

Agenda

Sacramento Suburban Water District Regular Board Meeting

3701 Marconi Avenue, Suite 100
Sacramento, California 95821

Monday, March 21, 2016
6:30 p.m.

Where appropriate or deemed necessary, the Board may take action on any item listed on the agenda, including items listed as information items. Public documents relating to any open session item listed on this agenda that are distributed to all or a majority of the members of the Board of Directors less than 72 hours before the meeting are available for public inspection in the customer service area of the District's Administrative Office at the address listed above.

The public may address the Board concerning an agenda item either before or during the Board's consideration of that agenda item. Persons who wish to comment on either agenda or non-agenda items should fill out a Comment Card and give it to the General Manager. The President will call for comments at the appropriate time. Comments will be subject to reasonable time limits (3 minutes).

In compliance with the Americans with Disabilities Act, if you have a disability, and you need a disability-related modification or accommodation to participate in this meeting, then please contact Sacramento Suburban Water District Human Resources at 679.3972. Requests must be made as early as possible, and at least one full business day before the start of the meeting.

Call to Order

Roll Call

Announcements

Public Comment

This is the opportunity for the public to comment on non-agenda items within the Board's jurisdiction. Comments are limited to 3 minutes.

Consent Items

The Board will be asked to approve all Consent Items at one time without discussion. Consent Items are expected to be routine and non-controversial. If any Board member, staff or interested person requests that an item be removed from the Consent Items, it will be considered with the action items.

1. Minutes of the February 19, 2016 Strategic Plan Workshop
Recommendation: Approve subject minutes.

2. Minutes of the February 22, 2016 Regular Board Meeting
Recommendation: Approve subject minutes.
3. Resolution No. 16-03 Accepting Grant of Easement and Right of Way for Cottage Park, APN 279-0101-024
Recommendation: Adopt subject resolution.
4. Resolution No. 16-04 and 16-05 Accepting Two Grants of Easement and Rights of Way for 3932 Dudley Boulevard – United States Cold Storage, Inc.
Recommendation: Adopt subject resolution.
5. Resolution No. 16-06 Accepting Grant of Easement and Right of Way for 4850 Antelope Road – EJM Homes LLC
Recommendation: Adopt subject resolution.
6. Reasonable Accommodation and Interactive Process Policy (PL - HR 014)
Recommendation: Adopt subject Policy.

Items for Discussion and Action

7. Arc Flash Hazard Assessment and Mitigation Update
Presentation by Jim DeHart on Arc Flash.
8. Groundwater Monitoring Wells Project
Presentation by Alex McDonald on Regional Contaminant Plumes and Groundwater Monitoring Wells.
9. Facility Development Charges
Recommendation: Approve the Update on Facility Development Charges.
10. Board Member Out of State Travel Request
Recommendation: Approve any Directors Out of State Travel.
11. Strategic Plan (PL - BOD 001)
Recommendation: Adopt subject policy.
12. 2016 Water Transfer Program
Receive written staff report and direct staff as appropriate.
13. Long Term Warren Act Contract
Receive written staff report and direct staff as appropriate.

Information Items

14. Water Conservation and Regional Water Efficiency Program Report
 - a. Drought Report
 - b. Summary of Activities During February 2016
 - c. Water Conservation Program and Results
 - d. Upcoming Events
15. District Activity Reports
 - a. Water Operations and Exceptions Report
 - b. Customer Service Report
 - c. Community Outreach Report
16. Engineering Report
 - a. Major Capital Improvement Projects
 - b. County and City Projects/Coordination
 - c. McClellan Business Park
 - d. Groundwater Quality Projects
 - e. Developer Projects
 - f. Water System Master Plan Update and 2015 Urban Water Management Plan
 - g. Other
17. Financial Report
 - a. Draft Financial Statements – February 2016
 - b. Draft Investments Outstanding and Activity – February 2016
 - c. Draft Cash Expenditures – February 2016

- d. Draft Purchasing Card Expenditures – February 2016
 - e. Draft Directors Compensation and Expense Accounting – February 2016
 - f. Draft Market Report Yields – January 2010 through January 2016
 - g. Draft District Reserve Fund Balances – February 2016
 - h. Information Required by Bond Agreement
18. 2015 Annual Audit Status
 19. 3941 Madison Avenue Water Main Leak
 20. California Special Districts Association Call for Nominations for Seat B
 21. Sacramento Metro Chamber of Commerce Cap-to-Cap Event 2016
 22. Sacramento River Water Reliability Study Update
 23. 2015 Surface Water Sources and Costs
 24. General Manager’s Report
 - a. Website Payment Portal
 - b. Paperless vs. Paper Billing Cost
 - c. Merchant Bank Change Information
 - d. Acquisition of Property on Antelope North Road
 - e. McClellan Business Park Update
 - f. Placer County Water Agency (PCWA) Agreement
 25. Legislative and Regulatory Update
 26. Upcoming Policy Review
 - a. Disposing of Surplus District Real Property, Vehicles and Large Equipment and Other Personal Property Policy (PL - Adm 003)
 - b. Employee Recruitment, Hiring and Promotion Policy (PL - HR 009)

27. Upcoming Water Industry Events

Committee Reports

28. a. Facilities and Operations Committee (Director Locke)
No report.
- b. Finance and Audit Committee (Director Thomas)
No report.
- c. Government Affairs Committee (Director Locke)
No report.
- d. Ad Hoc Water Banking and Transfer Committee (Director Wichert)
No report.

Director's Reports (Per AB 1234, Directors will report on their meeting activities)

29. a. Regional Water Authority (Director Thomas)
Agenda from the March 10, 2016 meeting.
- Regional Water Authority Executive Committee (General Manager Roscoe)
No report.
- b. Sacramento Groundwater Authority (Director Schild)
No report.
- c. Water Forum Successor Effort (General Manager Roscoe)
Agenda from the March 10, 2016 meeting.
- Carryover Storage Working Group Meetings
No report.
- Water Forum Dry Year Conference Meeting
No report.
- Water Caucus Meeting
No report.
- d. Other Reports

Miscellaneous Correspondence and General Information

30. Correspondence received by the District

31. General Information

Director’s Comments/Staff Statements and Requests

The Board and District staff may ask questions for clarification, and make brief announcements and comments, and Board members may request staff to report back on a matter, or direct staff to place a matter on a subsequent agenda.

Closed Session (Closed Session Items are not opened to the public)

- 32. a. Public Employee Performance Evaluation Involving the General Manager Under Government Code Section 54954.5(e) and 54957
- b. Conference with Board Negotiating Committee (including Director Thomas) Involving the General Manager Under Government Code Sections 54954.5(f) and 54957.6.

Adjournment

Upcoming Meetings

Friday, April 1, 2016 at 2:00 p.m., Facilities and Operations Committee Meeting
Monday, April 18, 2016 at 6:30 p.m., Regular Board Meeting

I certify that the foregoing agenda for the March 21, 2016 meeting of the Sacramento Suburban Water District Board of Directors was posted by March 17, 2016 in a publicly-accessible location at the Sacramento Suburban Water District office, 3701 Marconi Avenue, Suite 100, Sacramento, California, and was freely available to the public.

Robert S. Roscoe
General Manager/Secretary
Sacramento Suburban Water District

Minutes

Sacramento Suburban Water District Strategic Plan Workshop Friday, February 19, 2016

Call to Order

President Thomas called the meeting to order at 4:00 p.m.

Roll Call

Directors Present: Frederick Gayle, Craig Locke, Neil Schild, Kevin Thomas and Robert Wichert.

Directors Absent: None.

Staff Present: General Manager Robert Roscoe, Assistant General Manager Dan York, Finance Director Dan Bills, Heather Hernandez-Fort, Lynne Yost and Mitch Dion.

Public Present: Avery Wiseman and William Eubanks.

Public Comment

None.

Items for Discussion and Action

1. **Review of the District's Strategic Plan (PL – BOD 001)**

General Manager Robert Roscoe (GM Roscoe) introduced the staff report.

Director Schild communicated customer comments that he received. One comment recommended including in specific actions and anticipated outcomes into the Strategic Plan. He conveyed another comment suggesting including indicators for each goal and principle of the Strategic Plan

President Thomas recommended starting at the top and going through each section of the Strategic Plan.

President Thomas commented that the phrase “at a reasonable price” in the mission statement was something that he wanted to review. He suggested replacing it with the phrase “at best price as possible,” or something similar.

Director Wichert agreed that the phrase needed review and suggested using the phrase “lowest price”. He stated that a goal should have something to measure and that the word “reasonable” is unmeasurable, further stating that the sentence was not quantifiable.

GM Roscoe commented that a measurement would not necessarily be in the mission statement but rather in the content of the document.

Director's Schild and Locke expressed their satisfaction with the original phrase.

Director Schild commented that he didn't want to use the word lowest, as he believed it gave the wrong impression.

Director Gayle stated that he didn't have any changes to the Strategic Plan and that he believed it covered everything sufficiently.

Avery Wiseman (Mr. Wiseman) commented regarding rates, the rate structure, and expressed his displeasure in rate increases.

Director Locke moved to leave the mission statement it the way it was. Director Gayle seconded.

Director Locke expressed that he didn't have a lot of changes to the Strategic Plan and suggested that the each Director express if they did have any changes.

A brief discussion among Directors ensued, and Director Locke withdrew his motion.

Director Wichert expressed that the statement "at a reasonable price" gave the staff and the District the ability to charge anything at any time; he further stated that the Board should focus on low rates, as that phrase gives direction.

GM Roscoe clarified that the Board sets rates. He stated that the purpose of the mission statement on the Strategic Plan is to direct staff activity.

President Thomas clarified that he was looking for stronger language. He suggested the language "best value" or "best cost."

Dan Bills (Mr. Bills) indicated that low is a relative term.

Director Locke suggested using the term "lowest responsible rate," stating that responsible sounds better than reasonable.

The Board agreed to change the term in the mission statement to "lowest responsible water rate."

Director Schild suggested changing letter B under the Finance section, to reflect the new language as changed in the mission statement.

Director Wichert clarified that letter B under the Finance section should say "Establish the lowest responsible rates and connections fees, reflect the cost of service, encourage

conservation, are simple to understand, and meet the District's revenue requirements, including bond covenants."

The Board unanimously agreed with this suggestion.

Director Wichert recommended including another letter into the Finance section, to include the phrase "set a goal to produce a yearly balanced budget."

Director Locke expressed that he didn't entirely agree with that, noting that he agreed to have expenses match revenues however not necessarily on an annual basis. He further noted that to place that in the Strategic Plan could potentially impede future Boards. He also stated that the District still has a \$90 million dollar debt and not to rely on the reserves.

GM Roscoe reminded the Board that the District has a Reserve Policy that would encompass further details about the budget, and that the Strategic Plan is an overarching higher level document.

Mr. Wiseman expressed his opinion of the District's budget.

Director Wichert restated the he supports including the term balanced budget into the Finance section. Director Schild expressed his support.

President Thomas stated that he believed the Strategic Plan is a higher level document and that it should be left out. Director Locke echoed President Thomas.

Director Gayle expressed his support in including the phrase stating that the goal is to have an annual balanced budget.

President Thomas stated that the Board's direction is to include a letter J. in the Finance section with the phrase "Produce a balanced budget."

Director Wichert suggested including something regarding forensic analysis of pipelines for prediction of life expectancy.

Director Locke noted that letter D under Facilities and Operations already addressed that. He further suggested to remove the word "protective" and add the phrase "and analysis" into that sentence.

GM Roscoe restated the new edited D under Facilities and Operations as "Manage assets by implementing preventive and predictive maintenance and analysis programs on all District assets to extend their life and reduce service interruptions.
The Board unanimously agreed.

Director Wichert recommended editing letter A under Facilities and Operations to the phrase "The District will utilize appropriate planning tools, identify financial resources

necessary, and prioritize system requirements to protect and maintain District assets and attain water resource objectives incorporating resource sustainability and lifecycle cost analysis into the framework.”

The Board unanimously agreed.

President Thomas noted that he had no further changes. Directors Locke and Gayle echoed President Thomas.

Director Schild expressed that he had additional comments that he would submit to staff.

GM Roscoe reaffirmed all of the changes noting that the draft Strategic Plan will be presented in redline strikethrough version as an Action Item at the March regular Board meeting.

William Eubanks withdrew his comments.

President Thomas suggested presenting two documents, the first would be the draft version of the changes suggested at the workshop, and the second would be a redline strikethrough version of Director Schild suggested changes.

Adjournment

President Thomas adjourned the meeting at 4:54 p.m.

Robert S. Roscoe
General Manager/Secretary
Sacramento Suburban Water District

Minutes

Sacramento Suburban Water District
Regular Board Meeting
Monday, February 22, 2016

Call to Order

President Thomas called the meeting to order at 6:31 p.m.

Roll Call

Directors Present: Frederick Gayle, Craig Locke, Neil Schild, Kevin Thomas and Robert Wichert.

Directors Absent: None.

Staff Present: General Manager Robert Roscoe, Assistant General Manager Dan York, Finance Director Dan Bills, Heather Hernandez-Fort, Greg Bundesen, David Espinoza, John Valdes, James Arens, Annette O’Leary, Lynne Yost and David Armand.

Public Present: Ted Costa, Keith Durkin, Rodney Fricke, Jim DeHart, Mitch Dion, Brenda Davis, William Eubanks and Avery Wiseman.

Announcements

None.

Public Comment

Avery Wiseman (Mr. Wiseman) provided a handout of his observation of the history of the District, rates, budget, and annual comparisons.

Director Wichert inquired what influenced the Board at the time to avoid the rate increase in 2014.

Director Schild explained that it was suggested at that time to postpone the 2014 4% rate increase until the following year.

Director Wichert inquired if it was staff’s recommendation to forego the rate increase for 2014.

General Manager Robert Roscoe (GM Roscoe) explained that staff supported the recommendation from the consultant to implement the rate increases as presented.

President Thomas commented that at the time there was \$52 million in reserves, so the decision was made to draw down reserves for that year, rather than implement a rate increase.

Ted Costa (Mr. Costa), a Board member from San Juan Water District (SJWD), commented on the Brenda Davis Law Group’s Legal Review report from the January, 2016 Board meeting.

He identified that the surface water rights contract that SJWD negotiated with the Bureau of Reclamation (the Bureau) was not included in the Brenda Davis Law Group's Legal Review report.

He noted that after about 17 years of negotiations between SJWD and the Bureau, they agreed to a 50 year contract. He further commented that it has been suggested to just to reopen a contract with the Bureau, however, he stated, it is a very difficult and lengthy process negotiating with the Bureau so he advised against it.

Director Gayle echoed Mr. Costa's opinion that it is difficult to negotiate contracts with the Bureau.

President Thomas asked about the current release of water from Folsom Lake inquiring about Section 215 water.

GM Roscoe explained that Section 215 water was not available at that time, however there was an announcement from the Placer County Water Agency (PCWA) that the Middle Fork Project (MFP) Water was presently available to the District which activated the "take or pay" portion of the contract. He further explained that the District is now utilizing the "take or pay" option and purchasing PCWA water.

Director Schild asked if PCWA "take or pay" water became unavailable, how would they allocate the 12,000 acre feet that the District is obligated to pay for it.

GM Roscoe explained that he expected it would be prorated in that event.

Director Schild suggested asking the Bureau specifically if Section 215 water was available.

GM Roscoe stated that staff did specifically ask the Bureau if Section 215 water was available, and that their response was that the spilled water was only available to Central Valley Project contractors as surplus supply.

He further explained that the District is still responsible for the "take or pay" obligation with PCWA.

Director Wichert requested further details on the cost associated with the different sources of water.

Dan Bills (Mr. Bills) explained that PCWA water is slightly less expensive than Section 215 water. He further explained that GM Roscoe was correct in stating that the District is under a "take or pay" obligation with PCWA.

Director Schild disagreed that the District is under an obligation to "take or pay" from PCWA, expressing that if it is not available, then the District is not obligated.

Staff clarified that PCWA water was available; section 215 water from the Bureau is not.

Director Wichert inquired if there was a limit on how much the District can take. GM Roscoe explained that rate in which the District can take water is based on the demands in the North Service Area (NSA), where the water would be used.

Consent Items

1. **Minutes of the January 25, 2016 Regular Board Meeting**
 Director Locke moved to approve Item 1; Director Wichert seconded. The motion carried by unanimous vote.

AYES:	Gayle, Locke, Schild, Thomas and Wichert.	ABSTAINED:	
NOES:		RECUSED:	
ABSENT:			

Items for Discussion and Action

2. **SSWD Website Customer Payment Portal**
 GM Roscoe introduced Annette O’Leary (Ms. O’Leary) who presented a brief tutorial on how to navigate through the customer website portal.

Director Locke inquired about the zero reads on the graph. Ms. O’Leary explained different possibilities for a zero read.

Director Wichert inquired who was responsible for maintaining the website. Ms. O’Leary answered that most of the department managers and some District staff members maintain the website.

Director Wichert inquired if staff uses any consulting to assist with maintenance and also asked what software is used for the website. Ms. O’Leary stated that Vision internet is the platform, and that consultants are rarely utilized for the website and that all postings are done internally.

Director Thomas further inquired about the zero reads.

Jim Arenz (Mr. Arenz) explained that at one point there was an issue with some of the repeaters, but that KP Electronics have been very proactive with repairing any issues.

Mr. O’Leary further stated that the District receives approximately 3,500 payments through the website each month.

Director Wichert inquired if there is there a monetary advantage for the District to go paperless and if so, staff should explore any options that could be mutually beneficial.

Ms. O’Leary explained that there was a monetary benefit and that she would do more research on it and report back to the Board.

William Eubanks (Mr. Eubanks) commented.

Ms. O'Leary commented that she will also review the language regarding the payment limit on the website.

President Thomas recommended staff bring back this item with further information about the website.

There was no action taken.

3. **2015 Annual Audit Status**

Mr. Bills provided a summary of the staff report.

4. **Groundwater Monitoring Wells Project**

John Valdes (Mr. Valdes) provided a summary of the staff report.

Director Schild stated that if Sacramento Groundwater Authority (SGA) has access to the data of other groundwater monitoring wells, then the District should have availability to that data as well.

Director Wichert requested staff attempt to get confirmation from SGA that the recommended groundwater monitoring wells are advantageous.

Director Thomas inquired if the District is working with Aerojet or any other water purveyors on groundwater monitoring wells.

Mr. Valdes explained that the District requested assistance from Aerojet on the monitoring wells and has also been working closely with the Regional Water Quality Control Board (RWQCB).

Director Locke suggested continuing our efforts with requesting support from Aerojet, even if to split or match the cost of the monitoring wells.

GM Roscoe noted that the proposed groundwater monitoring wells would provide benefit to the District beyond plume monitoring.

Director Wichert commented that if Aerojet is actively engaged in remediation but there is evidence of the contaminated plume moving, then the remediation efforts are unsuccessful.

GM Roscoe stated that Aerojet reports they have complied with all of the RWQCB requirements.

Director Wichert suggested that if Aerojet's remediation efforts continue to be unsuccessful, staff should look at additional ways to solicit their support. He recommended staff include this topic at the upcoming Cap to Cap trip.

Director Wichert moved to have a more thorough presentation on this item for action at a future Board meeting, including a map that depicts the plumes position; Director Schild seconded. The motion carried by unanimous vote.

AYES:	Gayle, Locke, Schild, Thomas and Wichert.	ABSTAINED:	
NOES:		RECUSED:	
ABSENT:			

5. Status of the San Juan Water District Reorganization Discussion

GM Roscoe presented the staff report.

Director Wichert moved for staff to report to San Juan Water District (SJWD) that the District is not interested in pursuing additional consolidation discussions at this time; Director Schild seconded.

Director Thomas commented that the districts have come very far in these discussions, and that there are still a lot of important questions to look at, further noting that this opportunity would be beneficial to the District. He supported further discussions stating that there would be more accessibility to surface water for the District and more savings in the long run.

Director Schild commented that SJWD has been exploring a lot of different options, and to hold out to see what those discussions and other studies present. He also stated that if the discussion did come back, that the District would need legal representation.

Director Gayle commented that eventually a merger will happen and that the District had an opportunity to achieve common goals with SJWD.

GM Roscoe advocated that discussions with SJWD are not only good for the region, but also good for the ratepayers. He adversely expressed that these discussions are challenging when not all Board members support it.

Director Locke stated that he believed this could be beneficial to the whole region, but that he didn't feel that there was enough involvement with the wholesale entities. He also didn't believe it would be beneficial to stop communicating about it, but he hesitated spending more money on the efforts.

Director Wichert noted that his concern was not political but rather economical, and that he would be interested in staff presenting an economic benefit to a merger.

Director Wichert additionally expressed concern for rushing into a merger. He recommended engaging into buying and selling water with SJWD to normalize a relationship with them.

Director Locke expressed that purchasing water and coming to other agreements with SJWD didn't necessarily require a consolidation. He encouraged continuing those efforts. He further stated that the most economic opportunity is pumping groundwater.

Director Locke noted that it's about the bigger picture and that merger discussions are the districts acting proactively in guaranteeing water supply reliability.

President Thomas stated that the motion was to direct staff to report to SJWD that the District is not interested in pursuing additional consolidation discussions at this time. The motion carried by 3/2 vote.

AYES:	Gayle, Schild and Wichert.	ABSTAINED:	
NOES:	Locke and Thomas	RECUSED:	
ABSENT:			

Information Items

6. **Water Conservation and Regional Water Efficiency Program Report**

A written report was provided. Greg Bundesen (Mr. Bundesen) presented the staff report.

Director Schild asked if there was an update on how many leaks were found from the ultrasonic leak detection project.

Mr. Bundesen explained that the consultant was finishing up the report and that he complimented the District's Preventative Maintenance Program stating that due to the condition in which the system is in, there were very few leaks detected. Mr. Bundesen explained that he will be presenting the consultant's report as soon as it is complete.

Director Schild suggested including that information in the Asset Management Plan.

a. Drought Report

A written report was provided.

b. Summary of Activities During January 2016

A written report was provided.

c. Water Conservation Program and Results

A written report was provided.

d. Upcoming Events

A written report was provided.

7. **District Activity Reports**

Assistant General Manager Dan York (AGM York) presented the staff report.

GM Roscoe noted that the manner in which customer's pay their bills has been shifting from mail-in payments to online bill pay.

Director Schild suggested staff look into options for rewarding customers who have online bill pay.

Director Wichert inquired if there was a savings for the District for paperless billing.

GM Roscoe explained that staff will report back with answers to those questions.

Director Wichert inquired about water transfers with SJWD. Mr. Arenz explained that there is currently a net zero balance with transfers to SJWD.

a. *Water Operations and Exception Report*

A written report was provided.

b. *Customer Service Report*

A written report was provided.

c. *Community Outreach Report*

A written report was provided.

8. **Engineering Report**

A written report was provided.

Director Schild requested that Jim DeHart give a short presentation to the full Board on Arc Flash at a future Board meeting.

a. *Major Capital Improvement Projects*

A written report was provided.

b. *County and City Projects/Coordination*

A written report was provided.

c. *McClellan Business Park*

A written report was provided.

d. *Groundwater Quality Projects*

A written report was provided.

e. *Developer Projects*

A written report was provided.

f. *Water System Master Plan Update and 2015 Urban Water Management Plan*

A written report was provided.

g. *Other*

9. **Financial Report**

Mr. Bills presented the staff report.

a. *Draft Financial Statements – January 2016*

A written report was provided.

- b. *Draft Investments Outstanding and Activity – January 2016*
A written report was provided.
- c. *Draft Cash Expenditures – January 2016*
A written report was provided.
- d. *Draft Credit Card Expenditures – January 2016*
A written report was provided.
- e. *Draft Directors Compensation and Expense Accounting – Through January 2016*
A written report was provided.
- f. *Draft Market Report Yields – January 2010 through January 2016*
A written report was provided.
- g. *Draft District Reserve Balances – January 2016*
A written report was provided.
- h. *Information Required by Bond Agreement*
A written report was provided.

10. General Manager’s Report

GM Roscoe presented the staff report.

- a. *Cal WaterFix Update*
A written report was provided.
- b. *2016 Resumption of Placer County Water Agency Delivery of Surface Water*
A written report was provided.
- c. *McClellan Cleanup Activities*
A written report was provided.
- d. *Regional Water Authority Status of Grant Awards*
A written report was provided.

11. Legislative and Regulatory Update

AGM York presented staff report.

12. Long Term Warren Act Contract

AGM York presented the staff report.

Director Schild commented that he would feel more comfortable if the National Marine Fisheries Service (NMFS) expressed support for the contract. He suggested staff speak with the NMFS to get more information on if they will support this.

AGM York added that Bureau of Reclamation staff recommended that the District move forward with this contract as soon as possible.

Director Wichert inquired why this item was not presented as an action item.

AGM York expressed that staff is gathering further cost estimates and additional information and that it will be presented as an action item at the March regular Board meeting.

Director Schild commented that SJWD's Warren Act Contract will expire in 2021, and inquired if staff has considered the option of working with them.

Director Wichert stated he is looking forward to this item coming back in March, as he is in favor of continuing forward with the Contract.

13. **Water Statement Modifications**

Ms. O'Leary presented the staff report.

14. **Update on the Emergency Conservation Regulations State Water Resources Control Board**

Mr. Bundesen presented a PowerPoint presentation.

Mr. Eubanks Commented.

GM Roscoe noted that conservation messaging is going to be increasingly more difficult as time progresses, and that staff is working on new ways to promote conservation.

15. **Succession Plan Report**

A written report was provided.

Mr. Eubanks commented.

Director Wichert requested further details. GM Roscoe explained how he expects to fill the position.

Director Wichert expressed his support.

16. **Fulton/El Camino Recreation and Park District Easement Update**

AGM York presented the staff report.

Director Wichert noted that he does not support giving away any of the District's wells.

17. **Regional Water Transfer**

GM Roscoe presented the staff report.

18. **Upcoming Policy Review**

GM Roscoe presented the staff report.

- a. *Reasonable Accommodation & Interactive Process Policy (PL - HR 014)*
A written report was provided. Directors' comments are due by March 7, 2016.

