

Agenda

Sacramento Suburban Water District Facilities and Operations Committee

3701 Marconi Avenue, Suite 100
Sacramento, CA 95821

Friday, April 1, 2016
2:00 p.m.

Public documents relating to any open session item listed on this agenda that are distributed to the Committee members 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 Committee concerning any item of interest. 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 Committee Chair 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 (916)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

Public Comment

This is an opportunity for the public to comment on non-agenda items within the subject matter jurisdiction of the Committee. Comments are limited to 3 minutes.

Consent Items

The committee 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 member of the Committee, 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 12, 2016 Facilities and Operations Committee Meeting**
Recommendation: Approve subject minutes.

Items for Discussion and Action

- 2. 3305 Edison Avenue – Service Line Installation and Material Dispute**
Receive written staff report and direct staff as appropriate.

- 3. Water System Master Plan and 2015 Urban Water Management Plan Update**
Receive written staff report and update from consultant.

- 4. Drought Tolerant Garden - Fulton/El Camino Parks and Recreation District**
Receive written staff report and direct staff as appropriate.

- 5. McClellan Business Park Improvement Agreement Update**
Receive written staff report and direct staff as appropriate.

- 6. Acquisition of Property at Bainbridge/Holmes Well (#59A) Site**
Receive written staff report and direct staff as appropriate.

- 7. New Website - Update**
Receive written staff report.

Adjournment

Upcoming Meetings:

Friday, April 1, 2016 at 4:30 p.m., Special Board Meeting
Monday, April 18, 2016 at 6:30 p.m., Regular Board Meeting

I certify that the foregoing agenda for the April 1, 2016 meeting of the Sacramento Suburban Water District Facilities and Operations Committee was posted by March 29, 2016 in a publicly-accessible location at the Sacramento Suburban Water District office, 3701 Marconi Avenue, Suite 100, Sacramento, California, and was made available to the public during normal business hours.

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

Minutes

Sacramento Suburban Water District
Facilities and Operations Committee
Friday, February 12, 2016

Call to Order

Director Locke called the meeting to order at 2:30 p.m.

Roll Call

Directors Present: Craig Locke and Neil Schild.

Directors Absent: None.

Staff Present: Assistant General Manager Dan York, David Espinoza, Heather Hernandez-Fort, Dave Jones, John Valdes, James Arenz, Lynne Yost, Annette O’Leary and Mitch Dion.

Public Present: William Eubanks and Mike Finnegan

Public Comment

None.

Consent Items

1. Minutes of the January 8, 2016 Facilities and Operations Committee Meeting

Director Schild requested clarification on the phrase “drill down into the maps” from page 2, paragraph 13 of the Minutes of the January 8, 2016 meeting.

Director Schild also requested clarification of the statement “Director Locke stated that the metric used to determine what point an asset becomes a liability” on page 3, paragraph 4. He requested to have the word metric changed to measurement.

Director Schild also requested to have the word constituents changed to contaminants on page 3, paragraph 5.

Director Locke moved to approve the minutes with the suggested changes; Director Schild seconded. The motion carried by unanimous vote.

AYES:	Schild and Locke.	ABSTAINED:	
NOES:		RECUSED:	
ABSENT:			

Items for Discussion and Action

2. Fulton/El Camino Recreation and Park District Easement Update

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

John Valdes (Mr. Valdes) presented the PowerPoint presentation.

Director Schild expressed concerns about the easement, stating that if the property changed in the future, the easement may not be large enough. He suggested to have a recording put on the deed that if there is ever a change in ownership, that the easement could be enlarged.

Mr. Valdes expressed that he can suggest this recommendation.

Regarding the Santa Anita Park, Director Schild expressed his support for option 3, expressing that the District needs a demonstration garden at Howe Avenue Park. Option 3 states “The Fulton/El Camino Recreation and Park District (FECRPD) would like to partner with the District to build a Drought Demonstration Garden at Howe Avenue Park.” The FECRPD has committed to maintain the Garden after it is constructed in exchange for the value of the easements. The amount of funding needed for this option is unknown as the concept details for the partnership or the scope of the Garden have not been determined. The monetary value of the easements would be used to determine the District’s commitment to the Garden partnership.

Director Locke recommended proceeding with option 3 and presenting the information to the full Board.

Director Schild expressed his support for option 3, however requested further information regarding the easement.

Mr. Valdes clarified the easement information.

Director Locke expressed his support for Option 3.

AGM York informed the Committee that the District and FECRPD have been working together for the past 2 years on a possible exchange of property for the District’s well at Santa Anita Park. AGM York stated that staff does not recommend pursuing that option.

Both Director Locke and Director Schild agreed that they were not willing to give a District well to the FECRPD in exchange of property.

Mr. Valdes explained to the Committee that this particular well was listed in the top 10 of well scheduled to be abandoned.

AGM York informed the Committee the FECRPD has requested that the District determine if it could wheel groundwater through its water well infrastructure and they would pay for electricity, O&M and CIP.

Director Locke noted that if the District agreed to something like that, it would be setting the precedence for future similar agreements. He further expressed that he is not interested in wheeling other people’s water through the District’s pipes.

Director Schild expressed that he is not in favor of either joint use nor giving up the District’s well, expressing that it is not a benefit to the ratepayers.

Director Locke expressed that he is interested in working with FECRPD to reach an agreement.

AGM York clarified that the Committee is recommending for staff to bring option 3 to the full Board for approval.

Director Locke recommended supporting option 3, and suggested including a cost estimate.

Director Schild recommended requesting a statement from FECRPD expressing that they are willing to agree on a joint effort in developing a Garden in conjunction with the District.

Director Locke requested information on the FECRPD Board meeting.

3. Easements and Improvements at McClellan Business Park

AGM York presented the staff report explaining that staff will discuss the easements and will be postponing the discussion on the improvements for a future meeting. He informed the Committee that a meeting has already been scheduled for February 26, 2016.

Director Schild stated that he didn't agree with the current contract that the District had with McClellan Business Park (MBP).

AGM York stated that MBP and the District have been discussing the opportunity to place an end date to the current contract.

David Espinoza (Mr. Espinoza) presented the discussion on the easements. He further explained that staff is requesting for the District's legal counsel to review and approve the added language for the acquisition of the new easement.

Director Schild inquired what the estimated cost was to do that. AGM York answered it would cost roughly \$500-\$700 dollars.

Director Locke clarified what the added language meant.

Mr. Espinoza further clarified the easement language.

Director Locke inquired if MBP will be responsible for all the construction. Mr. Espinoza explained that they will.

Director Locke agreed to have District legal counsel review the added language.

The Committee requested for legal counsel to review the documents, then bring back the updated report to the full Board for approval.

4. Long Term Warren Act Contract Update

AGM York presented the staff report and PowerPoint presentation. He introduced the District's consultant Mike Finnegan (Mr. Finnegan).

Discussion ensued regarding the history of the attempts to obtain a Long Term Warren Act Contract and the current 5 year contract.

Discussion ensued regarding the rates and charges portion of the contract.

Director Locke inquired if all contracts are negotiated equally among districts. Mr. Finnegan explained that there is a standard form of contract.

Director Locke inquired about the risks. Mr. Finnegan explained that a potential risk is that the District could put money into this contract, and not get it done before the window closes. Further explaining that it's all speculative and that there is no assurance but that there are benefits to it as well. AGM York informed the Committee that there are significantly more risks by opening 1 year and 5 year contracts.

Director Schild noted that there could be other alternatives as well.

Director Schild inquired how much has been spent to date on this project.

AGM York expressed that the District has spent approximately \$15,000 dollars so far and that staff expects to spend roughly \$200,000 dollars all together with the majority being spent on the environmental analysis.

AGM York requested direction on if staff should continue moving forward with this project.

Director Schild conveyed his support with moving forward, explaining that he is concerned about the cost of supplemental analysis such as the environmental study.

Director Locke inquired if the District could partner with other agencies on the environmental study.

Mr. Finnegan further explained PCWA modeling.

Discussion ensued regarding middle fork water.

William Eubanks (Mr. Eubanks) commented.

Director Locke expressed his support declaring that he did however, have some concerns with it.

Director Schild expressed his concerns about committing without any assurance.

Director Locke inquired when the District will have to spend a significant amount of money on this project.

AGM York expressed that there is a meeting scheduled with the Bureau of Reclamation, and that staff will have more answers after that meeting.

Director Schild recommended bringing the information back to the March Board meeting.

The Committee recommended staff continue to pursue the Long Term Warren Act Contract as long as not a significant amount of money is being spent, and directed staff to find out what the cost benefit is.

5. Groundwater Monitoring Wells Project

Mr. Valdes presented the staff report.

He explained that staff is recommending approval to the full Board to award a contract to Roadrunner Drilling & Pump Company for the construction of two groundwater monitoring wells consistent with the project definition and the District's Local Groundwater Assistance grant.

Director Locke inquired if it's possible to sample at different levels. Mr. Valdes expressed that samples are gathered at different levels.

Mr. Eubanks commented.

Mr. Valdes expressed that Aerojet has monitoring wells; however, they are guarded with their data. He expressed that if the District drills its own wells, staff will have better access to the data to monitor the plume.

Discussion ensued regarding the grant funding, proposition 1 funding, and the District's portion of the cost.

Director Locke requested for staff to find out how much additional funding the District could possibly get from proposition 1. He also requested for staff to find out what the grant application will cost.

Director Locke additionally requested if the grant money would be reduced if the District decided to only drill one groundwater monitoring well.

The Committee recommended bringing this item to the full Board for discussion and consideration to approve.

6. Succession Plan Recommendation to Fill Current Vacancy in Engineering Department

AGM York presented the staff report.

Director Schild stated that Succession Planning is a goal of the General Manager and that this is a decision of the General Manger, not a Board level decision.

AGM York explained that staff wanted to bring the item to the Committee for comments as the position is at a higher level.

Director Schild stated that the staff report sounds reasonable but reiterated that the decision is up to the General Manager.

Mr. Eubanks commented.

Director Schild stated that he wouldn't elevate this to the full Board as it is the General Managers responsibility.

Director Locke commented that it is up to the General Manager if he wants to bring this item before the full Board.

Adjournment

Chair Locke adjourned the meeting at 3:58 p.m.

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



Facilities and Operations Committee

Agenda Item: 2

Date: March 16, 2016

Subject: 3305 Edison Avenue – Service Line Installation and Material Dispute

Staff Contact: Dan York, Assistant General Manager

Recommended Committee Action:

Receive report and direct staff to proceed with Option 1; Leave meter and in-tract service line in place as installed and as noted below, or pursue an alternate option for the water meter and in-tract service line location and have PVC remain as the District's material for intract service lines.

Options:

1. Installed meter and in-tract service line to remain in place. (See Exhibit 1)
2. Relocate meter to within 3 feet of west property line and install new in-track line 3 feet from the property line and connect to point of original connection in the rear yard. (see Exhibit 2)
3. Relocate meter to within 3 feet of east property line and install new in-track line 3 feet from the property line and connect to point of connection in the rear yard. (see Exhibit 3)
4. Install meter and at the location of the old meter in the backyard and extend a new main line in the existing 10' easement adjacent to the property's west property line and extend a new 6" main line to provide service to the new meter. (See Exhibit 4) (Option preferred by owner)

Background:

During the North Country Club Estates Water Main Replacement Project in the early fall of 2013, a side yard water main and a backyard metered water service were abandoned and a new main line was installed in Edison Avenue and the metered water service was relocated to the right of way at 3305 Edison Avenue. A new 1-½" water meter, 1-½" service line, and 2" in-tract line were installed as shown in Exhibit 1. This is a commercial/residential property consisting of three single level buildings, housing 6 apartment units and a laundry room. A photo is provided in Exhibit 5 providing an aerial view of the property. Also included in Attachments 1 – 4 are current street view photos of the property.

Prior to the start of construction on the Main Replacement Project, the property at 3305 Edison Avenue was served by a 1-½" metered service connected to a backyard main. The meter was located on the west side of the property near the rear fence. There was approximately 15 feet of

galvanized in-tract line from the meter to the wash room building that served the wash room and apartment units.

The property is fronted by Edison Avenue with a wide single driveway entering at the center of the property with 2 foot high wooden retaining walls along the north side of the sidewalk, also fronting Edison Avenue. On the adjacent property to the west are two single family residences, both with an existing 10' wide Public Utility Easement (PUE) along the rear of the property. A 6" outside diameter steel (ODS) water main within the easement was abandoned in place in 2013 as part of the Main Replacement Project. The PUE was not abandoned, as all utility providers in the region must relinquish their rights to the easement prior to the easement abandonment. SSWD is unaware of any easement abandonment process underway for this property, as there are existing utility infrastructures still in place. There are no other easements pertaining to 3305 Edison Avenue. The 8" water line that was along the back property line has also been abandoned in place.

