



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

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RANCHO MURIETA, CA 95683
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AGENDA

*“Your Independent Local Government Agency Providing
Water, Wastewater, Drainage, Security, and Solid Waste Services”*

REGULAR BOARD OF DIRECTORS MEETINGS ARE HELD
3rd Wednesday of Each Month

REGULAR BOARD MEETING

May 21, 2014

Closed Session 4:00 p.m. * Open Session 5:00 p.m.

RMCS D Administration Building – Board Room

15160 Jackson Road

Rancho Murieta, CA 95683

BOARD MEMBERS

Gerald Pasek	President
Roberta Belton	Vice President
Betty Ferraro	Director
Paul Gumbinger	Director
Michael Martel	Director

STAFF

Edward R. Crouse	General Manager
Darlene Gillum	Assistant General Manager
Greg Remson	Security Chief
Paul Siebensohn	Director of Field Operations
Suzanne Lindenfeld	District Secretary

RANCHO MURIETA COMMUNITY SERVICES DISTRICT
REGULAR BOARD MEETING
May 21, 2014

Closed Session 4:00 p.m. - Open Session 5:00 p.m.

All persons present at District meetings will place their cellular devices in silent and/or vibrate mode (no ringing of any kind). During meetings, these devices will be used only for emergency purposes and, if used, the party called/calling will exit the meeting room for conversation. Other electronic and internet enabled devices are to be used in the "silent" mode. Under no circumstances will recording devices or problems associated with them be permitted to interrupt or delay District meetings.

AGENDA

RUNNING TIME

1. **CALL TO ORDER** - Determination of Quorum - President Pasek (**Roll Call**) 4:00

2. **CLOSED SESSION** 4:05
Conference with Legal Counsel – Anticipated Litigation involving significant exposure to litigation in one (1) potential case, an April 29, 2014 property damage claim filed by R. Weaver. (Government Code Section 54956.9(d)(2)).

Under Government Code 54957: Public Employee Employment: Title: General Manager.

3. **OPEN SESSION** 5:00
The Board will discuss items on this agenda, and may take action on those items, including informational items and continued items. The Board may also discuss other items that do not appear on this agenda, but will not act on those items unless action is urgent, and a resolution is passed by a two-thirds (2/3) vote declaring that the need for action arose after posting of this agenda.

*The running times listed on this agenda are only estimates and may be discussed earlier or later than shown. At the discretion of the Board, an item may be moved on the agenda and or taken out of order. **TIMED ITEMS** as specifically noted, such as Hearings or Formal Presentations of community-wide interest, will not be taken up earlier than listed.*

4. **REPORT ACTION FROM CLOSED SESSION** 5:05

5. **COMMENTS FROM THE PUBLIC** 5:10
Members of the public may comment on any item of interest within the subject matter jurisdiction of the District and any item specifically agendized. Members of the public wishing to address a specific agendized item are encouraged to offer their public comment during consideration of that item.

With certain exceptions, the Board may not discuss or take action on items that are not on the agenda.

If you wish to address the Board at this time or at the time of an agenda item, as a courtesy, please state your name and address, and limit your comments to no more than 3 minutes so that others may be allowed to speak.

6. **ADOPT AGENDA (Motion)** 5:15
7. **SPECIAL ANNOUNCEMENTS AND ACTIVITIES (5 min.)** 5:20
8. **CONSENT CALENDAR (Motion) (Roll Call Vote) (5 min.)** 5:25
All the following items in Agenda Item 8 will be approved as one item if they are not excluded from the motion adopting the consent calendar.
 - a. **Approval of Board Meeting Minutes**
 1. April 16, 2014 Regular Board Meeting
 2. April 23, 2014 Special Board Meeting
 3. May 9, 2014 Special Board Meeting
 4. May 15, 2014 Special Board Meeting
 - b. **Committee Meeting Minutes (Receive and File)**
 1. April 15, 2014 Security ad hoc
 2. April 24, 2014 Security
 3. May 1, 2014 Improvements
 4. May 2, 2014 Communications & Technology
 5. May 7, 2014 Personnel
 6. May 7, 2014 Finance
 - c. **Approval of Bills Paid Listing**
9. **STAFF REPORTS (Receive and File) (5 min.)** 5:30
 - a. General Manager's Report
 - b. Administration/Financial Report
 - c. Security Report
 - d. Water/Wastewater/Drainage Report
10. **CORRESPONDENCE (5 min.)** 5:35
11. **RECEIVE 2013 DIVERSION REPORT – Presentation by Jack Fiori, California Waste Recovery Systems (Discussion/Action) (20 min.)** 5:40
12. **TIMED ITEM - PUBLIC HEARING – 5:30 P.M. - TO ADOPT RESOLUTION 2014-07, A RESOLUTION ADOPTING A MITIGATED NEGATIVE DECLARATION FOR GROUNDWATER WELL AUGMENTATION PROJECT AND APPROVING THE PROJECT (10 min.) (Time is approximate but will not be conducted before 5:30 p.m.)** 6:00
 - a. Presentation by Staff.

- b. The Board President will open a public hearing for public comment on Resolution 2014-07, adopting a Mitigated Negative Declaration for the Groundwater Well Augmentation Project.
- c. The Board President will close the public hearing on Resolution 2014-07, adopting a Mitigated Negative Declaration for the Groundwater Well Augmentation Project.
- d. Board consider adoption of Resolution 2014-07, adopting a Mitigated Negative Declaration for the Groundwater Well Augmentation Project. (Discussion/Action) **(Motion) (Roll Call Vote)**

13. APPROVE AUGMENTATION WELL CEQA COSTS (Discussion/Action) 6:10
(Motion) (5 min.)

14. REVIEW OF THE PROPOSED 2014/2015 BUDGET AND CAPITAL PROJECTS 6:15
(30 min.)

- a. Presentation by Staff.
- b. Public comment on the 2014-2015 Budget, including Capital Projects.
- c. Board Discussion/Approval of Resolution 2014-08, a Resolution approving the Proposed Budget for Fiscal Year 2014-2015, including Capital Projects. (Discussion/Action) **(Motion) (Roll Call Vote)**

15. TIMED ITEM - PUBLIC HEARING – 5:30 P.M. – CONSIDER APPROVAL OF THE PROPOSED SERVICE CHARGE INCREASES AND SPECIAL TAX ADJUSTMENTS (20 min.)(Time is approximate but will not be conducted before 5:30 p.m.) 6:45

- a. Presentation by Staff.
- b. The Board President will open a public hearing for public comment on Ordinance 2014-01, Amending Chapter 14 of the District Code, Relating to Water; Amending Chapter 15 of the District Code Relating to Sewer; Amending Chapter 16 of the District Code Relating to Drainage; Amending Chapter 16A of the District Code Relating to Drainage Tax, Amending Chapter 21 of the District Code Relating to Security; and Amending Chapter 31 of the District Code Relating to Solid Waste Collection and Disposal.
- c. The Board President will close the public hearing on Ordinance 2014-01, Amending Chapter 14 of the District Code, Relating to Water; Amending Chapter 15 of the District Code Relating to Sewer; Amending Chapter 16 of the District Code Relating to Drainage; Amending Chapter 16A of the District Code Relating to Drainage Tax, Amending Chapter 21 of the District Code Relating to Security; and Amending Chapter 31 of the District Code Relating to Solid Waste Collection and Disposal.

- d. Board Discussion/Introduction of Ordinance 2014-01, an Ordinance Amending Chapter 14 of the District Code, Relating to Water; Amending Chapter 15 of the District Code Relating to Sewer; Amending Chapter 16 of the District Code Relating to Drainage; Amending Chapter 16A of the District Code Relating to Drainage Tax, Amending Chapter 21 of the District Code Relating to Security; and Amending Chapter 31 of the District Code Relating to Solid Waste Collection and Disposal. (Discussion/Action) **(Motion) (Roll Call Vote)**
- 16. RECEIVE DROUGHT UPDATE** (Discussion/Action) (10 min.) 7:05
- 17. RECEIVE WATER TREATMENT PLANT EXPANSION PROJECT UPDATE** 7:15
- a. Review, consideration and possible approval of Financing and Services Agreement with various landowners concerning funding for Water Treatment Plant Expansion Project and related matters. (Discussion/Action) **(Motion) (Roll Call Vote) (10 min.)**
- b. Authorize General Manager to award bids and enter into contracts with contractors for the Water Treatment Plant Expansion Project and authorize General Manager to assign contracts to Roebbelen. (Discussion/Action) **(Motion) (5 min.)** 7:25
1. GE Water & Process Technologies for GE equipment and services
 2. River City Painting, Inc. for painting
 3. JD Pasquetti for sitework
 4. Roebbelen Contracting, Inc. for fencing
 5. KG Walters Construction for mechanical
 6. Bockmon & Woody Electric for electrical
 7. Marquee Fire Protection for fire protection
- c. Consider adoption of Resolution approving inter-fund borrowing to finance portion of District's share of Water Treatment Plant Expansion Project. (Discussion/Action) **(Motion) (Roll Call Vote) (5 min.)** 7:30
- 18. APPROVE REVISED UTILITY SUPERVISOR JOB DESCRIPTION** 7:35
(Discussion/Action) **(Motion) (Roll Call Vote) (5 min.)**
- 19. APPROVE REVISED DIRECTOR OF FIELD OPERATIONS JOB DESCRIPTION** 7:40
(Discussion/Action) **(Motion) (Roll Call Vote) (5 min.)**
- 20. APPROVE FINANCIAL RESERVE STUDY PROPOSAL** (Discussion/Action) 7:45
(Motion) (5 min.)
- 21. REVIEW AND SELECT CONFERENCE/EDUCATION OPPORTUNITIES** (5 min.) 7:50

22. REVIEW MEETING DATES/TIMES FOR THE FOLLOWING: (5 min.)

7:55

Special Board Meeting - Budget Workshop: June 7, 2014 @ 9:00 a.m.