Committee Reports

19. a. *Facilities and Operations Committee (Director Locke)*
Notes from the February 12, 2016 meeting were provided.
- b. *Finance and Audit Committee (Director Thomas)*
No report.
- c. *Government Affairs Committee (Director Locke)*
No report.
- d. *Ad Hoc Water Banking and Transfer Committee (Director Wichert)*
No report.
- e. *Ad Hoc Water Rights Review Committee (Director Schild)*
No report.

Director's Reports (Per AB 1234, Directors will report on their meeting activities)

20. a. *Regional Water Authority (Director Thomas)*
No report.
- Regional Water Authority Executive Committee (General Manager Roscoe)*
Agendas from the January 27, 2016 meeting and the February 17, 2016 meeting were provided.
- b. *Sacramento Groundwater Authority (Director Schild)*
Director Schild provided an oral report regarding the February 11, 2016 meeting.
- c. *Water Forum Successor Effort (Assistant General Manager York)*
No report.
- Carryover Storage Working Group Meetings*
No report.
- Water Forum Dry Year Conference Meeting*
No report.
- Water Caucus Meeting*
No report.

d. *Other Reports*

Director Schild provided and oral report regarding: Lunch with Director Locke on February 5, 2016; the 100th anniversary for Carmichael Water District Luncheon on Feb 8, 2016; ACWA Groundwater Committee Meeting on February 10, 2016; the Planning meeting on February 19, 2016; a meeting with Tom Gray on February 9, 2016; and a meeting with Citrus Heights Water District Management staff on February 22, 2016.

Director Locke provided an oral report regarding his meeting with AGM York on February 5, 2016.

President Thomas provided an oral report regarding his lunch with the President of SJWD.

Director Wichert provided an oral report regarding his lunch with Dan Rich from the SJWD Board.

Miscellaneous Correspondence and General Information

21. Certain correspondence received by the District was provided.
22. General information related to District business was provided.

Director's Comments/Staff Statements and Requests

None.

Closed Session (Closed Session Items are not opened to the public)

The Board convened in closed session at 8:51 p.m. to discuss the following:

23. a. Public employee performance evaluation involving the General Manager under Government Code section 54954.5(e) and 54957
- b. Conference with Board negotiating committee (including Director Thomas) involving the General Manager under Government Code sections 54954.5(f) and 54957.6.

Return to Open Session

The Board convened in open session at 9:02 p.m. There was no reportable action.

Adjournment

President Thomas adjourned the meeting at 9:03 p.m.

Robert S. Roscoe
General Manager/Secretary
Sacramento Suburban Water District



Agenda Item: 3

Date: March 8, 2016

Subject: Resolution No. 16-03 Accepting Grant of Easement and Right of Way for Cottage Park, APN 279-0101-024

Staff Contact: Dave Jones, Associate Engineer

Recommended Board Action:

Adopt Resolution No. 16-03 Accepting Grant of Easement and Right of Way for Cottage Park, APN 279-0101-024.

Discussion:

The design of new water mains for the Drayton Heights Phase 2 Water Main Replacement Project has necessitated the acquisition of a pipeline easement for a new water main for the distribution of water from the Morse/Cottage Park Well (#37). Water is currently distributed from Well #37 to the District's water distribution system through 6 and 8-inch asbestos cement pipe (ACP) water mains located in 5 and 10-foot wide easements located in backyards and side yards of the residential subdivision known as Drayton Heights. The well site has always been accessed through the Cottage Park parking lot (a public area) without benefit of an easement.

The Drayton Heights Phase 2 Water Main Replacement Project calls for new 8-inch ductile iron pipe (DIP) to be installed from Morse Avenue through the parking lot at Cottage Park to Well #37 (see Exhibit 1). Well #37 is a land locked property owned by the District. There is no other access to the well site other than through the Cottage Park parking lot owned by the Fulton/El Camino Recreation and Park District (FECRPD). The proposed improvements will require an easement. All backyard and side yard water mains will be abandoned when the Drayton Heights project is completed this year.

Note that District staff, throughout the long negotiations, requested either a 20-foot wide permanent easement or a 10-foot wide permanent easement with two 5-foot wide construction easements on each side. The FECRPD Board has rejected the District's request and has agreed to grant only one 10-foot wide easement for the District's use. The 10-foot wide water line easement provides for a perpetual right to enter upon the property, and as necessary to locate, construct, install, operate, maintain, repair, modify, replace and remove underground pipelines and/or water mains and all necessary below and above-ground appurtenances. The easement area being acquired is 3,334 square feet (sf) in size.

Resolution No. 16-03 Accepting Grant of Easement and Right of Way for Cottage Park, APN 279-0101-024
March 8, 2016
Page 2 of 2

The new pipeline will be located near the center of the driving lane of the parking lot from Morse Avenue to Well #37 within a proposed easement with a slight jog to the north to avoid existing utilities. The District will be required to restore the parking lot per County of Sacramento standards.

Fiscal Impact:

There is no fiscal impact for accepting the easement. Minor costs are anticipated for minor survey work and county recordation fees.

Strategic Plan Alignment:

Facilities and Operations – 2.B. Monitor and improve the District’s efficiencies in operating and maintaining system infrastructure.

District customer’s benefit as the proposed easement allows the District the right to access the new water main, insures water quality, improves fire flows, and allows for maintenance of the infrastructure and operation of the system.

RESOLUTION NO. 16-03

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE SACRAMENTO SUBURBAN WATER DISTRICT
ACCEPT GRANT OF EASEMENT AND RIGHT OF WAY FOR COTTAGE PARK,
APN: 279-0101-024**

WHEREAS, the below named Grantor, the owner of record of certain real properties has conveyed to Sacramento Suburban Water District, a political subdivision of the State of California, the real properties of interest therein which is more particularly described in the following instruments of conveyance:

GRANTOR: FULTON-EL CAMINO RECREATION AND PARK DISTRICT

INSTRUMENT: GRANT OF EASEMENT AND RIGHT OF WAY & GRANT OF ACCESS
EASEMENT

EXECUTED AND DATED: MARCH 21, 2016

AND WHEREAS, it has been duly determined by the Board of Directors of Sacramento Suburban Water District that it is in the public interest for the District to acquire and accept the said real properties or interest therein.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Directors of the Sacramento Suburban Water District as follows:

1. The District General Manager is hereby authorized and empowered to consent to and accept on behalf of the District, as presented to the Board of Directors on March 21, 2016, the real properties or interest therein conveyed by the aforementioned instruments of conveyance.

2. The properties subject to this resolution is more fully described in the attached legal descriptions and maps, attached hereto and incorporated herein as though fully set forth.

PASSED AND ADOPTED by the Board of Directors of the Sacramento Suburban Water District on this 21ST day of March, 2016 by the following vote:

AYES:

NOES:

ABSENT:

By: _____

Kevin M. Thomas
President, Board of Directors
Sacramento Suburban Water District

I hereby certify that the foregoing resolution was duly and regularly adopted and passed by the Board of Directors of Sacramento Suburban Water District at a regular meeting hereof held on the 21st day of March, 2016.

(SEAL)

By: _____
Robert S. Roscoe
General Manager/Secretary
Sacramento Suburban Water District

CERTIFICATE OF ACCEPTANCE

This is to certify that SACRAMENTO SUBURBAN WATER DISTRICT, a political subdivision of the State of California, acting by and through its General Manager, hereby accepts for public purposes the real properties, or interest therein, conveyed by the within document and consents to the recordation thereof pursuant to authority conferred by:

Resolution No. 16-03 adopted on the 21st day of March, 2016.

By: _____
Robert S. Roscoe
General Manager/Secretary
Sacramento Suburban Water District

Dated: March 21, 2016

Recording Requested By, And When
Recorded, Please Mail Document To:

SACRAMENTO SUBURBAN WATER DISTRICT
Attn: General Manager
3701 MARCONI AVENUE, SUITE 100
SACRAMENTO, CA 95918

Official Document, Exempt from Recording
Fees Pursuant to Gov't Code §§ 6103 & 27383

No Document Transfer Tax
Per R&T Code § 11922

Assessor's Parcel No(s): 279-0101-024

-- This Space for Recorder's Use Only --

GRANT OF EASEMENT AND RIGHT OF WAY

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **FULTON-EL CAMINO RECREATION AND PARK DISTRICT**, Grantor, hereby grants to **Sacramento Suburban Water District**, a political subdivision of the State of California, Grantee, a permanent easement and right of way, including the perpetual right to enter upon the real property described below at any time that Grantee may deem necessary, to locate, construct, install, operate, maintain, repair, modify, replace and remove underground pipelines, water mains and all necessary below- and above-ground appurtenances for the purpose of conveying water over, across, through, and under the lands hereinafter described, together with the right to excavate and refill ditches or trenches for the location of said pipelines, water mains and appurtenances, and the further right to remove trees, bushes, undergrowth, ground covering, pavement, and any other obstructions interfering with the location, construction, installation, operation, maintenance, repair, modification, replacement and removal of said pipelines, water mains and appurtenances.

The land burdened by this Grant of Easement and Right of Way is located in the County of Sacramento, State of California, and is more particularly described as follows:

See Exhibits 'A' and 'B'
Attached hereto and made a part hereof this Grant of Easement and Right of Way

As a condition of this Grant of Easement and Right of Way, Grantor reserves the right to use such land for purposes that will not interfere with Grantee's full enjoyment of the rights hereby granted; provided that Grantor shall not erect or construct any building, wall, fence, or other permanent structure, or drill or operate any well, or construct any reservoir or any other obstruction on said land, or to diminish or substantially add to the ground cover lying over the easement and right-of-way granted herein.

The provisions of this Grant of Easement shall run with the land and inure to the benefit of and bind the heirs, successors, and assigns of the Grantor and Grantee.

Executed this 7th day of MARCH, 2016.

FULTON-EL CAMINO RECREATION AND PARK DISTRICT

Signature: Michael E. Grace

Signature: _____

By: MICHAEL E. GRACE, GM.

By: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California

COUNTY OF Sacramento

On Mar 7 2016 before me, Terri R. Leimbach, notary public,
date name of notary officer

personally appeared Michael E Grace,
name(s) of signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Terri R Leimbach

Signature of Notary



-----OPTIONAL SECTION-----

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
 CORPORATE OFFICER(S)

Title(s)

- PARTNER(S) LIMITED
 GENERAL
 ATTORNEY-IN-FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER: _____

SIGNER IS REPRESENTING:
Name of Person(s) or entity(ies)

OPTIONAL SECTION:

DATA REQUESTED HERE IS
NOT REQUIRED BY LAW.

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

CERTIFICATE OF ACCEPTANCE

This is to certify that SACRAMENTO SUBURBAN WATER DISTRICT, a political subdivision of the State of California, acting by and through its General Manager, hereby accepts for public purposes the real property, or interest therein, conveyed by the within document and consents to the recordation thereof pursuant to authority conferred by:

Resolution No. _____ adopted on the _____ day of _____, 20__.

Dated: _____, 20__

By: _____

Robert S. Roscoe
General Manager/Secretary
Sacramento Suburban Water District

EXHIBIT 'A'
Access and Water Pipeline Easement
APN: 279-0101-024

A portion of Parcel 1 as described in the Memorandum of Lease filed in Book 20050310 of Official Records, Page 688, Sacramento County Records, State of California, described as follows:

Said easement being 10.00 feet wide, lying 5.00 feet on both sides of the following described centerline:

BEGINNING at a point on the North line of said Parcel 1, from which point, the Northwest corner of said Parcel 1 bears, North 89°32'34" West, 17.79 feet; THENCE from said POINT OF BEGINNING, leaving said North line, due South 18.10 feet; THENCE South 45°00'00" East, 5.65 feet; THENCE due East, 80.00 feet; THENCE South 45°00'00" East, 15.42 feet; THENCE due East, 214.23 feet, to a point on the Northeasterly line of said Parcel 1.

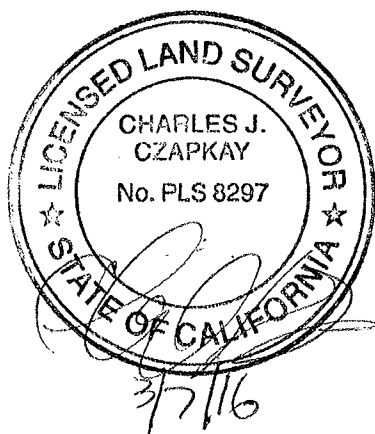
The sidelines of the above described easement are to be lengthened or shortened so as to terminate on the North line and Northeasterly line of said Parcel 1.

Containing 3,334 square feet, more or less.

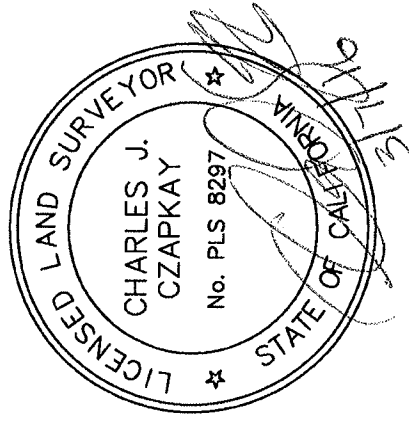
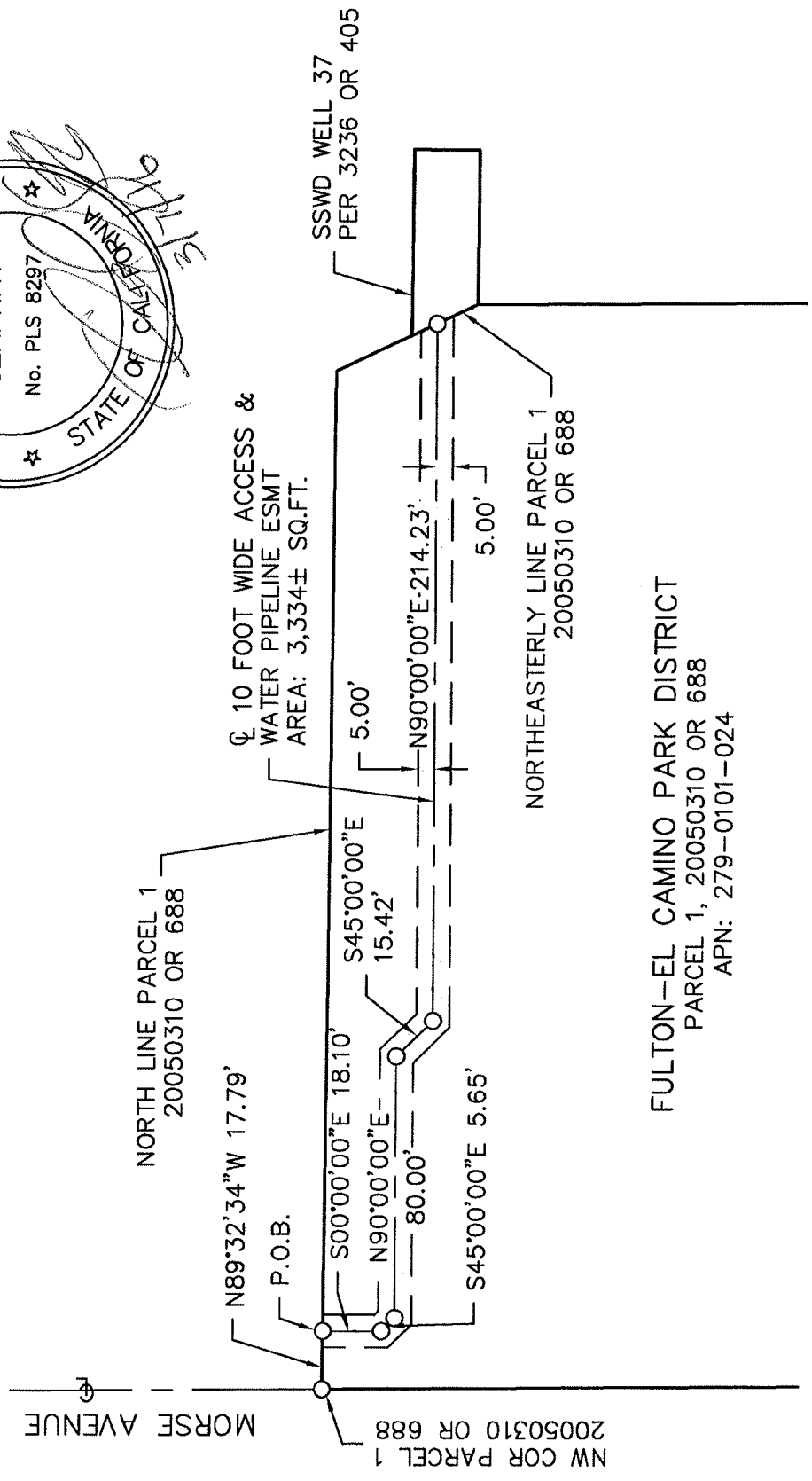
The Basis of Bearings for this description and the attached Exhibit 'B', is California Coordinate System Zone 2, NAD '83 as collected by GPS. All bearings and distances are ground distances.

The above description and attached Exhibit 'B' can be rotated counterclockwise 1°45'57" to match the North line of said Parcel 1.

End description.



AREA WEST ENGINEERS, INC.
 NORTH

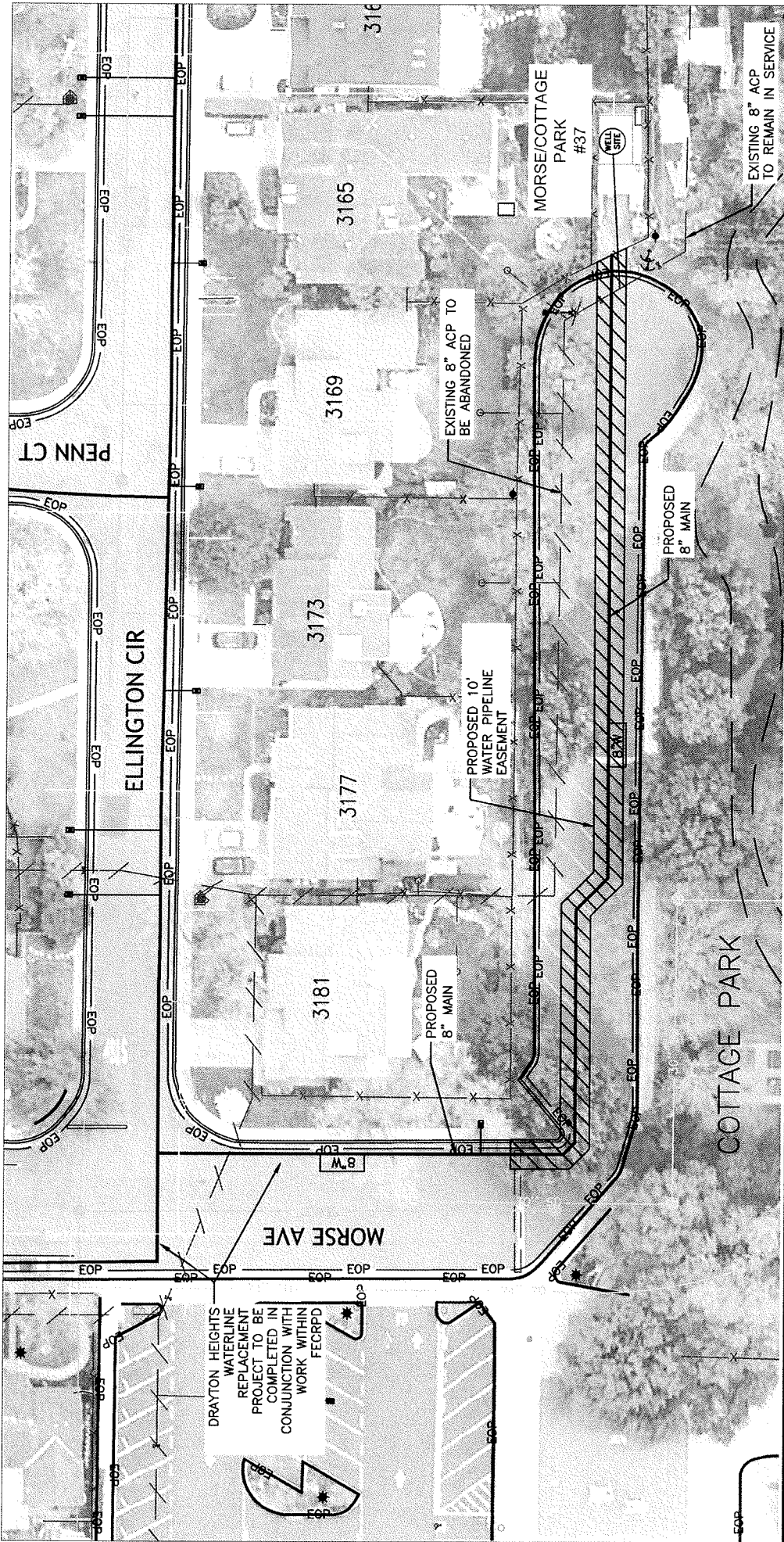


FULTON-EL CAMINO PARK DISTRICT
 PARCEL 1, 20050310 OR 688
 APN: 279-0101-024

AREA WEST ENGINEERS, INC.
 ENGINEERING - SURVEYING - PLANNING
 7478 SANDALWOOD DRIVE, SUITE 400
 CITRUS HEIGHTS, CA 95621
 (916) 725-5551 (916) 725-5808 (FAX)
 AWE@AREAWESTENG.COM

EXHIBIT 'B'
 10 FOOT ACCESS & WATER PIPELINE EASEMENT
 MORSE AVENUE PARK
 APN: 279-0101-024
 COUNTY OF SACRAMENTO
 STATE OF CALIFORNIA

SCALE	14052
HORIZ.: 1" = 50'	SHEET 1 OF 1
VERT.: NONE	
DATE: MARCH, 2016	



Portion of Sacramento Suburban Water District

Exhibit 1

NOT FOR RECORDING

2016 Drayton Heights Water Main Replacement

Project Phase 2

Proposed Easement for Well #37

(Voting Division 5)

MAP NOT TO SCALE

Base Data: Sacramento County Gis Base Map
 Projection: CA State Plane 2, NAD83
 Scale: As Shown
 Prepared by: DAV SSWWD
 Sacramento, Ca, March 2016
 Well-37-Esmt.DWG

THIS MAP SHOWS THE LOCATION OF THE PROJECT SITE AND IS NOT PART OF THE EASEMENT DOCUMENTS



Agenda Item: 4

Date: March 7, 2016

Subject: Resolution No. 16-04 and 16-05 Accepting Two Grants of Easement and Rights of Way for 3932 Dudley Boulevard – United States Cold Storage, Inc.

Staff Contact: David Espinoza, Associate Engineer

Recommended Board Action:

- 1) Approve proposed amendments to the District's standard Grant of Easement and Right of Way form for easements at McClellan Business Park (MBP); and
- 2) Adopt Resolution No. 16-04 accepting Grant of Easement and Right of Way for 3932 Dudley Boulevard; and
- 3) Adopt Resolution No. 16-05 accepting Grant of Easement and Right of Way for 3932 Dudley Boulevard.

Note: The amended Grant of Easement and Right of Way form was presented to the Facilities and Operations (F&O) Committee at their meeting held on February 12, 2016. The F&O Committee provided direction and support for the amended language and directed staff to bring this item to the full Board of Directors for consideration.

Discussion:

McClellan Amended Easement Language:

Throughout MBP the District has various sizes of existing water mains and services. These mains and services do not have dedicated easements; instead a "blanket easement" was provided. This "blanket easement" is documented in the land transfer documents from the County to MBP. An example of a land transfer document and an easement can be seen in Exhibit 1, Quitclaim Deed dated February 26, 2013, and recorded in the official records of the County; Book 20130226, page 1058. Section V of the Quitclaim Deed places conditions upon the land being transferred from the County to MBP indicating that whether recorded or not, and whether known or unknown, there are utilities throughout the property. The section further dictates as follows; "Grantee" being MBP:

"Grantee agrees to grant appropriate, reasonable customary easements to the owners of the existing utilities at no cost and without inappropriate, unreasonable and non-customary conditions when requested by the utility owners to do so. The Grantee agrees to not interfere with the operation of any utilities existing within the described properties without prior agreement of the utility owners."

These “blanket easements” are the premise upon which the District operates and maintains the existing mains and services at MBP. The transfer documents are clear in that “any utilities existing” are protected by this transfer document. With the concurrence of the District’s legal counsel, current procedures presume that new or relocated infrastructure are not protected, nor covered under these transfer documents or “blanket easements”. Therefore, the need for new easements is to be addressed with each new development or alteration where new infrastructure is installed.

MBP recently approached the District about the possibility of relocating existing infrastructure and the installation of new infrastructure. Staff responded by imposing the District’s standard requirements and requiring a dedicated easement for such relocations and installations. In a typical project, not at MBP, the potential grantor is provided the District’s standard Grant of Easement and Right of Way form see Exhibit 2. However, due to the Environmental Restrictive Covenants in Section VI of Exhibit 1 and also in the Quitclaim Deed from the United States of America to the County, additional language is being requested by MBP. The additional language is shown in italics in Exhibit 3. It appears the additional language is a reasonable exception due to the unique conditions of the former military base.

Therefore, it is requested that the Board concur with the policy recommendation to treat new easements at MBP separately than other District easements to include language addressing the “Superfund” site. Staff obtained the District’s legal counsel’s review of the proposed language and preparation to adopt this exception by the Board of Directors. After review, the District’s legal counsel concurs with the amended language in the Grant of Easement and Right of Way form.

Grant of Easement Dedications by U.S. Cold Storage:

The District has received two grants of easement and rights of way for existing and proposed water facilities located at 3932 Dudley Boulevard (See Location Map, Exhibit 1). The project is within Division 2 of the Sacramento Suburban Water District service area.

The property is located at 3932 Dudley Boulevard at McClellan Business Park. The property will be home to a future United States Cold Storage, Inc. (USCS) refrigerated facility. The refrigerated facility will be built in three phases with 150,000 square feet (sf) in each phase. The project will require multiple new water services including one domestic and one irrigation service. A requirement of the project is to relocate and install a new water main around the new building.