Ms. Jennifer Hagemann, trustee of the property, contacted the District in November 2013 with several concerns relating to the installation of the new water infrastructures. Staff met with her on site in November 2013 and discussed her concerns, as listed below:

- “Ms. Hagemann asked “Where in the (existing) easement contract is the language that allows for conversion of utility company responsibility to property owner responsibility without the consent of the property owner?” She further noted: “The old and now abandoned in-tract line was shorter in length than the newly installed in-tract line, requiring the property owner to be responsible for more lineal footage of water line.”
- Ms. Hagemann asked: “Why is the utility company trespassing on private property?”
- Ms. Hagemann questioned: “Who decides the placement of new waterlines” (both main lines and service lines) and by what authority?”
- Ms. Hagemann also questioned: “Who decides the placement of the new backflow device and why is the property owner responsible for it and has to pay for it?”
- Ms. Hagemann asked: “Why not place the new water line in existing easements?”
- Ms. Hagemann noted: “The placement of the new meter and backflow device will degrade the value of the property.”
- Ms. Hagemann does not feel the new Schedule 40 PVC is an upgrade from the existing galvanized service line, and any new service line should be metal pipe. (The District allows other material when requested to be used for the in-tract line, however the property owner is required to pay the difference in material and labor costs. As an example, in 2013 the use of copper pipe was an increase of approximately \$8.00 to \$9.00 per foot.)
- Ms. Hagemann claims that by the District cutting into her old pipe at the tie-in / connection point, (new scheduled 40 PVC connected to existing galvanized pipe), we have damaged and shortened the life of the existing galvanized pipe.

At the November 2013 field meeting Ms. Hagemann opposed having the meter relocated from the rear of the property to the front of the property. Staff informed her that District regulations require meters to be located adjacent to the County Right of Ways.

Staff referred to Regulation No. 7A; New or Additional Service Connections “No New Service shall be connected to a District Water System unless there exists a District water main in a street or right-of-way fronting an Applicant’s property accessible to the proposed location of the Applicant’s service. A new service will be located only in the front of a Parcel if an existing water main fronts a Customer’s property. A New Service shall only be permitted in a backyard when no other viable option is available”. Also noted by staff was Regulation 8B-1; Location of Meters “Meters shall be installed along the Principal Boundary of a Parcel no more than one foot behind the Sacramento County right-of-way”.

Prior to meeting with Ms. Hagemann, a District representative met with a person at the property representing themselves as manager of the complex. Ms. Hagemann was never contacted by the District, nor did the persons that our field representative met with forward any information to Ms. Hagemann regarding the water line relocation. A meter location at the southwest corner of the property was discussed, identified, and agreed upon with the person understood to be the apartment manager. The field sheet is provided in Exhibit 6. This was approximately 2 to 4 months prior to the installation of the new water facilities.

When the meter installation work began on the property, the contractor found several underground utilities preventing the installation of the meter in the prescribed location. The contractor moved the location to a new location near the center driveway without informing the Manager, Owner, or the District. The new meter is currently located near the east side of the driveway in the pavement area and near the retaining wall. Four meter placement location options were discussed including:

Options

1. In the driveway area near the retaining wall. (Existing location)
2. Within 3 feet of the west property line just behind the concrete walk. (Very difficult placement due to utilities)
3. Within 3 feet of the east property line just behind walk
4. In the same location as the old water meter. (Backyard location)

Discussion:

The location of Option 1, at the east edge of the driveway near the center of the property fronting Edison Avenue, provides no potential utility conflicts with the in-tract line. The water meter is currently placed in a traffic rated meter box for traffic encountered in the driveway. Approximately 126 feet of 2” Schedule 40 PVC in-tract line was installed and travels from the meter to a connection point intersecting the existing 1-½” galvanized in-tract service line. The connection was made by severing the galvanized line and installing a tee and connecting to the new PVC in-tract line. This allowed water to be distributed to all apartment units and the washroom. There is still some minor final paving near the meter at an estimated cost of \$500.00 to be completed.

The locations for Options 2 and 3 located along the east or west property lines would be installed in a narrow corridor between a building and an existing fence located along the property line. There are also concrete patios, vegetation, and possible unknown utilities within this 5 to 7 foot

wide space. On the west side there is an Oak tree greater than 8" in diameter and communication lines. The District's 1-1/2" copper service line would be extended from the current location near the driveway either east or west depending on where the meter is located. A new PVC in-tract line would then be extended to a connection point on the existing 1-1/2" original galvanized line near the rear of the property. Option 3 would be staff's second choice for the meter location. The cost to relocate the service line, meter assembly, and in-tract line to either the west or east property line is estimated at \$5,000 to \$7,000 dollars depending on difficulty encountered during installation.

Option 4, (preferred by Ms. Hagemann), proposed location for the meter and box is at the original location of the backyard meter that was abandoned and removed. One hundred and sixty feet of 6 inch Ductile Iron Main Line, 4" gate valve, and 2" blow-off would be installed on the adjacent properties from the centerline of Edison Avenue to a point near the northwest property corner. A new 1-1/2" service line would be installed from the 6" main to the original location of the original meter location. Also, additional paving costs would be required, as any excavation into a recently paved roadway requires new pavement 100' east and west of the trench line per Sacramento County requirements. Installation of new water appurtenances in the backyard are in conflict with the District's goal to eliminate backyard water mains, is very costly, and presents potential future maintenance, access, and repair issues. Staff estimates the cost of Option 4 to be in excess of \$65,000, with a major portion of the costs incurred with the paving requirement.

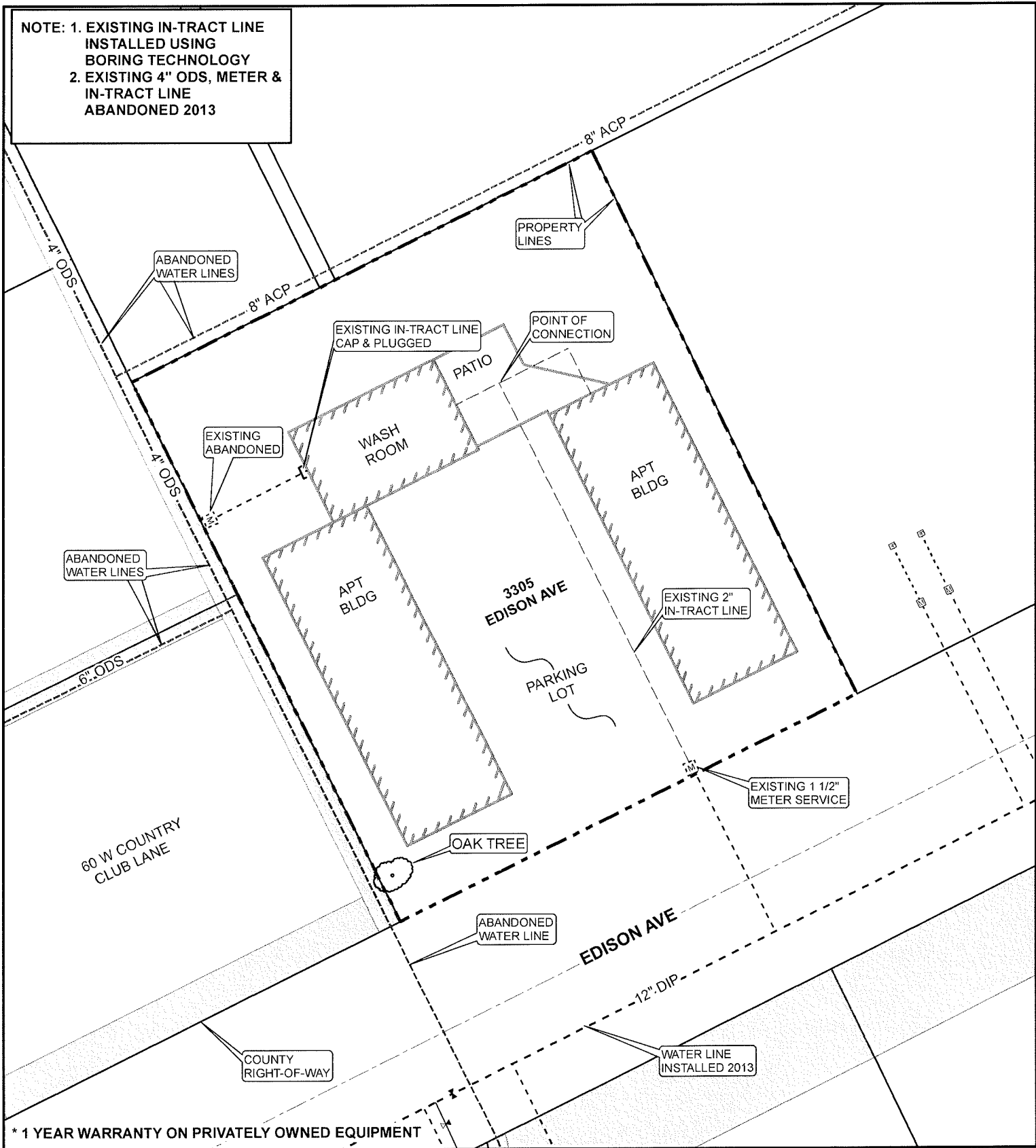
Ms. Hagemann also suggested that the old abandoned ODS main line could be used as a conduit for the new District service line, connecting to the meter in the original location. Staff noted that this option would also be contrary to District regulations, as all meters are to be located within the County Right of Way.

Ms. Hagemann has rejected Option #1 and expressed her dissatisfaction with the meter and in-tract service line locations and asked if there was another option. Staff informed her that any other considerations outside of District regulations would have to be directed to staff from the General Manager with Board Approval.

Fiscal Impact:

It is unknown the extent of the exact fiscal impact. Costs range from \$500.00 to costs exceeding \$65,000.00.

NOTE: 1. EXISTING IN-TRACT LINE
 INSTALLED USING
 BORING TECHNOLOGY
 2. EXISTING 4" ODS, METER &
 IN-TRACT LINE
 ABANDONED 2013



* 1 YEAR WARRANTY ON PRIVATELY OWNED EQUIPMENT

MAP NOT TO SCALE

Portion of Sacramento Suburban Water District

EXHIBIT 1



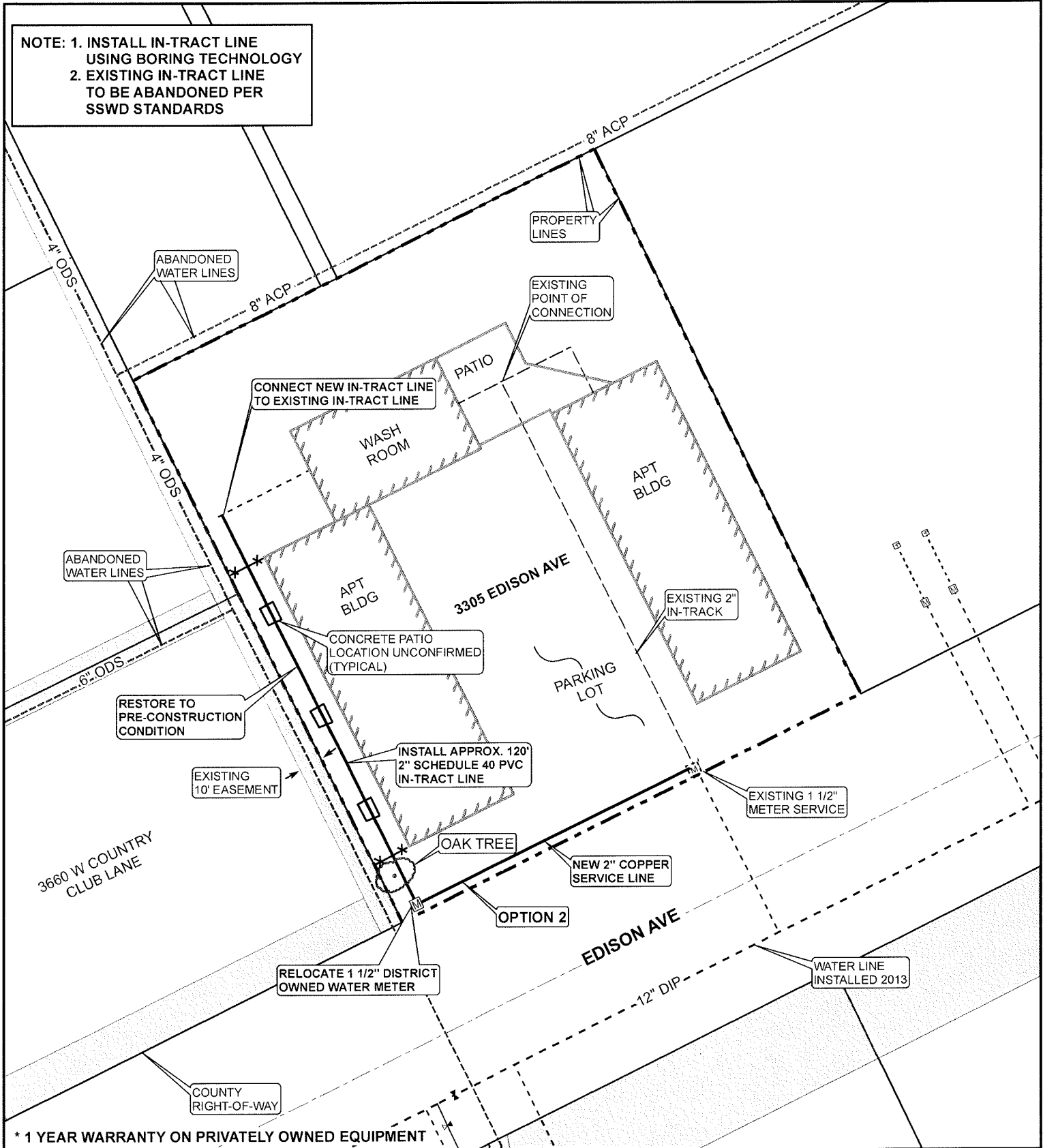
3305 Edison Avenue
 Proposed Option 1
 (CENTER OF PROPERTY METER)

