parcels at Nacimiento.

**8. Adjournment at 9:00 a.m.**

Submitted by: Alice Henault

Approved on:

**MONTEREY COUNTY WATER RESOURCES AGENCY  
BOARD OF DIRECTORS – PERSONNEL AND ADMINISTRATION COMMITTEE**

<b>MEETING DATE:</b>	February 12, 2016	<b>AGENDA ITEM:</b>	
<b>AGENDA TITLE:</b>	Consider receiving a proposal to construct and maintain a boat launch ramp within the Running Deer Community from The Private Property Owners Lake Access Association.		
Consent ( )		Action ( X )	
Information ( )			
<b>SUBMITTED BY:</b>	Brent Buche	<b>PREPARED BY:</b>	Brent Buche
<b>PHONE:</b>	755-4860	<b>PHONE:</b>	755-4860
<b>DEADLINE FOR BOARD ACTION:</b>		February 12, 2016	

**RECOMMENDED BOARD ACTION:**

Consider receiving a proposal to construct and maintain a boat launch ramp within the Running Deer Community from The Private Property Owners Lake Access Association.

**SUMMARY:**

A number of private property owners within the Running Deer Community at Lake Nacimiento have formed The Private Property Owners Lake Access Association (PPOLAA). They are formally requesting access to Lake Nacimiento on Monterey County Water Resources Agency (MCWRA) property.

**DISCUSSION:**

The Private Property Owners Lake Access Association is a not for profit California Corporation. They wish to construct, monitor and control two (high and low water) concrete launch ramps and to provide for the proper anchoring of members docks on a certain parcel of MCWRA land.

**OTHER AGENCY INVOLVEMENT:**

County Counsel has been provided the documents that accompany this report.

**FINANCING:**

At this time there is no apparent financial issue other than staff time working with PPOLAA.

<b>FINANCIAL IMPACT:</b>	YES ( )	NO ( X )
<b>FUNDING SOURCE:</b>		
<b>COMMITTEE REVIEW AND RECOMMENDATION:</b>		
<b>ATTACHMENTS:</b>	1. Proposal from Private Property Owners Lake Access Association	
<b>APPROVED:</b>		
	_____ General Manager	_____ Date

To: **The Monterey County Water Resource Association Board of Directors**

Brent Buche, Deputy General Manager of Operations & Maintenance Division

Monterey County Water Resources Agency

893 Blanco Circle

Salinas, CA 93901

## **A PROPOSAL TO CONSTRUCT AND MAINTAIN**

### **A BOAT LAUNCH RAMP WITHIN THE RUNNING DEER RANCH COMMUNITY**

By: **The Private Property Owners Lake Access Association**, a not for Profit California Corporation

#### **Purpose:**

The purpose of this proposal and its described actions is to provide a monitored lake access system to Lake Nacimiento within an area of the Running Deer Ranch community known as the "Private Property Owners" area.

#### **Present Condition:**

The Private Property Owners Association ("PPOA) consists of approximately 80 homeowners. While some enjoy direct access to Lake Nacimiento and shoreline from their lakefront property, many rely on accessing the lake via Town Creek road. The property owners possess access easements to a section of privately owned lakeshore property at the end of Town Creek Road as shown on the attached Exhibit A (site map, Area 1). For the most part, this area is utilized for the anchoring of floating docks and the informal launching of boats and other water craft across the unimproved property. Due to the steep nature of the easement property, low water levels result in the migration of the dock anchoring and launching activities to the north and west onto Monterey County Property (attached Exhibit A site map, area 2).

Additionally, while there presently exists a lockable gate capable of limiting access to these areas, however due to the absence of a single designated/responsible organization, control and security is informal at best and respective, potentially serious legal liabilities are in question.

The present situation serves neither the WCRA nor the homeowners well. Our proposal aims to make improvements by addressing the WCRA's and the PPOLAA's mutual goals in a manner that satisfies the County's concerns regarding security, accountability, responsibility and protection of the lake resources while improving the homeowner's lake experience.