The District has a “blanket easement” on McClellan Business Park (MBP) to operate and maintain water facilities. With the submittal of this project, District staff requested and USCS has provided a 20-foot wide easement encompassing both the existing and proposed water mains on the parcel (see Proposed Easement, Exhibits 2 and 3).

Resolution No. 16-04 and 16-05 Accepting Two Grants of Easement and Rights of Way for 3932 Dudley Boulevard – United States Cold Storage, Inc.
March 7, 2016
Page 3 of 3

The improvements within the easement shown on Exhibit 3 will be temporary. As Phase 2 of the project gets built out in coming years, the fire hydrant and its lateral will be removed and the easement quitclaimed. USCS and staff agreed that separating the easements would make it easier to distinguish the easement to be abandoned in the future.

Contingent on approving the improvement plans is the acceptance of the two easements by the Board.

The grant of easement and right of way form includes standard language in addition to language specific to McClellan Business Park. The additional language has been reviewed and approved by the District's legal counsel.

The two Grants of Easement and Right of Way are provided for Board approval and acceptance. The three exhibits are for general information and are not part of the legal documents for recordation.

Fiscal Impact:

There is no fiscal impact to the District. The costs incurred in staff processing these easements have been captured through plan review fees.

Strategic Plan Alignment:

Facilities and Operations – 2.B. Monitor and improve the District's efficiencies in operating and maintaining system infrastructure.

District customers benefit as the proposed easements allow the District the right to access new waterlines in order to maintain and operate the existing system. In addition, costs will be incurred by developers for infrastructure improvements, not rate payers.



Sacramento County Recorder
 Craig A. Kramer, Clerk/Recorder
 BOOK **20130226** PAGE **1058**

Tuesday, FEB 26, 2013 12:32:35 PM
 Ttl Pd \$0.00 Rcpt # 0007875727

MML/18/1-130

RECORDING REQUESTED BY:
 County of Sacramento
 Real Estate Division
 3711 Branch Center Road
 Sacramento, CA 95827

WHEN RECORDED MAIL TO:
 MP Holdings, LLC
 3140 Peacekeeper Way
 McClellan, CA 95652

MAIL TAXES TO:
 MP Holdings, LLC
 3140 Peacekeeper Way
 McClellan, CA 95652

No Document Transfer Tax
 Per R&T Code 11911 – No Consideration
No Fee Document
 Per Government Code 27383

Project: **Deed #1 Portion of McClellan 528 Acre Transfer** – Lot 53, 82B, 83, 85A, 85B, 85C, 86, 87, 88, 89, 90A, 90B, 92A, 92B, 92C, 92D, 94, 100, 101, 102, 103, 104, 106, 107A, 107B, 108, 109, 110, 111, 112, 113A, 114A, 114C, 114D, 114E, 114F, 116A, 119, 120, 122A, 122B, 123A, 123B, 123C, 123D, 124, 125, 126, 127A, 127B, 128, 134A, 148A, 148B, and 148C

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, **THE COUNTY OF SACRAMENTO**, a political subdivision of the State of California, does hereby remise, release and forever quitclaim to **MP HOLDINGS, LLC**, a California limited liability company (“Grantee”), the following described real property containing approximately 202.05 acres situated in the County of Sacramento, and State of California, legally described and graphically depicted in **Exhibits A-1 through A-55** of this Deed.

*Exhibits A-1 through A-55,
 attached hereto and made a part hereof*

I. APPURTENANCES

TOGETHER WITH all the buildings and improvements erected thereon, and all and singular the tenements, hereditaments, appurtenances, and improvements hereunto belonging, or in any wise appertaining (which, together with the real property above described, is called the “Property” in this Quitclaim Deed).

II. USA QUITCLAIM DEED

THE GRANTEE AGREES THAT, PURSUANT TO THAT CERTAIN QUITCLAIM DEED DATED AS OF February 26, 2013 AND RECORDED IN THE OFFICIAL RECORDS OF THE COUNTY OF SACRAMENTO IN BOOK 20130226, ON PAGE 1057 (the “USA Quitclaim Deed”) IN WHICH THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE SECRETARY OF THE AIR FORCE (the “USA”), CONVEYED THE PROPERTY TO THE COUNTY OF SACRAMENTO, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA (the “County”),

ALL TERMS, CONDITIONS, NOTICES, WARRANTIES, DISCLOSURES AND MATTERS SET FORTH THEREIN RUN WITH THE LAND AND ARE BINDING ON THE SUCCESSORS AND ASSIGNS OF THE COUNTY, WHICH INCLUDES, BUT IS NOT LIMITED, TO GRANTEE, AND ITS SUCCESSORS AND ASSIGNS.

III. RESERVATIONS OF USA

- A. The Grantee agrees that, pursuant to the USA Quitclaim Deed, the USA reserved unto itself and its respective officials, agents, employees, contractors, and subcontractors, including the United States Environmental Protection Agency ("US EPA") and the State of California (the "State"), and its and their respective officials, agents, employees, contractors, and subcontractors, certain rights of access to the Property in accordance with and subject to the terms and conditions set forth in the USA Quitclaim Deed, and that such reservation runs with the land and is binding on the successors and assigns of the County, which includes, but is not limited, to Grantee, and its successors and assigns.
- B. The Grantee agrees that, pursuant to the USA Quitclaim Deed, the USA has reserved a certain royalty interest in minerals extracted from the Property, if ever, at some future time, by the County and/or its successor and assigns pursuant to a lease or any other agreement and that such reservation runs with the land and is binding on the successors and assigns of the County, which includes, but is not limited, to Grantee, and its successors and assigns.

IV. RESERVATIONS OF COUNTY OF SACRAMENTO

- 1. AN EASEMENT OVER SAID LAND FOR HIGHWAY AND INCIDENTAL PURPOSES, AS SET FORTH IN DEED RECORDED IN BOOK 412 OF DEEDS, PAGE 79, AND IN BOOK 488 OF DEEDS, PAGE 40, OFFICIAL RECORDS.
NO REPRESENTATION IS MADE AS TO THE CURRENT OWNERSHIP OF SAID EASEMENT. REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
- 2. RIGHTS OF THE PUBLIC TO THE STREETS SHOWN ON MAP FILED DECEMBER 31, 2001, IN BOOK 61 OF SURVEYS, PAGE 25, OFFICIAL RECORDS AND IN BOOK 65 OF SURVEYS, AT PAGE 16, OFFICIAL RECORDS.
- 3. AN EASEMENT OVER SAID LAND FOR PUBLIC HIGHWAY OR ROAD AND ALL NECESSARY UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO COUNTY OF SACRAMENTO, IN DEED RECORDED AUGUST 27, 2002, IN BOOK 20020827, PAGE 157, OFFICIAL RECORDS.
- 4. AN EASEMENT OVER SAID LAND FOR THE PURPOSE OF DRAINAGE EASEMENTS AND INCIDENTAL PURPOSES AS SET FORTH ON SURVEY MAP FILED FEBRUARY 16, 2005, IN BOOK 67 OF SURVEYS, PAGE 29.
- 5. ANY PUBLIC ACCESS RIGHTS, EASEMENTS, OR ROADWAY INTERESTS WHICH MAY EXIST AS REFLECTED ON THE ALTA/ACSM SURVEY DATED MAY 10, 2007 JOB NO. SA1437 BY NOLTE BEYOND ENGINEERING.

6. ANY PUBLIC ACCESS RIGHTS, EASEMENTS, OR ROADWAY INTERESTS WHICH MAY EXIST AS REFLECTED ON THE PARCEL MAP FILED MAY 24, 2007, IN BOOK 201, PAGE 4 OF PARCEL MAPS, AND IN BOOK 203 OF PARCEL MAPS AT PAGE 2.
7. AN EASEMENT OVER SAID LAND FOR STORM WATER DRAINAGE PIPELINE AND INCIDENTAL PURPOSES, AS GRANTED TO COUNTY OF SACRAMENTO, IN DEED RECORDED MAY 23, 2008, IN BOOK 20080523, PAGE 1372, OFFICIAL RECORDS.
8. AN EASEMENT OVER SAID LAND FOR PUBLIC ROADWAY AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO COUNTY OF SACRAMENTO, IN DEED RECORDED JULY 22, 2010, IN BOOK 20100722, PAGE 909, OFFICIAL RECORDS.
AFFECTS LOT 110
9. AN EASEMENT OVER SAID LAND FOR PUBLIC ROADWAYS AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO COUNTY OF SACRAMENTO, IN DEED RECORDED JULY 22, 2010, IN BOOK 20100722, PAGE 910, OFFICIAL RECORDS.
AFFECTS LOT 112
10. AN "IRREVOCABLE OFFER TO DEDICATE" AFFECTING A PORTION OF SAID LAND FOR PUBLIC ROADWAY AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF COUNTY OF SACRAMENTO, IN A DOCUMENT RECORDED JULY 22, 2010, IN BOOK 20100722, PAGE 911, OFFICIAL RECORDS.
AFFECTS LOT 114
11. AN EASEMENT OVER SAID LAND FOR PUBLIC ROADWAY AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO COUNTY OF SACRAMENTO, IN DEED RECORDED JULY 22, 2010, IN BOOK 20100722, PAGE 912, OFFICIAL RECORDS.
AFFECTS LOT 94 AND OTHER PROPERTY
12. AN EASEMENT OVER SAID LAND FOR PUBLIC ROADWAY AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO COUNTY OF SACRAMENTO, IN DEED RECORDED DECEMBER 16, 2010, IN BOOK 20101216, PAGE 612, OFFICIAL RECORDS.
AFFECTS PORTION OF LOT 127
13. AN EASEMENT OVER SAID LAND FOR PUBLIC UTILITIES AND PUBLIC FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO COUNTY OF SACRAMENTO, IN DEED RECORDED DECEMBER 16, 2010, IN BOOK 20101216, PAGE 613, OFFICIAL RECORDS.
AFFECTS PORTION OF LOT 127
14. AN EASEMENT OVER SAID LAND FOR PUBLIC ROADWAY AND PUBLIC UTILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO COUNTY OF SACRAMENTO, IN DEED RECORDED DECEMBER 16, 2010, IN BOOK 20101216, PAGE 616, OFFICIAL RECORDS.
AFFECTS LOT 148

15. AN EASEMENT OVER SAID LAND FOR PUBLIC UTILITIES AND PUBLIC FACILITIES AND INCIDENTAL PURPOSES, AS GRANTED TO COUNTY OF SACRAMENTO, IN DEED RECORDED DECEMBER 16, 2010, IN BOOK 20101216, PAGE 617, OFFICIAL RECORDS. AFFECTS LOT 148
16. ANY FACTS, RIGHTS, INTEREST OR CLAIM WHICH MAY OR MAY NOT BE SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY MAKING INQUIRY OF THE COUNTY OF SACRAMENTO.
17. ALSO RESERVING FOR THE BENEFIT OF THE COUNTY, THE FOLLOWING RIGHTS FOR PUBLIC UTILITIES AND PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER, GAS AND DRAINAGE PIPES, POLES, OVERHEAD LINES, TELEPHONE, CABLE TV, UNDERGROUND POWER AND OTHER APPURTENANCES AS COUNTY MAY DEEM NECESSARY, AND RIGHTS FOR LANDSCAPING FOR THE PURPOSE OF PLANTING AND MAINTAINING LANDSCAPING AND OTHER INCIDENTAL PURPOSES AS DEEMED NECESSARY BY THE COUNTY, AND RIGHTS FOR THE INSTALLATION AND MAINTENANCE OF A SIDEWALK OR WALKWAY, TOGETHER WITH ANY APPURTENANCES PERTAINING THERETO, AND RIGHTS FOR STREET LIGHTING FACILITIES, INCLUDING FOUNDATIONS, STANDARDS, CONDUIT AND ANY AND ALL APPURTENANCES PERTAINING THERETO, TOGETHER WITH THE RIGHT TO CONSTRUCT, RECONSTRUCT, OPERATE AND MAINTAIN ALL OF THE AFOREMENTIONED, OVER, ACROSS, THROUGH AND UNDER THAT CERTAIN PROPERTY IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AS LEGALLY DESCRIBED AND GRAPHICALLY DEPICTED IN **EXHIBIT B**, PERTAINING TO PORTIONS OF MCLELLAN BUSINESS PARK LOT 120, LOT 123, AND 127.
18. ALSO RESERVING FOR THE BENEFIT OF THE COUNTY, THE FOLLOWING RIGHTS FOR PUBLIC ROADWAY AND PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTING, RECONSTRUCTING, REPAIRING AND FOREVER MAINTAINING A PUBLIC ROADWAY AND PUBLIC UTILITIES, TOGETHER WITH ALL NECESSARY APPURTENANCES PERTAINING THERETO, OVER, ACROSS, AND UNDER THAT CERTAIN REAL PROPERTY IN THE COUNTY OF SACRAMENTO, STATE OF CALIFORNIA, AS LEGALLY DESCRIBED IN AND GRAPHICALLY DEPICTED IN **EXHIBIT C**, PERTAINING TO PORTIONS OF MCCLELLAN BUSINESS PARK LOT 120, LOT 123, AND 127.

V. CONDITIONS

- A. The Grantee agrees to accept conveyance of the Property subject to all covenants, conditions, restrictions, easements, rights-of-way, reservations, rights, agreements, and encumbrances, whether or not of record.
- B. The Grantee agrees that the Master Purchase and Sale Agreement, dated November 13, 2001, as amended ("Master Purchase Agreement"), by and between the County and McClellan Business Park LLC ("MBP"), discloses that certain water, electric power, sanitary sewer, natural gas, storm drainage, television cable and telephone utilities may exist and operate within the Property

and that the location of such utilities may be unknown. To the extent required by the Master Purchase Agreement and that any such utilities exist as of the date of this Quitclaim Deed, Grantee agrees to grant appropriate, reasonable and customary easements to the owners of the existing utilities at no cost and without inappropriate, unreasonable and non-customary conditions when requested by the utility owners to do so. The Grantee agrees to not interfere with the operation of any utilities existing within the described properties without prior agreement of the utility owners.

- C. The Grantee agrees that it has inspected, is aware of, and accepts the condition and state of repair of the Property, and that the Property is conveyed, "as is," "where is," without any representation, promise, agreement, or warranty on the part of the County regarding such condition and state of repair, or regarding the making of any alterations, improvements, repairs, or additions, except to the extent set forth in the Master Purchase Agreement. The Grantee further acknowledges that the Grantor shall not be liable for any latent or patent defects in the Property, except to the extent required by applicable law.
- D. Notwithstanding any other provision of this Quitclaim Deed to the contrary, nothing herein is intended to alter the provisions of the Environmental Services Cooperative Agreement, dated June 27, 2012, as amended, entered into between the USA and the County relating to the Property ("ESCA"), which includes, but is not limited to, the obligations of the USA concerning the presence of "Retained Conditions" (as defined in the ESCA).

VI. NOTICES AND COVENANTS MADE BY USA RELATED TO SECTION 120(h)(3) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT (CERCLA) (42 U.S.C. § 9620(h)(3))

The Grantee agrees that, pursuant to the USA Quitclaim Deed, the USA has made certain notifications, disclosures, reservations and warranties in accordance with and as required by CERCLA and that such notifications, disclosures, reservations and warranties run with the land and are binding upon and apply to the successors and assigns of the County, which includes, but is not limited, to Grantee, and its successors and assigns. The Grantee further agrees that, pursuant to the USA Quitclaim Deed and as required by CERCLA, upon the completion of the required obligations set forth in the ESCA, as confirmed by the United States Environmental Protection Agency ("U.S. EPA") and the State of California ("State"), the USA is required to issue a supplemental CERCLA warranty(ies) memorialized by an amendment and/or supplement to the USA Quitclaim Deed which is recorded by the USA in the Official Records of the County of Sacramento as an encumbrance against the Property. Upon such recordation by the USA, the supplemental CERCLA warranty(ies) shall run with the land and apply to the successors and assigns of the County, which includes, but is not limited, to Grantee, and its successors and assigns.

NOTICE

**BREACH OF ANY ENVIRONMENTAL RESTRICTIVE COVENANTS MADE
IN USA QUITCLAIM DEED**

To ensure the protection of human health and the environment, the Grantee agrees that, pursuant the USA Quitclaim Deed, the USA imposed certain environmental restrictive covenants as encumbrances against the Property (with the right to enforce compliance with such environmental restrictive covenants) (collectively, "Environmental Restrictive Covenants") limiting the types of uses that may occur at the Property and that such environmental restrictive covenants run with the land and are binding upon and apply to the successors and assigns of the County, which includes, but is not limited, to Grantee, and its successors and assigns. The Environmental Restrictive Covenants may only be modified with the written approval of the USA memorialized by an amendment and/or supplement to the USA Quitclaim Deed which is recorded by the USA in the Official Records of the County of Sacramento as an encumbrance against the Property. Upon such recordation by the USA, the Environmental Restrictive Covenants shall be deemed modified and shall run with the land and apply to the successors and assigns of the County, which includes, but is not limited, to Grantee, and its successors and assigns.

VII. OTHER ENVIRONMENTAL COVENANTS OR NOTICES

The Grantee agrees that, pursuant to the USA Quitclaim Deed, the USA has made certain notifications regarding the potential presence of certain environmental conditions and corresponding compliance obligations mandated by applicable law relating to such environmental conditions and that such notifications and compliance obligations run with the land and are binding upon and apply to the successors and assigns of the County, which includes, but is not limited, to Grantee, and its successors and assigns.

VIII. MISCELLANEOUS

A. Non-Discrimination. The Grantee covenants not to discriminate upon the basis of race, color, religion, national origin, sex, age, or handicap in the use, occupancy, sale, or lease of the Property, or in its employment practices conducted thereon. This covenant shall not apply, however, to the lease or rental of a room or rooms within a family dwelling unit, nor shall it apply with respect to religion if the Property is on premises used primarily for religious purposes. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the Property.

B. Hazards to Air Navigation. Prior to commencing any construction on, or alteration of, the Property, the Grantee covenants to comply with 14 C.F.R. Part 77 entitled "Objects Affecting Navigable Airspace," under the authority of the Federal Aviation Act of 1958, as amended.

C. Effect of Covenants. Each covenant of this Quitclaim Deed is binding on successive owners for the benefit of Grantor and shall "run with the land."

IX. MISCELLANEOUS

A. Non-Discrimination. The Grantee covenants not to discriminate upon the basis of race, color, religion, national origin, sex, age, or handicap in the use, occupancy, sale, or lease of the Property, or in its employment practices conducted thereon. This covenant shall not apply, however, to the lease or rental of

a room or rooms within a family dwelling unit, nor shall it apply with respect to religion if the Property is on premises used primarily for religious purposes. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the Property.

B. Hazards to Air Navigation. Prior to commencing any construction on, or alteration of, the Property, the Grantee covenants to comply with 14 C.F.R. Part 77 entitled "Objects Affecting Navigable Airspace," under the authority of the Federal Aviation Act of 1958, as amended.

C. Effect of Covenants. Each covenant of this Quitclaim Deed is binding on successive owners for the benefit of Grantor and shall "run with the land."

X. LIST OF EXHIBITS

The following Exhibits are attached to and made a part of this Quitclaim Deed:

Exhibits A-1 through A-55 – legal descriptions and plat maps

Exhibit B – Gateway 5A Public Utilities and Public Facilities – legal descriptions and plat maps

Exhibit C – Gateway 5A Public Roadway and Public Utilities – legal descriptions and plat maps

Remainder of Page Left Blank

Recording Requested By, And When Recorded, Please Mail Document To:

SACRAMENTO SUBURBAN WATER DISTRICT
Attn: General Manager
3701 MARCONI AVENUE, SUITE 100
SACRAMENTO, CA 95918

Official Document, Exempt from Recording
Fees Pursuant to Gov't Code §§ 6103 & 27383

No Document Transfer Tax
Per R&T Code § 11922

Assessor's Parcel No(s):

-- This Space for Recorder's Use Only --

GRANT OF EASEMENT AND RIGHT OF WAY

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, _____, Grantor, hereby grants to **Sacramento Suburban Water District**, a political subdivision of the State of California, Grantee, a permanent easement and right of way, including the perpetual right to enter upon the real property described below at any time that Grantee may deem necessary, to locate, construct, install, operate, maintain, repair, modify, replace and remove underground pipelines, water mains and all necessary below- and above-ground appurtenances for the purpose of conveying water over, across, through, and under the lands hereinafter described, together with the right to excavate and refill ditches or trenches for the location of said pipelines, water mains and appurtenances, and the further right to remove trees, bushes, undergrowth, ground covering, pavement, and any other obstructions interfering with the location, construction, installation, operation, maintenance, repair, modification, replacement and removal of said pipelines, water mains and appurtenances.

The land burdened by this Grant of Easement and Right of Way is located in the County of Sacramento, State of California, and is more particularly described as follows:

See Exhibits 'A' and 'B'
Attached hereto and made a part hereof this Grant of Easement and Right of Way

As a condition of this Grant of Easement and Right of Way, Grantor reserves the right to use such land for purposes that will not interfere with Grantee's full enjoyment of the rights hereby granted; provided that Grantor shall not erect or construct any building, wall, fence, or other permanent structure, or drill or operate any well, or construct any reservoir or any other obstruction on said land, or to diminish or substantially add to the ground cover lying over the easement and right-of-way granted herein.

The provisions of this Grant of Easement shall run with the land and inure to the benefit of and bind the heirs, successors, and assigns of the Grantor and Grantee.

Executed this _____ day of _____, 20__.

Grantor: _____

Name (signature): _____

Name (printed): _____

Title: _____

Recording Requested By, And When
Recorded, Please Mail Document To:

SACRAMENTO SUBURBAN WATER DISTRICT
Attn: General Manager
3701 MARCONI AVENUE, SUITE 100
SACRAMENTO, CA 95918

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GRANT OF EASEMENT AND RIGHT OF WAY

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Use Restrictions, Notices and Disclosures which "run with land". The Sacramento Suburban Water District acknowledges and agrees that the Easement Area is a part of a larger parcel that is encumbered by all of the terms, conditions, notices, warranties, disclosures and matters set forth in that certain (i) Quitclaim Deed, CERCLA 120(h) Covenants, and Environmental Restrictions, dated July 6, 2010, recorded on July 15, 2010, at Book 20100715, Page 0804, in the Official Records of Sacramento County, as amended, (ii) Quitclaim Deed, dated July 2, 2010, recorded on July 15, 2010, at Book 20100715, Page 0805, in the Official Records of Sacramento County, as amended, and (iii) Covenant to Restrict Use of Property Environmental Restriction, dated October 23, 2014, recorded on October 24, 2014, at Book 20141024, Page 0355, in the Official Records of Sacramento County, as amended (collectively, "Use Restrictions, Notices and Disclosures"), and that all such matters run with the land and that the permitted use of the Easement Area pursuant to this Easement Agreement by United States Cold Storage, Inc. and its tenants, successors, transferees and assigns as such relates to the Easement Area is subject to the Use Restrictions, Notices and Disclosures.

The land burdened by this Grant of Easement and Right of Way is located in the County of Sacramento, State of California, and is more particularly described as follows:

See Exhibits 'A' and 'B'

Attached hereto and made a part hereof this Grant of Easement and Right of Way

As a condition of this Grant of Easement and Right of Way, Grantor reserves the right to use such land for purposes that will not interfere with Grantee's full enjoyment of the rights hereby granted; provided that Grantor shall not erect or construct any building, wall, fence, or other permanent structure, or drill or operate any well, or construct any reservoir or any other obstruction on said land, or to diminish or substantially add to the ground cover lying over the easement and right-of-way granted herein.

The provisions of this Grant of Easement shall run with the land and inure to the benefit of and bind the heirs, successors, and assigns of the Grantor and Grantee.

Executed this _____ day of _____, 20____.

Grantor: _____

Name (signature): _____

Name (printed): _____

Title: _____

RESOLUTION NO. 16-04

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE SACRAMENTO SUBURBAN WATER DISTRICT
ACCEPTING GRANT OF EASEMENT AND RIGHT OF WAY
FOR 3932 DUDLEY BOULEVARD**

WHEREAS, the below named Grantor, the owner of record of certain real property has conveyed to Sacramento Suburban Water District, a political subdivision of the State of California, the real property of interest therein which is more particularly described in the following instrument of conveyance:

GRANTOR: UNITED STATES COLD STORAGE, INC.

INSTRUMENT: GRANT OF EASEMENT AND RIGHT OF WAY

EXECUTED AND DATED:

AND WHEREAS, it has been duly determined by the Board of Directors of Sacramento Suburban Water District that it is in the public interest for the District to acquire and accept the said real property or interest therein.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Directors of the Sacramento Suburban Water District as follows:

1. The District General Manager is hereby authorized and empowered to consent to and accept on behalf of the District, as presented to the Board of Directors on March 21, 2016, the real property or interest therein conveyed by the aforementioned instrument of conveyance.

2. The property subject to this resolution is more fully described in the attached legal description and map, attached hereto and incorporated herein as though fully set forth.

PASSED AND ADOPTED by the Board of Directors of the Sacramento Suburban Water District on this 21st day of March, 2016 by the following vote:

AYES:
NOES:
ABSENT:

By: _____
Kevin M. Thomas
President, Board of Directors
Sacramento Suburban Water District

I hereby certify that the foregoing resolution was duly and regularly adopted and passed by the Board of Directors of Sacramento Suburban Water District at a regular meeting hereof held on the 21st day of March, 2016.

(SEAL)

By: _____
Robert S. Roscoe
General Manager/Secretary
Sacramento Suburban Water District

CERTIFICATE OF ACCEPTANCE

This is to certify that SACRAMENTO SUBURBAN WATER DISTRICT, a political subdivision of the State of California, acting by and through its General Manager, hereby accepts for public purposes the real property, or interest therein, conveyed by the within document and consents to the recordation thereof pursuant to authority conferred by:

Resolution No. 16-04 adopted on the 21st day of March, 2016.