(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
 Edison_3305_Fac_opt1.mxd

THIS MAP SHOWS APPROXIMATE EXISTING FACILITIES NEAR THE PROJECT SITE

**NOTE: 1. INSTALL IN-TRACT LINE USING BORING TECHNOLOGY
2. EXISTING IN-TRACT LINE TO BE ABANDONED PER SSWD STANDARDS**



* 1 YEAR WARRANTY ON PRIVATELY OWNED EQUIPMENT

MAP NOT TO SCALE

Portion of Sacramento Suburban Water District

EXHIBIT 2



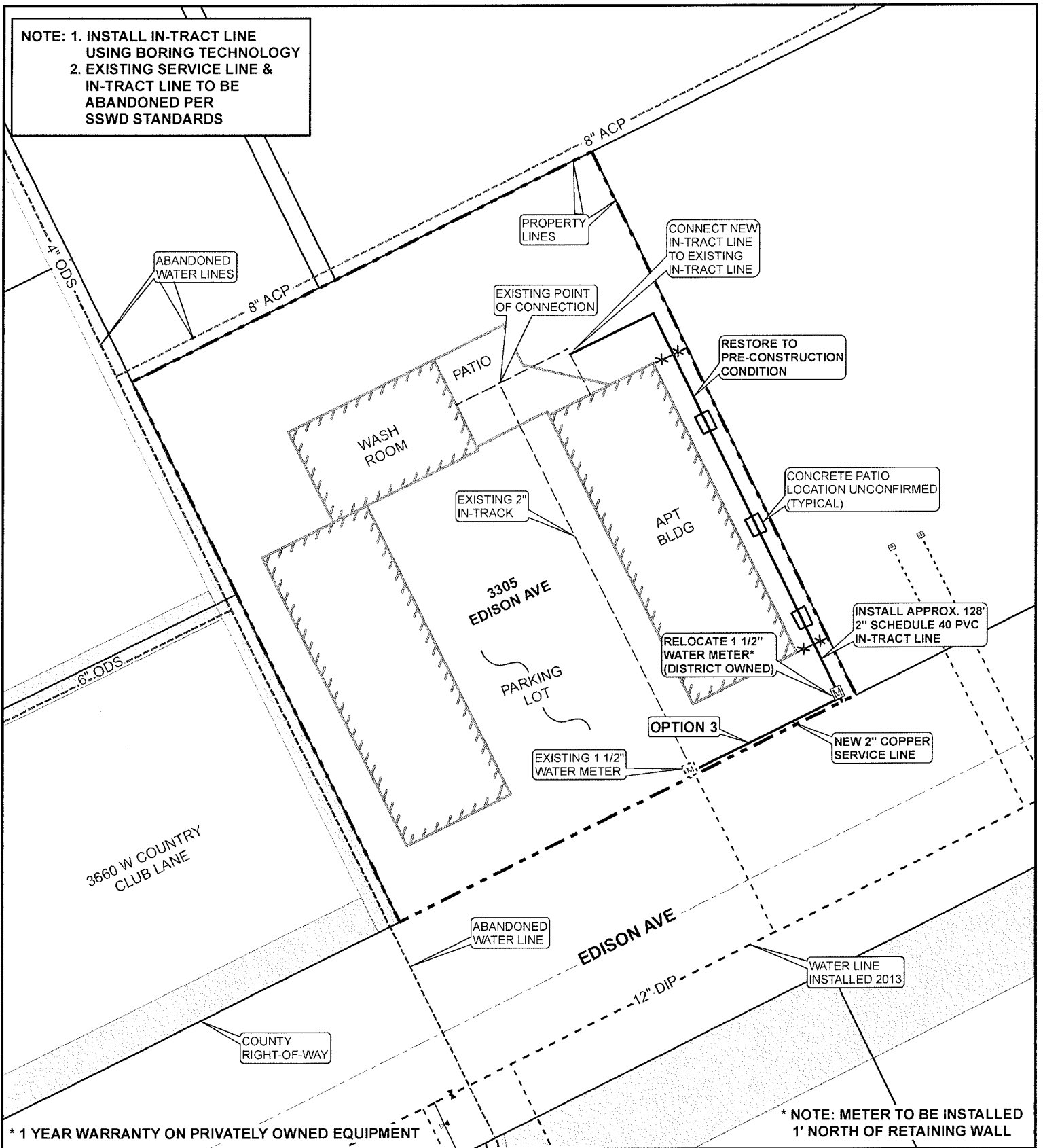
**3305 Edison Avenue
Proposed Option 2
(WEST SIDE METER)**

(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
Edison_3305_Fac_opt2.mxd

THIS MAP SHOWS APPROXIMATE EXISTING FACILITIES NEAR THE PROJECT SITE

**NOTE: 1. INSTALL IN-TRACT LINE USING BORING TECHNOLOGY
2. EXISTING SERVICE LINE & IN-TRACT LINE TO BE ABANDONED PER SSWD STANDARDS**



* 1 YEAR WARRANTY ON PRIVATELY OWNED EQUIPMENT

* NOTE: METER TO BE INSTALLED 1' NORTH OF RETAINING WALL

MAP NOT TO SCALE

Portion of Sacramento Suburban Water District

EXHIBIT 3



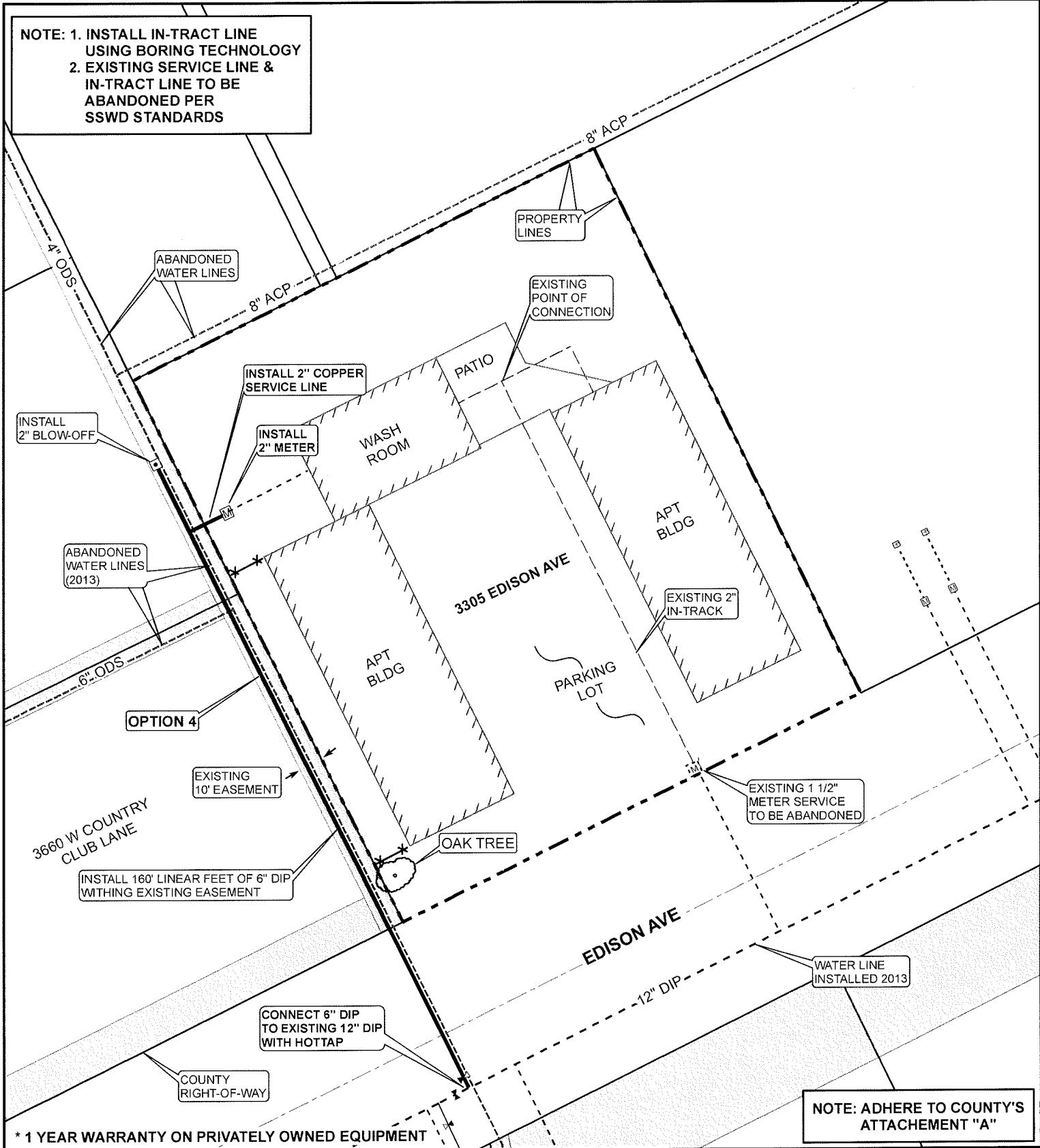
**3305 Edison Avenue
Proposed Option 3
(EAST SIDE METER)**

(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
Edison_3305_Fac_opt3.mxd

THIS MAP SHOWS APPROXIMATE EXISTING FACILITIES NEAR THE PROJECT SITE

**NOTE: 1. INSTALL IN-TRACT LINE USING BORING TECHNOLOGY
2. EXISTING SERVICE LINE & IN-TRACT LINE TO BE ABANDONED PER SSWD STANDARDS**



* 1 YEAR WARRANTY ON PRIVATELY OWNED EQUIPMENT

NOTE: ADHERE TO COUNTY'S ATTACHEMENT "A"

MAP NOT TO SCALE

Portion of Sacramento Suburban Water District

EXHIBIT 4



**3305 Edison Avenue
Proposed Option 4
(WEST SIDE METER)**

(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
Edison_3305_Fac_opt4.mxd

THIS MAP SHOWS APPROXIMATE EXISTING FACILITIES NEAR THE PROJECT SITE



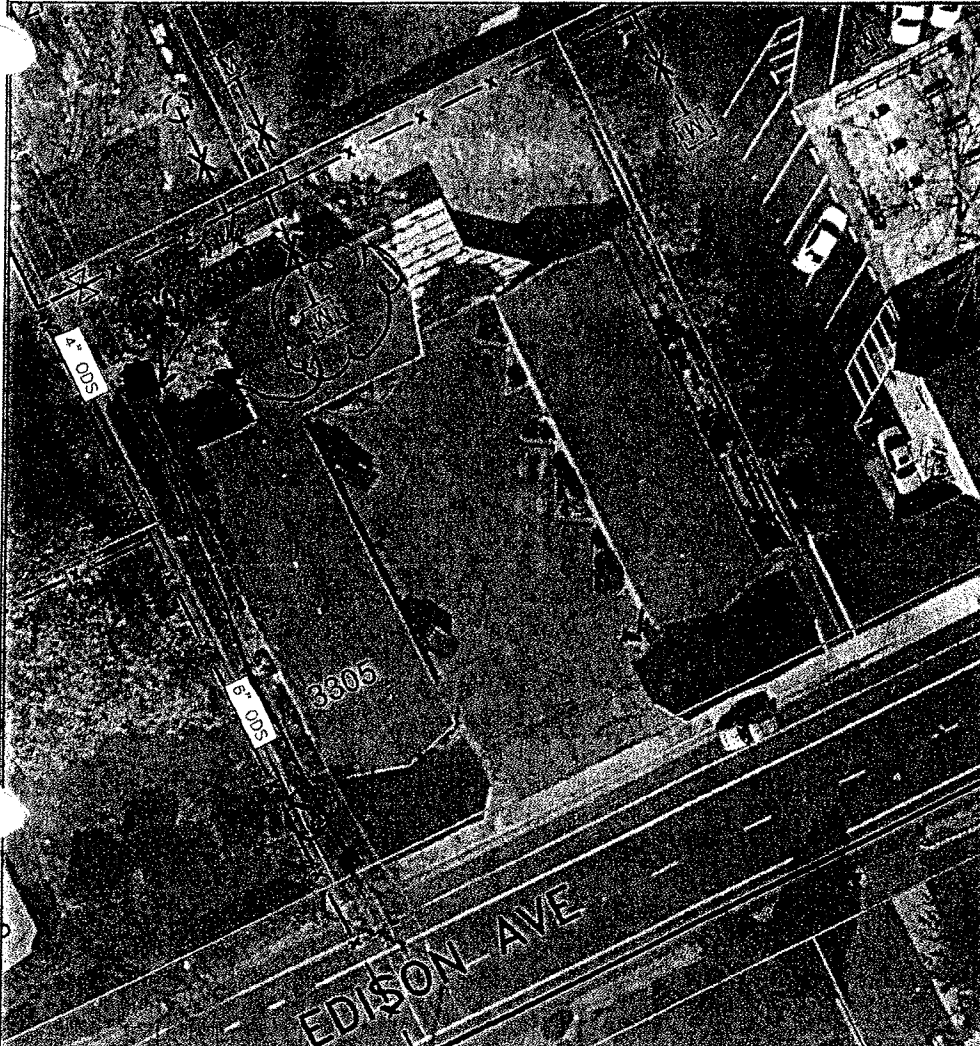
EXHIBIT 5

**Aerial View
of
3305 Edison Avenue**

(Voting Division 2)

EXHIBIT 6

NORTH COUNTRY CLUB ESTATES MAIN REPLACEMENT PROJECT METER LOCATION SHEET



11-7

NEW WATER METER ★ POINT OF CONNECTION TO BUILDING

NEW BACKFLOW DEVICE — IN-TRACT LINE

CONNECTION LOCATION
 FY SY BT

SIZE OF WATER TAP FOR FY CONNECTION (MIN. 3/4")
 3/4" 1" OTHER: _____

EXISTING BACKFLOW DEVICE?
 YES SIZE: _____ NO

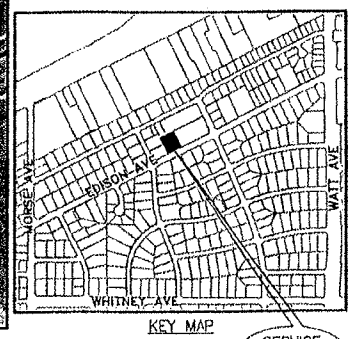
WATER SOFTENER?
 YES NO

INSTANT WATER HEATER?
 YES NO

APPROVAL OF EXTENDED WORKS HOURS
 YES NO (3:30-5:30PM)?