Next Regular Board Meeting: June 18, 2014

Committee Meeting Schedule:

Personnel	June 4, 2014 at 9:00 a.m.
Finance	No June Meeting
Communications	June 6, 2014 at 9:00 a.m.
Security	June 6, 2014 at 9:30 a.m.
Improvements	June 10, 2014 at 8:30 a.m.
Security Ad Hoc -	T.B.A.
Joint Security -	T.B.A.
Parks -	T.B.A.

23. COMMENTS/SUGGESTIONS – BOARD MEMBERS AND STAFF

8:00

In accordance with Government Code 54954.2(a), Directors and staff may make brief announcements or brief reports of their own activities. They may ask questions for clarification, make a referral to staff or take action to have staff place a matter of business on a future agenda.

24. ADJOURNMENT (Motion)

8:05

"In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item and is distributed less than 72 hours prior to a regular meeting, will be made available for public inspection in the District offices during normal business hours. If, however, the document is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting."

Note: This agenda is posted pursuant to the provisions of the Government Code commencing at Section 54950. The date of this posting is May 16, 2014. Posting locations are: 1) District Office; 2) Plaza Foods; 3) Rancho Murieta Association; 4) Murieta Village Association.

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Board of Directors Meeting

MINUTES

April 16, 2014

3:00 p.m. Closed Session * 5:00 p.m. Open Session

1. CALL TO ORDER/ROLL CALL

President Gerald Pasek called the regular meeting of the Board of Directors of Rancho Murieta Community Services District to order at 3:00 p.m. in the District meeting room, 15160 Jackson Road, Rancho Murieta. Directors present were Gerald Pasek, Betty Ferraro, Paul Gumbinger, and Michael Martel. Also present were Edward R. Crouse, General Manager; Darlene Gillum, Assistant General Manager; Greg Remson, Security Chief; Paul Siebensohn, Director of Field Operations; and Suzanne Lindenfeld, District Secretary. Director Belton was absent.

2. BOARD ADJOURNED TO CLOSED SESSION AT 4:03 P.M. TO DISCUSS THE FOLLOWING ITEMS:

Under Government Code section 54956.8: Conference with Real Property Negotiators – Real Property APN 128-0080-067 and APN 128-0100-029. Real Property Agency Negotiator: Darlene Gillum, Assistant General Manager. Negotiating Party: Cosumnes River Land, LLC and Rancho Murieta Properties, LLC. Under Negotiation: Price and Terms.

Conference with Legal Counsel – Anticipated Litigation involving significant exposure to litigation in one (1) potential case, a March 28, 2014 personal injury and property damage claim filed by R. Papas. (Government Code Section 54956.9(d)(2)).

3/4. BOARD RECONVENED TO OPEN SESSION AT 5:03 P.M. AND REPORTED THE FOLLOWING:

Under Government Code section 54956.8: Conference with Real Property Negotiators – Real Property APN 128-0080-067 and APN 128-0100-029. Real Property Agency Negotiator: Darlene Gillum, Assistant General Manager. Negotiating Party: Cosumnes River Land, LLC and Rancho Murieta Properties, LLC. Under Negotiation: Price and Terms. Nothing to report.

Conference with Legal Counsel – Anticipated Litigation involving significant exposure to litigation in one (1) potential case, a March 28, 2014 personal injury and property damage claim filed by R. Papas. (Government Code Section 54956.9(d)(2)). Nothing to report.

5. COMMENTS FROM THE PUBLIC

Jay Schneider commented on the water rights, his feeling that Rancho Murieta is not in a drought, and that a new report is out stating that the drought is not as bad as originally said and that rain is in the horizon.

Phil Neff commented on Lake Guadalupe being filled. President Pasek stated that he had give Mr. Neff's name, number and concerns to Rancho Murieta Association (RMA) and asked them to contact Mr. Neff regarding his concerns.

6. ADOPT AGENDA

Motion/Gumbinger to adopt the agenda. **Second/Ferraro. Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Belton.**

7. SPECIAL ANNOUNCEMENTS AND ACTIVITIES

None.

8. CONSENT CALENDAR

Under Agenda Item 8b2, Director Ferraro asked about the easements for the augmentation wells. Paul Siebensohn stated that the District has received the temporary easements but will not go forward with the permanent easements until the well locations have been decided.

Under Agenda Item 8c, Director Ferraro asked about the SMUD billing. Darlene Gillum stated that the billing includes the use of the two (2) large pumps.

Motion/Gumbinger to adopt the consent calendar. **Second/Martel. Roll Call Vote: Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Belton.**

9. STAFF REPORTS

No discussion.

10. CORRESPONDENCE

Carl Gaither commented on his letter regarding the concerns he has regarding RMA's spray park. President Pasek stated that RMA will not be using any additional water and he has forwarded Mr. Gaither's letter to RMA to respond. Director Martel stated that at this time, the District cannot tell anyone how to use their water, other than not to waste it.

11. APPROVE CONTRACT FROM BARTKIEWICZ, KRONICK & SHANAHAN A PROFESSIONAL LAW CORPORATION, FOR DISTRICT COUNSEL LEGAL SERVICES

President Pasek introduced the District's new legal counsel, Richard Shanahan.

Motion/Gumbinger to approve the contract with Bartkiewicz, Kronick & Shanahan, A Professional Law Corporation, to provide legal services as the District's General Legal Counsel. **Second/Ferraro. Roll Call Vote: Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Belton.**

12. CONSIDER ACTION ON MARCH 28, 2014 PERSONAL INJURY AND PROPERTY DAMAGE CLAIM FILED BY R. PAPAS

Motion/Gumbinger to reject the claim, direct the General Manager to send a claim rejection letter to the claimant and refer the claim to Golden State Risk Management Authority. **Second/Martel. Roll Call Vote: Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Belton.**

13. RECEIVE DROUGHT UPDATE

Paul Siebensohn gave a brief update on the drought. The reservoirs are currently full; there has been an 8.84% reduction in total potable water consumption YTD through March 2014 compared to 2013. Paul stated that water conservation should become a way of life for everyone.

President Pasek stated that he feels the District should move to a Stage 1 Water Alert.

Ted Hart commented on the 1977 drought and the need for residents to stop putting in lawns.

Motion/Ferraro to go to a Stage 1 Water Alert, effective May 1, 2014. **Second/Martel. Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Belton.**

Darlene Gillum stated that going to Stage 1 eliminates the need for tiered pricing at this time.

Adam Dubey commented that the one size fits all tiered pricing structure is not fair and suggested a flat rate or the usage amount be based on per square foot instead of lot size. Mr. Dubey thanked the Board for their service to the community.

Director Martel stated he is against tiered pricing and suggested penalizing water wasters. Director Gumbinger agreed.

14. PUBLIC HEARING - CONSIDER PROPOSED TIERED PRICING RATES

Darlene Gillum gave a brief summary of the proposed tiered pricing structure and drought surcharges for water use for both residential and commercial.

President Pasek opened the public hearing at 6:21 p.m.

Sheri Barile asked when the Stage 1 Water Alert would go into effect. Darlene Gillum stated May 1, 2014.

Steve Murphy commented that he feels there should be an ending date/time frame for when the Stage 1 Water Alert will be in effect.

John Sullivan commented on his feeling that the formula used for the tiered pricing is unfair and will cause a hardship on the Equine Center.

President Pasek closed the public hearing at 6:42 p.m.

Director Gumbinger stated that tiered pricing is a moot point now that the District is going to a Stage 1 Water Alert.

The Ordinance was tabled due to lack of a motion. President Pasek requested staff review the formula.

The Board took a break at 6:48 p.m. and reconvened at 6:55 p.m.

15. PUBLIC HEARING - TO ADOPT RESOLUTION 2014-07, A RESOLUTION ADOPTING A MITIGATED NEGATIVE DECLARATION FOR GROUNDWATER WELL AUGMENTATION PROJECT AND APPROVING THE PROJECT

Paul Siebensohn gave a summary of the recommendation to adopt Resolution 2014-07, a resolution adopting a mitigated negative Declaration for the Groundwater Well Augmentation Project and approving the project.

Director Gumbinger commented on the need to secure the well areas.

Director Ferraro asked who would be hiring the biologist if one is needed. Dave Beauchamp, Atkins, stated that the District would do the hiring.

Director Martel commented on his concern with the costs for the wells. Ed Crouse stated the District is receiving a grant for partial payment of the project and that the developers pay an augmentation fee per lot which goes towards the project. The wells will only be used during extreme drought conditions.

Jay Schneider requested this item be carried over to next month to allow him time to comment. By consensus, the Board agreed to carry the item over to the May 21, 2014 District Board meeting.

16. RECEIVE WATER TREATMENT PLANT EXPANSION PROJECT UPDATE

Paul Siebensohn gave a brief update on the Water Treatment Plant Expansion Project. Darlene Gillum stated staff is working with GE and the other bidders to extend their bid proposals. Contracts can be awarded once the Financing and Services Agreement is signed.

John Sullivan stated that GE has agreed to extend their bid proposal to the end of April.

17. ADOPT DISTRICT POLICY 2014-01, DISTRICT INVESTMENT POLICY

Darlene Gillum gave a brief summary of the recommendation to adopt District Policy 2014-01.

Motion/Martel to adopt District Policy 2014-01, District Investment Policy. This policy supersedes District Policy 2010-04. **Second/Gumbinger. Roll Call Vote: Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Belton.**

18. RECEIVE SUMMARY REPORT OF COSTS TO DATE FOR THE MAIN LIFT NORTH PROJECT

Paul Siebensohn gave a brief summary of the costs, to date, for the Main Lift North Project. Negotiations are continuing with the general contractor on the Project.

19. APPROVE CHESBRO RESERVOIR DRAIN VALVE REPLACEMENT PROPOSALS

Paul Siebensohn gave a brief summary of the recommendation to approve the proposal for replacement of Chesbro Reservoir drain valve.

Motion/ Gumbinger to approve the proposal from Groeniger/Ferguson Water Works, Inc., in an amount not to exceed \$6,562.08 for spool, coupling, gaskets, and bolt kits necessary to complete the installation. Funding to come from Water Replacement Reserves.

Approve the proposal from TNT Industrial Contractors, Inc., in an amount not to exceed \$4,848, for valve installation services. Funding to come from Water Replacement Reserves.