By:

Robert S. Roscoe
General Manager/Secretary
Sacramento Suburban Water District

Dated: March 21, 2016

RESOLUTION NO. 16-05

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE SACRAMENTO SUBURBAN WATER DISTRICT
ACCEPTING GRANT OF EASEMENT AND RIGHT OF WAY
FOR 3932 DUDLEY BOULEVARD**

WHEREAS, the below named Grantor, the owner of record of certain real property has conveyed to Sacramento Suburban Water District, a political subdivision of the State of California, the real property of interest therein which is more particularly described in the following instrument of conveyance:

GRANTOR: UNITED STATES COLD STORAGE, INC.

INSTRUMENT: GRANT OF EASEMENT AND RIGHT OF WAY

EXECUTED AND DATED:

AND WHEREAS, it has been duly determined by the Board of Directors of Sacramento Suburban Water District that it is in the public interest for the District to acquire and accept the said real property or interest therein.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Directors of the Sacramento Suburban Water District as follows:

1. The District General Manager is hereby authorized and empowered to consent to and accept on behalf of the District, as presented to the Board of Directors on March 21, 2016, the real property or interest therein conveyed by the aforementioned instrument of conveyance.

2. The property subject to this resolution is more fully described in the attached legal description and map, attached hereto and incorporated herein as though fully set forth.

PASSED AND ADOPTED by the Board of Directors of the Sacramento Suburban Water District on this 21st day of March, 2016 by the following vote:

AYES:
NOES:
ABSENT:

By: _____
Kevin M. Thomas
President, Board of Directors
Sacramento Suburban Water District

I hereby certify that the foregoing resolution was duly and regularly adopted and passed by the Board of Directors of Sacramento Suburban Water District at a regular meeting hereof held on the 21st day of March, 2016.

(SEAL)

By: _____
Robert S. Roscoe
General Manager/Secretary
Sacramento Suburban Water District

CERTIFICATE OF ACCEPTANCE

This is to certify that SACRAMENTO SUBURBAN WATER DISTRICT, a political subdivision of the State of California, acting by and through its General Manager, hereby accepts for public purposes the real property, or interest therein, conveyed by the within document and consents to the recordation thereof pursuant to authority conferred by:

Resolution No. 16-05 adopted on the 21st day of March, 2016.

By: _____
Robert S. Roscoe
General Manager/Secretary
Sacramento Suburban Water District

Dated: March 21, 2016

Recording Requested By, And When
Recorded, Please Mail Document To:

SACRAMENTO SUBURBAN WATER DISTRICT
Attn: General Manager
3701 MARCONI AVENUE, SUITE 100
SACRAMENTO, CA 95918

Official Document, Exempt from Recording
Fees Pursuant to Gov't Code §§ 6103 & 27383

No Document Transfer Tax
Per R&T Code § 11922

Assessor's Parcel No(s):

-- This Space for Recorder's Use Only --

GRANT OF EASEMENT AND RIGHT OF WAY

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, United States Cold Storage ^{of} _{California}, Grantor, hereby grants to **Sacramento Suburban Water District**, a political subdivision of the State of California, Grantee, a permanent easement and right of way, including the perpetual right to enter upon the real property described below at any time that Grantee may deem necessary, to locate, construct, install, operate, maintain, repair, modify, replace and remove underground pipelines, water mains and all necessary below- and above-ground appurtenances for the purpose of conveying water over, across, through, and under the lands hereinafter described, together with the right to excavate and refill ditches or trenches for the location of said pipelines, water mains and appurtenances, and the further right to remove trees, bushes, undergrowth, ground covering, pavement, and any other obstructions interfering with the location, construction, installation, operation, maintenance, repair, modification, replacement and removal of said pipelines, water mains and appurtenances.

Use Restrictions, Notices and Disclosures which "run with land". The Sacramento Suburban Water District acknowledges and agrees that the Easement Area is a part of a larger parcel that is encumbered by all of the terms, conditions, notices, warranties, disclosures and matters set forth in that certain (i) Quitclaim Deed, CERCLA 120(h) Covenants, and Environmental Restrictions, dated July 6, 2010, recorded on July 15, 2010, at Book 20100715, Page 0804, in the Official Records of Sacramento County, as amended, (ii) Quitclaim Deed, dated July 2, 2010, recorded on July 15, 2010, at Book 20100715, Page 0805, in the Official Records of Sacramento County, as amended, and (iii) Covenant to Restrict Use of Property Environmental Restriction, dated October 23, 2014, recorded on October 24, 2014, at Book 20141024, Page 0355, in the Official Records of Sacramento County, as amended (collectively, "Use Restrictions, Notices and Disclosures"), and that all such matters run with the land and that the permitted use of the Easement Area pursuant to this Easement Agreement by United States Cold Storage, Inc. and its tenants, successors, transferees and assigns as such relates to the Easement Area is subject to the Use Restrictions, Notices and Disclosures.

The land burdened by this Grant of Easement and Right of Way is located in the County of Sacramento, State of California, and is more particularly described as follows:

See Exhibits 'A' and 'B'

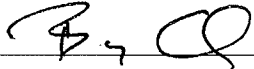
Attached hereto and made a part hereof this Grant of Easement and Right of Way

As a condition of this Grant of Easement and Right of Way, Grantor reserves the right to use such land for purposes that will not interfere with Grantee's full enjoyment of the rights hereby granted; provided that Grantor shall not erect or construct any building, wall, fence, or other permanent structure, or drill or operate any well, or construct any reservoir or any other obstruction on said land, or to diminish or substantially add to the ground cover lying over the easement and right-of-way granted herein.

The provisions of this Grant of Easement shall run with the land and inure to the benefit of and bind the heirs, successors, and assigns of the Grantor and Grantee.

Executed this 3rd day of March, 2016.

Grantor: UNITED STATES COOL STORAGE & CANTONMENT

Name (signature): 

Name (printed): Barry Ominsky

Title: VP & Treasurer

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF NEW JERSEY

COUNTY OF BURLINGTON

On MARCH 3, 2016 before me, COLLEEN ANSELL, notary public,
date name of notary officer

personally appeared BARRY OMINSKY
name(s) of signer(s)

VP + TREASURER OF UNITED STATES GOLD SERVICE OF CALIFORNIA

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Colleen J. Ansell
Signature of Notary

**Colleen J Ansell
Notary Public
New Jersey
My Commission Expires 3-08-16**

-----OPTIONAL SECTION-----

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
 CORPORATE OFFICER(S)

Title(s)

- PARTNER(S) LIMITED
 GENERAL
 ATTORNEY-IN-FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER: _____

SIGNER IS REPRESENTING:
Name of Person(s) or entity(ies)

OPTIONAL SECTION:

TITLE OR TYPE OF DOCUMENT: _____
NUMBER OF PAGES _____ DATE _____
SIGNER(S) OTHER THAN NAMED ABOVE _____

DATA REQUESTED HERE IS NOT REQUIRED BY LAW.

Exhibit 'A'

Water Easement

Legal Description

A twenty foot (20') wide strip of land situate in the County of Sacramento, State of California, located in Section 25 of Rancho del Paso and being a portion of Resultant Lot 129D as shown and described in that "Lot Line Adjustment Resolution No. 14-BLS-00189", recorded in the office of the Recorder of said County in Book 20150508, at Page 1696, the centerline of which is described as follows:

COMMENCING at the Northwest corner of said "Resultant Lot 129D" from which the Northwest corner of Lot 130 as said Lot is shown on that "Record of Survey McClellan Park", filed for record in the office of the Recorder of said County in Book 65 of Surveys, at Page 16 bears, North 89° 37' 12" West, 487.04 feet, said POINT OF COMMENCEMENT also being in the centerline of Dudley Boulevard, a Public Road; thence from said POINT OF COMMENCEMENT, along the West line of said "Resultant Lot 129D", South 00° 12' 40" East, 51.00 feet to a point in the South Right-of-Way line of said Dudley Boulevard; thence leaving said West line along said Right-of-Way line, South 89° 37' 12" East, 148.21 feet to the POINT OF BEGINNING of this Description; thence, leaving said Right-of-Way, South 00° 39' 11" West, 171.90 feet to a point hereinafter referred to as Point 'A'; thence, South 00° 39' 11" West, 136.45 feet to a point hereinafter referred to as Point 'B'; thence, South 00° 39' 11" West, 203.58 feet to a point hereinafter referred to as Point 'C'; thence, South 00° 39' 11" West, 5.00 feet; thence, North 89° 59' 28" East, 194.41 feet; thence, South 50° 01' 48" East, 112.36 feet to a point hereinafter referred to as Point 'D'; thence, South 50° 01' 48" East, 28.00 feet; thence, North 39° 58' 11" East, 330.00 feet to a point hereinafter referred to as Point 'E'; thence, North 39° 58' 11" East, 315.46 feet to a point hereinafter referred to as Point 'F'; thence, North 39° 58' 11" East, 33.54 feet; thence, North 84° 58' 12" East, 14.14 feet; thence, South 50° 01' 48" East, 191.83 feet; thence, South 05° 01' 48" East, 27.30 feet to a point hereinafter referred to as Point 'G'; thence, South 05° 01' 48" East, 18.79 feet; thence, South 39° 58' 12" West, 42.01 feet; thence, South 05° 01' 48" East, 23.20 feet; thence, South 50° 01' 48" East, 325.18 feet to a point hereinafter referred to as Point 'H'; thence, South 50° 01' 48" East, 34.24 feet; thence, South 05° 01' 48" East, 46.09 feet; thence, South 39° 58' 12" West, 229.37 feet to a point hereinafter referred to as Point 'I'; thence, South 39° 58' 12" West, 192.29 feet to a point hereinafter referred to as Point 'J'; thence, South 39° 58' 12" West, 70.42 feet; thence, South 50° 03' 04" East, 86.13 feet to a POINT OF ENDING.

Beginning at said Point 'A'; thence, North 89° 04' 16" West, 135.64 feet; thence along a parallel with and 10.00 feet East of the West line of said "Resultant Lot 129D", South 00° 12' 40" East, 20.00 feet to a POINT OF ENDING.

Beginning at said Point 'B'; thence, North 89° 01' 37" West, 143.58 feet to a point in the West line of said "Resultant Lot 129D" and a POINT OF ENDING.

Beginning at said Point 'C': thence, South 89° 59' 28" West, 141.11 feet to a point in the West line of said "Resultant Lot 129D" and a POINT OF ENDING.

Beginning at said Point 'D'; thence, North 39° 58' 12" East, 43.50 feet to a POINT OF ENDING.

Beginning at said Point 'E'; thence, North 50° 01' 49" West, 73.50 feet to a POINT OF ENDING.

Beginning at said Point 'F'; thence, North 50° 01' 49" West, 18.05 feet to a POINT OF ENDING.

Beginning at said Point 'G'; thence, North 84° 58' 11" East, 19.90 feet to a POINT OF ENDING.

Beginning at said Point 'H'; thence, North 39° 58' 11" East, 16.50 feet to a POINT OF ENDING.

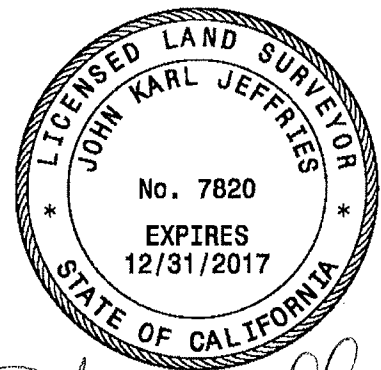
Beginning at said Point 'I'; thence, South 50° 01' 48" East, 16.50 feet to a POINT OF ENDING.

Beginning at said Point 'J'; thence, South 50° 01' 48" East, 16.50 feet to a POINT OF ENDING.

Said Easement contains 67,529 square feet, more or less.

END OF DESCRIPTION

See Exhibit 'B' (attached hereto and made a part hereof) for delineation.



John Karl Jeffries
3/4/16

The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances described hereon by a grid-to-ground scale factor of 1.00006107.

DUDLEY BOULEVARD

EXHIBIT 'B'

PLAT TO ACCOMPANY
EXHIBIT 'A'

LOT 130A

LOT 134A

WATER EASEMENT - SEE
SHEETS 2 THRU 7 FOR DETAILS
CONTAINS 67,529 S.F. MORE
OR LESS.

LOT 129D

20150508 O.R. 1696
A.P.N. 215-0330-060

LOT 131

LOT 134B



GRAPHIC SCALE: 1"=200'



3/4/16
John Karl Jeffries



SHEET 1 OF 7



BAKER-WILLIAMS ENGINEERING GROUP

Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Ruttland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwiengineers.com

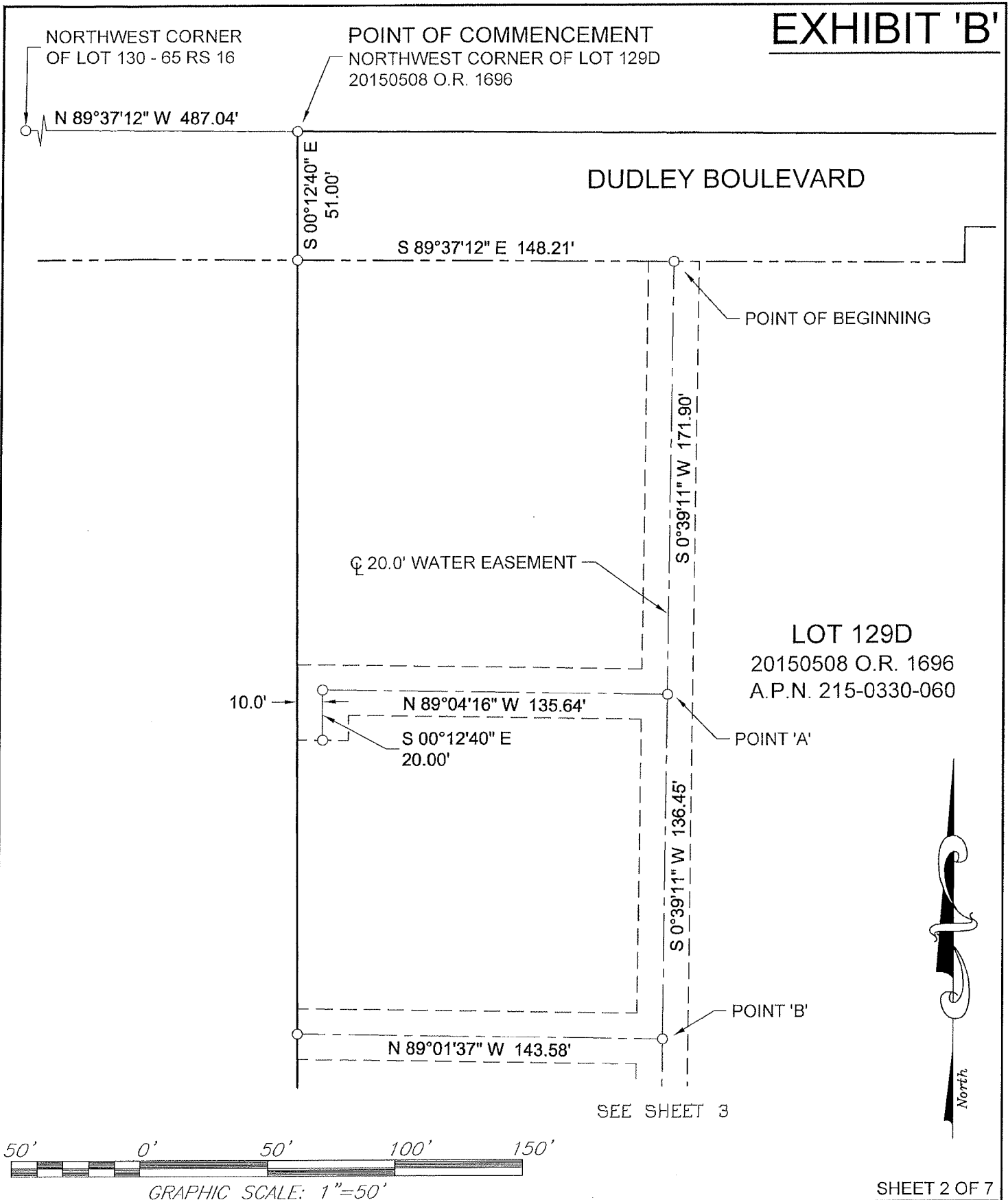
SCALE: 1" = 200'

JOB #: 15-07-039

DATE: JAN., 2016

WATER EASEMENT EXHIBIT
U.S. COLD STORAGE
McCLELLAN PARK
SACRAMENTO COUNTY, CALIFORNIA

EXHIBIT 'B'



SHEET 2 OF 7



BAKER-WILLIAMS ENGINEERING GROUP
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
 6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
 (916) 331-4336 - fax (916) 331-4430 - office@bwcengineers.com

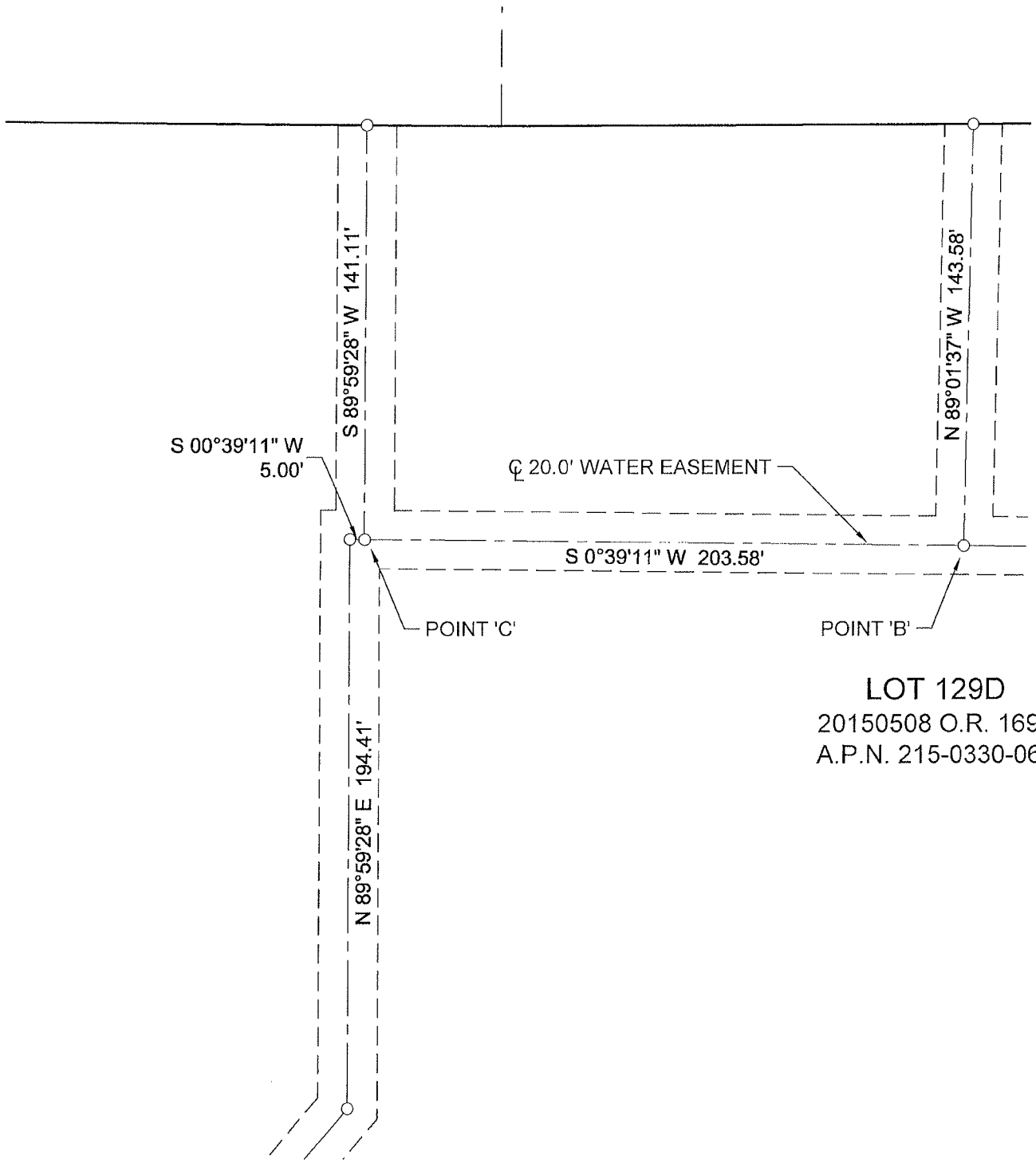
SCALE: 1" = 50'

JOB #: 15-07-039

DATE: JAN., 2016

WATER EASEMENT EXHIBIT
U.S. COLD STORAGE
 McCLELLAN PARK
 SACRAMENTO COUNTY, CALIFORNIA

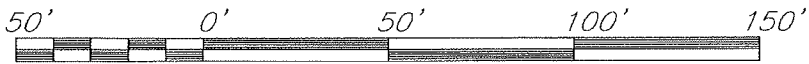
EXHIBIT 'B'



SEE SHEET 2

LOT 129D
 20150508 O.R. 1696
 A.P.N. 215-0330-060

SEE SHEET 4



GRAPHIC SCALE: 1" = 50'



SHEET 3 OF 7

BW BAKER-WILLIAMS ENGINEERING GROUP
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
 6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
 (916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

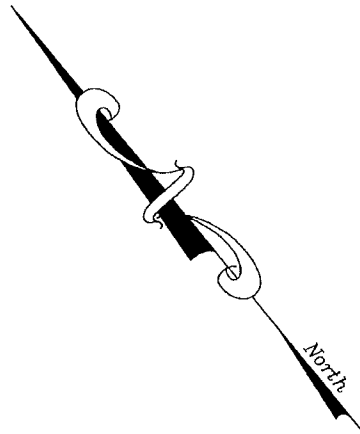
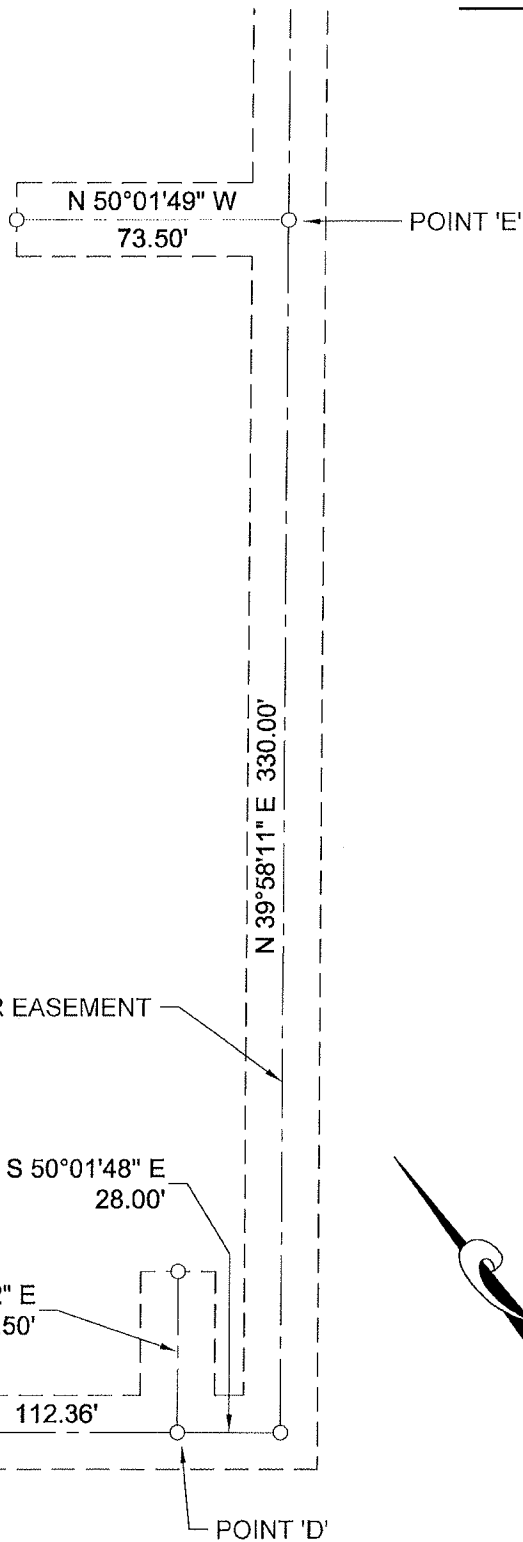
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 JOB #: 15-07-039
 DATE: JAN., 2016

WATER EASEMENT EXHIBIT
U.S. COLD STORAGE
 McCLELLAN PARK
 SACRAMENTO COUNTY, CALIFORNIA

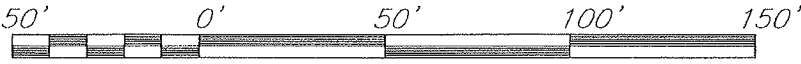
SEE SHEET 5

EXHIBIT 'B'

LOT 129D
20150508 O.R. 1696
A.P.N. 215-0330-060



SEE SHEET 3



GRAPHIC SCALE: 1"=50'