PROPOSED FH LOCATION?
 ACCEPTED SIGNATURE: _____

EXPLANATION:
 DOG ON PROPERTY COMMERCIAL PROPERTY



NOTE: PROPERTY LINES SHOWN ARE APPROXIMATE.

1" galv intrac tee into service with 2" pvc cap ext existing meter
 Notes (property type, obstructions such as structures, trees, or concrete walkways, any other important info):
SEY METER 7' E OF W P/L. CONNECT NORTH EXISTING METER ALONG W P/L.
TREE IN FRONT. NARROW CORRIDOR ALONG WEST P/L.

Picture File Name: **Backflow to be put in at later date** Attempt: **mtc 06190375**
 Address: 3305 Edison Ave, Sacramento CA 95821
 APN: 254-0132-009-0000
 New Service Size: 1 1/2"
 Old Service Loc.: 42'2" S-N P/L, 1' E-W P/L N OF SHED THRU LAUNDRY ROOM
 Contact Number & Email Address: **650 [REDACTED] 213-50**

2nd Attempt: **trans 70462491**
 3rd Attempt: **read 074930**
 Location **46 W-E**

OWNER TENANT
 Signature: **SEN MFER - MANAGER**

By signing this form you are allowing SSWD right of entry.

Sacramento Suburban Water Dist. 3701 Marconi Ave Suite 100 Sacramento, CA 95821-5346 PH: (916) 972-7171 FAX: (916) 972-7639	DWG NAME: 3305 Edison Ave.
	SCALE: 1" = 40'
	DATE: October 2012 CF NAME: Service Loc_Edison Ave.dwg

ATTACHMENTS 1-4

**STREET VIEW PHOTOS
OF 3305 EDISON AVENUE**



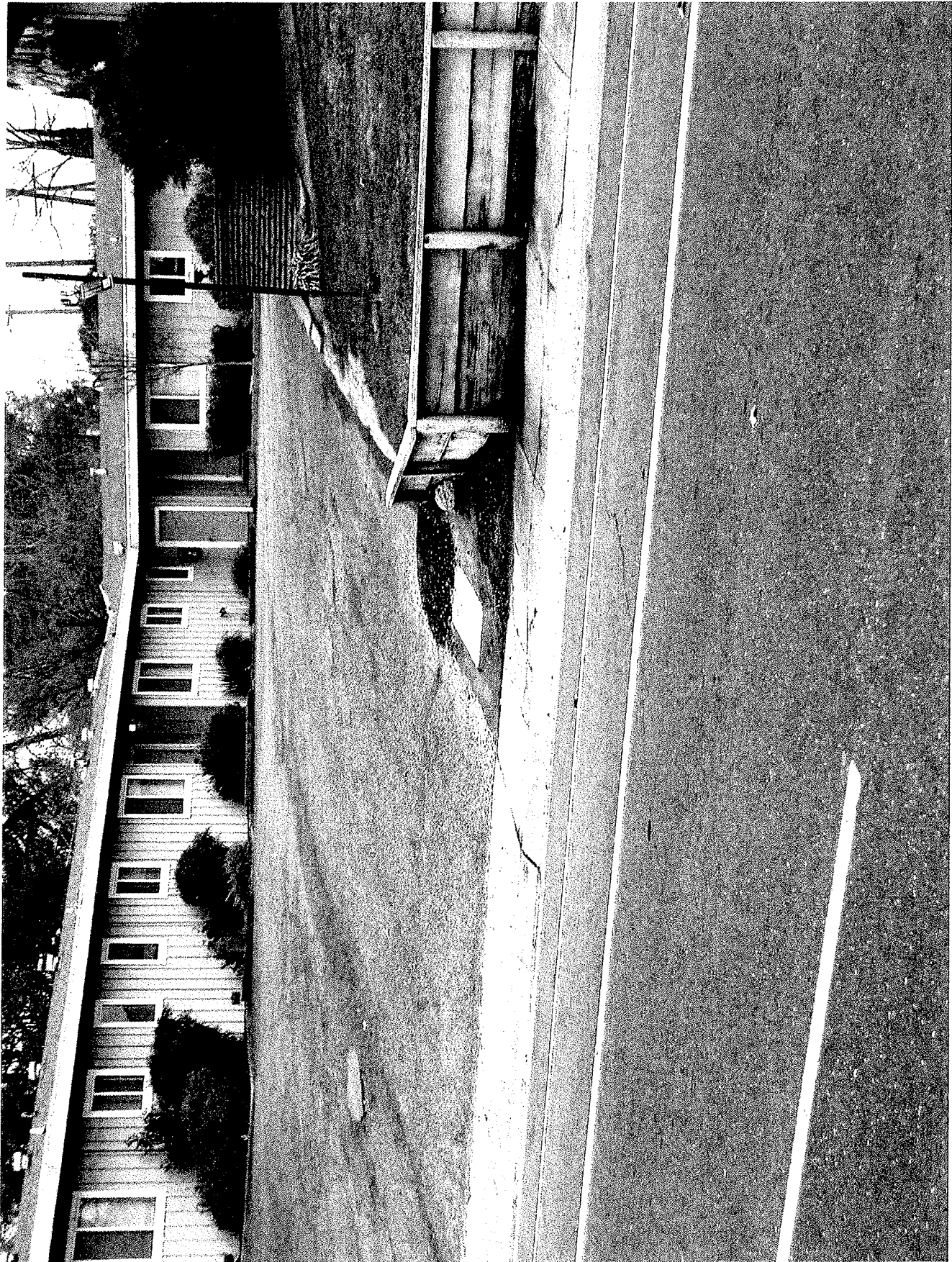
3305 EDISON AVE — LOOKING NORTH



3305 EDISON AVE — LOOKING EAST



3305 EDISON AVE — LOOKING @ METER



3305 EDISON AVE — LOOKING NORTH EAST METER



Facilities and Operations Committee

Agenda Item: 3

Date: March 21, 2016

Subject: Water System Master Plan and 2015 Urban Water Management Plan Update

Staff Contact: John E. Valdes, Engineering Manager

Recommended Committee Action:

Receive report from staff and consultant on progress to date in updating the District's Water System Master Plan and preparing the 2015 Urban Water Management Plan and direct staff as appropriate.

Discussion:

In 2015, the District contracted with Brown and Caldwell (B&C) to update the District's 2009 Water System Master Plan (WSMP) and to prepare the 2015 Urban Water Management Plan (UWMP). The original plan and schedule provided by B&C showed that the WSMP would be completed first and then information from the WSMP would then be used to prepare the 2015 UWMP. The UWMP is required to be submitted to the State Department of Water Resources (DWR) by July 1, 2016.

Beginning with the Facilities and Operations (F&O) Committee Meeting held on July 23, 2015, B&C has now attended three F&O Committee meetings to provide the F&O Committee with updates on their progress. In addition to the meeting on July 23, 2015, they also attended F&O Committee meetings on October 29, 2015, and January 8, 2016.

Since the January 8, 2016, F&O Committee Meeting, B&C has made additional progress on both the Water Master Plan update and the 2015 UWMP. B&C representatives will attend the April 1, 2016, F&O Committee Meeting to provide the committee with a more detailed update on both projects. Also, due to added scope of work for the master plan update, the schedule has shifted somewhat. As a result, the UWMP will now be completed, because of the regulatory deadline, ahead of the master plan update. The current status of both projects and important milestone dates and Board review timelines are described in more detail below.

2015 Urban Water Management Plan

B&C is very close to completing an administrative review draft of the 2015 UWMP. This draft report is scheduled to be delivered to the District on April 1, 2016. The Urban Water Management Planning Act requires that the District present the UWMP to the public for review and comment and to conduct a public hearing before formal adoption. The following plan and schedule is proposed which will lead to adoption and submittal of the final report to DWR prior to the July 1, 2016, deadline:

- April 1, 2016 – B&C to provide administrative draft copies of the UWMP to District staff for review and comment.
- April 18, 2016 Board Meeting - The Board will be asked to set a public hearing for the May Board Meeting to receive public comments on the draft plan.
- April 29, 2016 – Draft copies of UWMP will be available to provide to the Board of Directors and public for review and comment. Copies of the draft UWMP will also be placed at the Marconi Administration Office, three public libraries, and on the District web site for public review and comment.
- April 29 and May 6, 2016 - Place ad in the Sacramento Bee newspaper providing a brief description of the UWMP and notice the Board Meeting date of May 16, 2016, for the Board to consider public and staff comments on the draft UWMP.
- April 29, 2016 - Provide notification of the public hearing and availability of the Plan through the District's web site and to other agencies some of which include the City of Sacramento, County of Sacramento, City of Citrus Heights, Sacramento Area Sewer District, and SGA/RWA, neighboring water purveyors, USBR and Placer County Water Agency.
- May 16, 2016 Board Meeting - B&C will present an overview of the 2015 UWMP and will be available to field questions and receive comments on the draft plan. A public hearing will be held and any comments and requested revisions to the plan will be collected at this meeting.
- June 20, 2016 Board Meeting - Board adoption of the final UWMP at a public meeting following receipt of public input on the proposed action.
- June 30, 2016 - Submittal of final plan to DWR.

Water Master Plan Update

Since the F&O Committee Meeting on January 8, 2016, B&C has made considerable progress. They have completed a Long Term Well Plan and conducted a workshop with District staff. B&C has also completed the water demand analysis and they are in the process of completing the infrastructure analysis and an evaluation of future water supply needs. A Draft Technical Memo on the water demand analysis has been provided to District staff for review and comment. B&C is also coordinating with District staff to schedule a workshop in early April to discuss the asset management plan review task and level of service goals for the District.

The following plan and schedule is proposed which will lead to adoption of the Water Master Plan Update in July 2016:

- May 20, 2016 - An administrative draft of the Water Master Plan will be submitted by B&C.

- May 20 - June 3, 2016 - District staff review of administrative draft copy of the Water Master Plan.
- June 3 – June 10, 2016 - Review comments will be incorporated into a draft report.
- June 20, 2016 Board Meeting - The draft Master Plan report will be distributed to the Board of Directors for review and comment.
- July 18, 2016 Board Meeting - B&C will present the Master Plan Update and will be available to field questions and receive comments on the draft Master Plan.
- July 30, 2016 – B&C will submit the final Master Plan.

Fiscal Impact:

The District’s contract with B&C for the Water System Master Plan update and 2015 UWMP is in the amount of \$345,010. This includes added scope of work tasks related to water demand projections and review and prioritization of the District’s asset management activities. Funds for this project are included in the District’s approved Operating Capital Budget for 2015 and 2016.

Strategic Plan Alignment:

Water Supply – 1.B. Provide for the future needs of the District through prudent planning that will ensure sufficient capacity to serve all customers.

Water Supply – 1.D. Manage the District’s groundwater supply to ensure its quality and quantity.

Customer Service – 3.D. Provide effective customer and community relations by communicating, educating, and providing information on District operations, drinking water issues, water conservation, resource sustainability and environmental stewardship.

The Water System Master Plan update aligns with each of the goals/principles outlined above. It will help in managing the District’s groundwater supply and to estimate the future water supply needs for District’s customers. It can also be used as a tool to effectively communicating information to the District’s customers on drinking water supply and other relevant planning issues.

Likewise, the UWMP will quantify all available water supplies and compare it with projected future water demands of the District. The UWMP will review and quantify the appropriate levels of reliability of the District’s water supply and determine if water supplies are sufficient to meet the needs of its customers during normal, dry and multiple dry years. The District will solicit review comments and interact with other agencies in the preparation of the UWMP.



Facilities and Operations Committee

Agenda Item: 4

Date: March 17, 2016

Subject: Drought Tolerant Garden - Fulton/El Camino Parks and Recreation District

Staff Contact: Greg Bundesen, Water Conservation Supervisor

Recommended Committee Action:

Receive report from staff and provide direction regarding a preferred River Friendly Landscape Plan at Howe Park in partnership with the Fulton/El Camino Parks and Recreation District.

Background:

In November 2015 the District’s Board of Directors (Board) adopted Resolution No. 15-25, which accepted the Grant of Easement and Right of Water and Grant of Access Easement for Howe Ave. Park, APN #278-0112-001. As part of this Grant of Easement, staff has been requested to develop a River-Friendly Landscape (RFL) Garden site plan to be constructed by the District and maintained by the Fulton-El Camino Parks District (Parks District). The size of the easement in question is approximately 14,059 square feet, with an estimated monetary value of approximately \$59,329.

