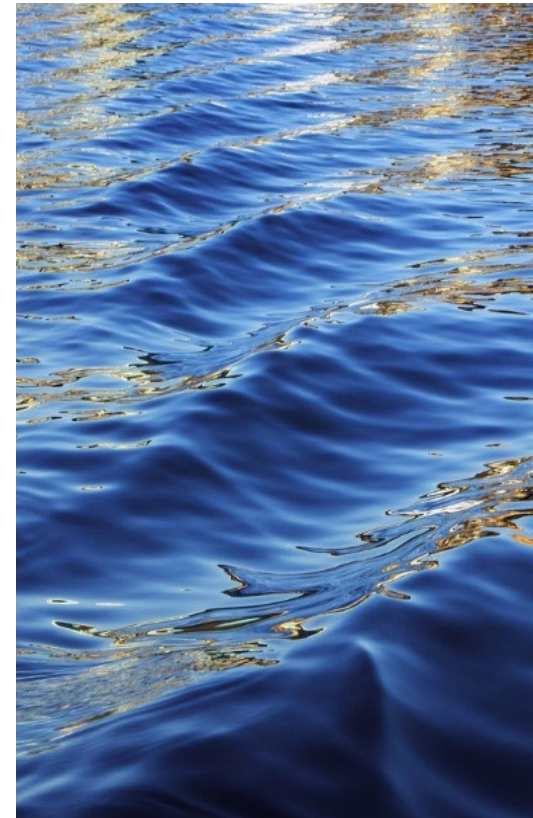


# General Manager's Report

## Item 6: Activities and Schedule Related to Acquisition of Cal-Am Monterey Water System (Measure J)

David J. Stoldt  
General Manager

September 18, 2023



# Public Hearing Scheduled

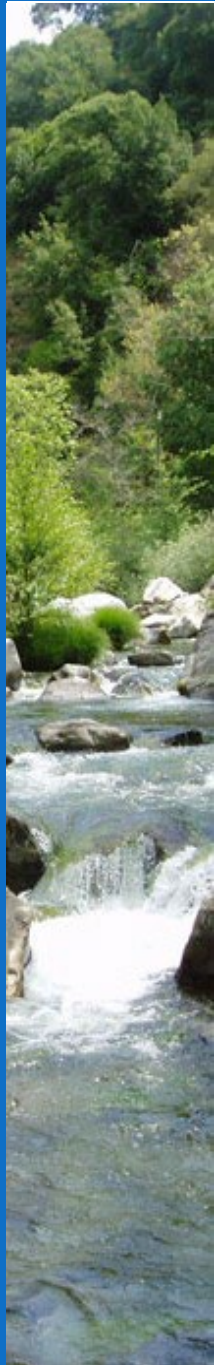
---



- October 10, 2023
- 5:30 pm
- MIIS – Middlebury Institute of International Studies
- Irvine Auditorium
- 499 Pierce Street, Monterey
- Parking at:
  - MIIS lot Franklin & Pierce
  - Monterey City Hall lot
  - Monterey municipal lot on Pacific Street

# Why Pursue Public Ownership?

---



85 % of  
Urban  
Water in CA  
is by Public  
Agencies

Lower Cost to Operate

Better Quality of Service

Local Governance

Greater Transparency

# Measure J Activities to Date

---

## Phase 1

- Financial Feasibility – Completed Nov 2019



## Phase 2

- EIR – Certified Oct 2020
- LAFCO – Completed Feb 2022



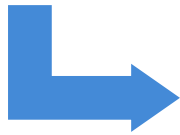
## Phase 3

- Appraisal & Offer – April 2023



# What is Phase 4?

---



Phase 4

## Consider Adoption of Resolution of Necessity & File Condemnation Action

- Whether the public interest and necessity require the Proposed Public Use;
- Whether the Project will be most compatible with the greatest public good and least private injury;
- Whether the Property sought to be acquired is necessary for the Proposed Public Use;
- The Proposed Public Use is a more beneficial use than any other use permitted by California Code;
- Whether MPWMD is authorized; &
- Whether the offer required by Section 7267.2 of the California Government Code has been made to the owner of record

83 Findings and Evidence in Support



# What is the Proposed Public Use & Project?

---

## **“Proposed Public Use”**

Converting Cal-Am’s privately held water system to a publicly held water system to be owned and operated by the District for the provision of water service within the District’s boundaries

## **“Project”**

The acquisition and operation of the MWS by the District, which the Board has found to be most beneficial to customers when in public ownership, with benefits including, but not limited to, lower cost, better quality of service, and more transparent and responsive governance