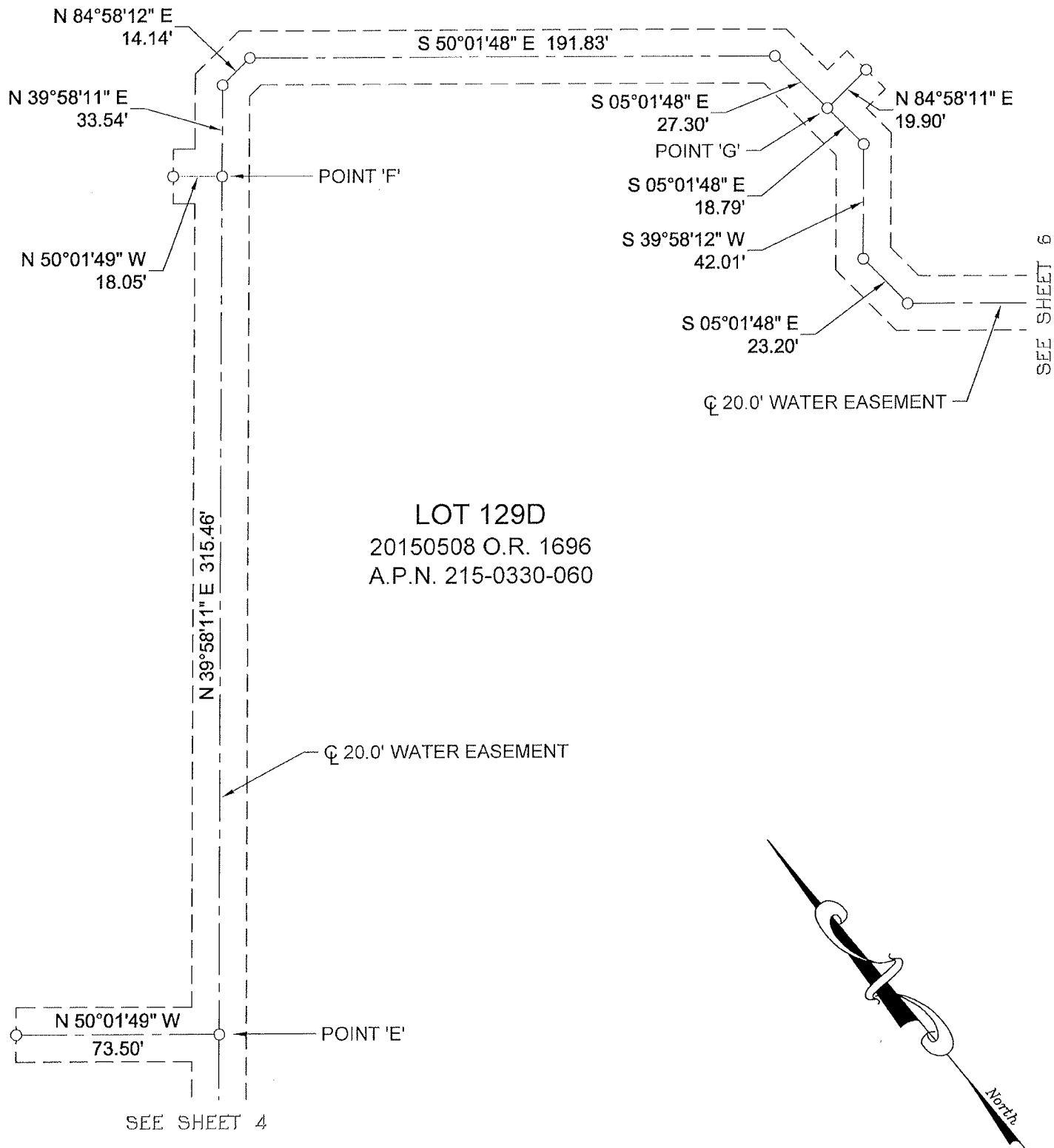
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BW BAKER-WILLIAMS ENGINEERING GROUP
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
 8020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
 (916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

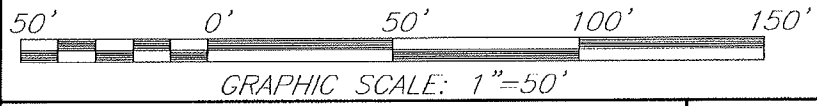
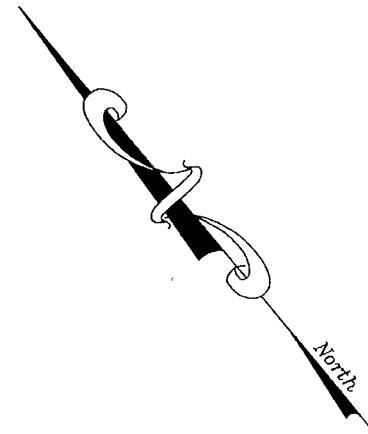
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 JOB #: 15-07-039
 DATE: JAN., 2016

WATER EASEMENT EXHIBIT
U.S. COLD STORAGE
 McCLELLAN PARK
 SACRAMENTO COUNTY, CALIFORNIA

EXHIBIT 'B'



LOT 129D
 20150508 O.R. 1696
 A.P.N. 215-0330-060



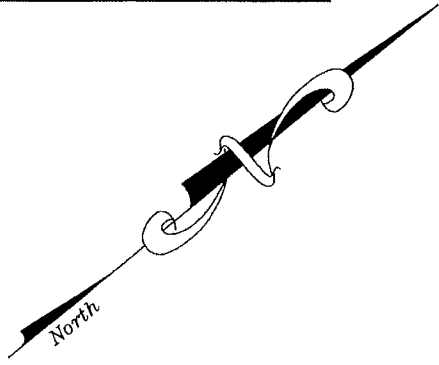
SHEET 5 OF 7

IBW BAKER-WILLIAMS ENGINEERING GROUP
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
 6020 Rutland Drive, Suite 19 - Carmichael CA 95608
 (916) 331-4336 - fax (916) 331-4430 - office@bwengineers.com

SCALE: 1" = 50'
 JOB #: 15-07-039
 DATE: JAN., 2016

WATER EASEMENT EXHIBIT
U.S. COLD STORAGE
 McCLELLAN PARK
 SACRAMENTO COUNTY, CALIFORNIA

EXHIBIT 'B'



LOT 129D
 20150508 O.R. 1696
 A.P.N. 215-0330-060

☉ 20.0' WATER EASEMENT

SEE SHEET 8

POINT 'I'

S 39°58'12" W 229.37'

S 50°01'48" E
 16.50'

POINT 'H'

N 39°58'11" E
 16.50'

S 50°01'48" E
 34.24'

S 50°01'48" E
 46.09'

S 50°01'48" E 325.18'



GRAPHIC SCALE: 1" = 50'

SEE SHEET 6

SHEET 6 OF 7



BAKER-WILLIAMS ENGINEERING GROUP

Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
 6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
 (916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

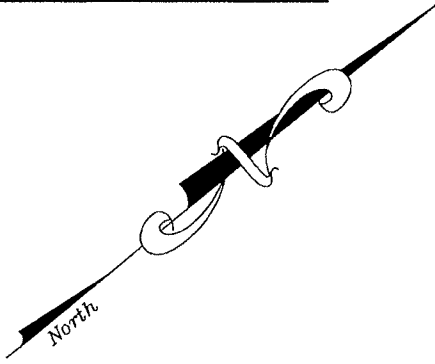
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JOB #: 15-07-039

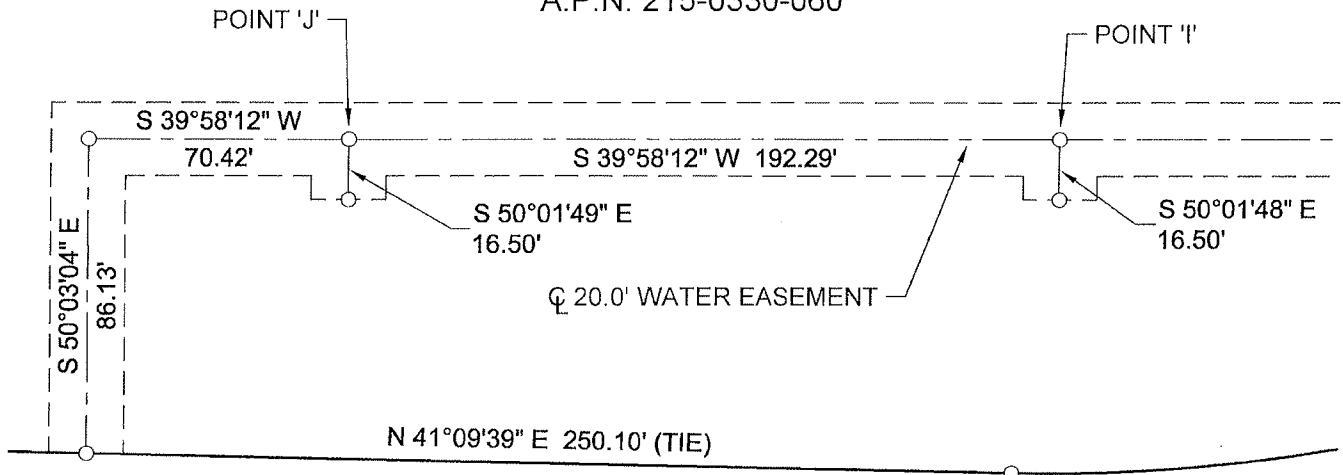
DATE: JAN., 2016

WATER EASEMENT EXHIBIT
U.S. COLD STORAGE
 McCLELLAN PARK
 SACRAMENTO COUNTY, CALIFORNIA

EXHIBIT 'B'



LOT 129D
 20150508 O.R. 1696
 A.P.N. 215-0330-060



SEE SHEET 6



GRAPHIC SCALE: 1"=50'

SHEET 7 OF 7

BW BAKER-WILLIAMS ENGINEERING GROUP
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
 8020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
 (916) 331-4336 ~ fax (916) 331-4430 ~ office@bvwengr.com

SCALE: 1" = 50'
 JOB #: 15-07-039
 DATE: JAN., 2016

WATER EASEMENT EXHIBIT
 U.S. COLD STORAGE
 McCLELLAN PARK
 SACRAMENTO COUNTY, CALIFORNIA

Recording Requested By, And When
Recorded, Please Mail Document To:

SACRAMENTO SUBURBAN WATER DISTRICT
Attn: General Manager
3701 MARCONI AVENUE, SUITE 100
SACRAMENTO, CA 95918

Official Document, Exempt from Recording
Fees Pursuant to Gov't Code §§ 6103 & 27383

No Document Transfer Tax
Per R&T Code § 11922

Assessor's Parcel No(s):

-- This Space for Recorder's Use Only --

GRANT OF EASEMENT AND RIGHT OF WAY

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, UNITED STATES COLD STORAGE OF CALIFORNIA Grantor, hereby grants to **Sacramento Suburban Water District**, a political subdivision of the State of California, Grantee, a permanent easement and right of way, including the perpetual right to enter upon the real property described below at any time that Grantee may deem necessary, to locate, construct, install, operate, maintain, repair, modify, replace and remove underground pipelines, water mains and all necessary below- and above-ground appurtenances for the purpose of conveying water over, across, through, and under the lands hereinafter described, together with the right to excavate and refill ditches or trenches for the location of said pipelines, water mains and appurtenances, and the further right to remove trees, bushes, undergrowth, ground covering, pavement, and any other obstructions interfering with the location, construction, installation, operation, maintenance, repair, modification, replacement and removal of said pipelines, water mains and appurtenances.

Use Restrictions, Notices and Disclosures which "run with land". The Sacramento Suburban Water District acknowledges and agrees that the Easement Area is a part of a larger parcel that is encumbered by all of the terms, conditions, notices, warranties, disclosures and matters set forth in that certain (i) Quitclaim Deed, CERCLA 120(h) Covenants, and Environmental Restrictions, dated July 6, 2010, recorded on July 15, 2010, at Book 20100715, Page 0804, in the Official Records of Sacramento County, as amended, (ii) Quitclaim Deed, dated July 2, 2010, recorded on July 15, 2010, at Book 20100715, Page 0805, in the Official Records of Sacramento County, as amended, and (iii) Covenant to Restrict Use of Property Environmental Restriction, dated October 23, 2014, recorded on October 24, 2014, at Book 20141024, Page 0355, in the Official Records of Sacramento County, as amended (collectively, "Use Restrictions, Notices and Disclosures"), and that all such matters run with the land and that the permitted use of the Easement Area pursuant to this Easement Agreement by United States Cold Storage, Inc. and its tenants, successors, transferees and assigns as such relates to the Easement Area is subject to the Use Restrictions, Notices and Disclosures.

The land burdened by this Grant of Easement and Right of Way is located in the County of Sacramento, State of California, and is more particularly described as follows:

See Exhibits 'A' and 'B'

Attached hereto and made a part hereof this Grant of Easement and Right of Way

As a condition of this Grant of Easement and Right of Way, Grantor reserves the right to use such land for purposes that will not interfere with Grantee's full enjoyment of the rights hereby granted; provided that Grantor shall not erect or construct any building, wall, fence, or other permanent structure, or drill or operate any well, or construct any reservoir or any other obstruction on said land, or to diminish or substantially add to the ground cover lying over the easement and right-of-way granted herein.

The provisions of this Grant of Easement shall run with the land and inure to the benefit of and bind the heirs, successors, and assigns of the Grantor and Grantee.

Executed this 3rd day of MARCH, 2016.

Grantor: UNITED STATES COLD STORAGE COMPANY

Name (signature): 

Name (printed): Barry Ominsky

Title: VP + TREASURER

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF NEW JERSEY

COUNTY OF BURLINGTON

On March 3, 2016 before me, Colleen Ansell, notary public,
date name of notary officer

personally appeared Barry Ominsky,
name(s) of signer(s)

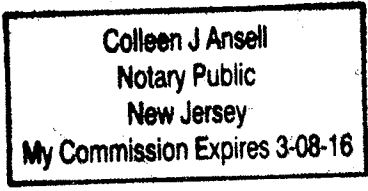
VP + Treasurer of United States Cold Storage of California

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Colleen J. Ansell
 Signature of Notary



-----OPTIONAL SECTION-----

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)

Title(s)

- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:
 Name of Person(s) or entity(ies)

OPTIONAL SECTION:

DATA REQUESTED HERE IS NOT REQUIRED BY LAW.

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

Exhibit 'A'

Water Easement

Legal Description

A twenty foot (20') wide strip of land situate in the County of Sacramento, State of California, located in Section 25 of Rancho del Paso and being a portion of Resultant Lot 129D as shown and described in that "Lot Line Adjustment Resolution No. 14-BLS-00189", recorded in the office of the Recorder of said County in Book 20150508, at Page 1696, the centerline of which is described as follows:

COMMENCING at the Northwest corner of said "Resultant Lot 129D" from which the Northwest corner of Lot 130 as said Lot is shown on that "Record of Survey McClellan Park", filed for record in the office of the Recorder of said County in Book 65 of Surveys, at Page 16 bears, North 89° 37' 12" West, 487.04 feet, said POINT OF COMMENCEMENT also being in the centerline of Dudley Boulevard, a Public Road; thence from said POINT OF COMMENCEMENT, South 33° 51' 09" East, 805.90 feet to the POINT OF BEGINNING of this Description; thence from said POINT OF BEGINNING, South 50° 01' 48" East, 171.73 feet; thence, North 84° 58' 12" East, 101.00 feet a POINT OF TERMINATION.

Said Easement contains 5,438 square feet, more or less.

END OF DESCRIPTION

See Exhibit 'B' (attached hereto and made a part hereof) for delineation.



The basis of bearings and distances for this description is NAD 83 California State Plane Coordinates, Zone 2 GRID, as per said Record of Survey. Ground distances are obtained by multiplying the distances described hereon by a grid-to-ground scale factor of 1.00006107.

N 89°37'12" W
487.04'

DUDLEY BOULEVARD

EXHIBIT 'B'

PLAT TO ACCOMPANY
EXHIBIT 'A'

POINT OF COMMENCEMENT
NORTHWEST CORNER OF LOT 129D
20150508 O.R. 1696

S 33°51'09" E 805.90'

☉ 20.0' WATER EASEMENT
CONTAINING 5,438 S.F. MORE OR
LESS.

POINT OF
BEGINNING

S 50°01'48" E
171.73'

N 84°58'12" E
101.00'

LOT 129D
20150508 O.R. 1696
A.P.N. 215-0330-060

NORTHWEST CORNER OF LOT 130
65 RS 16
LOT 130A

LOT 131

LOT 134A

LOT 134B



GRAPHIC SCALE: 1"=200'



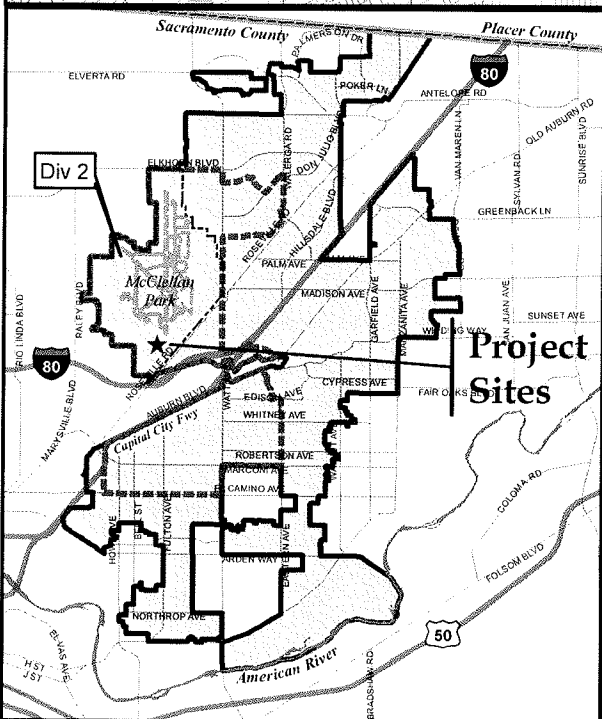
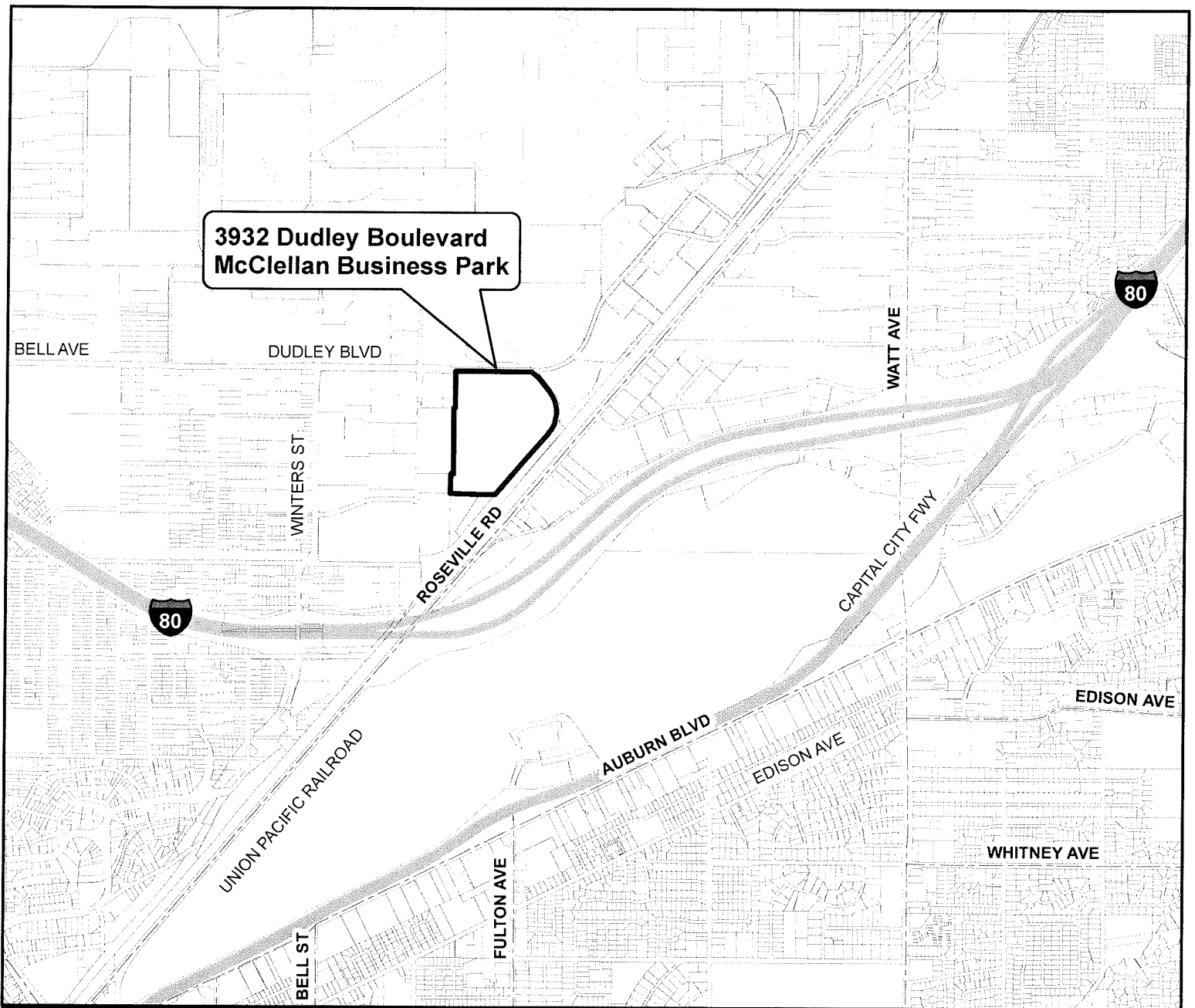
John Karl Jeffries 3/4/16



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 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
 6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
 (916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

SCALE: 1" = 200'
 JOB #: 15-07-039
 DATE: JAN., 2016

WATER EASEMENT EXHIBIT
U.S. COLD STORAGE
 McCLELLAN PARK
 SACRAMENTO COUNTY, CALIFORNIA



NTS

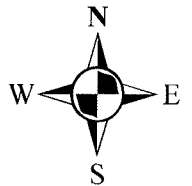
Portion of Sacramento Suburban Water District

EXHIBIT 4

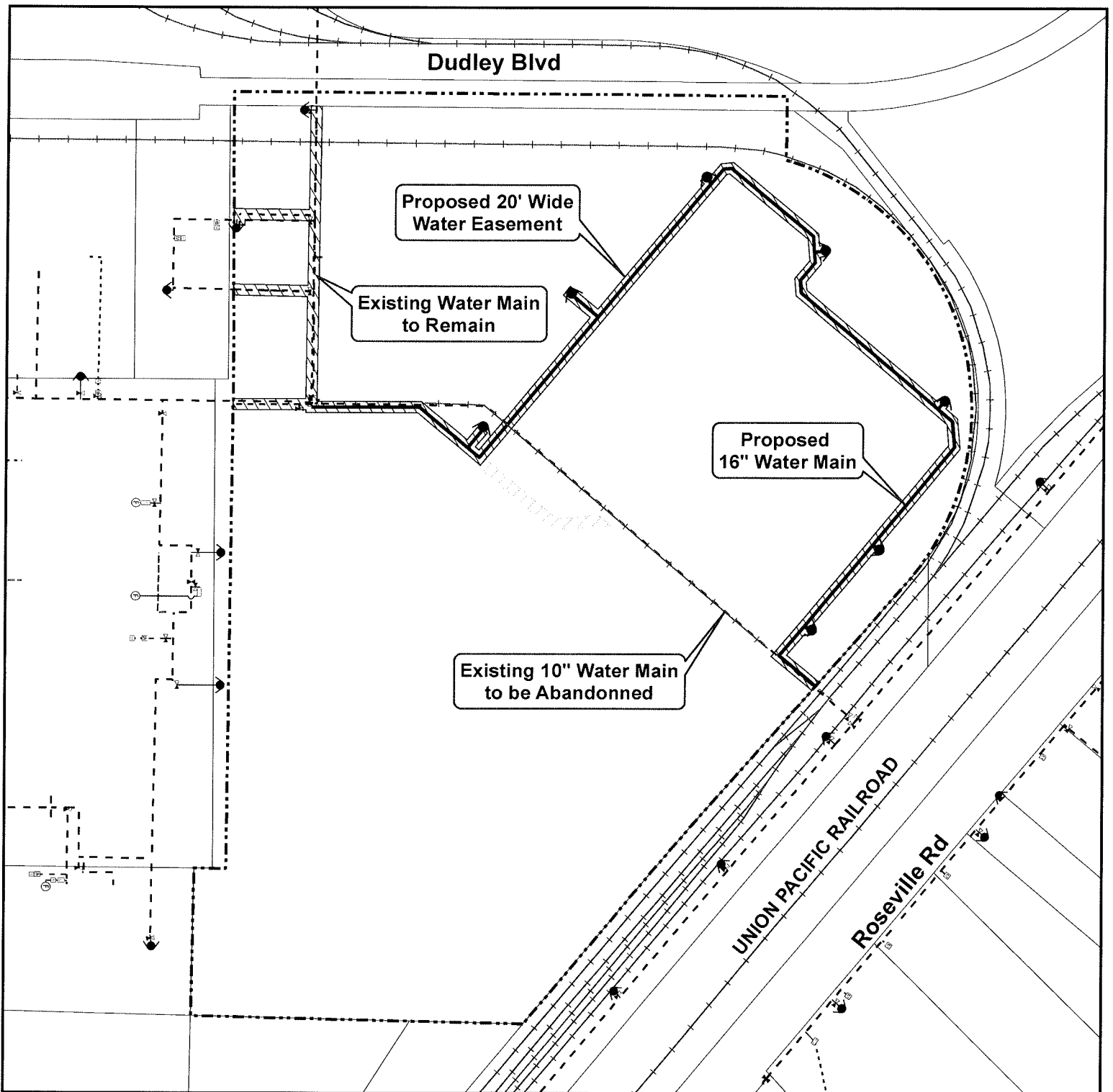
NOT FOR RECORDING

**Location Map of
3932 Dudley Boulevard
McClellan Business Park**

(Voting Division 2)



Base Data: Sacramento County Gis Base Map
 Projection: CA State Plane 2, NAD83
 Scale: No Scale
 Prepared by: DAV, SSWD
 Sacramento, CA - February 2016
 Dudley_3932_Loc.mxd



NTS

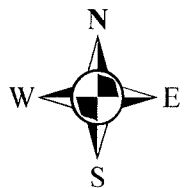
Portion of Sacramento Suburban Water District