The members of **Private Property Owners Lake Access Association (PPOLAA)** wish to construct, monitor and control two (high and low water) concrete launch ramps (attached Exhibit A site map, area 2) and to provide for the proper anchoring of member's docks on a certain parcel of Monterey County property. To that end, we offer the following information:

**Physical Improvements:**

The Physical improvements will consist of one high water, approximately 325' long, reinforced concrete launch ramp (see "Ramp 1" on exhibit B), one low water ramp (see "Ramp 2" on exhibit B), engineered by appropriately licensed individuals and approved by the San Luis Obispo authorities and the Fish and Wildlife Departments. A new electrically operated access gate (see "New Gate" on exhibit B) will be provided at the entrance to the launch ramp area. In combination with the new gate, a fence, paralleling the existing Town Creek Road easement will be provided as indicated on Exhibit B. The existing gate at the top of Town Creek Road (Exhibit A) will be modified and electrically operated to limit access to those possessing rights by easement(s).

**The Private Property Owners Lake Access Association:**

A single point of contact and responsibility is desirable for both parties. The Private Property Owners Lake Access Association is a registered non-profit corporation created for that purpose. Membership is limited to those residents of the Private Property Owners Community of Running Deer Ranch. At this time, we estimate approximately 25 to 35 homeowners will become active members of the PPOLAA.

**Liability:**

PPOLAA will grant and maintain the MCWRA required indemnification and the appropriate insurance coverages for both the launching of water craft and the anchoring of permitted docks.

**Permitted Access:**

As stated above, access to the existing easements will be controlled by the improved gate at the top of Town Creek Road. The access to the launch ramp itself will be limited to those members of the Corporation by way of the new gate and fence. The anchoring of docks within the PPOAA's controlled area will be in accordance with the corporate bylaws requiring proper lake authority registration(s). Of course, MCWRA would retain permanent access through both gates.

**Permitted Activities:**

Permitted activities within the PPOLAA area will be limited to boat launching, dock anchoring, temporary parking of member's vehicles and related lake related activities. Off road vehicles and hunting will not be allowed. Trespassing by unauthorized persons will not be allowed and will be controlled by the membership as required by the corporate by-laws.

**Facilities:**

Public toilet facilities presently do not exist on the subject properties. New chemical toilet facilities would be provided on the corporate controlled parcel on seasonal basis, May 1 to October 1 of each year. Based on history of the present area, trash and clean-up are not issues. The establishment of a new trash container is deemed to be unnecessary based up historical conduct of the residents and will present the very real risk of attracting the dumping of household trash, furniture etc.

**Costs:**

Currently, based upon preliminary designs and cost estimates, PPOLAA anticipates the costs to provide the gate improvements, fencing, high and low water launch ramps, government fees and cost to be \$65,000+.

**Mussel Inspection:**

As lake users, the mussel issue is of prime importance to the corporation members. Presently, many of the corporate members are certified mussel inspectors. No water craft will be permitted to use the corporation launching facilities without the proper inspection having been performed. Signage to that affect will be posted at the entry to the launch ramp area as well at the Town Creek Road gate. It will be the goal of the corporation, through the bylaws, to have at least one certified inspector within each household. This increased vigilance will be a considerable improvement over the current situation.

**Agreements:**

No doubt, MCWRA will require the appropriate agreement with regard to the land lease and related obligations. At this time, it is estimated that the subject area will comprise approximately 65 acres. PPOLAA will commission the necessary engineering to describe the proposed leased property. A current cattle lease applies to the proposed launch ramp area itself although, by nature of existing fencing, is separate and currently unused by the lessee. Informally, the lessee has informed PPOLAA that he has no objections to the corporation assuming that small portion of his lease. With this proposal, the corporation, in light of the anticipated sizeable financial investment and related commitments requests a land lease term of at least 20 years with other lease terms to be further detailed in a final lease document.

With the foregoing stated, it is our hope that the Board of Directors will agree that the proposed measures outlined do, while improving the residents' lake enjoyment, more importantly reduces the MCRA's liabilities, increases lake shore security and further protects our valuable lake resources.

Thank you for your attention to this important matter.