After reviewing the project location, District staff is preparing to utilize existing landscape improvement plans that follow the Principles of RFL (www.ecolandscape.org/riverfriendly). Six (6) concept RFL Garden plans have been developed by EcoLandscape California (See Exhibits 1-6) and have been made available to the public (www.ecolandscape.org) at no cost. Attachments 1-6

By utilizing and adapting one of the six available RFL plans, both the District and Park District will have an excellent promotional space that local residents and park visitors can use as an example of the benefits of transitioning their property to a RFL Garden. Staff will also prepare information boards that will be installed at the RFL Garden to provide visitors with information regarding the site planning, preparation and construction, as well as, all of the benefits of installing a natural watershed appropriate landscape. An RFL Garden, once established, will call for very little (if any) supplemental water as the plants installed will be native to the Sacramento region, drought tolerant in nature, and soil on site will be amended to maximize its water retention capabilities.

In 2007, the District partnered with the American River Parkway Foundation (ARPF) and Carmichael Water District to install an RFL Garden at William Pond Park. The only plants installed at the one (1) acre ARPF Garden were native to the American River Parkway making it the only demonstration Garden known at the time to represent a specific urban parkway setting. Since their installation the plants have established themselves and water use at the Garden has decreased substantially (see Exhibit 2). When compared to water usage in 2012 (418,132 gallons), water use at the Garden decreased 64% in 2013 (151,096 gallons), 80% in 2014 (84,524 gallons), and 67% in 2015 (11,968 gallons). As part of the installation of the Garden, the District agreed to pay maintenance costs for the upkeep of the ARPF Garden. Those maintenance costs have also decreased as the ARPF has been utilizing volunteers to maintain the Garden instead of a Landscape Maintenance Contactor. Maintenance costs have reduced by 88% since 2012. By replacing the existing turf landscape with a RFL Garden, staff estimates that the water use for the site will mimic the ARPF Garden water use and become very minimal once the RFL Garden is established.

If agreed to by both the District and Parks District to move forward, staff from both agencies will meet and discuss a site plan that can be adapted to best fit the location. A Memorandum of Understanding (MOU) regarding the installation and maintenance of the RFL Garden will also be generated between the District and the Parks District. Since construction costs are unknown at this time, the District will issue a Request for Bid for the RFL Garden's installation to landscape technicians qualified in RFL installations. Once a qualifying bid is received, staff will make a recommendation to the Board to approve signing a contract and the funding needed for the RFL Garden's construction. Before and during construction, staff will solicit donations from irrigation supply companies, local nurseries, and building materials retailers in an effort to keep construction costs at a minimum.

As part of the MOU, the District will request that once the District completes the construction of the RFL Garden and it is accepted by the Parks District, the Parks District will assume maintenance responsibilities for the RFL Garden's ongoing upkeep. Staff intends to advertise the RFL Garden location on the District's website, the Parks District website, local newspapers, and monthly bill inserts.

Fiscal Impact:

1. The value of the easement is approximately \$59,329 (14,059 ft² at a value of \$4.22 per ft². For a comparison, the District acquired the Rutland Well site property for a cost of \$4.22 per ft²).
2. If approved to continue, the construction costs for the RFL Garden will be realized once the RFP process is concluded. Staff does not have a preliminary estimated construction cost.

Strategic Plan Alignment:

Water Supply – 1.C. – Continue to implement and support demand management strategies and water conservation that comply with federal, state and regional⁴ programs; support Water Forum Agreement⁵ goals and efficiently meet the needs of the District customers.

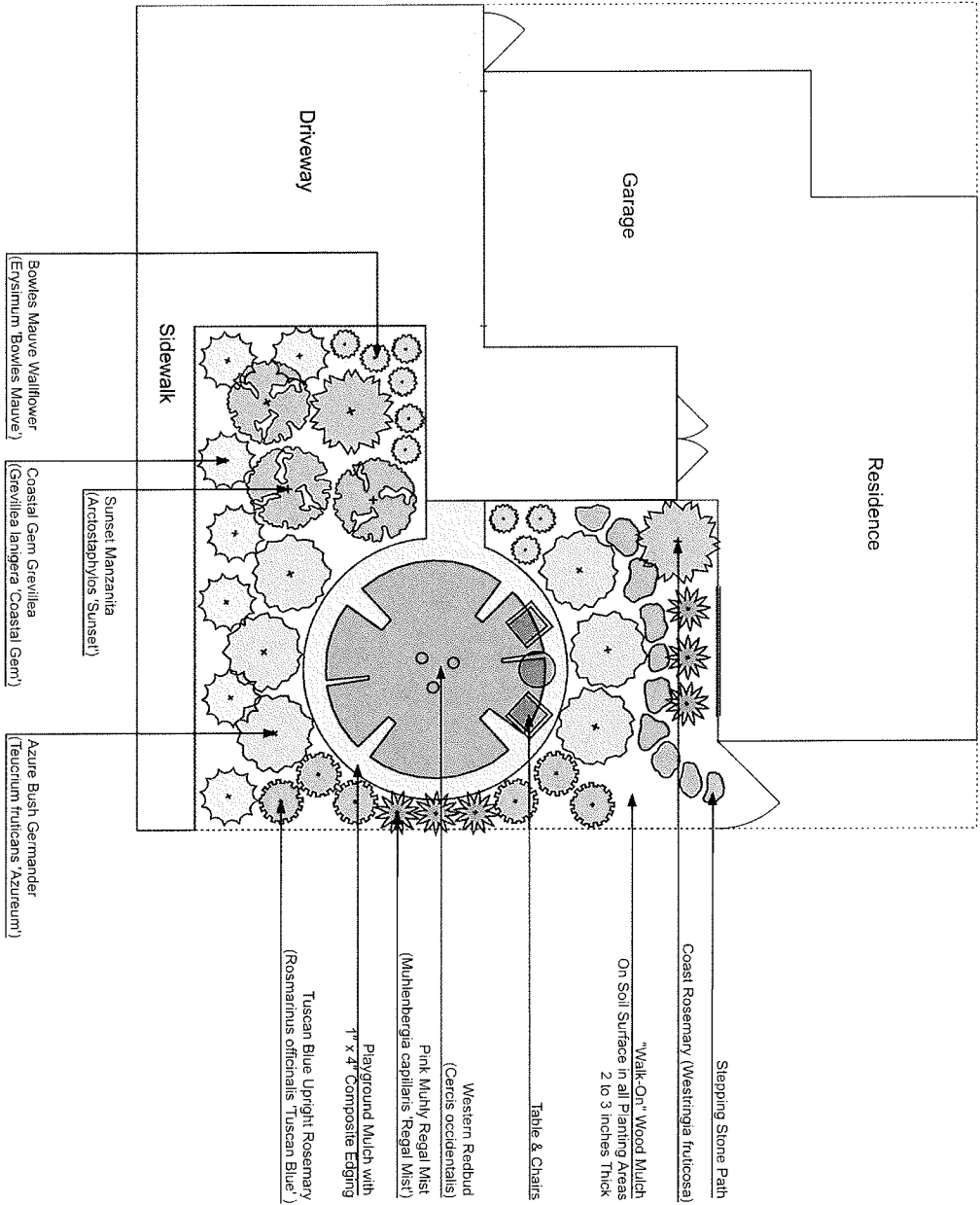
Facilities and Operations – 2.H. – Implement water conservation programs that efficiently utilize potable water supplies.


Customer Service – 3.D. Provide effective customer and community relations by communicating, educating, and providing information on District operations, drinking water issues, resource sustainability and environmental stewardship.



Leadership – 5.C. Participate in regional, statewide and national water management partnerships.

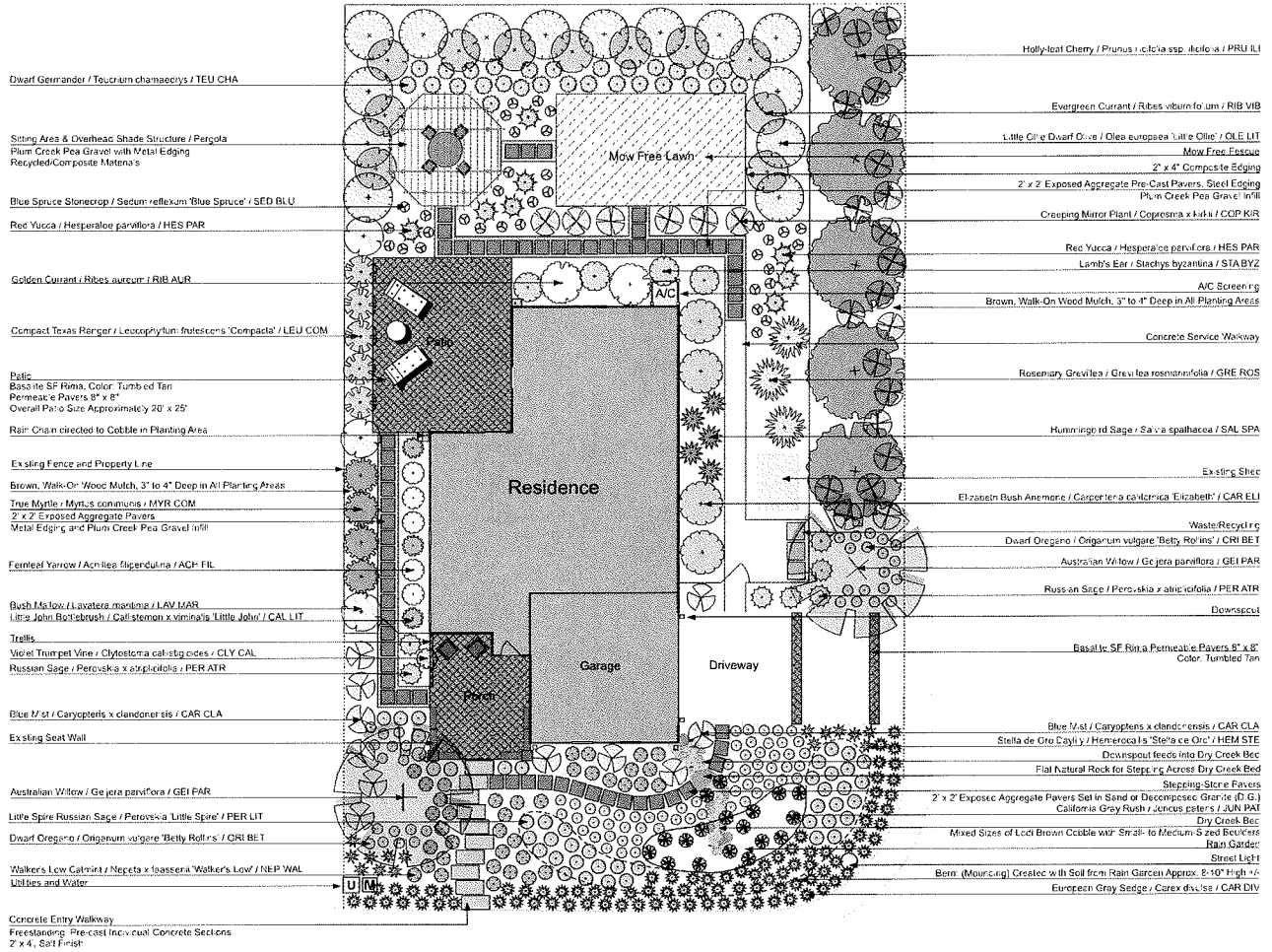
Leadership – 5.D. – Provide leadership within the community in a positive and progressive manner for the mutual benefit of the area (service groups, adjacent water purveyors, county/city/local government).

Constructing an RFL Garden at Howe Park is a great opportunity to continue to show Sacramento area residence the benefits of positive landscape transitions. Water conservation and use efficiency is going to continue to be significant as California goes in and out of drought conditions. Providing public displays of water efficient landscapes is going to continue to be important as customers -become more and more willing to transition their landscapes.



Paper Size: 11" x 17" 

<p>DATE: 3/4/13</p> <p>JOB NUMBER: 1</p> <p>DRAWN BY: CB</p> <p>CHECKED BY: CB</p> <p>SCALE: 1/8" = 1'-0"</p> <p>SHEET: 1 of 1</p>	<p>REGIONS: None</p> <p>PROJECT: County of Sacramento Community Development Department</p>	<p>SHEET DESCRIPTION: Example Landscape Design Single-Family Home #2 Front Yard California Native & Drought Tolerant Low Water-Use Plants</p>	<p>Developed & Supported by:</p>  
--	--	--	--



Project Notes:
Refer to Project Notes for more information about this Conceptual Landscape Plan.

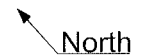
Plants:
Plants were specifically chosen and placed based on mature size. Plants with the same water and sun exposure requirements are grouped together and are on the same zone (valve). If plant substitutions are made, select plants with the same cultural requirements and mature size.

Please note:

The information presented is provided as a public service. This information is not a substitute for the exercise of sound judgement in particular circumstances, and is not intended as recommendations for particular products or services.

This design, project notes, diagrams, resources, and any other information provided herein are for informational and illustration purposes only and in no way are they to be interpreted as construction details or specifications.

A site-specific design should be prepared by a qualified landscape designer and irrigation designer prior to any landscape installation. When hiring contractors to install a landscape or irrigation plan, contract with professionals who are licensed and insured for the work to be performed.