EXHIBIT 5

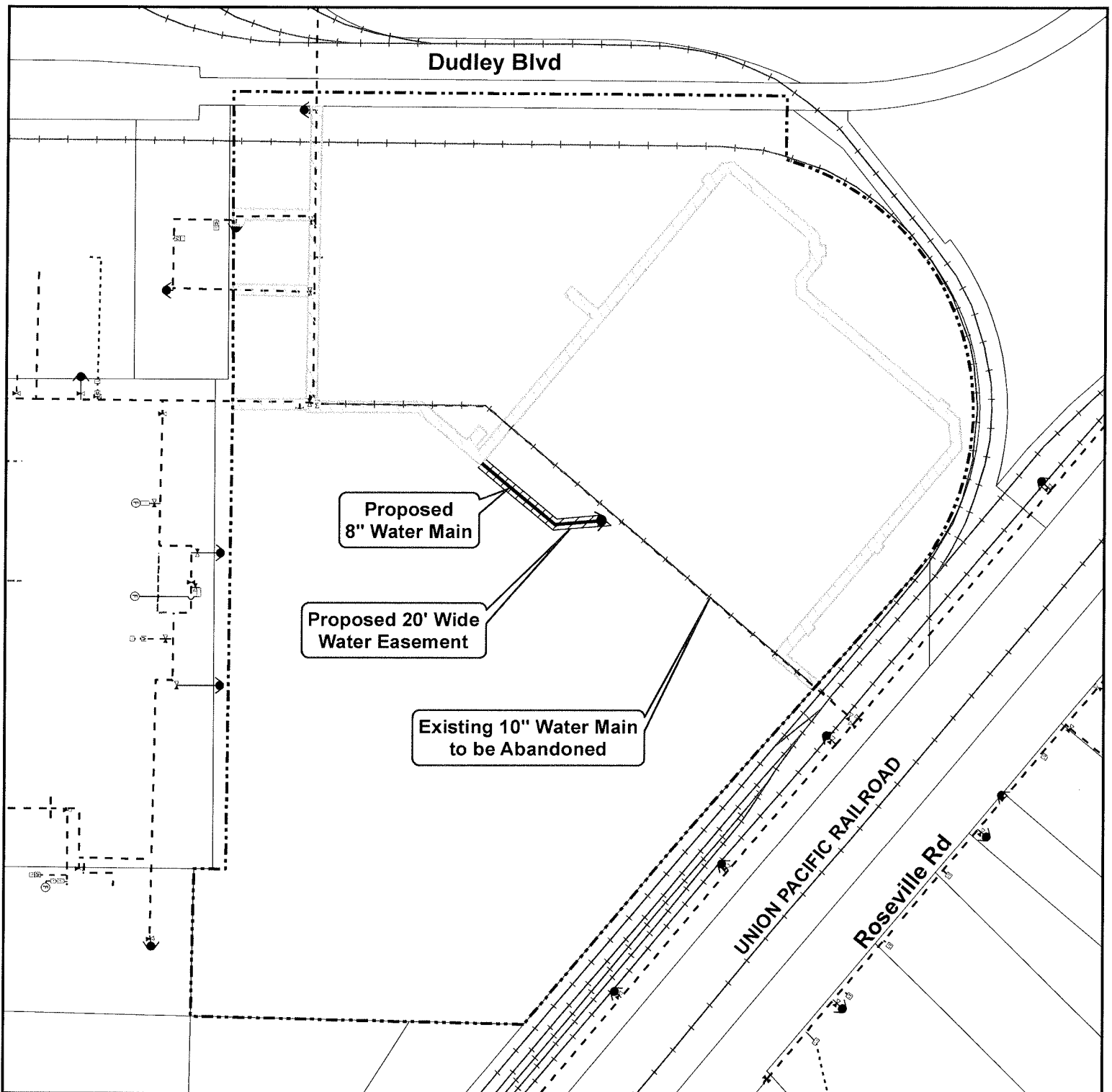
NOT FOR RECORDING

**3932 Dudley Blvd.
Proposed 20' Wide
Water Easement**

(Voting Division 2)



Base Data: Sacramento County Gis Base Map
 Projection: CA State Plane 2, NAD83
 Scale: No Scale
 Prepared by: DAV, SSWD
 Sacramento, CA - February 2016
 Dudley_3932_Esmt.mxd



NTS

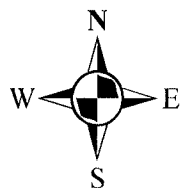
Portion of Sacramento Suburban Water District

EXHIBIT 6

NOT FOR RECORDING

**3932 Dudley Blvd.
Proposed 20' Wide
Water Easement**

(Voting Division 2)



Base Data: Sacramento County Gis Base Map
 Projection: CA State Plane 2, NAD83
 Scale: No Scale
 Prepared by: DAV, SSWD
 Sacramento, CA - February 2016
 Dudley_3932_Esmt_Temp.mxd



Agenda Item: 5

Date: March 3, 2016

Subject: Resolution No. 16-06 Accepting Grant of Easement and Right of Way for 4850 Antelope Road – EJM Homes LLC

Staff Contact: David Espinoza, Associate Engineer

Recommended Board Action:

Adopt Resolution No. 16-06, accepting Grant of Easement and Right of Way for 4850 Antelope Road – EJM Homes LLC.

Discussion:

The District has received a grant of easement and right of way for proposed water facilities located at 4850 Antelope Road (See Location Map, Exhibit 1). The project is within Division 1 of the Sacramento Suburban Water District service area.

The property is located at 4850 Antelope Road, in the triangle created by Antelope Road, Elverta Road and Antelope Road. The property lies on 6.8 acres designated for multi-family dwellings. Eleven buildings will be constructed to house 122 condominium units. The buildings will each have a 2-inch domestic service and a 6-inch fire service. The improvement plans are ready for approval and waiting the Board’s approval of the easement.

The developer will be installing new water facilities within the project site. The water facilities include a 12-inch water main which will connect to the District’s current 12-inch mains along both Elverta Road and Antelope Road. The proposed easement is in the District’s standard width of 20 feet and widens as necessary to encompass all proposed water meters and fire hydrants. See Exhibit 2 for a map showing the proposed easement.

The two attached exhibits are for general information and are not part of the legal documents for recordation.

The Grant of Easement and Right of Way is provided for Board approval and acceptance.

Fiscal Impact:

There is no fiscal impact to the District. The costs incurred in staff processing this easement have been captured through plan review fees.

Adopt Resolution No. 16-06, accepting Grant of Easement and Right of Way for 4850 Antelope Road – EJM Homes LLC
March 3, 2016
Page 2 of 2

Strategic Plan Alignment:

Facilities and Operations – 2.B. Monitor and improve the District’s efficiencies in operating and maintaining system infrastructure.

District customers benefit as the proposed easement allows the District the right to access the existing waterline in order to maintain operate the system.

RESOLUTION NO. 16-06

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE SACRAMENTO SUBURBAN WATER DISTRICT
ACCEPTING GRANT OF EASEMENT AND RIGHT OF WAY
FOR 4850 ANTELOPE ROAD**

WHEREAS, the below named Grantor, the owner of record of certain real property has conveyed to Sacramento Suburban Water District, a political subdivision of the State of California, the real property of interest therein which is more particularly described in the following instrument of conveyance:

GRANTOR: EJL HOMES LLC

INSTRUMENT: GRANT OF EASEMENT AND RIGHT OF WAY

EXECUTED AND DATED:

AND WHEREAS, it has been duly determined by the Board of Directors of Sacramento Suburban Water District that it is in the public interest for the District to acquire and accept the said real property or interest therein.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Board of Directors of the Sacramento Suburban Water District as follows:

1. The District General Manager is hereby authorized and empowered to consent to and accept on behalf of the District, as presented to the Board of Directors on March 21, 2016, the real property or interest therein conveyed by the aforementioned instrument of conveyance.

2. The property subject to this resolution is more fully described in the attached legal description and map, attached hereto and incorporated herein as though fully set forth.

PASSED AND ADOPTED by the Board of Directors of the Sacramento Suburban Water District on this 21st day of March, 2016 by the following vote:

AYES:

NOES:

ABSENT:

By: _____

Kevin M. Thomas
President, Board of Directors
Sacramento Suburban Water District

I hereby certify that the foregoing resolution was duly and regularly adopted and passed by the Board of Directors of Sacramento Suburban Water District at a regular meeting hereof held on the 21st day of March, 2016.

(SEAL)

By: _____
Robert S. Roscoe
General Manager/Secretary
Sacramento Suburban Water District

CERTIFICATE OF ACCEPTANCE

This is to certify that SACRAMENTO SUBURBAN WATER DISTRICT, a political subdivision of the State of California, acting by and through its General Manager, hereby accepts for public purposes the real property, or interest therein, conveyed by the within document and consents to the recordation thereof pursuant to authority conferred by:

Resolution No. 16-06 adopted on the 21st day of March, 2016.

By: _____
Robert S. Roscoe
General Manager/Secretary
Sacramento Suburban Water District

Dated: March 21, 2016

Recording Requested By, And When Recorded, Please Mail Document To:

SACRAMENTO SUBURBAN WATER DISTRICT
Attn: General Manager
3701 MARCONI AVENUE, SUITE 100
SACRAMENTO, CA 95918

Official Document, Exempt from Recording
Fees Pursuant to Gov't Code §§ 6103 & 27383

No Document Transfer Tax
Per R&T Code § 11922

Assessor's Parcel No(s):

-- This Space for Recorder's Use Only --

GRANT OF EASEMENT AND RIGHT OF WAY

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, EJL Homes LLC, Grantor, hereby grants to **Sacramento Suburban Water District**, a political subdivision of the State of California, Grantee, a permanent easement and right of way, including the perpetual right to enter upon the real property described below at any time that Grantee may deem necessary, to locate, construct, install, operate, maintain, repair, modify, replace and remove underground pipelines, water mains and all necessary below- and above-ground appurtenances for the purpose of conveying water over, across, through, and under the lands hereinafter described, together with the right to excavate and refill ditches or trenches for the location of said pipelines, water mains and appurtenances, and the further right to remove trees, bushes, undergrowth, ground covering, pavement, and any other obstructions interfering with the location, construction, installation, operation, maintenance, repair, modification, replacement and removal of said pipelines, water mains and appurtenances.

The land burdened by this Grant of Easement and Right of Way is located in the County of Sacramento, State of California, and is more particularly described as follows:

See Exhibits 'A' and 'B'

Attached hereto and made a part hereof this Grant of Easement and Right of Way

As a condition of this Grant of Easement and Right of Way, Grantor reserves the right to use such land for purposes that will not interfere with Grantee's full enjoyment of the rights hereby granted; provided that Grantor shall not erect or construct any building, wall, fence, or other permanent structure, or drill or operate any well, or construct any reservoir or any other obstruction on said land, or to diminish or substantially add to the ground cover lying over the easement and right-of-way granted herein.

The provisions of this Grant of Easement shall run with the land and inure to the benefit of and bind the heirs, successors, and assigns of the Grantor and Grantee.

Executed this March day of 2nd, 2016.

Grantor: EJL Homes LLC

Name (signature): 

Name (printed): Danilo De Luca

Title: President

or AD

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

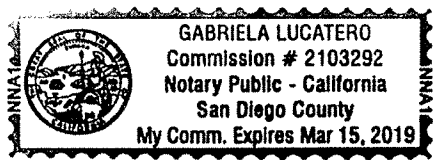
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Diego)
On March 2nd, 2016 before me, Gabriela Lucatero
Date Here Insert Name and Title of the Officer
personally appeared Dario De Loza
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Gabriela Lucatero
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
Other: _____
Signer Is Representing: _____

Signer's Name: _____
Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
Other: _____
Signer Is Representing: _____

EXHIBIT A
DESCRIPTION OF
WATERLINE EASEMENT

Being a portion of the Lot 66 as shown and designated on that certain Final Map entitled "Subdivision No. 02-500.01 of Barrett Ranch Unit 1A" filed for record on January 13, 2005 in Book 338 of Maps at Page 04, Sacramento County Records, situate in Section 20, Township 10 North, Range 6 East, Mount Diablo Meridian, County of Sacramento, State of California being further described as the following:

COMMENCING at the point of intersection of the most northeasterly corner of Lot K and the southeasterly line of an I.O.D. as shown and designated on said record map, which is also a point on a 1642.00 foot radius curve; thence from said **POINT OF COMMENCEMENT** from which the radial line bears South 24°45'08" East, along the arc of said curve to the left and said I.O.D., an arc distance of 56.19 feet, through a central angle of 01°57'38" to the **TRUE POINT OF BEGINNING**;

Thence from said **TRUE POINT OF BEGINNING** continuing along said curve northeasterly, an arc distance of 11.54 feet, through a central angle of 00°24'10"; thence leaving the southeasterly line of said I.O.D and entering into said Lot 66 the following one hundred fourteen (114) arcs, courses and distances:

1. South 29°30'01" East, a distance of 16.42 feet;
2. North 60°29'59" East, a distance of 41.23 feet;
3. North 29°30'01" West, a distance of 12.00 feet;
4. North 60°29'59" East, a distance of 10.00 feet;
5. South 29°30'01" East, a distance of 12.00 feet;
6. North 60°29'59" East, a distance of 69.78 feet;
7. North 31°29'40" West, a distance of 15.84 feet to a point on a 1642.00 foot radius non-tangent curve;
8. from a radial line which bears South 31°19'11" East, along the arc of said curve to the left, an arc distance 20.01 feet, through a central angle of 00°41'53";
9. South 31°29'40" East a distance of 8.57 feet;
10. South 68°16'24" East a distance of 33.91 feet;
11. South 89°17'26" East a distance of 80.34 feet;
12. North 00°42'34" East a distance of 16.00 feet;
13. South 89°17'26" East a distance of 10.00 feet;
14. South 00°42'34" West a distance of 16.00 feet;
15. South 89°17'26" East a distance of 27.73 feet to a point on a 492.00 foot radius tangent curve;
16. along the arc of said curve to the left an arc distance of 64.28 feet, through a central angle of 07°29'08";
17. North 07°04'03" West a distance of 32.49 feet;

18. North $82^{\circ}55'57''$ East a distance of 5.00 feet;
19. South $07^{\circ}04'03''$ East a distance of 32.49 feet to a point on a 492.00 foot radius non-tangent curve;
20. from a radial line which bears South $07^{\circ}21'31''$ East, along the arc of said curve to the left, an arc distance of 15.45 feet, through a central angle of $01^{\circ}47'56''$;
21. North $80^{\circ}50'33''$ East a distance of 26.33 feet to a point on a 508.00 foot radius tangent curve;
22. along the arc of said curve to the right, an arc distance of 86.43 feet, through a central angle of $09^{\circ}44'52''$, to a point on a 265.00 foot radius non-tangent curve, said point to be herein designated as **"POINT A"**
23. from a radial line which bears South $88^{\circ}45'53''$ West, along the arc of said curve to the right, an arc distance of 32.89 feet, through a central angle of $07^{\circ}06'39''$;
24. North $25^{\circ}19'19''$ East, a distance of 9.29 feet;
25. North $64^{\circ}40'41''$ West, a distance of 14.71 feet;
26. North $25^{\circ}19'19''$ East, a distance of 11.50 feet;
27. South $64^{\circ}40'41''$ East, a distance of 12.11 feet;
28. North $47^{\circ}49'19''$ East, a distance of 152.08 feet;
29. North $42^{\circ}10'41''$ West, a distance of 10.51 feet;
30. North $47^{\circ}49'19''$ East, a distance of 10.00 feet;
31. South $42^{\circ}10'41''$ East, a distance of 10.51 feet;
32. North $47^{\circ}49'19''$ East, a distance of 28.33 feet;
33. South $42^{\circ}10'41''$ East, a distance of 20.00 feet;
34. South $47^{\circ}49'19''$ West, a distance of 16.00 feet;
35. South $42^{\circ}10'41''$ East, a distance of 8.50 feet;
36. South $47^{\circ}49'19''$ West, a distance of 11.50 feet;
37. North $42^{\circ}10'41''$ West, a distance of 8.50 feet;
38. South $47^{\circ}49'19''$ West, a distance of 12.50 feet;
39. South $42^{\circ}10'41''$ East, a distance of 11.00 feet;
40. South $47^{\circ}49'19''$ West, a distance of 10.00 feet;
41. North $42^{\circ}10'41''$ West, a distance of 11.00 feet;
42. South $47^{\circ}49'19''$ West, a distance of 36.10 feet;
43. South $48^{\circ}59'09''$ East, a distance of 110.85 feet;
44. South $03^{\circ}59'09''$ East, a distance of 14.67 feet to a point on a 215.00 foot radius tangent curve;
45. along the arc of said curve to the right, an arc distance of 17.62 feet, through a central angle of $04^{\circ}41'43''$;
46. South $00^{\circ}42'34''$ West, a distance of 5.26 feet;
47. South $89^{\circ}17'26''$ East, a distance of 35.77 feet;
48. North $68^{\circ}12'34''$ East, a distance of 35.52 feet;
49. North $47^{\circ}07'40''$ East, a distance of 12.59 feet to a point on a 185.00 foot radius tangent curve;
50. along the arc of said curve to the left, an arc distance of 30.90 feet, through a central angle of $09^{\circ}34'14''$;
51. North $37^{\circ}33'26''$ East, a distance of 120.27 feet;
52. South $54^{\circ}00'49''$ East, a distance of 20.01 feet;

53. South 37°33'26" West, a distance of 17.40 feet;
54. South 52°26'34" East, a distance of 21.50 feet;
55. South 37°33'26" West, a distance of 10.00 feet;
56. North 52°26'34" West, a distance of 21.50 feet;
57. South 37°33'26" West, a distance of 93.41 feet to a point on a 205.00 foot radius tangent curve;
58. along the arc of said curve to the right, an arc distance of 2.02 feet, through a central angle of 00°33'54";
59. South 48°55'13" East, a distance of 70.08 feet;
60. South 89°17'26" East, a distance of 9.93 feet;
61. North 00°42'34" East, a distance of 12.52 feet;
62. South 89°17'26" East, a distance of 22.50 feet;
63. South 00°42'34" West, a distance of 32.52 feet;
64. North 89°17'26" West, a distance of 6.50 feet;
65. South 00°42'34" West, a distance of 10.00 feet;
66. North 89°17'26" West, a distance of 10.00 feet;
67. North 00°42'34" East, a distance of 10.00 feet;
68. North 89°17'26" West a distance of 23.28 feet;
69. North 48°55'13" West a distance of 77.38 feet to a point on a 205.00 foot radius non-tangent curve;
70. from a radial line which bears South 46°17'09" East, along the arc of said curve to the right, an arc distance of 12.21 feet, through a central angle of 03°24'49";
71. South 47°07'40" West, a distance of 16.32 feet;
72. South 68°12'34" West, a distance of 8.86 feet;
73. South 21°47'26" East, a distance of 11.61 feet;
74. South 68°12'34" West, a distance of 11.50 feet;
75. North 21°47'26" West, a distance of 11.61 feet;
76. South 68°12'34" West, a distance of 22.85 feet;
77. North 89°17'26" West, a distance of 145.05 feet;
78. South 00°42'34" West, a distance of 8.50 feet;
79. North 89°17'26" West, a distance of 10.00 feet;
80. North 00°42'34" East, a distance of 8.50 feet;
81. North 89°17'26" West, a distance of 38.10 feet;
82. South 00°42'34" West, a distance of 23.50 feet;
83. South 89°17'26" East, a distance of 5.00 feet;
84. South 00°42'34" West, a distance of 5.00 feet;
85. North 89°17'26" West, a distance of 10.00 feet;
86. North 00°42'34" East, a distance of 28.50 feet;
87. North 89°17'26" West, a distance of 24.25 feet to a point on a 488.00 foot radius tangent curve;
88. along the arc of said curve to the left, an arc distance of 84.04 feet, through a central angle of 09°52'01";
89. South 80°50'33" West, a distance of 11.91 feet;
90. South 09°09'27" East, a distance of 9.56 feet;
91. South 80°50'33" West, a distance of 10.00 feet;
92. North 09°09'27" West, a distance of 9.56 feet;

93. South 80°50'33" West, a distance of 4.42 feet to a point on a 512.00 foot radius tangent curve;
94. along the arc of said curve to the right, an arc distance of 27.70 feet, through a central angle of 03°05'59";
95. South 05°46'41" East, a distance of 7.50 feet;
96. South 84°13'19" West, a distance of 5.00 feet;
97. North 05°46'41" West, a distance of 7.50 feet to a point on a 512.00 radius non-tangent curve;
98. from a radial line which bears South 05°29'54" East, along the arc of said curve to the right, an arc distance of 55.47 feet, through a central angle of 06°12'28";
99. North 89°17'26" West, a distance of 121.78 feet;
100. North 68°16'24" West, a distance of 1.71 feet;
101. South 21°43'36" West, a distance of 11.62 feet;
102. North 68°16'24" West, a distance of 5.00 feet;
103. North 21°43'36" East, a distance of 11.62 feet;
104. North 68°16'24" West, a distance of 11.04 feet;
105. South 60°29'59" West, a distance of 93.77 feet;
106. South 29°30'01" East, a distance of 7.00 feet;
107. South 60°29'59" West, a distance of 10.00 feet;
108. North 29°30'01" West, a distance of 7.00 feet;
109. South 60°29'59" West, a distance of 54.00 feet;
110. North 29°30'01" West, a distance of 20.00 feet;
111. North 60°29'59" East, a distance of 15.17 feet;
112. North 29°30'01" West, a distance of 11.63 feet to a point on a 1647.00 foot radius non-tangent curve;
113. from a radial line which bears North South 26°56'55" East, along the arc of said curve to the right, an arc distance of 6.76 feet, through a central angle of 00°14'07";
114. North 26°53'14" West, a distance of 5.00 feet to the **TRUE POINT OF BEGINNING**.

Excepting therefrom the above waterline easement description the following:

COMMENCING from the point designated "**POINT A**", thence South 89°17'37" East, a distance of 20.01 feet to a point on a 245.00 foot radius non-tangent curve and the **TRUE POINT OF BEGINNING** of the waterline easement exception;

thence from the said **TRUE POINT OF BEGINNING**, continuing within said Lot 66 the following eight (8) arcs, courses and distances;

1. from a radial line which bears South 88°36'22" West, along the arc of said curve to the right, an arc distance of 27.72 feet, through a central angle of 06°29'00";
2. North 25°19'19" East, a distance of 19.61 feet
3. North 47°49'19" East, a distance of 73.38 feet;
4. South 48°59'09" East, a distance of 104.95 feet;

5. South 03°59'09" East, a distance of 6.38 feet to a point on a 195.00 foot radius tangent curve;
6. along the arc of said curve to the right, an arc distance of 15.98 feet, through a central angle of 04°41'43";
7. South 00°42'34" West, a distance of 5.26 feet;
8. North 89°17'26" West, a distance of 143.70 feet to the **TRUE POINT OF BEGINNING** of the waterline exception.

Containing 30,931 square feet of land or 0.711 acres, more or less.

Basis of Bearings for this description identical to said Final Map.

See Exhibit "B" plat to accompany description, attached hereto and made a part hereof.

END OF DESCRIPTION



Michael E. Long P.L.S. 6815
Expires September 30, 2016

Date: 2/24/16

PREPARED BY WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA

EXHIBIT B

PLAT TO ACCOMPANY EXHIBIT A
DESCRIPTION

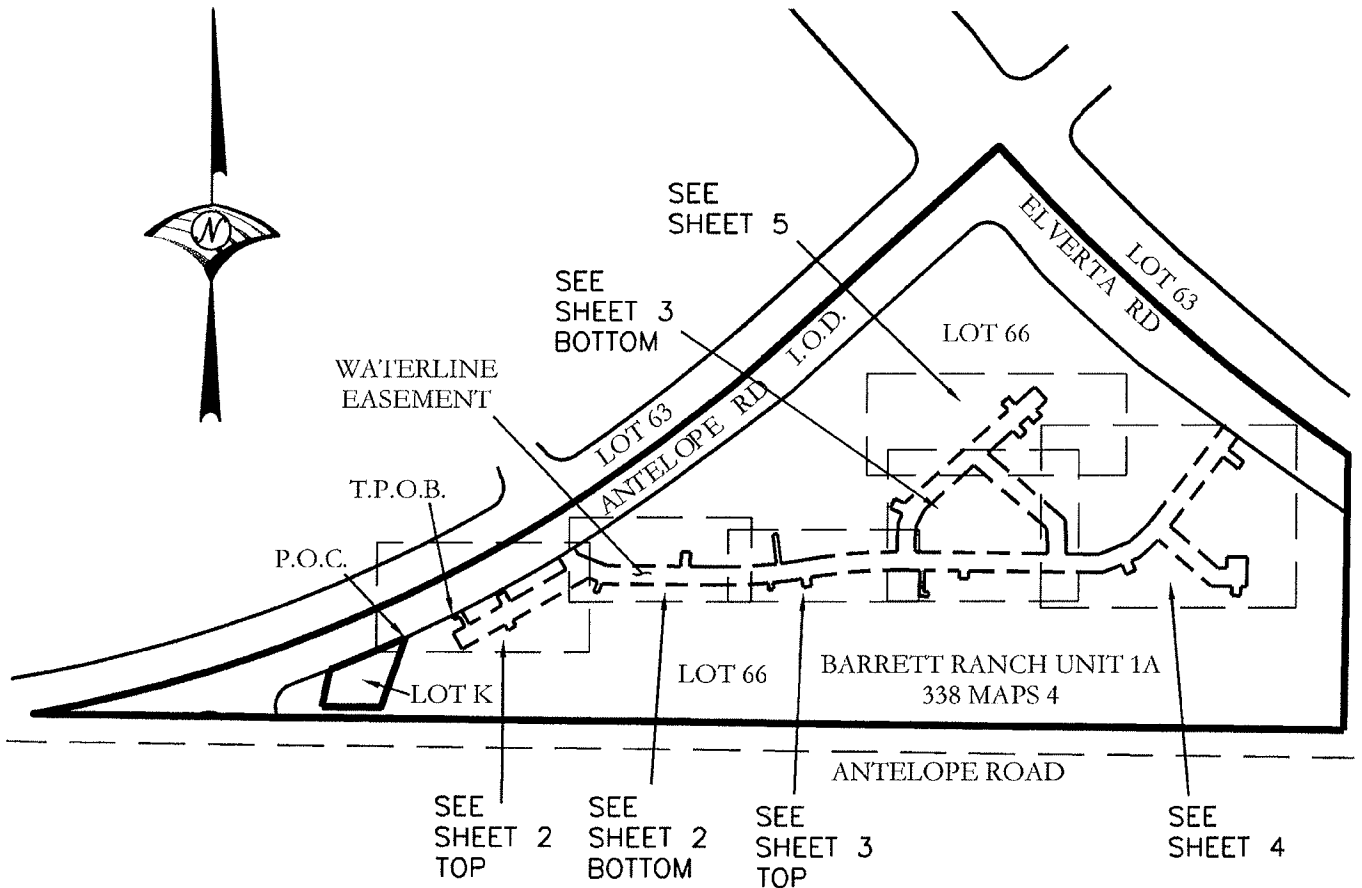
BARRETT RANCH
WATERLINE EASEMENT
PORTION OF LOT 66
338 MAPS 4

COUNTY OF SACRAMENTO STATE OF CALIFORNIA

LEGEND

- DIMENSION POINT
- T.P.O.B. TRUE POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (R) RADIAL

EASEMENT CONTAINS 30,931 SQUARE FEET OF LAND OR 0.711 ACRES, MORE OR LESS.