For the Corporation,

Jack Diehl

Private Property Owners Lake Access Association

4596 Telford Road

Paso Robles, CA 93446

(858) 449-4112





Map Satellite

EXISTING GATE

AREA 2, SUBJECT AREA  
(SEE EXHIBIT B)

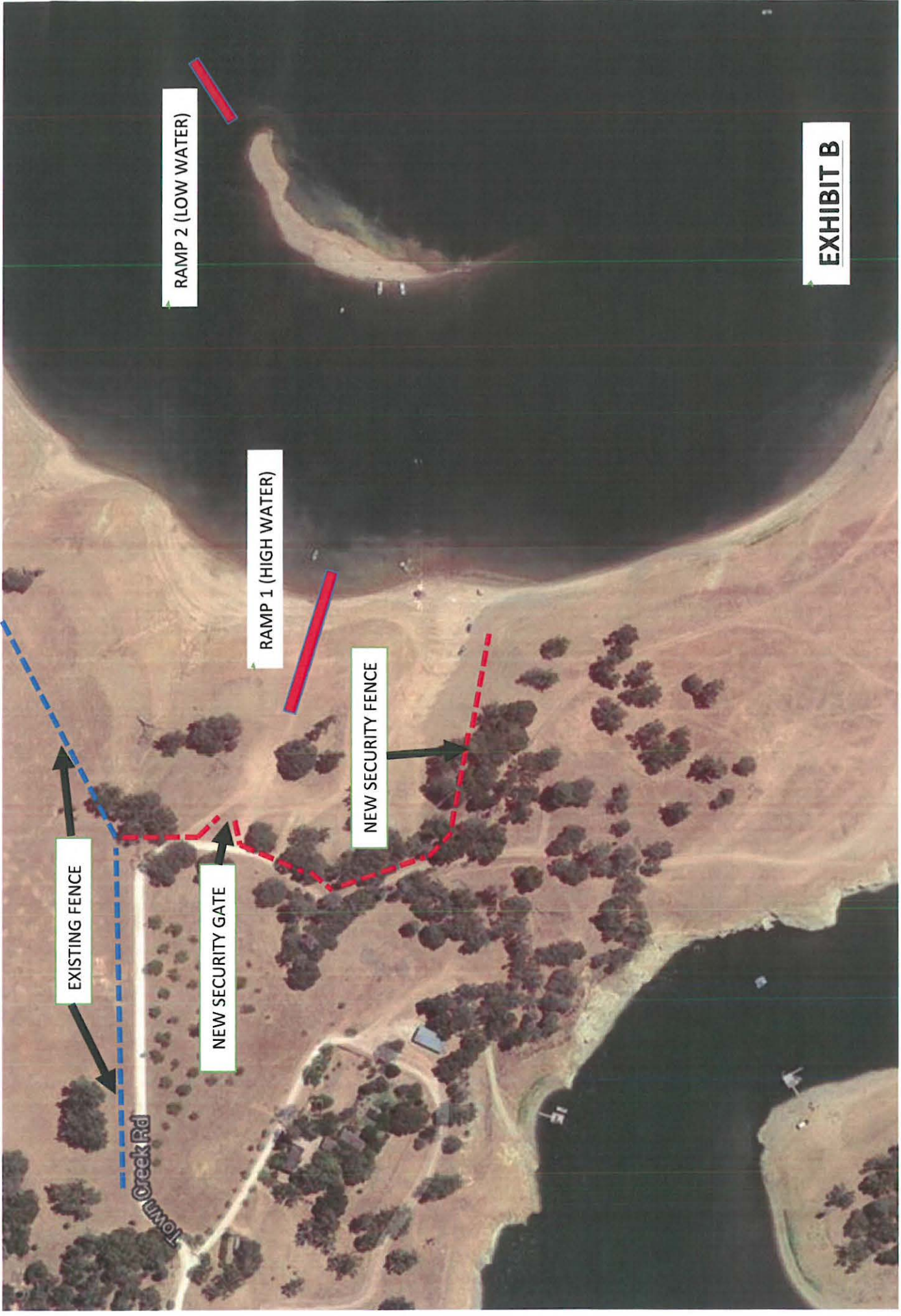
AREA 1 (EXISTING EASEMENTS)

EXHIBIT A

Google

Map data ©2016 Google Imagery ©2016 AMBAG, DigitalGlobe, USDA Farm Service Agency Terms of Use Report a map error





RAMP 2 (LOW WATER)

RAMP 1 (HIGH WATER)

NEW SECURITY FENCE

EXISTING FENCE

NEW SECURITY GATE

Town Creek Rd

EXHIBIT B