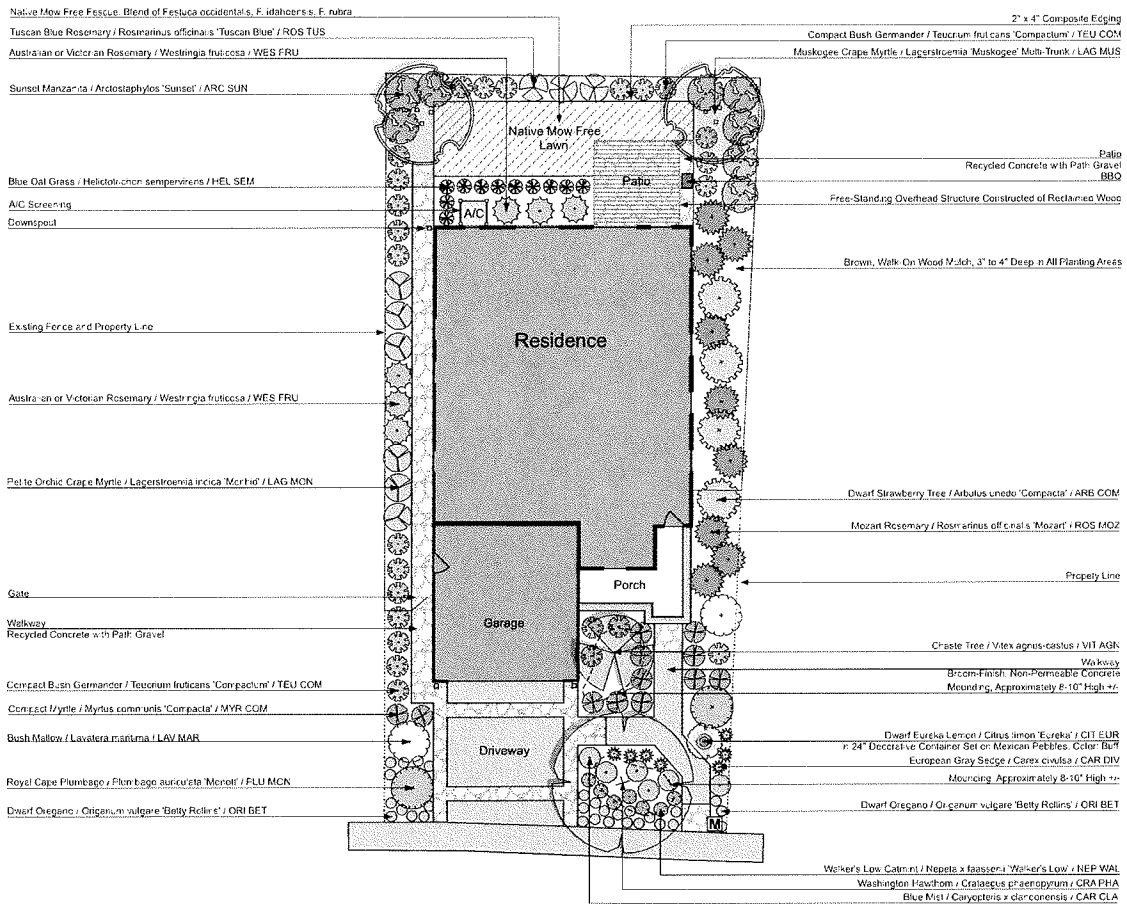
SHEET: 1 of 2	SCALE: No Scale	CHECKED BY: ELC	DRAWN BY: ELC	JOB NUMBER: R/R	DATE: October 2013
---------------	-----------------	-----------------	---------------	-----------------	--------------------

REVISIONS: None

PROJECT:
Right as Rain
Eco-Friendly Design Plans for
The New California Landscape

SHEET DESCRIPTION:
Conceptual Landscape Design Plan





Project Notes:
Refer to Project Notes for more information about this Conceptual Landscape Plan

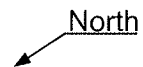
Plants:
Plants were specifically chosen and placed based on mature size. Plants with the same water and sun exposure requirements are grouped together and are on the same zone (valve). If plant substitutions are made, select plants with the same cultural requirements and mature size.

Please note:

The information presented is provided as a public service. This information is not a substitute for the exercise of sound judgement in particular circumstances, and is not intended as recommendations for particular products or services.

This design, project notes, diagrams, resources, and any other information provided herein are for informational and illustration purposes only and in no way are they to be interpreted as construction details or specifications.

A site-specific design should be prepared by a qualified landscape designer and irrigation designer prior to any landscape installation. When hiring contractors to install a landscape or irrigation plan, contract with professionals who are licensed and insured for the work to be performed.



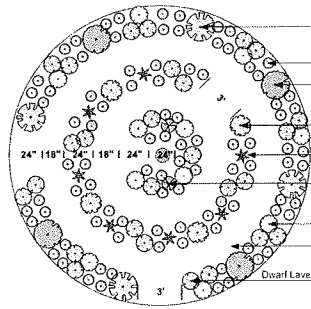
SHEET: 1 of 2	SCALE: NO SCALE	CHECKED BY: ELC	DATE: October 2013	REVISIONS: NONE
	DRAWN BY: ELC	JOB NUMBER: NP	PROJECT: Neat & Petite Eco-Friendly Design Plans for The New California Landscape	SHEET DESCRIPTION: Conceptual Landscape Design Plan

PROJECT:
Neat & Petite
Eco-Friendly Design Plans for
The New California Landscape

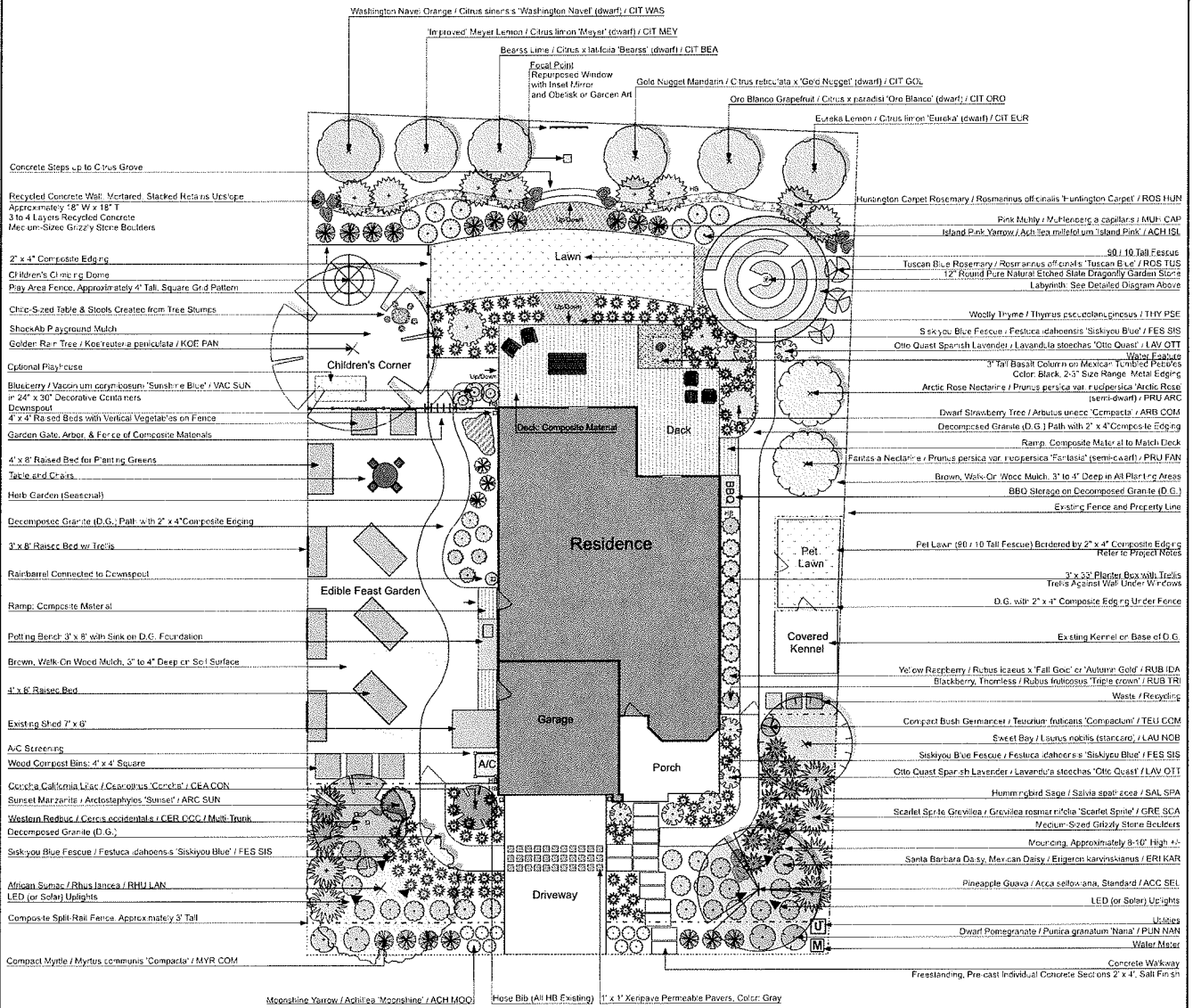
SHEET DESCRIPTION:
Conceptual Landscape Design Plan



Detailed Labyrinth



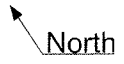
- Culinary Sage / *Salvia officinalis* / SAL OFF
- Annual / ANN
- Thyme / *Thymus vulgaris* / THY VUL
- Scented Leaf Geranium / *Pelargonium x PEL X*
- Chive / *Allium schoenoprasum* / ALL SCH
- Sweet Violet / *Viola odorata* / VIQ ODD
- Sweet Alyssum / *Loebalia maritima* / LOB MAR
- Walk-On Walk
- Dwarf Lavender Hybrid / *Lavandula angustifolia* / LAV ANG



Project Notes:
Refer to Project Notes for more information about this Conceptual Landscape Plan.

Plants:
Plants were specifically chosen and placed based on mature size. Plants with the same water and sun exposure requirements are grouped together and are on the same zone (waive). If plant substitutions are made, select plants with the same cultural requirements and mature size.

Please note:
The information presented is provided as a public service. This information is not a substitute for the exercise of sound judgement in particular circumstances, and is not intended as recommendations for particular products or services.
This design, project notes, diagrams, resources, and any other information provided herein are for informational and illustration purposes only and in no way are they to be interpreted as construction details or specifications.
A site-specific design should be prepared by a qualified landscape designer and irrigation designer prior to any landscape installation. When hiring contractors to install a landscape or irrigation plan, contact with professionals who are licensed and insured for the work to be performed.



DATE:	October 2013
JOB NUMBER:	WH
DRAWN BY:	ELC
CHECKED BY:	ELC
SCALE:	No Scale
SHEET:	1 of 2

PROJECT:
Wholesome Habitat
Eco-Friendly Design Plans for
The New California Landscape

SHEET DESCRIPTION:
Conceptual Landscape Design Plan



European Gray Sedge / Carex divisa / CAR DIV

Scat Wall (Same as Side Patio)

Bright N Tight Laurel Cherry / Prunus caroliniana 'Bright N Tight' / PRU BRI

Oldo Coast Spanish Lavender / Lavandula stoechas 'Oldo Coast' / LAV OTT

Dwarf Pomegranate / Punica granatum 'Nana' / PUN NAN

Huntington Carpet Rosemary / Rosmarinus officinalis 'Huntington Carpet' / ROS HUN

Mounding, Approximately 8-10" High +/-

Mainia Strawberry Tree / Arbutus 'Monna' / ARB IAR

LED (or Solar) Uplights

Crevicelea Matonglo / Greivelia juniperina 'Matonglo' / GRE MOL

2" x 4" Composite Edging

Muskogee Crape Myrtle / Lagerstromia 'Muskogee' / LAG MUS

Euca-Trunk / LAG MUS

Kaleidoscope Abelia / Abelia x grandiflora 'Kaleidoscope' / ABE KAL

50' / 10' Tall, Fescue Wood Sheds

Wood to have FSC label (Forest Stewardship Council)

Arbor Approximately 40' Long x 5' Wide (5 Sections, Approximately 8' Long)

Arbor Approximately 18' Long x 2' Wide (2 Sections, Approximately 8' Long)

Violet Trumpet Vine / Cytisoma caesi-spicata / CLY CAL

Jerusalem Sage / Phlomis tuberosa / PHL FRU

Table or Wine Grapes / Vitis / VIT

Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster' / CAL KAR

Horseshoe Pit Approximately 6' x 48'

Brown Walk-On Wood Mulch, 3" to 4" Deep in All Planting Areas

Utility Shed 8' x 10'

Waste Recycling Area

Non-Permeable Concrete

Eve Case Coffeeberry / Frangula californica 'Eve Case' / FRA CAL

Double Swing Gates

Harlequin Dwarf Fountain Grass / Pennisetum alopecuroides 'Harlequin' / PEN HAR

Mounding, Approximately 8-10" High +/-

Mozart Rosemary / Rosmarinus officinalis 'Mozart' / ROS MOZ

Crimesa Pistache / Pistacia chinensis / PIS CHI

Uplights

Telephone Post

Street Light

Dry Creek Bed

Mixed Sizes of River Cobble with Small- to Medium-Sized Boulders

Lamb's Ear / Stachys byzantina / STA BYZ

Water Feature

Natural Stone Boulder, Recycled Glass at Base

1/2" to 1" Size Range, Color: River Mix, Metal Edging

Access Border

Tumbled Mexican Pebbles 1/2" to 1" Size Range, Color: Buff, Metal Edging

Scat Wall

Stucco to Match Residence, 18" x 18" Column Capstone, 37" Flagstone Wall Cap, Color: Complementary to Pavets

Retractable Slide Wire Cattle System Awning

Steel Frame

Patio

Permeable Pavers installed per Manufacturer's Specifications, Belgard Subterra Stone, Color: Avignon