INDEX MAP



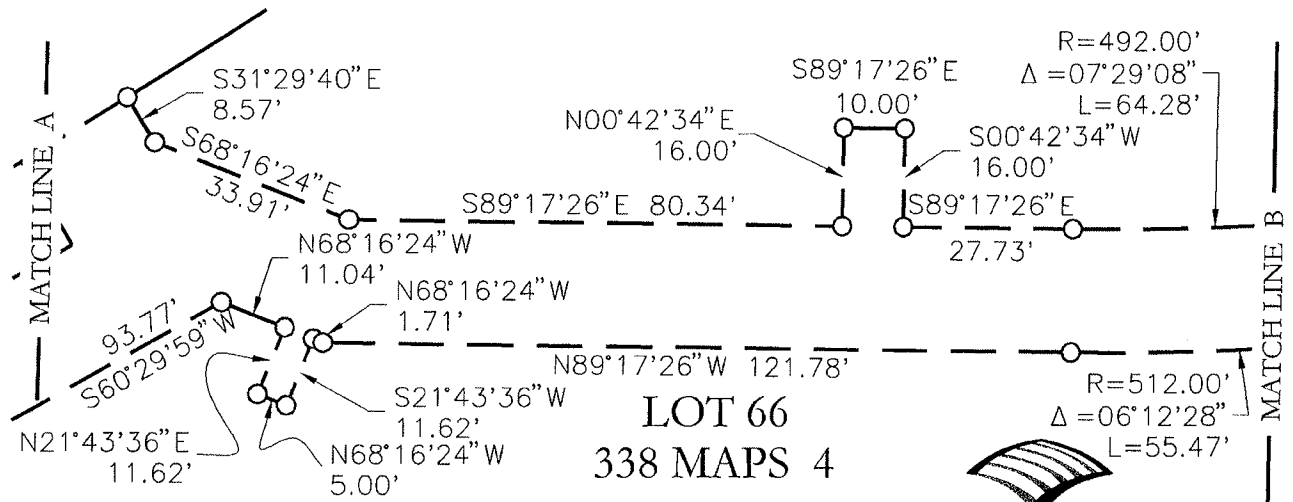
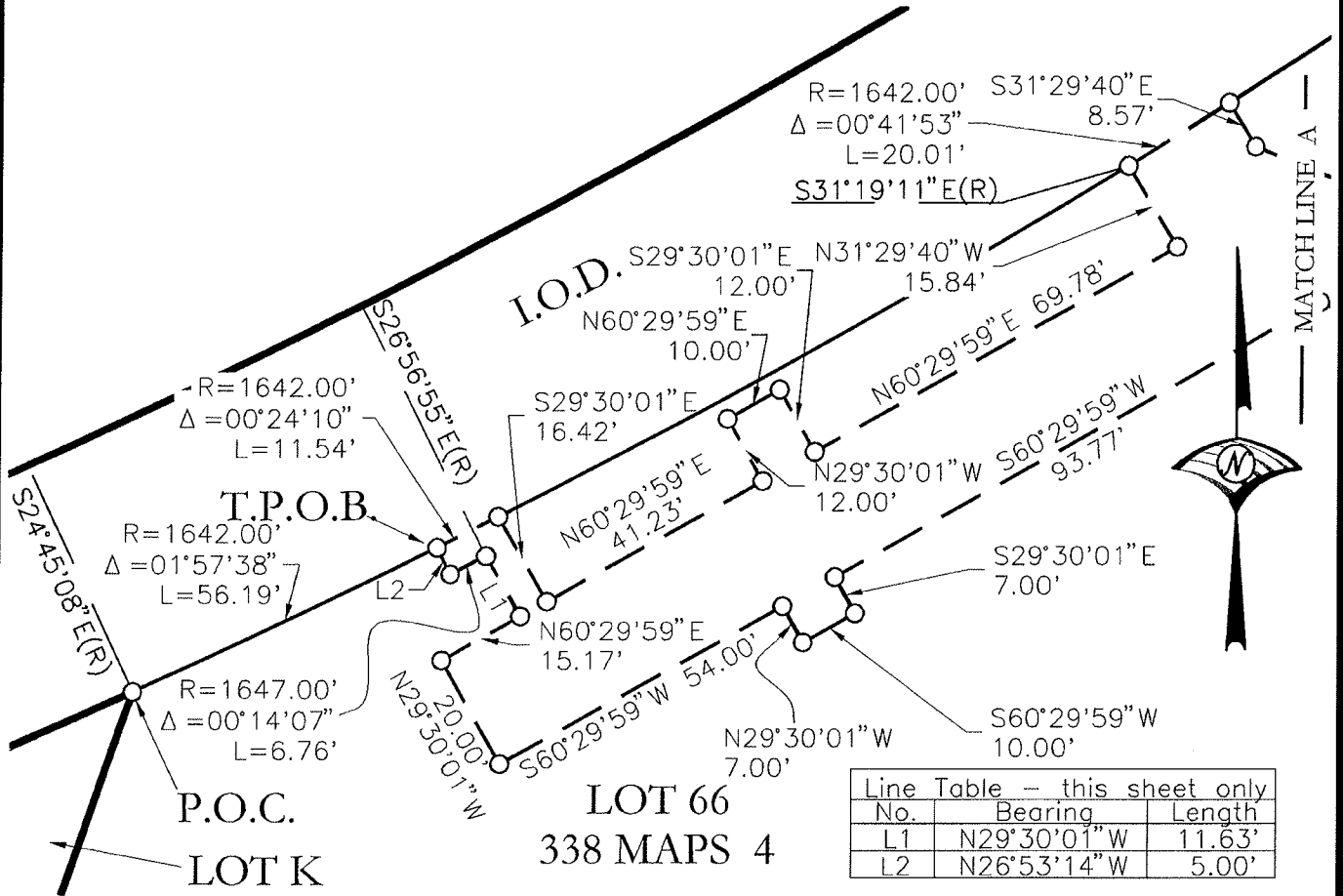
WOOD RODGERS
DEVELOPING • INNOVATIVE • DESIGN • SOLUTIONS
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767
FEBRUARY 24, 2016 1743.003

EXHIBIT B

PLAT TO ACCOMPANY EXHIBIT A
DESCRIPTION

**BARRETT RANCH
WATERLINE EASEMENT
PORTION OF LOT 66
338 MAPS 4**

COUNTY OF SACRAMENTO STATE OF CALIFORNIA



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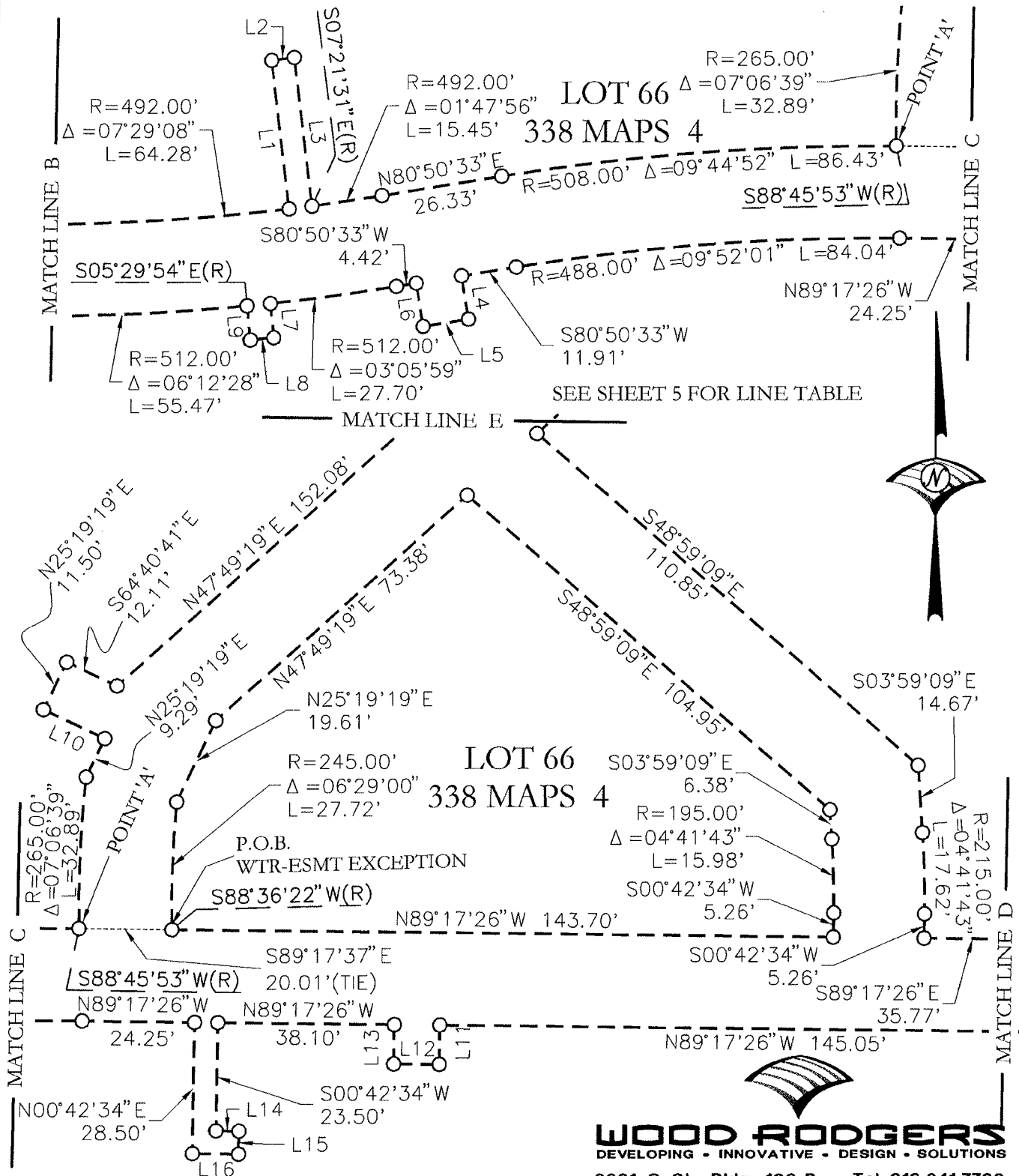
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EXHIBIT B

PLAT TO ACCOMPANY EXHIBIT A
DESCRIPTION

BARRETT RANCH
WATERLINE EASEMENT
PORTION OF LOT 66

338 MAPS 4
COUNTY OF SACRAMENTO STATE OF CALIFORNIA



SEE SHEET 5 FOR LINE TABLE



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FEBRUARY 24, 2016 1743.003

EXHIBIT B

PLAT TO ACCOMPANY EXHIBIT A
DESCRIPTION

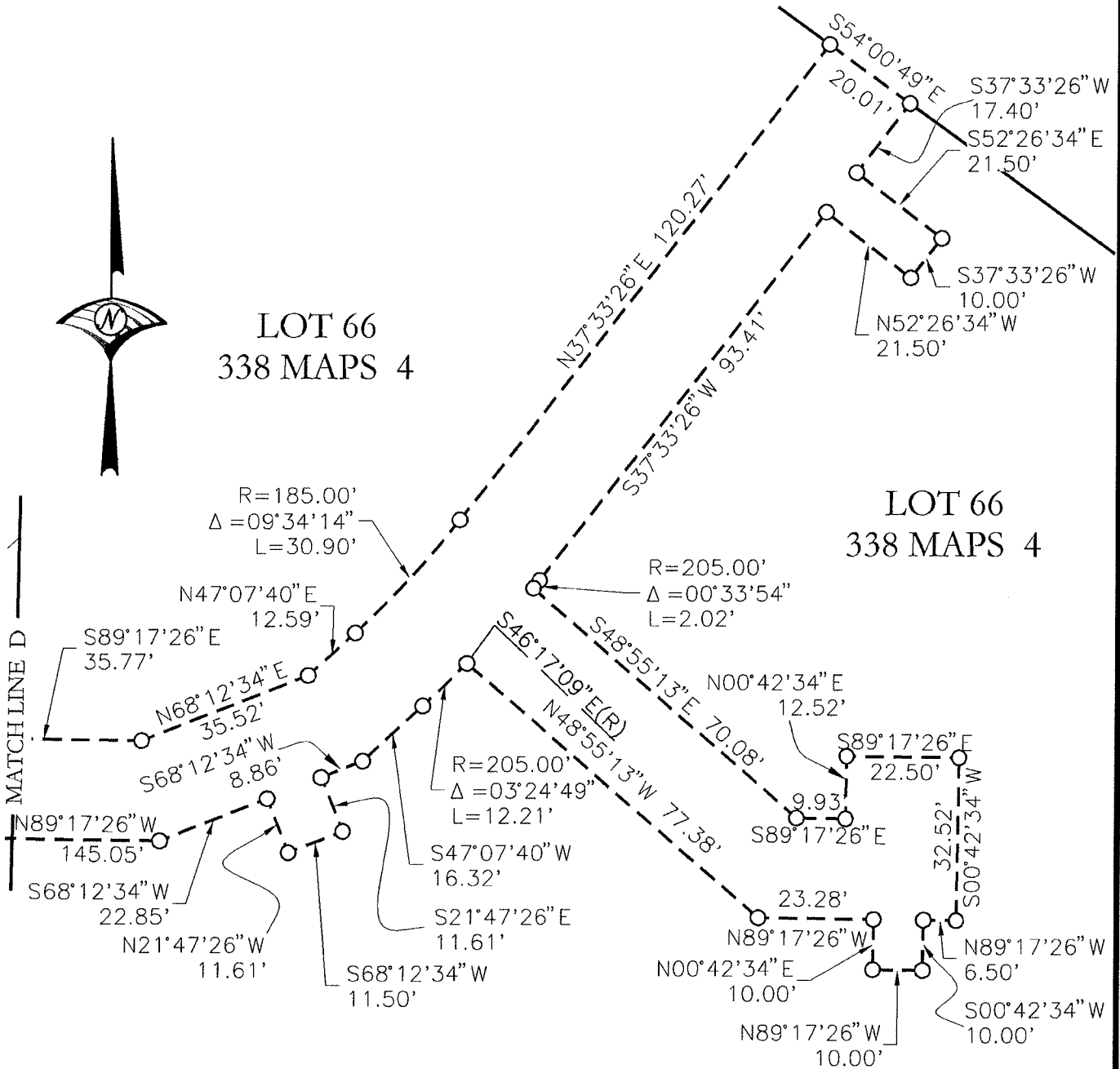
BARRETT RANCH WATERLINE EASEMENT PORTION OF LOT 66 338 MAPS 4

COUNTY OF SACRAMENTO STATE OF CALIFORNIA



LOT 66
338 MAPS 4

LOT 66
338 MAPS 4



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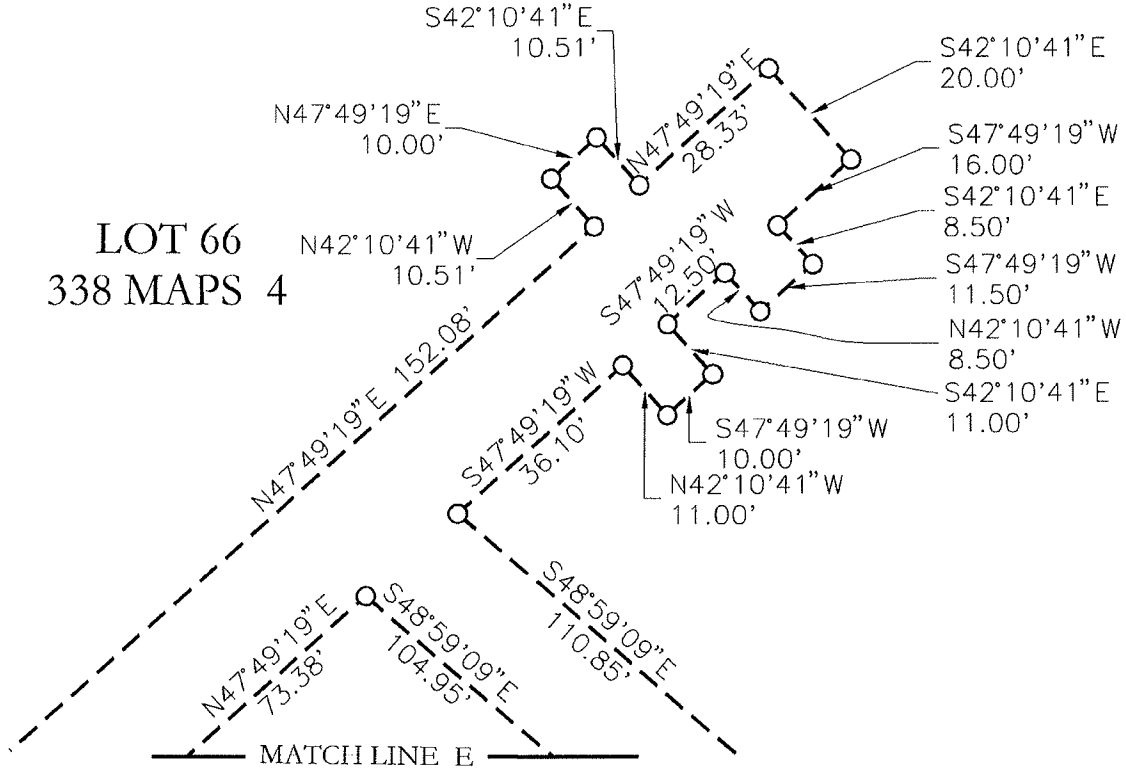
EXHIBIT B

PLAT TO ACCOMPANY EXHIBIT A
DESCRIPTION

BARRETT RANCH
WATERLINE EASEMENT
PORTION OF LOT 66
338 MAPS 4

COUNTY OF SACRAMENTO STATE OF CALIFORNIA

LOT 66
338 MAPS 4



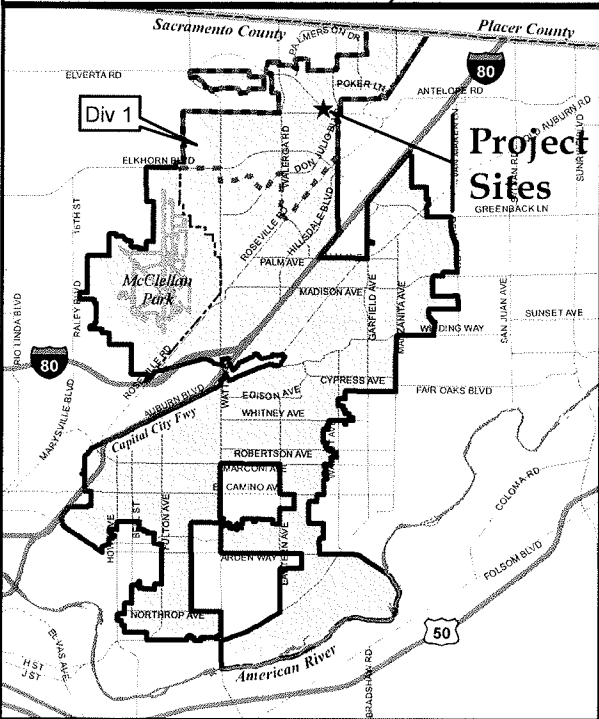
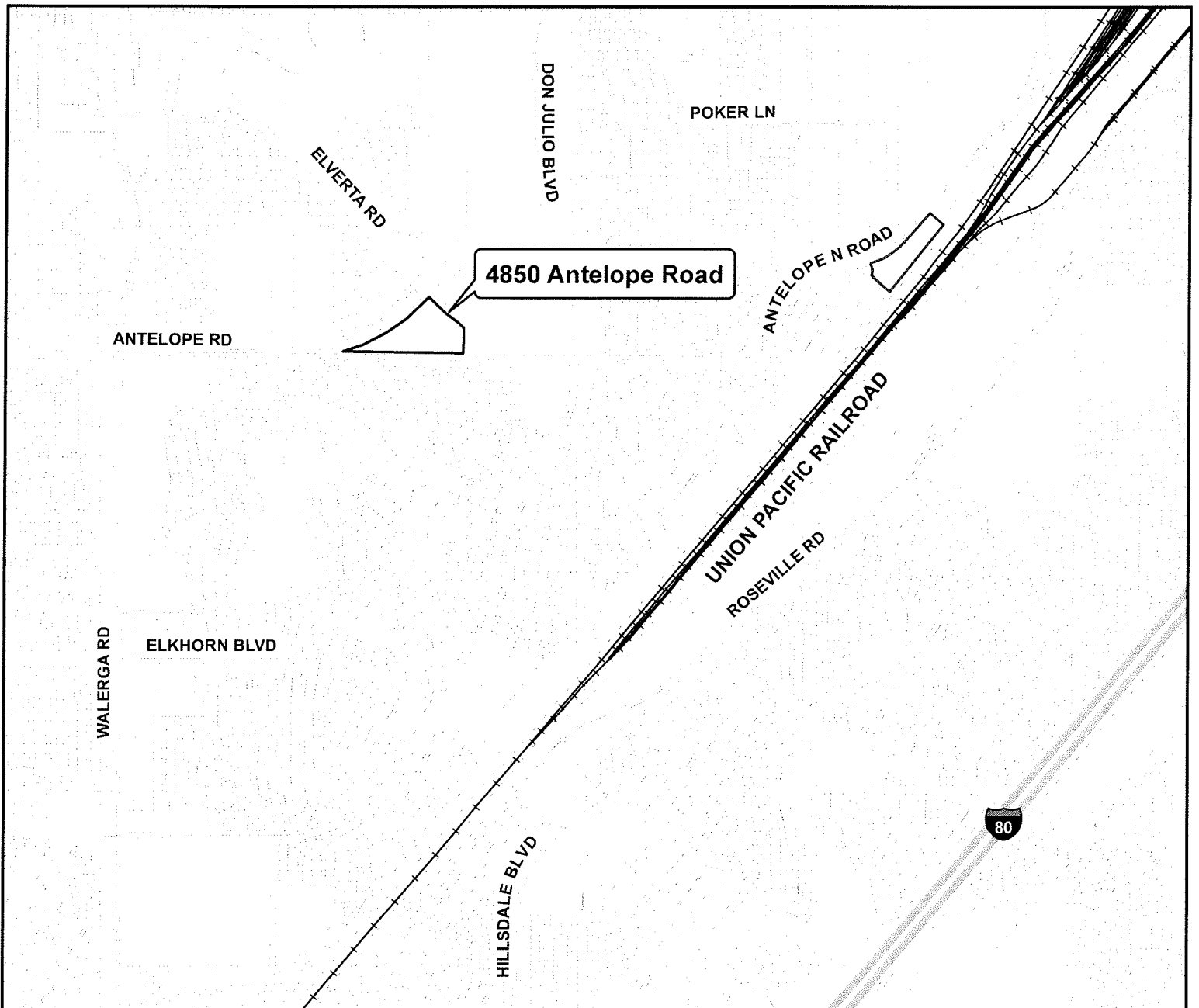
Line Table - for sheet 3

No.	Bearing	Length
L1	N07°04'03\"W	32.49'
L2	N82°55'57\"E	5.00'
L3	S07°04'03\"E	32.49'
L4	S09°09'27\"E	9.56'
L5	S80°50'33\"W	10.00'
L6	N09°09'27\"W	9.56'
L7	S05°46'41\"E	7.50'
L8	S84°13'19\"W	5.00'
L9	N05°46'41\"W	7.50'
L10	N64°40'41\"W	14.71'
L11	S00°42'34\"W	8.50'
L12	N89°17'26\"W	10.00'
L13	N00°42'34\"E	8.50'
L14	S89°17'26\"E	5.00'
L15	S00°42'34\"W	5.00'
L16	N89°17'26\"W	10.00'



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FEBRUARY 24, 2016 1743.003



NTS

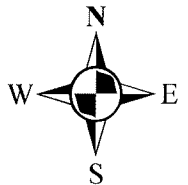
Portion of Sacramento Suburban Water District

EXHIBIT 1

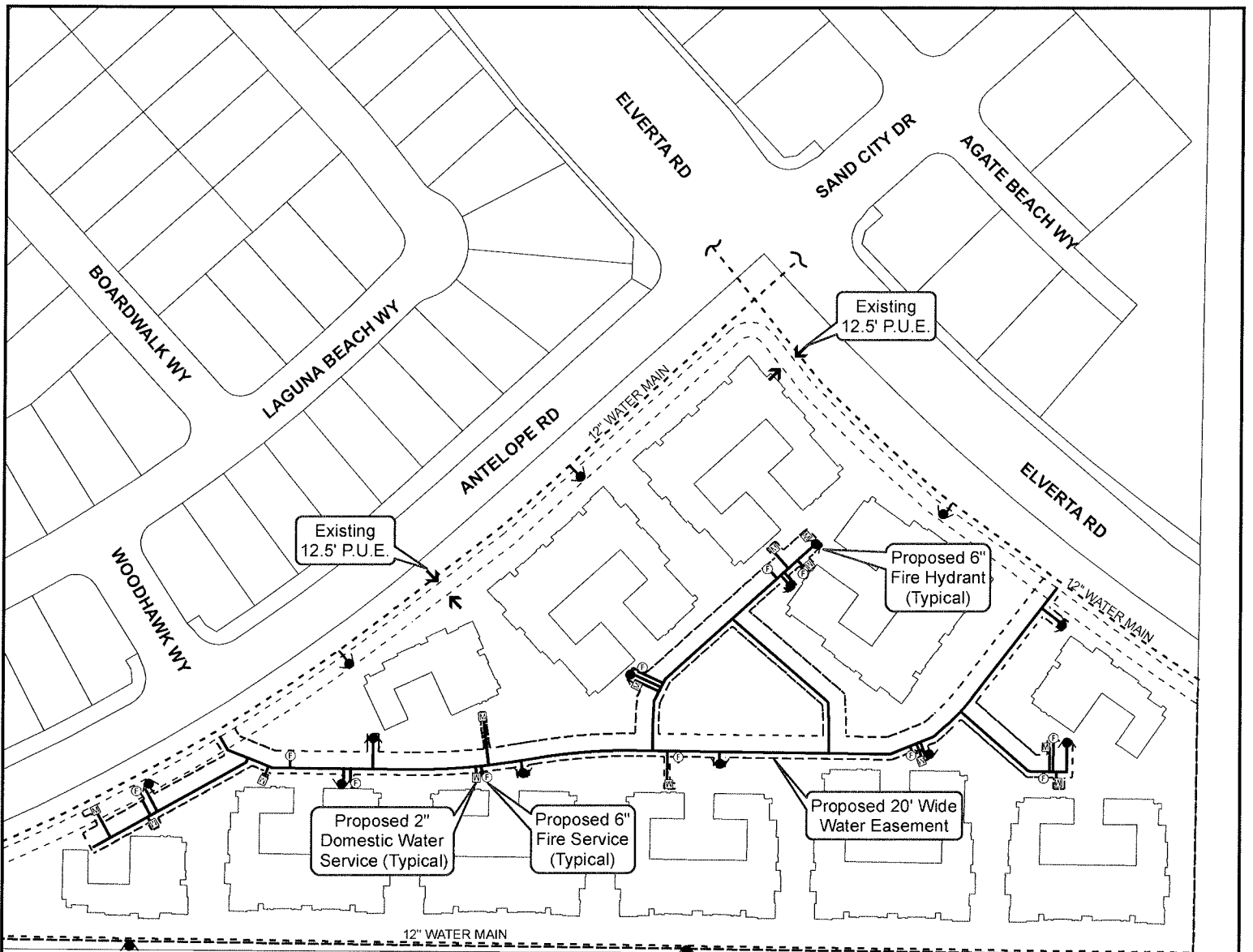
NOT FOR RECORDING

**4850 Antelope Road
Location Map**

(Voting Division 1)



Base Data: Sacramento County Gis Base Map
 Projection: CA State Plane 2, NAD83
 Scale: No Scale
 Prepared by: DAV, SSWD
 Sacramento, CA - March 2016
 Antelope_4850_Loc.mxd



ANTELOPE RD

HEATHERBRAE CIR

ACCORD CT

NTS

Portion of Sacramento Suburban Water District

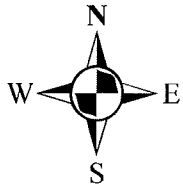


EXHIBIT 2

NOT FOR RECORDING

**4850 Antelope Road
Proposed 20' Wide
Water Easement with
Existing Water Facilities**

(Voting Division 1)

Base Data: Sacramento County Gis Base Map
Projection: CA State Plane 2, NAD83
Scale: No Scale
Prepared by: DAV, SSWD
Sacramento, CA - March 2016
Antelope_4850_Proposed_Fac.mxd





Agenda Item: 6

Date: March 7, 2016

Subject: Reasonable Accommodation and Interactive Process Policy (PL – HR 014)

Staff Contact: Lynne Yost, Human Resources Coordinator

Recommended Board Action:

Approve the updated Reasonable Accommodation and Interactive Process Policy (PL – HR 014).