Approve the proposal from United Rentals, Inc., in an amount not to exceed \$400.32 for equipment rental. Funding to come from Water Replacement Reserves.

Approve proposal from T & T Valve and Instrument, Inc., in an amount not to exceed \$8,102, for the replacement valve. Funding to come from Water Replacement Reserves.

Total cost for the project is not to exceed \$19,912.40. **Second/Ferraro. Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Belton.**

20. APPROVE AUGMENTATION WELL TELEMETRY DESIGN PROPOSAL

Paul Siebensohn gave a brief summary of the recommendation to approve the proposal from Dunn Environmental for the augmentation well telemetry design. Director Gumbinger stated he is opposed to approving the proposal as he feels the cost is too high. Director Ferraro agreed.

Paul Siebensohn stated that the work has already been done. Director Martel commented on reserve money expenditures needing Board approval. President Pasek stated that staff had been given Board direction to expedite the well project.

Motion/Martel to approve the proposal from Dunn Environmental/NV5, Inc., for the augmentation well telemetry design, in an amount not to exceed \$9,154. Funding to come from Water Supply Augmentation Reserves. **Second/Pasek. Ayes: Martel, Pasek. Noes: Gumbinger, Ferraro. Absent: Belton. Motion not passed due to lack of majority vote.**

Darlene stated that since the amount is under the General Manager's spending limit, the invoice will be paid from the Operating Budget instead of Reserves.

21. REVIEW AND SELECT CONFERENCE/EDUCATION OPPORTUNITIES

a. Motion/Martel for Paul Siebensohn to attend the California Rural Water Association Expo in Lake Tahoe, Nevada. **Second/Pasek. Ayes: Pasek, Ferraro, Gumbinger, and Martel. Noes: None. Absent: Belton.**

22. REVIEW MEETING DATES/TIMES

Director Martel stated that Director Belton requested the Security meeting be changed to April 24, 2014. Director Martel agrees to the change.

23. COMMENTS/SUGGESTIONS-BOARD MEMBERS AND STAFF

Chief Remson gave a brief summary of the ISC West Security Convention and Show. Items looked at included: various cameras, fence alarms, license plate readers, gate operators and intercoms.

Director Martel stated that the ad hoc Security Committee met Tuesday to discuss the security surveillance camera plan for the community. The Committee will be meeting with all the stake holders to find out where, if they purchased their own cameras, they would place them. Director Martel commented that the District is not funding cameras for the community.

Director Martel stated he will be meeting with Darlene to discuss his budget concerns.

Paul Siebensohn stated the District's Conservation Fair on April 12, 2014 went well with about 75 people in attendance. Staff has received compliments on what a good job everyone did.

Director Martel commented on the need for the community to continue to do the voluntary reduction of water use.

Director Gumbinger stated the Conservation Fair was very well done. Paul Siebensohn will be making a presentation to the Kiwanis Club on May 1, 2014.

Director Ferraro gave a brief summary of the presentation Paul Siebensohn did at the Women's Club lunch. Over 100 women were in attendance and the presentation was well enjoyed.

Ed Crouse gave a brief summary of the April Presidents' meeting. Items discussed include the new north gate schedule, water usage, upcoming Rancho Murieta Country Club events, and the Conservation Fair.

Ed thanked Darlene Gillum, Paul Siebensohn, Travis Bohannan, and James Colas for their participation in the Conservation Fair.

Ed will be on vacation the last week in May.

President Pasek stated that RMA is researching starting a Chamber of Commerce in Rancho Murieta.

24. ADJOURNMENT

Motion/Gumbinger to adjourn at 7:52 p.m. **Second/Ferraro. Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Belton.**

Respectfully submitted,

Suzanne Lindenfeld
District Secretary

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Board of Directors Meeting

MINUTES

April 23, 2014

2:00 p.m. Open Session * 2:25 p.m. Closed Session

1. CALL TO ORDER/ROLL CALL

President Gerald Pasek called the Special meeting of the Board of Directors of Rancho Murieta Community Services District to order at 2:00 p.m. in the District meeting room, 15160 Jackson Road, Rancho Murieta. Directors present were Gerald Pasek, Betty Ferraro, Paul Gumbinger, and Michael Martel. Also present were Darlene Gillum, Assistant General Manager; Greg Remson, Security Chief; Paul Siebensohn, Director of Field Operations; and Suzanne Lindenfeld, District Secretary.

2. ADOPT AGENDA

Motion/Belton to adopt the agenda with the exception of Agenda Item 5. Motion failed due to lack of a Second.

Motion/Gumbinger to adopt the agenda as is. **Second/Ferraro. Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: Belton.**

3. COMMENTS FROM THE PUBLIC

None.

4. RESOLUTION 2014-06, IN HONOR OF ROB MCLEOD, UTILITIES SUPERVISOR, RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Motion/Belton to adopt Resolution 2014-06, in honor of Rob McLeod, Utilities Supervisor, Rancho Murieta Community Services District. **Second/Ferraro. ROLL CALL VOTE: Ayes: Pasek, Belton, Ferraro, Gumbinger, Martel. Noes: None.**

President Pasek presented Rob McLeod with the Resolution.

5. APPROVE PARTIAL RELEASE OF GE CONTRACT FOR ENGINEERING SERVICES

Darlene Gillum gave a brief summary of the recommendation to approve the partial release of the GE contract for engineering services. This will ensure the GE pricing and delivery schedules can be met and maintained. The other contractors have agreed to extend their bids out another 30 to 60 days.

Director Belton commented on her concerns regarding tapping into Reserve Funds to pay for the Water Treatment Plant Expansion prior to having secured financing from the developers. The Planning Department meets on Monday, April 28, 2014.

Director Martel commented on his feeling that the District did not correctly report water use during 2006-2009. Director Martel stated that the \$25,000 will help keep the costs from going up once the agreement is signed.

Director Belton asked Director Gumbinger about the comment he made at the March 31, 2014 Special Board meeting regarding John Sullivan stating he did not need the District's water.

Director Gumbinger clarified that his original motion confirming the 30 EDUs was made confirming available capacity and that all parties would negotiate the Financing and Services Agreement (FSA) in good faith. The County had an independent study done confirming sufficient capacity to extend the 30 EDUs but now California Department of Health (CDPH) is questioning that report. Director Gumbinger stated that Mr. Sullivan stated he has riparian rights so he can get his own water.

Director Ferraro asked Darlene Gillum if she has seen the report yet. Darlene stated that she has seen the one that was released in August 2013 that states that they have concerns about availability of water supply without the treatment plant being expanded and it says that no significant development should occur until the water treatment plant is expanded. The language that the County is reciting back says that the report says no development should occur before the treatment plant is expanded. Darlene has a call into the County to find out what report they are looking at.

Director Martel commented about the need to reconcile who has water and who has what borrowed capacity.

Darlene stated that staff met with CDPH last week and was told verbally that they have no issue with the water, they believe the District has sufficient capacity based on current information, and they do not have the ability or authority to say we cannot issue those 30 EDUs because we do not have any moratorium on construction or development since we are not adding more than 20% of connections to the system. When asked to put it in writing, they said they would not.

President Pasek directed Darlene Gillum to give the Board a status report on the FSA. Darlene stated staff received a red-lined version of the FSA from Richard Shanahan, the District's General Counsel, which has brought the FSA more in line with the Term Sheet. The goal is to have the FSA signed, letter of credit posted, and contracts awarded by mid-May 2014.

President Pasek stated that by not passing this payment jeopardizes the schedule of the water plant.

Motion/Gumbinger to approve partial release of the GE contract for engineering services in an amount not to exceed \$25,000. Funding to come from Water Replacement Reserves subject to reimbursement from developers for their fair share of core costs and treatment membranes as costs are incurred. **Second/Pasek. ROLL CALL VOTE: Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: Belton.**

6. BOARD ADJOURNED TO CLOSED SESSION AT 2:23 P.M. TO DISCUSS THE FOLLOWING ITEMS:

Under Government Code 54957: Public Employee Employment: Title: General Manager.

7. BOARD RECONVENED TO OPEN SESSION AT 3:18 P.M. AND REPORTED THE FOLLOWING:

Under Government Code 54957: Public Employee Employment: Title: General Manager. President Pasek reported that out of 103 applicants, 7 candidates were selected to be interviewed. The District will make hotel arrangements for candidates coming from out of the area.

8. COMMENTS/SUGGESTIONS-BOARD MEMBERS AND STAFF

Director Martel stated he feels with getting a reserve study done, hiring of a new General Manager and Legal Counsel, the Board should have an independent fiscal audit conducted. The auditor should look at the District's practices. Rates have been raised for nine (9) straight years and the District has excess revenue for a few of the years. Director Martel stated that he does not believe the District is accurate in its projections, staff has been here a long time, our projections do not meet our actuals, and feels that some of the figures used for the projections are off.

President Pasek stated that the District takes an ultra-conservative approach to the budget as it feels it is better to have a surplus at the end of the budget years instead of a deficit.

Director Martel commented on the Security Tax amounts being paid is not the same amount for all residents, he feels that there is a mixing of General Funds and the Security Tax money, and that \$119,00 of the Security Tax money collected is for administration costs.

President Pasek stated that having an audit will not answer the questions Director Martel has but having a discussion during the budget process will.

Director Martel stated that he feels the District is mixing taxes with general funds. President Pasek stated he does not believe so. Director Martel asked if he would like to make a little wager on that.

Director Martel commented on capacity, actual water used, the borrowed capacity, and his having said that the District will not get an FSA with John Sullivan. If one is not made, then the District needs to decide on scrapping the expansion project.

President Pasek stated he will work with Director Martel regarding his concerns on the Security Taxes and reviewing policies and practices.

Director Gumbinger suggested that the General Manager candidates be asked during their interview if they feel more comfortable coming into our organization with the information they have or do they require more.

Director Belton thanked Phil McKinney for all his work and stated that there are several really good candidates.