Inset Patio

Belgard Subterra Stone, Color: Beffa

Downspout

Edging per manufacturer's specifications

Existing Fence and Property Line

Brown Walk-On Wood Mulch, 3" to 4" Deep in All Planting Areas

Dwarf Strawberry Tree / Arbutus unedo 'Compacta' / ARB COM

A/C Screening

A/C

Decorative Containers Set on Tumbled Mexican Beach Pebbles

1/2" to 1" Size Range, Color: Buff, Metal Edging

Mozart Rosemary / Rosmarinus officinalis 'Mozart' / ROS MOZ

Walkway

Permeable Pavers installed per Manufacturer's Specifications, Belgard Subterra Stone, Color: Avignon

Muskogee Crape Myrtle / Lagerstromia 'Muskogee' / LAG MUS

Mounding, Approximately 8-10" High +/-

Little John Bottlebrush / Callistemon x viridulus 'Little John' / CAL LJL

Harlequin Dwarf Fountain Grass / Pennisetum alopecuroides 'Harlequin' / PEN HAR

Compact Bush Germanier / Teucrium tuberosa 'Compactum' / TEU COM

Water Meter

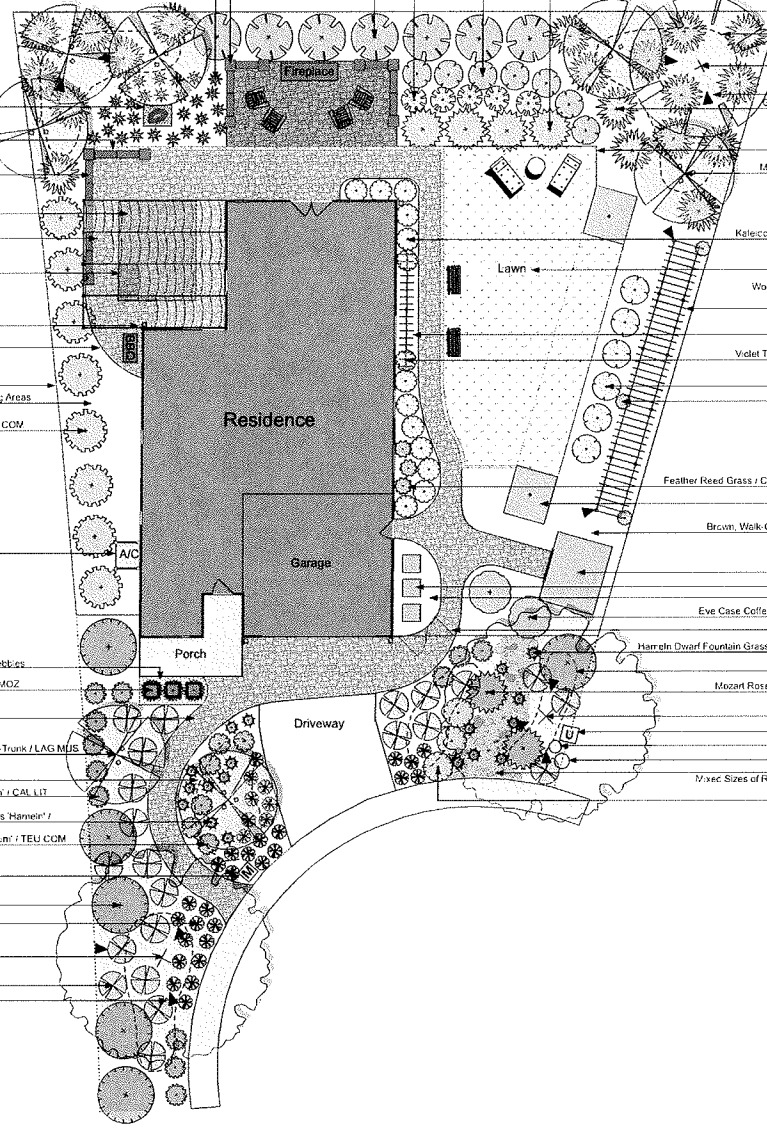
Toyer / Heliconia's artificialia / HET ARB

Blue Oat Grass / Helictotrichon sempervirens / HEL SEV

Chinese Pistache / Pistacia chinensis / PIS CHI

Creeping Winter Plant / Coprosma x hirta / COP KIR

LED (or Solar) Uplights



Project Notes:
Refer to Project Notes for more information about this Conceptual Landscape Plan.

Plants:
Plants were specifically chosen and placed based on mature size. Plants with the same water and sun exposure requirements are grouped together and are on the same zone (valve). If plant substitutions are made, select plants with the same cultural requirements and mature size.

Please note:
The information presented is provided as a public service. This information is not a substitute for the exercise of sound judgement in particular circumstances, and is not intended as recommendations for particular products or services.
This design, project notes, diagrams, resources, and any other information provided herein are for informational and illustration purposes only and in no way are they to be interpreted as construction details or specifications.
A site-specific design should be prepared by a qualified landscape designer and irrigation designer prior to any landscape installation. When hiring contractors to install a landscape or irrigation plan, contact with professionals who are licensed and insured for the work to be performed.

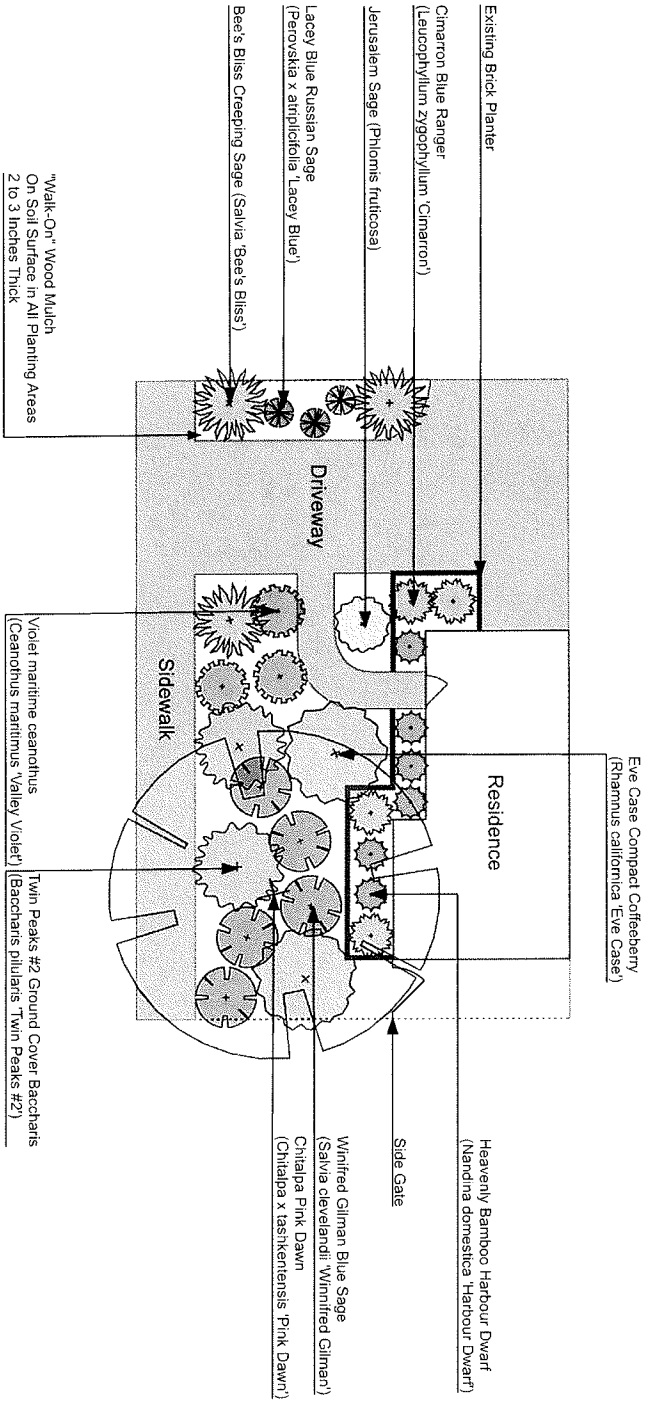


REVISIONS:	None
DATE:	October 2013
JOB NUMBER:	RD
DRAWN BY:	ELC
CHECKED BY:	ELC
SCALE:	No Scale
SHEET:	1 of 2

PROJECT:
Recreation Destination
Eco-Friendly Design Plans for
The New California Landscape

SHEET DESCRIPTION:
Conceptual Landscape Design Plan





Paper Size: 11" x 17"



REVISIONS:	None
DATE:	1/24/13
JOB NUMBER:	1
DRAWN BY:	CB
CHECKED BY:	CB
SCALE:	1/8" = 1'-0"
SHEET:	1 of 1

PROJECT:
County of Sacramento
Community Development Department

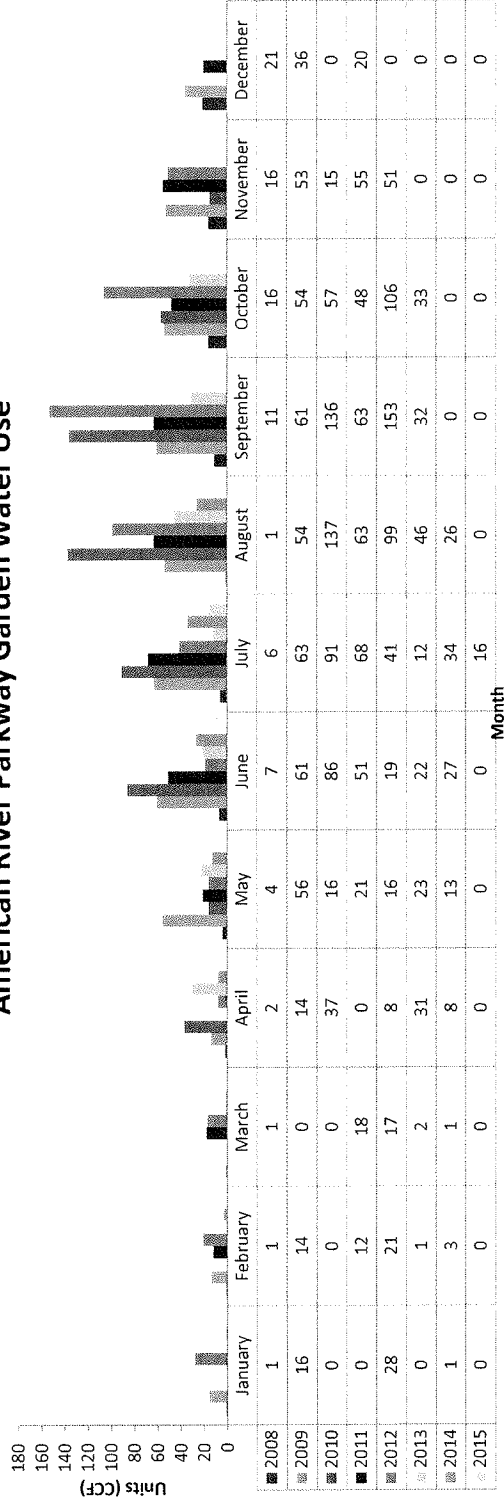
SHEET DESCRIPTION:
Example Landscape Design
Single-Family Home #1 Front Yard
California Native & Drought-Tolerant
Low Water-Use Plants

Developed & Supported by:

ARPF Demonstration Garden Historical Usage

	January	February	March	April	May	June	July	August	September	October	November	December	Yearly Totals
2008	1	1	1	2	4	7	6	1	11	16	16	21	87
2009	16	14	0	14	56	61	63	54	61	54	53	36	482
2010	0	0	0	37	16	86	91	137	136	57	15	0	575
2011	0	12	18	0	21	51	68	63	63	48	55	20	419
2012	28	21	17	8	16	19	41	99	153	106	51	0	559
2013	0	1	2	31	23	22	12	46	32	33	0	0	202
2014	1	3	1	8	13	27	34	26	0	0	0	0	113
2015	0	0	0	0	0	0	16	0	0	0	0	0	16
2016	0	0	0	0	0	0	0	0	0	0	0	0	0
Monthly Totals	46	52	39	100	149	273	331	426	456	314	190	77	2453

American River Parkway Garden Water Use



■ 2008 ■ 2009 ■ 2010 ■ 2011 ■ 2012 ■ 2013 ■ 2014 ■ 2015

Comments

The ARPF has drastically reduced water consumption now that the plants are fully established. Since 2012, water use at the Garden has decreased by 64% in 2013, 80% in 2014 and 97% in 2015. The ARPF is now using volunteers to maintain the Garden keeping maintenance costs at a minimum. Maintenance costs decreased by 88% in 2015 compared to 2012.



Facilities and Operations Committee

Agenda Item: 5

Date: March 28, 2016

Subject: McClellan Business Park Improvement Agreement Update

Staff Contact: Dan York, Assistant General Manager

Recommended Committee Action:

Receive report and direct staff as appropriate regarding water facility improvement requirements at McClellan Business Park per the Operations Agreement between the former Northridge Water District and Sacramento County, which subsequently evolved to Sacramento Suburban Water District and McClellan Business Park.

Background:

On September 7, 1999, Northridge Water District (NWD) executed the Operations Agreement (Agreement) between Sacramento County (County) and NWD for the Conveyance of the McClellan Water Distribution System for ownership, operation, and maintenance of the potable water system. Included in the Agreement was a Capital Improvement Plan (CIP) consisting of ten items that were included in the proposal. In Section 2 of the Agreement, NWD was required to provide “upgrades” to the existing potable water system to bring it up to current standards. The “upgrades” are itemized in Exhibit C of the Agreement for a total estimated cost of \$5,062,000. There are three items from the CIP list that have yet to be 100% completed.

