

AGENDA STAFF REPORT



MEETING NAME: REGULAR BOARD MEETING
MEETING DATE(S): FEBRUARY 15 & 20, 2024
FROM: ERIC WECK – ENGINEERING MANAGER
FOR: ACTION X DIRECTION _____ INFORMATION _____

PURCHASE OF UTILITY EASEMENT FOR THE REGIONAL WATER RECLAMATION FACILITY MONITORING WELL ON APN 669-110-001

STAFF RECOMMENDATION

Authorize the General Manager to take the necessary actions to negotiate, purchase, and record a permanent utility easement for a monitoring well on a portion of real property in Riverside County, APN 669-110-001.

SUMMARY

As part of the Nancy Wright Regional Water Reclamation Facility (NWRWRF) waste discharge requirements permit (Order R7-2020-0011) with the California Regional Water Quality Control Board Colorado River Basin Region, Mission Springs Water District (MSWD) is required to install a groundwater monitoring well network to monitor changes to groundwater quality. MSWD has completed construction for two of the three required monitoring wells. The third is located downgradient of the NWRWRF site on private property (APN 669-110-001). Following the completion of an appraisal and discussion with the property owner, staff desires to complete the purchase and recording of a permanent easement to allow for the access, construction, and maintenance of a monitoring well.

ANALYSIS

The requested easement is an approximately 10,700-square-foot underground utility easement on a 51.71-acre larger parcel with frontage on the south side of 20th Avenue, east of Little Morongo Road. In June 2023, following initial discussions with the underlying property owner, MSWD contracted with Capital Realty Analysts to complete an appraisal of the proposed easement to develop a fair market value estimate for the subject property easement acquisition. The final appraisal report was completed in December 2023 and identified a fair market value of \$2,000.00 for the proposed utility easement. The property owner has reviewed the appraisal report and agrees with the findings. As such, staff is requesting authorization to complete the negotiations, purchase, and recording of said utility easement on a portion of APN 669-110-001.

FISCAL IMPACT AND STRATEGIC PLAN IMPLEMENTATION

The grant of easement for APN 669-110-001 will have a fiscal impact of \$2,000.00 on the District. In addition, filing the grant of easement with the County of Riverside has nominal fee of \$10.

ATTACHMENTS

Appraisal Report, dated December 18, 2023
 Grant of Easement Deed, with Legal Description and Plat Certificate of Acceptance

FINANCIAL DATA		
Cost Associated with this action:	\$2,010.00	
Current FY cost:	\$2,010.00	
Future FY cost:	-0-	
Is it covered in current year budget:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Budget adjustment needed:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
If yes, year needed:	NA	
All previous contracts including dates, amounts and board approvals are attached or have been made available.		
FUNDING SOURCES		
Source of funds:	Grant	
BID/Job#	11424	
Current BID/Job balance	\$51,000,000	
Balance remaining if approved:	\$51,000,000	