7. ADJOURNMENT

Motion/Gumbinger to adjourn at 3:30 p.m. **Second/Belton. Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None.**

Respectfully submitted,

Suzanne Lindenfeld
District Secretary

DRAFT

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Board of Directors Meeting

MINUTES

May 9, 2014

8:30 a.m. Open Session * 8:45 a.m. Closed Session

1. CALL TO ORDER/ROLL CALL

President Gerald Pasek called the Special meeting of the Board of Directors of Rancho Murieta Community Services District to order at 8:35 a.m. in the District meeting room, 15160 Jackson Road, Rancho Murieta. Directors present were Gerald Pasek, Betty Ferraro, Paul Gumbinger, and Michael Martel. Also present was Suzanne Lindenfeld, District Secretary. Director Roberta Belton was absent.

2. ADOPT AGENDA

Motion/Gumbinger to adopt the agenda as is. **Second/Ferraro. Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Belton.**

3. COMMENTS FROM THE PUBLIC

None.

4. BOARD ADJOURNED TO CLOSED SESSION AT 8:37 A.M. TO DISCUSS THE FOLLOWING ITEMS:

Under Government Code 54957: Public Employee Employment: Title: General Manager.

5. BOARD RECONVENED TO OPEN SESSION AT 4:51 P.M. AND REPORTED THE FOLLOWING:

Under Government Code 54957: Public Employee Employment: Title: General Manager. President Pasek reported that three (3) candidates will be invited back for a second interview on May 15, 2014 which will include President Pasek and Director Ferraro taking them on a tour of the community.

6. COMMENTS/SUGGESTIONS-BOARD MEMBERS AND STAFF

Director Martel thanked Mr. McKinney for all the efforts put into searching for the District's new General Manager. President Pasek, Directors Gumbinger and Ferraro agreed.

Director Martel stated that he will be participating in the May 15, 2014 Special Board meeting by telephone. Suzanne stated that she would be forwarding the agenda to Director Martel to print out and post at the location he will be phoning in from as required by the Brown Act.

7. ADJOURNMENT

Motion/Gumbinger to adjourn at 5:03 p.m. **Second/Ferraro. Ayes: Pasek, Ferraro, Gumbinger, Martel. Noes: None. Absent: Belton.**

Respectfully submitted,

Suzanne Lindenfeld
District Secretary

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Board of Directors Meeting

MINUTES

May 15, 2014

10:00 a.m. Open Session * 10:10 a.m. Closed Session

1. CALL TO ORDER/ROLL CALL

President Gerald Pasek called the Special meeting of the Board of Directors of Rancho Murieta Community Services District to order at 10:00 a.m. in the District meeting room, 15160 Jackson Road, Rancho Murieta. Directors present were Gerald Pasek, Roberta Belton, Betty Ferraro, and Paul Gumbinger. Also present was Suzanne Lindenfeld, District Secretary. Director Michael Martel was absent.

2. ADOPT AGENDA

Motion/Gumbinger to adopt the agenda as is. **Second/Ferraro. Ayes: Pasek, Belton, Ferraro, Gumbinger. Noes: None. Absent: Martel.**

3. COMMENTS FROM THE PUBLIC

None.

4. BOARD ADJOURNED TO CLOSED SESSION AT 10:01 A.M. TO DISCUSS THE FOLLOWING ITEMS:

Under Government Code 54957: Public Employee Employment: Title: General Manager.

5. BOARD RECONVENED TO OPEN SESSION AT 1:20 P.M. AND REPORTED THE FOLLOWING:

Under Government Code 54957: Public Employee Employment: Title: General Manager. President Pasek reported that a decision will be made at the May 21, 2014 Regular Board meeting.

6. COMMENTS/SUGGESTIONS-BOARD MEMBERS AND STAFF

Director Belton thanked Mr. McKinney for all the work he did in searching for the District's new General Manager.

7. ADJOURNMENT

Motion/Gumbinger to adjourn at 1:21 p.m. **Second/Ferraro. Ayes: Pasek, Belton, Ferraro, Gumbinger. Noes: None. Absent: Martel.**

Respectfully submitted,

Suzanne Lindenfeld
District Secretary

MEMORANDUM

Date: April 15, 2014
To: Board of Directors
From: Security Ad Hoc Committee
Subject: April 15, 2014 Security Ad Hoc Committee Minutes

The meeting was called to order at 10:00 a.m.

COMMENTS FROM THE PUBLIC

None.

Director Martel named Brian Skinner; Ray Matheny; Greg Vorster, Rancho Murieta Association General Manager; Security Chief Greg Remson; Rancho Murieta Association Director Sam Somers, Sr. to the Security ad hoc committee. Sam Somers, Sr. was absent.

SECURITY SURVEILLANCE CAMERA PLAN

Chief Remson gave a brief overview of the draft surveillance camera plan developed in 2013. The purpose of the surveillance cameras is to be a deterrent to crime, to assist in identifying suspects, and assist in the deployment of Security Officers. The cameras will allow Security to focus their patrols to other areas as needed. The Committee was provided with a copy of the District draft surveillance camera plan.

Greg Vorster stated that the Committee needs to first identify camera locations. Brian Skinner stated that once that has been done, the type of camera, capabilities and use of the cameras needs to be decided.

Bandwidth challenges were discussed and Greg Vorster stated that if Rancho Murieta Association (RMA) enters into a lease agreement for a passive fiber cable system, bandwidth would not be an issue.

Director Martel suggested the various entities in the community could provide a wish list and suggestions so a district wide strategic plan can be developed. Director Martel stated that the District Board would need to argue/debate who will pay for the system.

Ray Matheny will provide Greg Remson with additional camera vendors to provide information on systems.

The next meeting will be on Thursday May 1, 2014 at the RMCSO office.

The meeting adjourned at 11:30 a.m.

MEMORANDUM

Date: April 24, 2014
To: Board of Directors
From: Security Committee Staff
Subject: April 24, 2014 Security Committee Meeting

1. CALL TO ORDER

Director Martel called the meeting to order at 9:33 a.m. Present was Director Martel. Present from District staff were Greg Remson, Security Chief; Paul Siebensohn, Director of Field Operations; and Suzanne Lindenfeld, District Secretary. Director Belton was absent.

2. COMMENTS FROM THE PUBLIC

None.

3. MONTHLY UPDATES

Operations

Patrol Officer Rick Tompkins attended the Kiwanis Kids Fishing Day at Lake Clementia. There were 135 kids who signed up and everyone there appeared to have a good time with perfect weather.

Security also shared a table with the Water Department at the Rancho Murieta Easter event.

Incidents of Note

Chief Remson gave a brief overview of the incidents of note for the month of April 2014.

RMA Citations/Admonishments

Chief Remson reported on the following Rancho Murieta Association (RMA) rule violation citations for the month of April, which included 14 speeding and 13 driveway parking. RMA rule violation admonishments and/or complaints for the month of April included 33 open garage doors and 15 barking dogs.

Rancho Murieta Association Compliance/Grievance/Safety Committee Meeting

The April 7, 2014 meeting consisted of appearances regarding discharging a firearm (bb rifle) and failure to identify. A letter was submitted regarding speeding. The next meeting is scheduled for May 5, 2014.

New North Gate

A meeting was held on April 21, 2014 at the Rancho Murieta Association (RMA) office. The discussion included landscaping, placement of the left turn on Lago gate operator, roofing materials, paving options, and placement of the inbound/outbound driveway into the apartment site. The committee will continue to look at these issues.

Director Martel stated that all residents should be required to have a bar code on their vehicle(s) and stated that the Rancho Murieta phone book needs to be up-dated. RMA will be holding a town hall meeting tonight regarding the cable system.

4. SECURITY AD HOC COMMITTEE

Chief Remson stated that he would be contacting some vendors to provide a tour of the community.

5. DIRECTOR & STAFF COMMENTS

Paul Siebensohn stated that his staff is currently working with a vendor to provide background information on getting a grant to fund security cameras at the various water plant locations.

6. ADJOURNMENT

The meeting adjourned at 9:50 a.m.

DRAFT

MEMORANDUM

Date: May 1, 2014
To: Board of Directors
From: Improvements Committee Staff
Subject: May 1, 2014 Committee Meeting Minutes

1. CALL TO ORDER

Director Pasek called the meeting to order at 8:31 a.m. Present were Directors Pasek and Gumbinger. Present from District staff were Edward Crouse, General Manager and Suzanne Lindenfeld, District Secretary.

2. COMMENTS FROM THE PUBLIC

None.

Director Gumbinger stated that David Herrmann gave a presentation to the Kiwanis Club this morning regarding water. Travis Bohannon assisted. The presentation went well. There was some confusion on water times under the Stage 1 Water Alert.

3. UPDATES

Main Lift North Rehabilitation Project

Ed Crouse gave a brief update. The District is still in negotiations with TNT Industrial Contractor, Inc. on coming to terms for final costs.

Augmentation Well

Ed Crouse gave a brief update. The project bid packages have been broken into two (2) phases. Phase 1 is for the well drilling, testing, and development. Phase 2 is for well site equipping, electrical, controls, treatment, and distribution system tie-in. The plans and specifications for Phase 1 are complete and out for bid on the Sacramento Builders Exchange with bids due back by May 2, 2014. Phase 2 plans and specifications are 95% complete and undergoing a final review before being released for bid.

The CEQA IS/MND completed by Atkins for the District was out for 20 day review with no comments received. The Notice of Intent to Adopt the MND was posted in the Sacramento Bee on April 13, 2014. A public hearing was scheduled for April 16, 2014 meeting. A local rancher requested the hearing be continued until he could review the IS/MND. The Board met his request and deferred the public hearing to the May 21, 2014 Board meeting. The rancher has received a copy of the IS/MND for review.

Staff has worked with land owners regarding the Right of Entry (ROE) agreements for construction of the well(s) and the negotiating permanent easements are still open.

Master Reclamation Permit

Ed gave a brief summary of the meeting with the California Department of Public Health (CDPH) to discuss our Title 22 Engineering Report in support of our Master Reclamation Permit. The concern still being discussed is in regard to undisinfected raw water in Bass Lake and backflow prevention at the point of use. We anticipate receiving a formal comment letter back from the CDPH once the CEQA document for the pursuit of the ROWD is out for public review.