Terms are used separately and sometimes together

# Phase 4 Schedule



	Item
Sept 7, 2023	MPWMD Board Met to Weigh Merits of Condemnation Proceeding (Closed Session)
Sept 11, 2023	Notice of Hearing to Consider Resolution of Necessity sent to Cal-Am
Oct 10, 2023 5:30pm	Public Hearing to Consider Adoption of Resolution of Necessity – Irvine Auditorium at MIIS; 499 Pierce St, Monterey
Within 6 months	File Condemnation Action in Superior Court

## Other Issues

---



# NPS Naval Innovation Center

---



DEPARTMENT OF THE NAVY  
NAVAL SUPPORT ACTIVITY MONTEREY  
271 STONE ROAD  
MONTEREY CA 93043-5180

IN REPLY REFER TO:  
11000  
Ser N00/109  
August 23, 2023

Mr. David J. Stoldt  
General Manager, Monterey Peninsula Water Management District  
P.O. Box 85  
Monterey, CA 93942-0085

Dear Mr. Stoldt:

Subj: NAVAL INNOVATION CENTER ENVIRONMENTAL ASSESSMENT

In accordance with the National Environmental Policy Act (NEPA) of 1969, the Department of the Navy (Navy) is preparing an Environmental Assessment (EA) to evaluate the potential environmental effects associated with the construction and operation of a new building to house the Naval Innovation Center (NIC). The approximately 270,000 square foot NIC would consist of laboratories, meeting rooms, and prototyping facilities within a flexible and reconfigurable space.

The Monterey Peninsula Water Management District (MPWMD) possesses special expertise with respect to water supply and conservation. Because of this expertise, the Navy requests that MPWMD serve as a cooperating agency for the development of its EA pursuant to NEPA and associated regulations.

# NPS Naval Innovation Center

## Design Considerations

In accordance with Navy policy, the design of the Naval Innovation Center would incorporate sustainable design elements and processes to meet or exceed the goals and strategies of the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program, as well as federal energy efficiency and sustainable design practices.

Design goals include:

- Reducing the contribution to global climate change
- Enhancing individual human health
- Protecting and restoring water resources
- Protecting and enhancing biodiversity and ecosystem services
- Promoting sustainable and regenerative material cycles



## Environmental Resources to be Analyzed

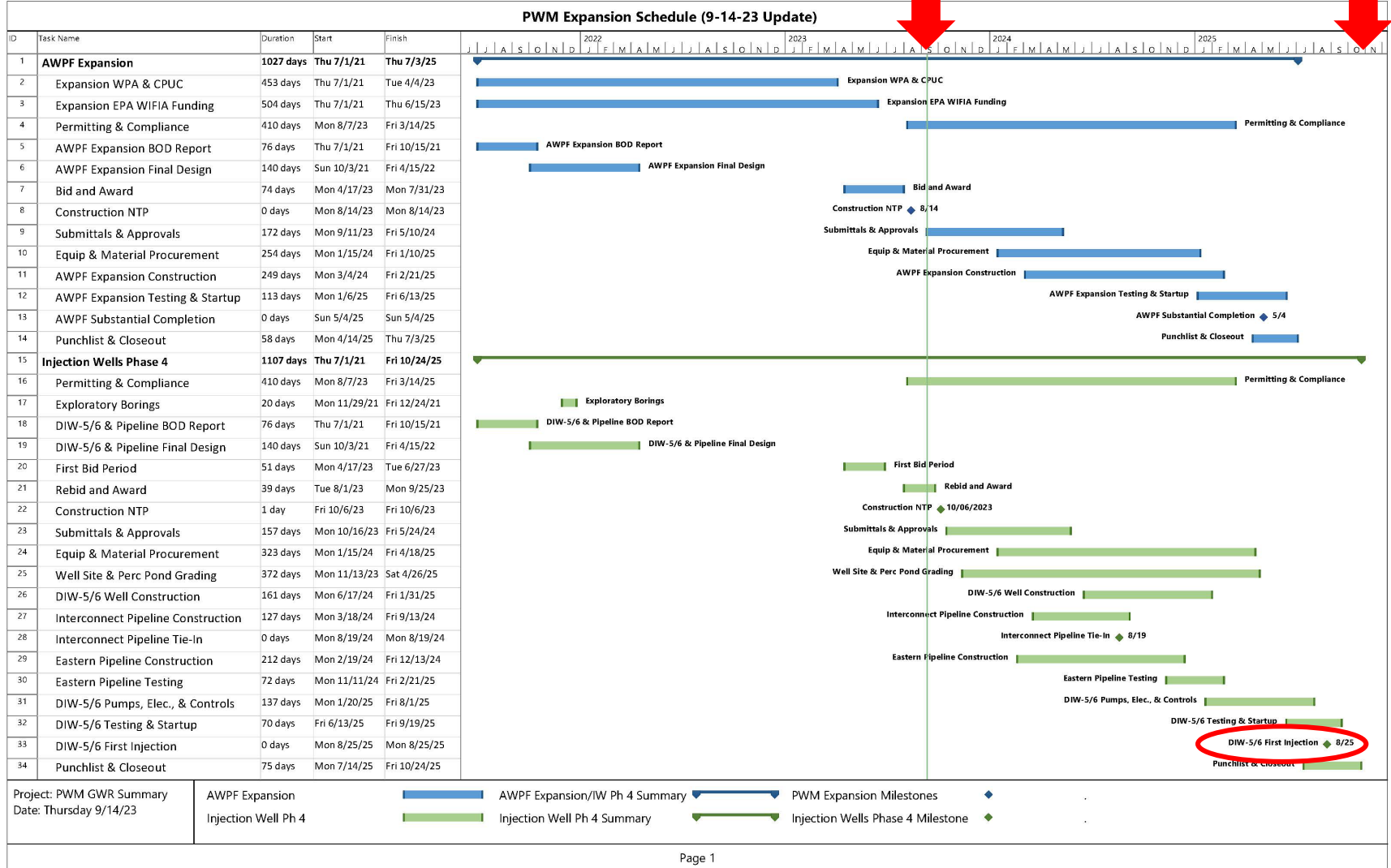
The Navy will analyze potential environmental impacts associated with the proposed construction and operation of a Naval Innovation Center at two potential sites on the campus of NPS, as well as a No Action Alternative. The environmental resource areas to be analyzed in the EA include:

- Air quality
- Water resources
- Geological resources
- Cultural resources
- Biological resources
- Land use
- Visual resources
- Airspace
- Noise
- Infrastructure
- Transportation
- Public health and safety
- Hazardous materials and waste
- Socioeconomics
- Environmental justice

The EA will also include an analysis of cumulative environmental impacts that have the potential to occur as a result of the Proposed Action and alternatives when added to other past, present, and reasonably foreseeable future actions.

# Pure Water Monterey Expansion

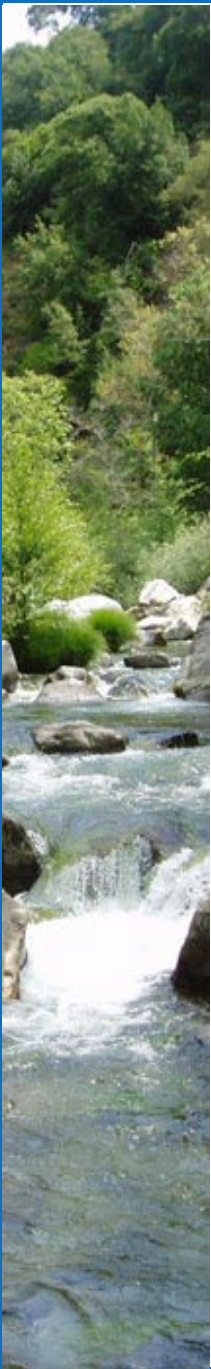
PWM Expansion Schedule (9-14-23 Update)



# Hastings Natural History Reservation

---

- Reservation is a UC Berkeley property
- Finch Creek is primary tributary to Cachagua Creek
- Concrete ford on Finch Creek was 6<sup>th</sup> worst steelhead barrier per 2014 District Assessment funded thru IRWM grant
- Removal of barrier would add 3.5 miles unrestricted
- District Board approved \$100,000 grant for design and permitting at its March 16, 2020 meeting
- UCB worked with Waterways Consulting and the Resource Conservation District of Monterey County





# Hastings Natural History Reservation

---

- Rescued >1,100 fish from the reach around the construction site
- Began the dewatering on August 24





# Hastings Natural History Reservation

---

- The large excavations for the footings, abutments, and wingwalls are finished and the foundations have been poured
- This week the crew will be building the forms and completing the rebar for the abutments and wingwalls, with a plan to pour concrete on Friday
- In the coming weeks the crew will begin backfilling the excavations and grade the stream channel
- Bridge deck will be a pre-cast concrete slab scheduled to arrive during the third week in October. After the slab is set, concrete for the approaches and grading site will be poured
- All *should* be wrapped up by the second week in November.



# Hastings Natural History Reservation