Discussion:

MBP has recently questioned whether the District, or a developer, is responsible for upsizing the existing water mains at McClellan Business Park (MBP). In particular, MBP is challenging whether the District’s Regulations Governing Water Service is applicable at MBP, or whether their interpretation of the Agreement is obligating the District to pay for and make these improvements.

Under the Agreement, NWD agreed to take over the water system at McClellan Air Force Base. As consideration for receiving the assets of the water system and assuming its operation and maintenance as the base's water provider, NWD agreed in the first paragraph of Section 2, page 3 of the Agreement to:

Upgrade, maintain, and operate the System in accordance with all applicable laws, rules, regulations, and orders of State and Federal governments, agencies, and other governmental

authorities, including, but not limited to, the American Water Works Association, the California Department of Health Services, the California Department of Toxic Substance Control, and the Central Valley Regional Water Quality Control Board. NWD estimates that System upgrades will cost approximately \$5,100,000, as further described and set forth in Exhibit C. Implementation of system upgrades will be dictated by the County's final re-use and capital improvement plan for MBP.

MBP's interpretation of the County's final re-use plan dictates all upgrades are the responsibility of the District's. The District feels the only other guidance on the scope of its obligation is Exhibit C to the Agreement, which is entitled "McClellan Air Force Base Capital Improvement Plan." Although the title is broad, the ten items listed in Exhibit C are various types of water system improvements. The District's interpretation of the Agreement is that once the required improvements as listed in Exhibit C have been completed, its obligation to make water system upgrades ends.

MBP's legal counsel will be providing the District an Opinion Letter regarding the Agreement. Upon receipt of the Opinion Letter, staff will forward it to District legal counsel.

Fiscal Impact:

There is minimal fiscal impact to the District. The cost incurred by the District will be at legal counsel's hourly rate to consider the proposed revision for easements at MBP. The costs for other improvements and future development will be addressed with those activities and not considered a factor in this action.

Strategic Plan Alignment:

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



Facilities and Operations Committee

Agenda Item: 6

Date: March 21, 2016

Subject: Acquisition of Property at Bainbridge/Holmes Well (#59A) Site

Staff Contact: John E. Valdes, Engineering Manager

Recommended Committee Action:

Receive report from staff on the proposed acquisition of approximately 200 square feet of property adjoining the District’s Bainbridge/Holmes Well (#59A) site and authorize the General Manager to prepare an Agreement for Purchase of Real Property for this same portion of land to be brought to the full Board for approval.

Discussion:

In the late-1990’s the former Arcade Water District desired to expand the Bainbridge/Holmes Well site in North Highlands to drill a replacement well and to modernize the facility. Therefore, the District purchased approximately 3,396 square feet (sf) of adjoining property from the Rio Linda Union School District (now the Twin Rivers School District). This purchased land eventually became APN #219-0020-033. See the attached Exhibit 1 for a map of the well site.

It was recently discovered that there is a small piece of land approximately 200 sf in size located between the District’s two parcels that is owned by the North Highlands Recreation and Park District (NHRPD). Refer again to Exhibit 1.

The District’s engineer, Area West Engineers, utilized the services of Mr. Tyler Boyd, Vice-President with Kidder Mathews, to place a value on the subject property. Mr. Boyd is a real estate broker and not a certified/licensed appraiser, therefore, he was asked to provide a “Broker Opinion of Value.” Mr. Boyd looked at 26 recent sales within 0.5 mile radius of the subject property. These were all residential homes with the same zoning code as the subject property and they all sold within the past 5 months. See the attached Exhibit 2. While the subject property obviously isn’t residential, it is the only way Mr. Boyd could derive a value for such a unique property. Mr. Boyd concluded that the average price per square foot for land value over the 26 recent comparables was \$30.13/sf. Applying a unit cost of \$30/sf to the subject parcel results in a value of approximately \$6,000.

Area West has approached the NHRPD and they would find a fee title offer of \$6,000 to be acceptable for the subject piece of property. The purchase of this property will allow the District

clear title and one contiguous piece of property allowing ingress/egress for operations and maintenance of the District's well site.

If the F&O Committee approves the subject land acquisition, an agreement for purchase will need to be prepared and brought to the full Board for approval.

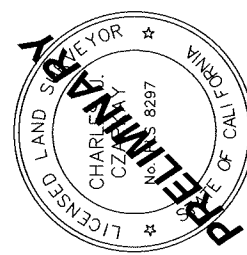
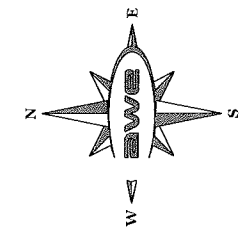
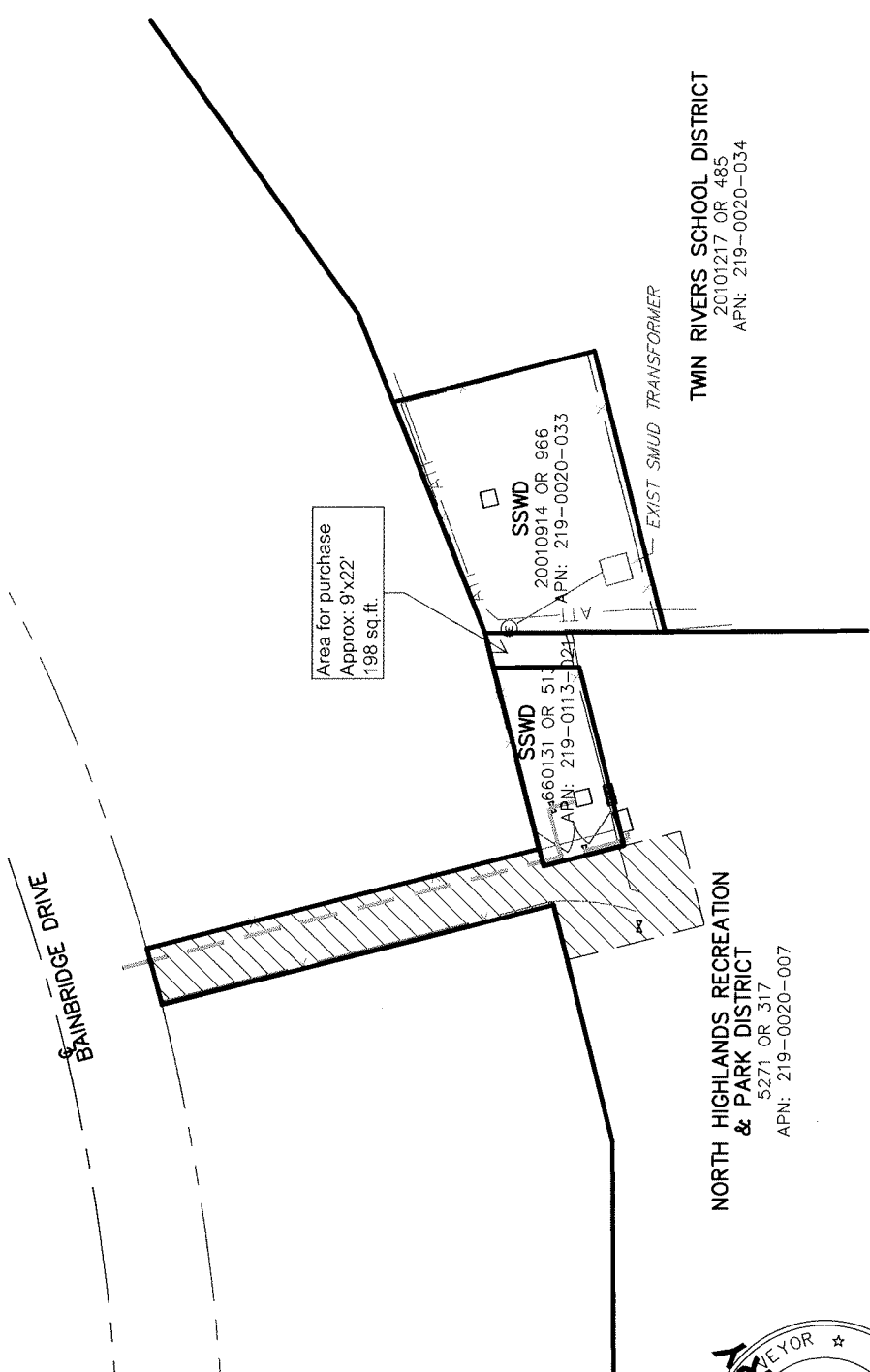
Fiscal Impact:

The District will purchase the subject property for \$6,000.

Strategic Plan Alignment:

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

The proposed land acquisition will provide the District with a contiguous piece of property that will make up the well site in its entirety and allow for operation and maintenance of the well site infrastructure.



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

TOPOGRAPHICAL EXHIBIT MAP FOR:
 SACRAMENTO SUBURBAN WATER DISTRICT WELL 59A
 APN's: 219-0020-033 & 219-0113-021
 BAINBRIDGE DRIVE
 SACRAMENTO COUNTY

SCALE:	16009
HORIZ.:	1" = 30'
VERT.:	NONE
DATE:	FEB., 2016
SHEET	
1 of 1	

SITUS FULL ADDRESS	APN - FORMATTED	NEIGHBORHOOD	GROSS AREA	YEAR BUILT	LAND USE	STATE USE
7042 LARCHMONT DR, NORTH HIGHLANDS, CA 95660	200-0093-005-0000			1427	1960 SFR	
7242 HUTCHINS WAY, NORTH HIGHLANDS, CA 95660	219-0102-009-0000			1285	1967 SFR	
7243 LARCHMONT DR, NORTH HIGHLANDS, CA 95660	219-0081-008-0000			1090	1967 SFR	
4120 SCHOFIELD WAY, NORTH HIGHLANDS, CA 95660	200-0161-007-0000			1013	1960 SFR	
7299 SALAZAR DR, NORTH HIGHLANDS, CA 95660	219-0191-001-0000			1338	1972 SFR	
3825 WRIGLEY CIR, NORTH HIGHLANDS, CA 95660	219-0071-014-0000			1804	1967 SFR	
7282 FAIR PLAY DR, NORTH HIGHLANDS, CA 95660	219-0201-004-0000			1364	1972 SFR	
4104 BAINBRIDGE DR, NORTH HIGHLANDS, CA 95660	219-0199-004-0000			1338	1972 SFR	
4230 GALBRATH DR, NORTH HIGHLANDS, CA 95660	219-0210-028-0000			1364	1972 SFR	
3700 TURNER DR, NORTH HIGHLANDS, CA 95660	200-0112-001-0000			1102	1957 SFR	
4073 N COUNTRY DR, ANTELOPE, CA 95843	203-0600-007-0000			1428	1987 SFR	
7066 PLUMBER WAY, NORTH HIGHLANDS, CA 95660	200-0055-029-0000			1012	1963 SFR	
7236 FOXFIELD WAY, NORTH HIGHLANDS, CA 95660	219-0670-053-0000			1355	1988 SFR	
7022 THOMAS DR, NORTH HIGHLANDS, CA 95660	200-0102-013-0000			1102	1960 SFR	
4104 CORTRIGHT WAY, NORTH HIGHLANDS, CA 95660	200-0066-008-0000			1012	1963 SFR	
6949 LARCHMONT DR, NORTH HIGHLANDS, CA 95660	200-0092-017-0000			1013	1960 SFR	
3912 SITTING BULL WAY, ANTELOPE, CA 95843	203-0590-058-0000			1088	1987 SFR	
3841 WRIGLEY CIR, NORTH HIGHLANDS, CA 95660	219-0071-010-0000			1914	1967 SFR	
4033 CORTRIGHT WAY, NORTH HIGHLANDS, CA 95660	200-0054-001-0000			1012	1963 SFR	
3633 BUHLER WAY, NORTH HIGHLANDS, CA 95660	200-0032-018-0000			1222	1957 SFR	
4145 ELKHORN BLVD, NORTH HIGHLANDS, CA 95660	200-0082-001-0000			1090	1963 SFR	
4285 WORTHINGTON DR, NORTH HIGHLANDS, CA 95660	219-0194-010-0000			1011	1972 SFR	
7245 HUTCHINS WAY, NORTH HIGHLANDS, CA 95660	219-0104-009-0000			901	1967 SFR	
4209 STRATHMORE WAY, NORTH HIGHLANDS, CA 95660	219-0210-007-0000			1213	1972 SFR	
7300 RUTHERFORD WAY, NORTH HIGHLANDS, CA 95660	219-0062-008-0000			1320	1967 SFR	
4136 STONECUTTER WAY, NORTH HIGHLANDS, CA 95660	219-0174-011-0000			1441	1972 SFR	
				1,241	1968	

**Please keep in mind that this is a Broker Opinion of Value and I am not a certified/licensed appraiser; however, this value shall be deemed reliable and research based



Facilities and Operations Committee

Agenda Item: 7

Date: March 18, 2016

Subject: New Website Update

Staff Contact: Annette O’Leary, Administrative Services Manager

Recommended Committee Action:
Receive written staff report and direct staff as appropriate.

Discussion:
As mentioned at the February Board meeting, staff will be starting a project to upgrade the existing website. This upgrade will change the look and feel of the site, make navigating easier for customers, and make updating the site easier for staff.

Staff will upgrade the current website with the help of Vision Internet, who is currently hosting the District’s site. The first and most important step will be to develop a content strategy which will start a discussion to identify all the places on the website where customers visit and how often they visit those particular pages. This strategy will help to improve the quality and effectiveness of the website.

Staff will keep the Board updated on the progress of this project.