Water Treatment Plant Expansion Project

Nothing new to report, as the project funding is still in the works. Contractors were contacted and agreed to extend their bids for another 60 days. One exception was KG Walters, who said they could possibly do two (2) 30-day extensions, committing now to only one (1) 30 day extension, due to concerns with steel price uncertainty.

4. DROUGHT UPDATE

Ed Crouse gave a brief update on the drought. The Governor issued a new drought declaration, A Proclamation of a Continued State of Emergency, on April 25, 2014. The Governor's declaration calls for a continuing to limit watering of lawns and landscaping to no more than two (2) times a week. The Recreation facilities, including parks, should immediately implement water reduction plans to reduce the use of potable water for outdoor irrigation. Homeowner Associations are not allowed to fine residents for not maintaining a green lawn. Large drought projects are CEQA exempt.

8. DIRECTORS' & STAFF COMMENTS/SUGGESTIONS

None.

9. ADJOURNMENT

The meeting was adjourned at 8:57 a.m.

MEMORANDUM

Date: May 2, 2014
To: Board of Directors
From: Communication & Technology Committee Staff
Subject: May 2, 2014 Communication & Technology Committee Meeting

Director Ferraro called the meeting to order at 9:03 a.m. Present were Directors Ferraro and Martel. Present from District staff were Greg Remson, Security Chief; Paul Siebensohn, Director of Field Operations; and Suzanne Lindenfeld, District Secretary.

COMMENTS FROM THE PUBLIC

None.

PUBLIC OUTREACH

Director Ferraro commented on how well the District's outreach to the public has gone regarding water conservation. Director Martel agreed and stated when no one is talking; you are doing a good job getting the message out.

Director Ferraro suggested including tips on keeping potted plants alive in the conservation message.

DIRECTOR & STAFF COMMENTS/SUGGESTIONS

Paul Siebensohn commented on the California Rural Water Association Expo. One of the take-aways from the Expo was that the District's Ordinances regarding easements need to be reviewed and revised so that when a property changes ownership, the selling party is required to identify where the sewer clean out is and be sure the lines are cleared before the purchasing party takes ownership. A discussion followed.

Director Ferraro commented on the need to have outreach to the community regarding environmental pact of homeowners planting on their property. Staff could develop a handout to include in the welcome packet. Director Martel suggested staff get input from Rancho Murieta Association (RMA) before anything is put out to the residents. Director Ferraro suggested the Communications Committee meet with Mark Parsons and the ARC Committee, possibly an ad hoc committee, to discuss.

Director Martel suggested that when there is a homeowner violation, that RMA be tagged with the violation since they are the ones that approved the plantings.

Director Ferraro thanked Paul, Rob McLeod and the rest of the staff for the work they did on the sewer backup last week. The homeowners were very appreciative of the quick response.

Director Ferraro asked when the notice for the change in irrigation will be going out. Suzanne stated that Darlene had sent the letter out last week.

ADJOURNMENT

The meeting was adjourned at 9:50 a.m.

DRAFT

MEMORANDUM

Date: May 7, 2014
To: Board of Directors
From: Personnel Committee Staff
Subject: May 7, 2014 Personnel Committee Meeting

Director Ferraro called the meeting to order at 9:01 a.m. Present were Directors Ferraro and Gumbinger. Present from District staff was Edward R. Crouse, General Manager; Darlene Gillum, Assistant General Manager; Greg Remson, Security Chief, and Paul Siebensohn, Director of Field Operations.

COMMENTS FROM THE PUBLIC

None.

GENERAL MANAGER RECRUITMENT UPDATE

Ed Crouse stated that interviews are this Friday, May 9, 2014.

APPROVE REVISED UTILITY SUPERVISOR JOB DESCRIPTION

Paul Siebensohn gave a brief summary of the recommendation to adopt the revised Utility Supervisor job description. Darlene Gillum stated that the minimum education does not require college education but that it does require certifications and more computer skills.

Director Ferraro asked if the applicants were given the job description with the proposed changes. Paul stated no, but when the applicants go through the interview process, the changes will be discussed. Darlene stated that current job description does call for computer skills but just does not specify which programs as the proposed amended description does. **This item will be on the May 21, 2014 Board of Directors meeting agenda.**

Director Ferraro asked about the requirement to be able to operate a backhoe. Paul stated that currently the District contracts out for that.

Director Ferraro commented advising staff that if they promote into this position they will become non-represented. Darlene stated that staff is aware of that.

Paul stated that over 20 applications were received. Paul has asked that Ed Crouse and Darlene Gillum be on the interview panel.

REVIEW DISTRICT HIRING PROCEDURES

Director Gumbinger asked if the General Manager position is required to go through the same medical and background check that other staff are required to do. Darlene Gillum stated yes.

REVIEW JOB DESCRIPTION

Director Ferraro asked if the Security Chief and Director of Field Operations job descriptions need any updating.

Staff will review the Security Chief job description and make recommendations. **This item will be on the June 18, 2014 Board of Directors meeting agenda.**

Darlene Gillum stated that in July of 2013, the Director of Field Operations position was reviewed and changes recommended but never sent to the Board for adoption. Staff will review the draft job description and make recommendations. **This item will be on the May 21, 2014 Board of Directors meeting agenda.**

DIRECTORS' & STAFF COMMENTS/SUGGESTIONS

Darlene Gillum stated that the agency temp Bobbie Byron left and a new temp started.

ADJOURNMENT

The meeting was adjourned at 9:52 a.m.

DRAFT

MEMORANDUM

Date: May 7, 2014
To: Board of Directors
From: Finance Committee Staff
Subject: May 7, 2014 Finance Committee Meeting

1. CALL TO ORDER

Director Pasek called the meeting to order at 10:02 a.m. Present were Directors Pasek and Belton. Present from District staff were Edward Crouse, General Manager; Darlene Gillum, Assistant General Manager; Greg Remson, Security Chief; and Paul Siebensohn, Director of Field Operations.

2. COMMENTS FROM THE PUBLIC

None.

3. UPDATES

670 FINANCING AND SERVICES AGREEMENT

Darlene Gillum stated that notice that 50% of their deposit monies are due was sent to the 670 landowners. So far, the District has received 25% from Residences West and Lakeview.

Director Belton commented on President Pasek having the District's legal counsel research whether or not we can ignore the Governor's water limitation of two (2) times per week and her feeling that the Board feels they are above the State. Ed Crouse stated that the Governor's proclamation listed several items that "should" be done to help reduce use of water. A discussion followed.

WATER TREATMENT PLANT EXPANSION FINANCING

We are working with Cosumnes River Land and Rancho Murieta Properties on completing the terms of the Financing and Services Agreement ("FSA") in relation to their portion of the Water Treatment Plant Expansion Project. All parties are hopeful to have a final FSA for Board approval by the May Regular Board meeting.

4. RESERVE STUDY PROPOSAL

Darlene Gillum gave a brief summary of the recommendation to approve the proposal from Association Reserves to conduct a reserve study of the District. **This item will be on the District's May 21, 2014 Board meeting agenda.**

5. FINAL BUDGET REVIEW AND PROPOSED RATES

Darlene Gillum stated that since the Board voted to reduce the District's Drought Declaration to a Stage 1, the previous proposed budget had a target of 15% water conservation, which has been reduced to 8%, which reduces the estimated monthly increase to 6.82% down from 8.35%. Worker's Compensation rates are increasing. Security has requested two (2) CIP projects and Field Operations has requested three (3) CIP projects.

Director Belton suggested staff increase legal costs.

6. DIRECTORS' & STAFF COMMENTS/SUGGESTIONS

No comments.

7. ADJOURNMENT

The meeting was adjourned at 10:55 a.m.

DRAFT

MEMORANDUM

Date: May 16, 2014
 To: Board of Directors
 From: Darlene Gillum, Assistant General Manager
 Subject: Bills Paid Listing

Enclosed is the Bills Paid Listing Report for **April 2014**. Please feel free to call me before the Board meeting regarding any questions you may have relating to this report. This information is provided to the Board to assist in answering possible questions regarding large expenditures.

The following major expense items (excluding payroll related items) are listed *in order as they appear* on the Bills Paid Listing Report:

Vendor	Project/Purpose	Amount	Funding
California Waste Recovery Systems	Solid Waste Contract	\$45,415.47	Operating Expense
Carrillo Enterprises	Equipment Rental, Multiple Repairs	\$6,762.00	Operating Expense
Golden State Risk Management	Workers Comp and Liability Insurance Premium – 4 th Qtr	\$32,917.59	Operating Expense
Groeniger & Company	Maintenance & Repair Supplies	\$5,866.12	Operating Expense
JWC Environmental	Communitor Repair	\$8,223.17	Operating Expense
NJ McCutchen, Inc.	CIA Ditch Duct	\$5,367.04	Operating Expense
State of California	Compliance Inspection	\$8,396.80	Operating Expense
Sweet Septic, Inc.	Pond Pumping	\$5,000.00	Operating Expense
AECOM Technical Services, Inc.	Title 22 Engineering Report	\$29,425.06	Reserve Expenditure
Borges & Mahoney	Annual Chlorine System Maintenance	\$7,318.95	Operating Expense
D. Martinez Construction	South Gate Repair/Maintenance	\$7,240.00	Operating Expense
Dunn Environmental	Augmentation Wells Construction Plans/Specs	\$39,069.83	Reserve Expenditure
Kronick, Moskevitz, Tiedemann, & Girard	Legal Consulting	\$6,300.50	Operating Expense
Peckham & McKenney	GM Recruitment Services	\$8,359.93	Operating Expense
SMUD	Monthly Electric	\$29,970.70	Operating Expense
Maddaus Water Management, Inc.	Drought Tracker Model	\$14,784.00	Reserve Expenditure