Discussion:

Included with this report is the updated Reasonable Accommodation and Interactive Process Policy (PL – HR 014), in both redline and final versions, for the Board’s review and approval. This policy was originally adopted by the Board in April 2014 and included language recommended by ACWA/JPIA and their legal counsel as well as additional language recommended by the District’s legal counsel. It was submitted to the Board last month as an information item.

District legal counsel reviewed the policy and recommended adding the word “possible” in the first paragraph of Section 200.00. Director Schild suggested additional changes in Section 100.00 and in the first and third paragraphs of Section 200.00. Director Locke informed the General Manager he had no comments or suggested changes to the policy. Staff recommends the Board accept all of the changes shown in the attached redline and approve final versions.

Fiscal Impact:

None.

Strategic Plan Alignment:

Customer Service – 3.A. Operate in an open and public manner.

Customer Service – 3.B. Attract and retain a well-qualified staff with competitive compensation, effective training, and professional development to ensure safe, efficient and effective job performance.

Sacramento Suburban Water District

Field Code Changed

Reasonable Accommodation and Interactive Process Policy

Adopted: April 21, 2014
 Revised: March XX, 2016

100.00 Purpose of the Policy

The purpose of this policy is to confirm the District's commitment to comply with state and federal laws to insure equal employment opportunities for qualified individuals with a disability by making reasonable accommodations for known physical or mental limitations of applicants or employees unless undue hardship on the employer would result.

200.00 Policy

An interactive good faith communication process between the District and a disabled applicant or employee is required to select appropriate reasonable accommodation(s), if any exist. This is a timely individual process where management and the individual discuss the request and possible effective reasonable accommodation(s) that would be required in order for the employee or applicant to perform the essential functions of the jobposition.

An applicant or employee who requires an accommodation can initiate the interactive process by contacting the District's Human Resources Coordinator. The District will engage in an interactive process with the employee or applicant to identify possible accommodations, if any, that will help him/her perform the job. Both the District and the applicant or employee must actively participate in the interactive process in good faith. If the applicant or employee refuses to participate in the process, the District is not obligated to continue it.

The District will initiate an interactive process when: 1) an applicant or employee with a known disability requests a reasonable accommodation; 2) the District ~~otherwise~~ becomes aware of the need for an accommodation through a third party or by observation; or 3) the District becomes aware of the possible need for an accommodation because an employee has a disability and has exhausted leave under the Workers' Compensation Act, the California Family Rights Act (CFRA), the Family Medical Leave Act (FMLA), and/or other federal, state or employer leave provisions, ~~if~~ applicable.

Whether the applicant, employee or District initiates the interactive process, the following is a non-exclusive list of management considerations when reviewing a request for accommodation:

- a. Confirm the essential functions of the job.
- b. Determine how the disability limits performance of the essential functions.
- c. Identify accommodation options that overcome limitations and determine the reasonableness of the proposed accommodation(s).
- d. Select the most appropriate reasonable accommodation(s), if any exist.

If an accommodation request is made by an applicant, employee or the District, the District will initiate the interactive process and confer with the individual applicant or employee until the interactive process is complete. The process will be deemed complete when the District and the applicant or employee agree on and implement a reasonable accommodation, the District determines there are no reasonable accommodations that would permit the applicant or employee to perform the essential functions of the job, or the applicant or employee fails to engage in the interactive process.

300.00 Policy Review

This Policy shall be reviewed at least biennially.

Sacramento Suburban Water District

Reasonable Accommodation and Interactive Process Policy

Adopted: April 21, 2014

Revised: March 21, 2016

100.00 Purpose of the Policy

The purpose of this policy is to confirm the District's commitment to comply with state and federal laws to insure equal employment opportunities for qualified individuals with a disability by making reasonable accommodations for known physical or mental limitations of applicants or employees unless undue hardship on the employer would result.

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The District will initiate an interactive process when: 1) an applicant or employee with a known disability requests a reasonable accommodation; 2) the District becomes aware of the need for an accommodation through a third party or by observation; or 3) the District becomes aware of the possible need for an accommodation because an employee has a disability and has exhausted leave under the Workers' Compensation Act, the California Family Rights Act (CFRA), the Family Medical Leave Act (FMLA), and/or other federal, state or employer leave provisions, as applicable.

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- a. Confirm the essential functions of the job.
- b. Determine how the disability limits performance of the essential functions.
- c. Identify accommodation options that overcome limitations and determine the reasonableness of the proposed accommodation(s).
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300.00 Policy Review

This Policy shall be reviewed at least biennially.



Agenda Item: 7

Date: March 7, 2016

Subject: Arc Flash Hazard Assessment and Mitigation Update

Staff Contact: John E. Valdes, Engineering Manager
Jim Arenz, Operations Manager

Recommended Board Action:

Receive written report from staff and a presentation from Mr. Jim DeHart/Affinity Engineering on the current status of the arc flash hazard assessment and improvements here at the District. Direct staff as appropriate.

Background:

Work on a multi-year Arc Flash Hazard Analysis (AFHA) project for all electrical panels in the District that carry voltages above 120 volts began in 2011. Procedures for the analysis are described in both the National Fire Protection Association (NFPA) Standard 70E-2015 and Institute of Electrical and Electronic Engineers (IEEE) Standard 1584-2002. The AFHA is used to determine specific approach (shock) and flash protection boundaries, arc flash incident energy levels, as well as the level of personal protection equipment (PPE) required for a worker to safely work on energized equipment. This type of analysis is very technical, time consuming, and carries a very high level of risk of injury to staff and vendors if not done correctly.

Arc flash hazards are assessed according to NFPA and IEEE and assigned to one of six defined Hazard Risk Categories (HRC); numbered 0 through 4, or labeled "Dangerous" as shown by the table below. HRC 0 is the lowest risk category. The degree of PPE required for working on energized equipment increases for each level of HRC number. Working on energized equipment is necessary for troubleshooting and making adjustments.

The AFHA was performed to determine the HRC rating for each affected panel at every District owned facility. Facilities with HRCs of 3 or 4 require a specialized arc flash suit which makes detailed troubleshooting and adjustments nearly impossible. There is no PPE available for facilities with an HRC of dangerous. These panels cannot be opened while energized preventing most troubleshooting or repair efforts from being performed. In most cases, the panels indicated with an HRC of dangerous are meter socket panels that would not normally be accessed by District staff unless already de-energized by the local power provider, SMUD.

Reference Table for Arc-Flash Personal Protective Equipment:

Arc Flash Category						
	0	1	2	3	4	“Dangerous”
PPE Required	Protective Clothing, Non-melting or Untreated Natural Fiber, Minimum Arc Rating of <2 CAL/CM2	Protective Clothing, Fire Rated Clothing, Minimum Arc Rating of 4 CAL/CM2	Protective Clothing, Fire Rated Clothing, Minimum Arc Rating of 8 CAL/CM2	Protective Clothing, Fire Rated Clothing, Minimum Arc Rating of 8 CAL/CM2	Protective Clothing, Fire Rated Clothing, Minimum Arc Rating of 8 CAL/CM2	No Level of PPE is Adequate to Work on These Panels When Energized
	-	Leather Work Boots	Leather Work Boots	Leather Work Boots	Leather Work Boots	
	-	-	-	One Additional Layer of Fire Rated Clothing, Minimum Overall Arc Rating of 25 CAL/CM2, Arc Flash Hood	One Additional Layer of Fire Rated Clothing & Multilayer Arc Flash Suite with Arc Flash Hood Minimum Overall Arc Rating of 40 CAL/CM2	

Also, the Occupational Safety and Health Administration (OSHA) has begun adopting rules requiring owners of electrical equipment to post warning labels on their electrical panels that report the HRC. This label is to provide qualified personnel a full understanding of the risks of working on a panel while it is energized as well as to identify the required degree of PPE for such work. Owners with non-labeled electrical panels above 120 volts are considered to be out of compliance and may be subject to OSHA fines. OSHA has not been actively fining non-compliant owners to date, but enforcement activities related to arc flash issues are expected to increase.

During this multi-year project, the District has contracted with Herzig Engineering (HE), and Affinity Engineering (AE). HE has provided the arc flash analysis and associated labels. AE has provided mitigation design, field construction coordination, and overall project coordination on an as-needed basis for the AFHA project on sites with an HRC 3 or higher rating. AE will also be providing the necessary information to HE for all sites that have been improved so that HE can provide new calculations and labels for those sites. As part of the AFHA project, AE has also worked with District staff to develop standard electrical details and specifications to ensure site rehabilitation work addresses arc flash safety requirements in a consistent manner. These documents have simplified the process of quotes from various qualified electricians for site rehabilitation work that includes electrical improvements.

To date, all 36 sites identified with panels having an HRC of 3 or higher rating have been: (1) determined that there is no possible mitigation, (2) had improvements completed to be able to isolate the HRC of 3 or higher to the main circuit breaker, or (3) had improvements to reduce the HRC to 2 or lower for all panels at the site.

Discussion:

The work remaining to be completed in 2016 includes improvements at four sites and providing new arc flash labels at all of the sites where improvements have been made over the past few years. In addition, arc flash modifications are still required for the electrical distribution panel at the Administration Building. A new main circuit breaker, transfer switch, and natural gas powered standby generator will be provided for the Administration Building in 2016.

At the March Board Meeting, Mr. Jim DeHart with AE will provide a summary presentation on arc flash hazards and the work performed to date by the District.

Fiscal Impact:

Based on work already performed, required modifications have cost up to \$15,000 per well site. The approved CY2016 budget for remaining arc flash hazard related work is \$330,000.

Strategic Plan Alignment:

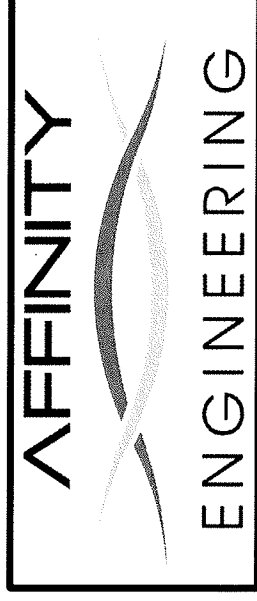
Water Supply – 1.A. Protect public health and the environment through compliance with all applicable federal, state and local regulations.

This multi-year project complies with the above goal because the AFHA project and mitigation performed to date allows the District to comply with applicable regulations and rules adopted by OSHA. This allows District operators to work in a safe environment.

Arc Flash Hazard Assessment and Mitigation Update

Presentation by: Jim DeHart, P.E.

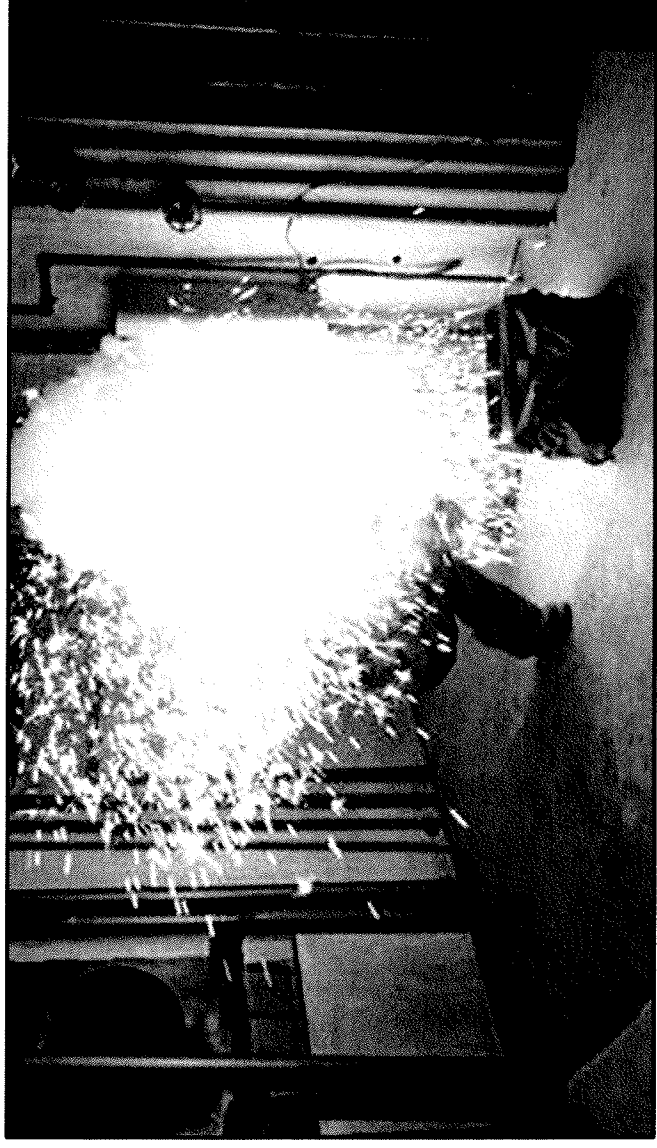
Sacramento Suburban Water District Board Meeting
March 21, 2016



What is Arc Flash?

The photo below is likely a simulated arc flash event, but by all accounts the photo accurately depicts an arc flash event. An arc flash event can occur whenever electricity is conducted through air instead of through the equipment and conductors through which it was intended to flow.

- Injuries from arc flashes include serious burns, and in some cases are fatal.
- Since 2000, the National Fire Protection Association (NFPA) began adding standards to the NFPA 70 Code, “Standard for Electrical Safety in the Workplace”, to give direction and unity to efforts to minimize injuries from arc flashes.
- Occupational Safety and Health Administration (OSHA), both at the Federal and State level, shortly after began incorporating this standard into its regulations.
- OSHA has begun actively fining employers for non-compliance with the regulations concerning arc flashes.



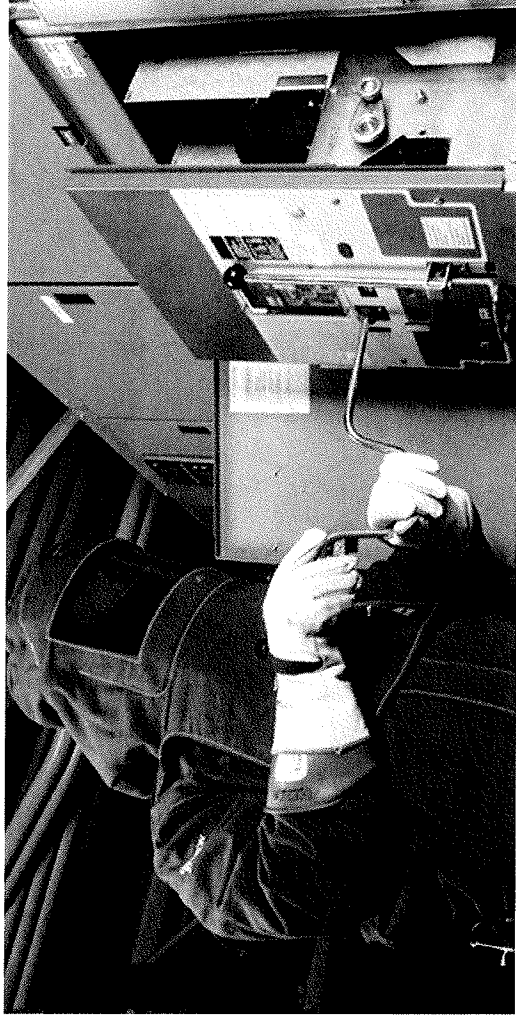
District Response to Arc Flash Regulations



- District desires to protect the health and well-being of its employees.
- District began a program to comply with the OSHA arc flash regulations In 2011.
- Llewelyn Engineering and then later Herzig Engineering (Herzig) were contracted to gather information from all District facilities in order to perform the required arc flash hazard analysis.
- The analysis involved the use of specialized software to determine the actual energy that could be released during an arc flash event based on the electric supply from the utility and the ratings of the main circuit breaker.

District Response to Arc Flash Regulations (Cont.)

- The analysis resulted in all electrical panels being provided with a label indicating the Hazard Risk Category (HRC) which in turn set the level of personal protective equipment (PPE) that any person working inside the panel while it is energized must be wearing.
- HRC levels begin with the safest level of 0, requiring almost no PPE, up to an HRC of 4 which requires the most PPE. For panels with an HRC of 3 or 4, a person must be wearing a suitably rated arc flash suit, as shown in the photo. The HRC ratings do not apply if the panel is de-energized.



Arc Flash Hazard Mitigation

Once the arc flash hazard analysis was complete, the District contracted with Affinity to begin mitigation efforts to reduce the HRC to 2 or lower and therefore avoid the use of an arc flash suit for routine maintenance. Since 2012, Affinity has assisted the District in mitigating the arc flash hazards at 35 District facilities. The most common issue encountered is shown in Photos 1 and 2 below.

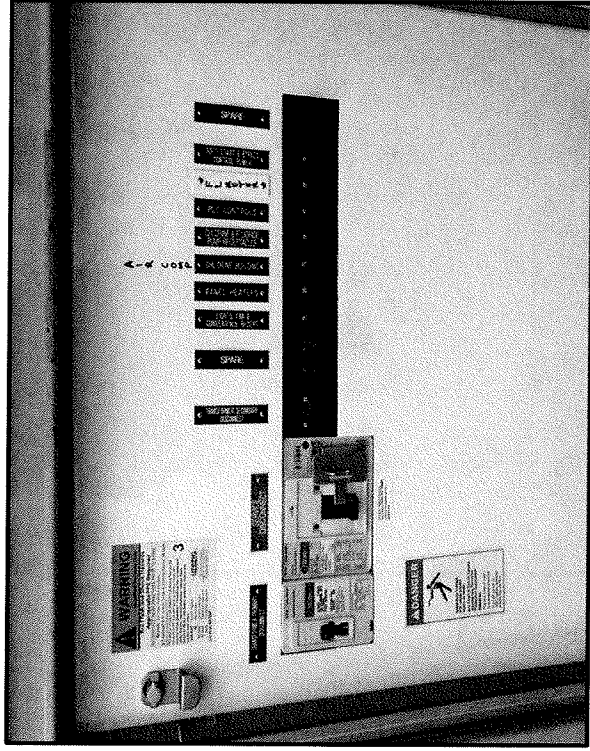


Photo 1 – Typical Panel
Labeled with HRC 3

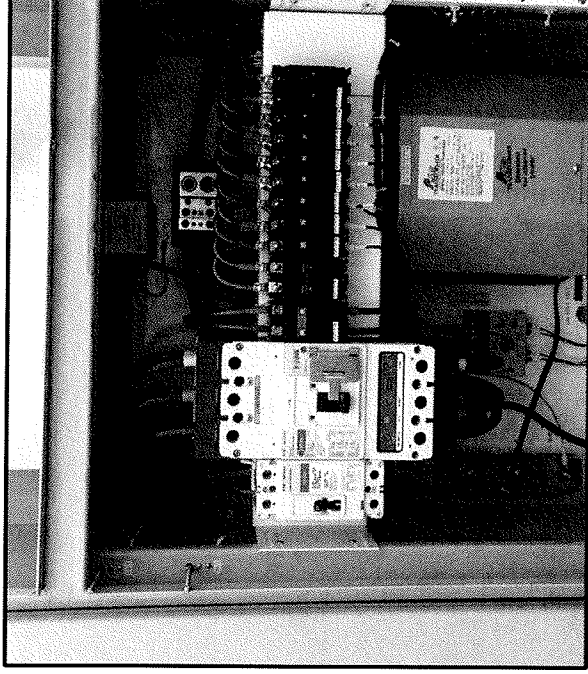


Photo 2 – Typical
Panel Interior

Arc Flash Hazard Mitigation - Continued

- Photo 1 shows a panel labeled HRC 3.
- Although the District usually requires panels to be de-energized for work to be performed OSHA does not consider any panel to be de-energized if there are any energized parts or conductors in the panel.
- The conductors at the top of the main circuit breaker in Photo 2 are still energized with the circuit breaker off.
- A technician must be wearing the arc flash suit while working in the panel shown in Photos 1 and 2.
- To mitigate the HRC for this panel, the panel is modified to isolate the main circuit breaker as shown in Photo 3 to the right.
- With this modification, when the main circuit breaker is turned off, the lower portion of the panel becomes HRC 0 permitting easy work inside.

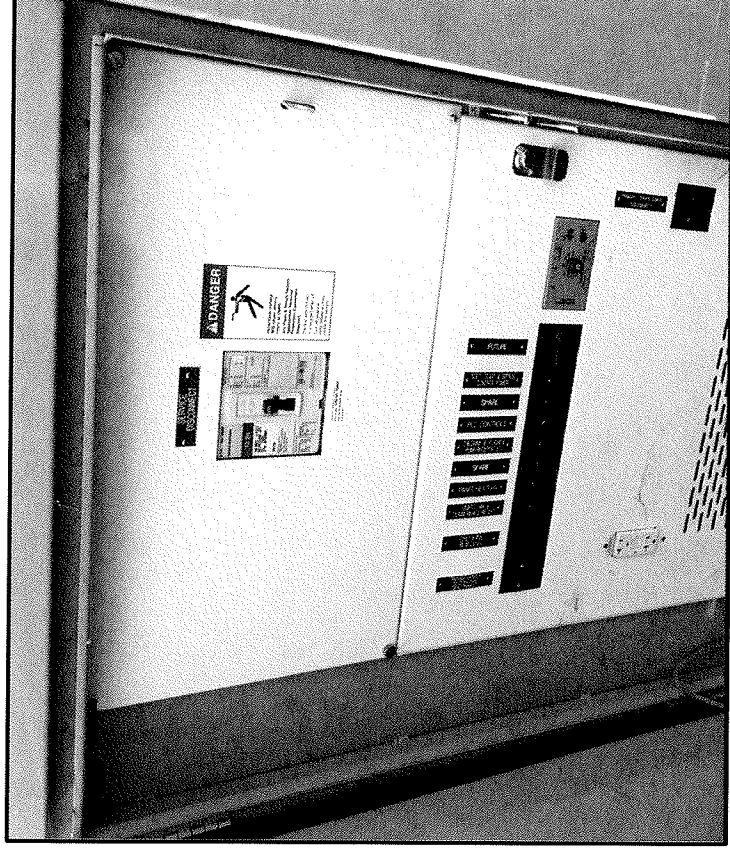


Photo 3

Wrapping Up

- The arc flash project is nearly complete.
- The original plan was to complete the easier sites first and work our way to the more challenging sites.
- There are 3 challenging sites remaining.
- There were 7 panel rebuilds remaining at the beginning of 2016 four of which have been completed, the remaining 3 will be completed by the end of March 2016.
- The effort to begin updating the arc flash labels to reflect the completed work was started in December 2015. The labels will all be updated by July 2016, and the arc flash project will be completed.
- All new work for District includes the necessary arc flash analysis and labeling.