Rancho Murieta Community Services District
Bills Paid Listing for April 2014

Ck Number	Date	Vendor	Amount	Purpose
CM27960	4/2/2014	California Public Employees' Retirement Sys	\$34,179.78	Payroll
CM27961	4/2/2014	Guardian Life Insurance	\$4,457.09	Payroll
CM27962	4/2/2014	Vision Service Plan (CA)	\$466.80	Payroll
EFT	4/2/2014	U.S. Postmaster	\$1,500.00	Postage
CM27963	4/11/2014	A Leap Ahead IT	\$3,687.67	Monthly IT Support
CM27964	4/11/2014	American Express	\$3,935.73	Monthly Bill
CM27965	4/11/2014	American Family Life Assurance Co.	\$540.25	Payroll
CM27966	4/11/2014	Apple One Employment Services	\$1,709.42	Admin Temp Services
CM27967	4/11/2014	Aramark Uniform & Career Apparel, LLC	\$355.20	Uniform Service - Water
CM27968	4/11/2014	California Rural Water Association	\$425.00	Training
CM27969	4/11/2014	California Waste Recovery Systems	\$45,415.47	Monthly Solid Waste Cost
CM27970	4/11/2014	Carrillo Enterprises	\$6,762.00	Multiple Repairs, Equipment Rental
CM27971	4/11/2014	Capital One Commercial	\$918.13	Monthly Supplies
CM27972	4/11/2014	County of Sacramento	\$587.00	Hazardous Material Permit
CM27973	4/11/2014	County of Sacramento	\$2,207.25	MND Filing Fee
CM27974	4/11/2014	D. Martinez Construction	\$2,050.00	South Gate Repairs
CM27975	4/11/2014	Dunn Environmental, Inc.	\$4,099.82	Augmentation Wells Hydrogeologic Investigation
CM27976	4/11/2014	Employment Development Department	\$15,137.89	Payroll
CM27977	4/11/2014	Express Office Products, Inc.	\$462.67	Office Supplies
CM27978	4/11/2014	FedEx Office and Print Services	\$377.49	Conservation Fair Banners
CM27979	4/11/2014	Folsom Lake Fleet Services	\$230.73	Vehicle Maintenance #218
CM27980	4/11/2014	Franchise Tax Board	\$125.00	Payroll
CM27981	4/11/2014	Gempler's, Inc.	\$106.92	Safety Items
CM27982	4/11/2014	GSRMA	\$32,917.59	Workerc Comp/Liability Premium 4th Quarter
CM27983	4/11/2014	Groeniger & Company	\$5,866.12	Maintenance & Repair Supplies
CM27984	4/11/2014	Hach Company	\$253.80	Maintenance & Repair Supplies
CM27985	4/11/2014	Howe It's Done	\$2,088.13	Conservation Fair
CM27986	4/11/2014	J B Bostick Company	\$3,520.00	Street Repair
CM27987	4/11/2014	JWC Environmental	\$8,223.17	Repair Communitor
CM27988	4/11/2014	Legal Shield	\$103.90	Payroll
CM27989	4/11/2014	N.J McCutchen, Inc.,	\$5,367.04	Duct for CIA Ditch
CM27990	4/11/2014	Nationwide Retirement Solution	\$1,663.23	Payroll
CM27991	4/11/2014	Nichols Consulting	\$4,500.00	OPEB Actuarial Study
CM27992	4/11/2014	Operating Engineers Local Union No. 3	\$475.02	Payroll
CM27993	4/11/2014	P. E. R. S.	\$12,519.51	Payroll
CM27994	4/11/2014	Bobcat West	\$1,923.85	Bobcat Maintenance and Repair
CM27995	4/11/2014	PERS Long Term Care Program	\$53.12	Payroll
CM27996	4/11/2014	Phenix Print & Image	\$1,166.40	Envelopes
CM27997	4/11/2014	Prodigy Electric	\$4,864.00	Multiple Electrical Services
CM27998	4/11/2014	Rancho Murieta Ace Hardware	\$172.16	Monthly Supplies
CM27999	4/11/2014	Rancho Murieta Business Center	\$1,814.40	Pipeline and Drought Flier Printing

Rancho Murieta Community Services District
Bills Paid Listing for April 2014

Ck Number	Date	Vendor	Amount	Purpose
CM28000	4/11/2014	Sacramento Bee	\$491.68	Employment Ad
CM28001	4/11/2014	Sierra Chemical West Company	\$153.78	Chemicals
CM28002	4/11/2014	Sprint	\$675.67	Monthly Cell Phone
CM28003	4/11/2014	State of California	\$8,396.80	Compliance Inspection
CM28004	4/11/2014	Sutter EAP Resources	\$188.00	Payroll
CM28005	4/11/2014	Sweet Septic, Inc.	\$5,000.00	Pond Pumping
CM28006	4/11/2014	TASC	\$111.15	Payroll
CM28007	4/11/2014	TelePacific Communications	\$510.79	Monthly Phone
CM28008	4/11/2014	U.S. Bank Corp. Payment System	\$3,837.09	Monthly Gasoline
CM28009	4/11/2014	U.S. HealthWorks Medical Group, PC	\$654.00	Pre-Employment Health Exam
CM28010	4/11/2014	USA Blue Book	\$2,192.08	Supplies
CM28011	4/11/2014	W.W. Grainger Inc.	\$934.20	Supplies
CM28012	4/11/2014	U.S. Postmaster	\$519.16	Postage
EFT	4/14/2014	EFTPS	\$9,073.46	Bi-Weekly Payroll Taxes
EFT	4/22/2014	U.S. Postmaster	\$1,500.00	Postage
CM28013	4/25/2014	Accounting & Association Software Group	\$181.25	IT Support
CM28014	4/25/2014	Action Cleaning Systems	\$1,172.00	Monthly Cleaning
CM28015	4/25/2014	AECOM Technical Services, Inc.	\$29,425.06	Title 22 Engineering Report
CM28016	4/25/2014	AM Conservation Group, Inc.	\$492.80	Moisture Meters
CM28017	4/25/2014	American Family Life Assurance Co.	\$540.25	Payroll
CM28018	4/25/2014	Apple One Employment Services	\$1,682.46	Admin Temp Services
CM28019	4/25/2014	Applications By Design, Inc.	\$125.00	Security Data Backup
CM28020	4/25/2014	ASR - Sacramento Uniform	\$243.91	Security Uniforms
CM28021	4/25/2014	AT&T	\$863.34	Monthly Phone Bill
CM28022	4/25/2014	Jaclyn Avelallement	\$291.54	Toilet Rebates
CM28023	4/25/2014	Anne Blandin	\$300.00	Toilet Rebates
CM28024	4/25/2014	Borges & Mahoney	\$7,318.95	Annual Chlorine System Maintenance
CM28025	4/25/2014	Roger Brandt	\$100.00	Hot Water Recirculating Pump Rebate
CM28026	4/25/2014	California Laboratory Services	\$1,345.54	Monthly Lab Tests
CM28027	4/25/2014	California Special Districts Association	\$207.00	Training
CM28028	4/25/2014	Caltronics Business Systems	\$2,086.64	Copier Maintenance and Supplies
CM28029	4/25/2014	Condor Earth Technologies	\$3,588.00	Training
CM28030	4/25/2014	Donald Craig	\$100.00	Toilet Rebates
CM28031	4/25/2014	David Crockett	\$100.00	Toilet Rebates
CM28032	4/25/2014	D. Martinez Construction	\$7,240.00	South Gate Repairs
CM28033	4/25/2014	Daily Journal Corporation	\$666.11	Publishing Legal Notices
CM28034	4/25/2014	John Davis	\$100.00	Hot Water Recirculating Pump Rebate
CM28035	4/25/2014	Dunn Environmental, Inc.	\$39,069.83	Augmentation Wells Construction Plans/Specs
CM28036	4/25/2014	Edward R. Bacon Company, Inc.	\$2,135.82	Maintenance & Repair - WTP #2
CM28037	4/25/2014	Employment Development Department	\$2,684.92	Payroll
CM28038	4/25/2014	Ewing Irrigation Products, Inc.	\$195.11	Irrigation Supplies

Rancho Murieta Community Services District
Bills Paid Listing for April 2014

Ck Number	Date	Vendor	Amount	Purpose
CM28039	4/25/2014	Express Office Products, Inc.	\$243.80	Office Supplies
CM28040	4/25/2014	Folsom Lake Fleet Services	\$2,741.92	Vehicle Service #520, #519, #812, #217, #814
CM28041	4/25/2014	Acme Saw & Supply Inc.	\$2,621.34	Supplies
CM28042	4/25/2014	Ford Motor Credit Company LLC	\$234.78	Security Patrol Vehicle Lease
CM28043	4/25/2014	Franchise Tax Board	\$125.00	Payroll
CM28044	4/25/2014	Howard Frasinetti	\$100.00	Hot Water Recirculating Pump Rebate
CM28045	4/25/2014	Fresh Training Concepts	\$2,495.00	Hazardous Waste Operator Training
CM28046	4/25/2014	Golden State Flow Measurement	\$4,452.49	Water Meters
CM28047	4/25/2014	HDR Engineering, Inc	\$1,285.00	MLN Wet Well Rehab
CM28048	4/25/2014	Howe It's Done	\$306.00	Board Meeting Dinner
CM28049	4/25/2014	Jim Hubbert	\$200.00	Toilet Rebates
CM28050	4/25/2014	Indian Springs Manufacturing Co	\$775.04	Supplies
CM28051	4/25/2014	J B Bostick Company	\$3,740.00	Street Repair
CM28052	4/25/2014	Leonard Kahl	\$100.00	Hot Water Recirculating Pump Rebate
CM28053	4/25/2014	Kronick Moskovitz Tiedemann & Girard	\$6,300.50	Legal Consulting
CM28054	4/25/2014	Legal Shield	\$103.90	Payroll
CM28055	4/25/2014	Maddaus Water Management	\$14,784.00	Check Voided
CM28056	4/25/2014	McMaster-Carr Supply Co.	\$714.74	Supplies
CM28057	4/25/2014	Nationwide Retirement Solution	\$1,663.23	Payroll
CM28058	4/25/2014	Operating Engineers Local Union No. 3	\$542.88	Payroll
CM28059	4/25/2014	P. E. R. S.	\$13,093.49	Payroll
CM28060	4/25/2014	Peckham & McKenney	\$8,359.93	GM Recruitment
CM28061	4/25/2014	PERS Long Term Care Program	\$53.12	Payroll
CM28062	4/25/2014	Pitney Bowes	\$698.32	Postage Machine Quarterly Lease
CM28063	4/25/2014	Plaza Foods Supermarket	\$42.70	Supplies
CM28064	4/25/2014	Public Agency Retirement Services	\$300.00	Payroll
CM28065	4/25/2014	Rancho Murieta Association	\$292.47	Landscaping/Cable/Internet
CM28066	4/25/2014	Regional Water Authority	\$113.40	Activity Books
CM28067	4/25/2014	Romo Landscaping	\$385.00	Landscaping
CM28068	4/25/2014	S. M. U. D.	\$29,970.70	Monthly Power
CM28069	4/25/2014	Sierra Office Supplies	\$788.40	Envelopes
CM28070	4/25/2014	Robert Summersett	\$100.00	Hot Water Recirculating Pump Rebate
CM28071	4/25/2014	TASC	\$62.50	Payroll
CM28072	4/25/2014	TASC	\$111.15	Payroll
CM28073	4/25/2014	George Conner	\$4,800.00	Water Plan Mapping
CM28074	4/25/2014	Univar USA Inc.	\$3,820.00	Chemicals
CM28075	4/25/2014	ULI Sacramento	\$215.00	Membership
CM28076	4/25/2014	USA Blue Book	\$1,560.43	Supplies
CM28077	4/25/2014	W.W. Grainger Inc.	\$2,282.71	Supplies, Tools
CM28078	4/25/2014	Rosella Wegner	\$75.74	Hot Water Recirculating Pump Rebate
CM28079	4/25/2014	Western Exterminator Co.	\$299.50	Monthly Pest Control

Rancho Murieta Community Services District
Bills Paid Listing for April 2014

Ck Number	Date	Vendor	Amount	Purpose
CM28137	4/25/2014	Maddaus Water Management, Inc.	\$14,784.00	Drought Tracker Model
EFT	4/28/2014	EFTPS	\$10,276.93	Bi-Weekly Payroll Taxes
EFT	4/29/2014	U.S. Postmaster	\$1,500.00	Postage
EFT	4/30/2014	El Dorado Savings Bank	\$10.00	Bank Fees
EFT	4/30/2014	AmericanWest Bank	\$115.66	Bank Fees
		TOTAL	\$442,399.13	

**Rancho Murieta Community Services District
Bills Paid Listing for April 2014**

Ck Number	Date	Vendor	Amount	Purpose
		CFD#1 Bank of America Checking		
CM2719	4/11/2014	U.S. Bank Corp. Payment System	\$85.70	CFD#1 Admin Fees
CM2720	4/25/2014	Corelogic Solutions, LLC	\$165.00	CFD#1 Admin Fees
		TOTAL	\$250.70	
		EL DORADO PAYROLL		
Payroll (El Dorado)				
Checks: # CM11168 to CM11176 and Direct Deposits: DD07130 to DD07192			\$ 104,321.99	Payroll
EFT	4/30/2014	National Payment Corp	\$139.52	Payroll
		TOTAL	\$104,461.51	

MEMORANDUM

Date: May 15, 2014
To: Board of Directors
From: Edward R. Crouse, General Manager
Subject: General Manager's Report

The following are highlights since our last Board Meeting.

EMPLOYEE RELATIONS

The first round of interviews for the General Manager position was conducted on May 9, 2014. Three (3) candidates were called back for a second interview on May 15, 2014. The Board will discuss and select their choice at the May 21, 2014 Regular Board meeting.

Paul, Darlene and I conducted interviews for the Utility Supervisor opening. Paul will contact references and we will circle back to make a selection.

Our annual employee recognition luncheon is June 12, 2014 at Rancho Murieta Country Club. (RMCC).

FINANCE/IT

Along with revised budget numbers, staff presented our Capital Improvements Project Plan at the May Finance Committee meeting. Our initial budget hearing is this month and final approval in June. A Special Board meeting/budget workshop for a more detailed discussion is tentatively scheduled for June 7, 2014, from 9:00 a.m. to 12:00 p.m. (noon).

SECURITY

Chief Remson reports a full staffing with the new gate officer. That is good news with summer around the corner for vacation coverage.

WATER

Water production up to 1.4 mgd before the recent hot spells. We will see if it stays up or drops as we lowered our conservation target.

As noted last month, the reservoirs are essentially full, up to the spillway. We continue to top of the reservoirs.

WASTEWATER

Wastewater flows inched up to .41 mgd, still below normal for the year. RMCC is still diverting from the river to extend recycled water deliveries later this fall.

The draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Recycled Water System Expansion Project has been released for the thirty day public comment period as of May 15, 2014. The IS/MND is also available on the District's website for public access.

DRAINAGE

Very little work is being undertaken now given the lack of rain and warmer weather. On the other side, staff may be assigned to weed removal early this year because of the drought.

SOLID WASTE

Nothing new to report on the collection side, although Jack Fiori will present his annual Diversion Report at the May 21, 2014 Board meeting.

ENGINEERING

Augmentation Well

Although four (4) bidders were out for the pre-bid meeting and sight walk, no bids were received for the drilling project. Paul Siebensohn will be revising the drilling specifications as well as finalizing the specification for well site equipping.

The Initial Study/Mitigated Negative Declaration (IS/MND) was given to local rancher Jay Schneider after last month's Board meeting. So far, no comments have been received back.

Hotel Water Service Agreement

Staff and negotiating Directors continue landowner discussions, most recently on financing options. Dick Shanahan has been tasked to work with the landowner attorney on revisions to the draft agreement.

We are nearing consensus with only a few outstanding items. We are hopeful of a draft for approval at the May 21, 2014 Board meeting.

Darlene is working with the property owner on the wording for their letter of credit, which is anticipated to be posted by June 1, 2014.

670 Financing and Services Agreement

The Memorandum of Financing and Services Agreement was recorded with Sacramento County Clerk Recorder's Office on May 2, 2014.

All signatories will be reimbursing entities for the Water Treatment Plant Project.

Les Hock is in the process of obtaining signatures to transfer the Van Vleck irrigation easement.

Murieta Gardens Hotel Site and Street Improvement Plans

Nothing new to report on the plans review.

MEMORANDUM

Date: May 16, 2014
 To: Board of Directors
 From: Darlene Gillum, Assistant General Manager
 Subject: Administration/Financial Reports

Enclosed is a combined financial summary report for **April 2014**. Following are highlights from various internal financial reports. Please feel free to call me before the Board meeting regarding any questions you may have relating to these reports.

This information is provided to the Board to assist in answering possible questions regarding under or over-budget items. In addition, other informational items of interest are included.

Water Consumption - Listed below are year-to-date water consumption numbers using weighted averages:

12 month rolling % increase		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Residences	0.0	2,513	2,513	2,513	2,513	2,513	2,513	2,513	2,513	2,513	2,513		
Weighted average		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Cubic Feet	1,698	3074	2996	2932	2114	1633	942	1,011	706	627	948		
Gallons per day	423	766	747	731	527	407	235	252	176	156	236		
Planning Usage GPD	583												

Lock-Offs - For the month of April, there were 15 lock-offs.

Aging Report – Delinquent accounts total \$52,480 which is 10.8% of the total accounts receivable balance of \$485,897. Past due receivables, as a percent of total receivables, have remained stable since March.

Summary of Reserve Accounts as of April 30, 2014 – The District’s reserve accounts have increased \$1,062,788, year to date, since July 1, 2013. The increase is due to the reserve amounts collected in the Water and Sewer base rates, approved fund balance transfers, Letter of Credit reimbursement and interest earned. The District has expended \$1,111,098 of reserves since the beginning of the fiscal year, which started July 1, 2013. The total amount of reserves held by the District as of April 30, 2014 is \$8,731,622. Please see the Reserve Fund Balances table below for information by specific reserve account.

Reserve Fund Balances

<i>Reserve Descriptions</i>	<i>Fiscal Yr Beg Balance July 1, 2013</i>	<i>YTD Collected & Interest Earned</i>	<i>YTD Spent</i>	<i>Period End Balance Apr 30, 2014</i>
Water Capital Replacement (200-2505)	2,682,621	466,241	(347,183)	2,801,679
Sewer Capital Replacement (250-2505)	2,869,146	242,227	(604,671)	2,506,702
Drainage Capital Replacement (260-2505)	26,834	50,065	(18,922)	57,977
Security Capital Replacement (500-2505)	51,315	50,134	(0)	101,449
Admin Capital Replacement (xxx-2505-99)	0	38,380	0	38,380
Sewer Capital Improvement Connection (250-2500)	4,008	8	(0)	4,016
Capital Improvement (xxx-2510)	392,601	809	(0)	393,410
Water Supply Augmentation (200-2511)	2,448,725	4,413	(140,322)	2,312,816
Water Debt Service Reserves (200-2512)	139,260	123,619	(0)	262,879
Sewer Debt Service Reserves (250-2512)	163,116	86,887	(0)	250,003
Rate Stabilization (200/250/500-2515)	2,306	5	(0)	2,311
Total Reserves	8,779,932	1,062,788	(1,111,098)	8,731,622

PARS GASB 45 Trust - The PARS GASB 45 Trust, which is the investment trust established to fund Other Post Employment Benefits, had the following returns:

Period ended March 31, 2014		
1-Month	3-Months	1-Year
.43%	1.59%	10.70%

Financial Summary Report (year to date through April 30, 2014)

Revenues:

Water Charges, year-to-date, are **above** budget \$37,256 or **2.8%**

Sewer Charges, year-to-date, are **below** budget \$134 or **(0.0%)**

Drainage Charges, year-to-date, are **below** budget \$399 or **(0.3%)**

Security Charges, year-to-date, are **above** budget \$40 or **0.0%**

Solid Waste Charges, year-to-date, are **above** budget \$276 or **0.0%**

Total Revenues, which includes other income, property taxes and interest income year-to-date, are **above** budget **\$61,877 or 1.3%** (due to \$24,710 of late charges, project reimbursements, reconnect and transfer fees, and \$37,256 in Water Charges exceeding budget projections). Year to date residential Water usage has exceeded budget projections by 6.2% and year to date commercial Water usage is has exceeded budget projections by 6.2%.

Expenses: Year-to-date total operating expenses are below budget \$5,163 or (0.1) %. Year-to-date operational reserve expenditures total \$33,706. Operational reserve expenditures cover projects funded from reserves which are also recorded as operational expenses through the income statement as required by Generally Accepted Accounting Principles (GAAP).

Water Expenses, year-to-date, are above budget \$124,861 or 10.3%, prior to reserve expenditures. Wages are over budget due to the combined effect of the open Utility Worker position, which is now filled, and the actual allocation variance between Water, Sewer and Drainage. Employer Costs are over budget due to the combination of the open Utility Worker position, Medical Opt Out contingency under-run and the variance between the actual allocation of labor charges between Water, Sewer and Drainage and the projected budget allocations. Power is over budget due to running of the 500 hp pumps to divert the maximum amount of water from the river during periods of sufficient river flow and the first hit of the demand surcharge. The demand surcharge will be about \$6,500 per month for twelve (12) months. Maintenance and Repair, Equipment Rental and Other Direct Costs (due primarily to the actual to budget timing of Dam Inspection costs) are also running over budget. Chemicals, Taste & Odor Chemicals, Water Meters, Lab Test, and Permits are the largest areas running below budget. Year-to-date \$14,784 of expenses have been incurred from reserves expenditures.

Sewer Expenses, year-to-date, are below budget by \$121,717 or (14.9%), prior to reserve expenditures. Wages are under budget due to the combined effect of the open Utility Worker position, which is now filled, and the actual allocation variance between Water, Sewer and Drainage. Employer Costs are under budget due to the combination of the open Utility Worker position, Medical Opt Out contingency under-run and the variance between the actual allocation of labor charges between Water, Sewer and Drainage and the projected budget allocations. Other areas running below budget are Chemicals, Maintenance & Repair, Training/Safety, Equipment Rental and Other Direct Costs (which includes Hazardous Waste Removal, Vehicle Maintenance, Legal and Consulting). Areas running over budget are Permits. Year-to-date \$0 of expenses have been incurred from reserves expenditures.

Drainage Expenses, year-to-date, are below budget by \$39,148 or (33.8%). All areas are running below budget with Wages, Power, Equipment Rental and Other Direct Costs (which includes Consulting and Drainage Flood Work) being the largest areas of under-run. Year-to-date \$18,922 of expenses have been incurred from reserves expenditures.

Security Expenses, year-to-date, are below budget by \$21,649 or (2.4%). Areas running over budget are Equipment Repairs and Vehicle Maintenance. Wages and Employer Costs are running under budget due to the open Patrol Officer position, which is now filled, and a Patrol Officer who was out on a Workers' Comp injury. Areas running below budget are Vehicle Fuel and Other (which includes Telephones, Barcodes, and Vehicle Lease).

Solid Waste Expenses, year-to-date, are **below budget by \$10,468 or (2.1%)**. The under-run is related to the Household Hazardous Waste Event budget of 50% of the bi-annual collection event. The budget is planned to collect 50% of the cost of the event every year while the event is planned to be held bi-annually.

General Expenses, year-to-date, are **above budget by \$62,956 or 6.7%**. The largest areas running over budget are Insurance (due to the increase in our appraised property value), Office Supplies (related to the purchase of the new billing statement stock), IT Systems Maintenance, Community Communications (related to website updates/upgrades) and Other (which includes Director Expense Reimbursement, Temp Clerical, Copy Machine Maintenance, and Consulting (related to the 360 Degree Evaluation Survey and GM Recruitment)). Areas running below budget are Wages and Employer Costs (which are due to the vacant Accounting Assistant position) and Director Meetings.

Net Income: Year-to-date unadjusted net income, before depreciation, is \$175,189. Net income/(Loss) adjusted for estimated depreciation expense of \$919,310 is (\$744,121).

The unadjusted net income before depreciation has declined approximately \$71,000 since March 31, 2014.

The YTD expected net operating income before depreciation, per the 2013-2014 budget, is \$141,855 (which is related to a timing issue between receipt of income and planned expenditure; the year-end expected net operating income is (\$128)). The actual net operating income is \$67,040 higher than the budget expectation due to revenue running \$61,877 over budget and total operating expenses running under budget \$5,163.

Rancho Murieta Community Services District
Summary Budget Performance Report
YTD THROUGH APRIL 2014

	% of Total	Annual Budget	% of Total	YTD Budget	YTD Actuals	% of Total	YTD VARIANCE	
							Amount	%
REVENUES								
Water Charges	31.7%	\$1,775,230	31.0%	\$1,429,160	\$1,466,416	31.4%	\$37,256	2.6%
Sewer Charges	22.1%	1,237,740	22.4%	1,031,520	1,031,386	22.1%	(134)	0.0%
Drainage Charges	3.2%	180,430	3.3%	150,350	149,951	3.2%	(399)	(0.3%)
Security Charges	21.2%	1,185,510	21.4%	987,920	987,960	21.1%	40	0.0%
Solid Waste Charges	11.1%	621,072	11.2%	517,560	517,836	11.1%	276	0.1%
Other Income	1.7%	92,550	1.6%	75,710	99,888	2.1%	24,178	31.9%
Interest Earnings	0.0%	1,140	0.0%	869	1,529	0.0%	660	75.9%
Property Taxes	9.0%	502,800	9.1%	419,000	419,000	9.0%		0.0%
Total Revenues	100.0%	5,596,472	100.0%	4,612,089	4,673,966	100.0%	61,877	1.3%
OPERATING EXPENSES								
Water/Sewer/Drainage								
Wages	14.5%	809,730	14.6%	654,100	629,577	14.1%	(24,523)	(3.7%)
Employer Costs	6.9%	385,450	7.1%	316,652	317,773	7.1%	1,121	0.4%
Power	5.8%	325,510	5.6%	250,651	290,709	6.5%	40,058	16.0%
Chemicals	4.3%	240,200	3.9%	173,185	114,215	2.6%	(58,970)	(34.1%)
Maint & Repair	6.2%	345,470	6.1%	270,745	289,229	6.5%	18,484	6.8%
Meters/Boxes	1.0%	54,000	1.0%	43,000	33,830	0.8%	(9,170)	(21.3%)
Lab Tests	1.3%	74,250	1.2%	55,250	45,964	1.0%	(9,286)	(16.8%)
Permits	1.1%	64,300	1.3%	57,300	52,721	1.2%	(4,579)	(8.0%)
Training/Safety	0.4%	21,700	0.4%	15,860	20,450	0.5%	4,590	28.9%
Equipment Rental	0.8%	43,500	0.9%	38,850	43,513	1.0%	4,663	12.0%
Other	7.0%	394,010	6.0%	268,940	270,549	6.1%	1,609	0.6%
Subtotal Water/Sewer/Drainage	49.3%	2,758,120	48.0%	2,144,533	2,108,530	47.2%	(36,003)	(1.7%)
Security								
Wages	11.2%	625,100	11.3%	505,600	498,329	11.2%	(7,271)	(1.4%)
Employer Costs	6.7%	374,700	6.9%	309,050	288,549	6.5%	(20,501)	(6.6%)
Off Duty Sheriff Patrol	0.1%	6,000	0.1%	5,000	3,762	0.1%	(1,238)	(24.8%)
Other	1.7%	94,700	1.7%	76,927	84,289	1.9%	7,362	9.6%
Subtotal Security	19.7%	1,100,500	20.1%	896,577	874,929	19.6%	(21,648)	(2.4%)
Solid Waste								
CWRS Contract	9.7%	543,000	10.1%	452,500	454,063	10.2%	1,563	0.3%
Sacramento County Admin Fee	0.6%	34,680	0.6%	28,900	28,869	0.6%	(31)	(0.1%)
HHW Event	0.2%	12,000	0.3%	12,000		0.0%	(12,000)	(100.0%)
Subtotal Solid Waste	10.5%	589,680	11.0%	493,400	482,932	10.8%	(10,468)	(2.1%)
General / Admin								
Wages	9.5%	534,200	9.7%	433,302	415,522	9.3%	(17,780)	(4.1%)
Employer Costs	5.2%	292,300	5.4%	240,551	224,254	5.0%	(16,297)	(6.8%)
Insurance	0.8%	45,000	0.8%	37,510	53,842	1.2%	16,332	43.5%
Legal	0.4%	25,000	0.4%	20,000	21,287	0.5%	1,287	6.4%
Office Supplies	0.3%	19,200	0.4%	16,000	21,336	0.5%	5,336	33.4%
Director Meetings	0.3%	18,000	0.3%	15,020	12,100	0.3%	(2,920)	(19.4%)
Telephones	0.1%	4,620	0.1%	3,840	3,894	0.1%	54	1.4%
Information Systems	1.4%	79,000	1.5%	66,582	72,119	1.6%	5,537	8.3%
Community Communications	0.1%	5,900	0.1%	4,500	6,727	0.2%	2,227	49.5%
Postage	0.4%	21,780	0.4%	18,150	18,839	0.4%	689	3.8%
Janitorial/Landscape Maint	0.3%	16,800	0.3%	14,000	14,079	0.3%	79	0.6%
Other	1.5%	86,500	1.5%	66,269	134,681	3.0%	68,412	103.2%
Subtotal General / Admin	20.5%	1,148,300	20.9%	935,724	998,680	22.4%	62,956	6.7%
Total Operating Expenses	100.0%	5,596,600	100.0%	4,470,234	4,465,071	100.0%	(5,163)	(0.1%)
Operating Income (Loss)	100.0%	(128)	100.0%	141,855	208,895	100.0%	67,040	47.3%
Non-Operating Expenses								
Water Reserve Expenditure	0.0%		0.0%		14,784	43.9%	14,784	0.0%
Drainage Reserve Expenditure	0.0%		0.0%		18,922	56.1%	18,922	0.0%
Total Non-Operating Expenses	0.0%		0.0%		33,706	100.0%	33,706	0.0%
Net Income (Loss)	100.0%	(128)	100.0%	141,855	175,189	100.0%	33,334	23.5%

Rancho Murieta Community Services District
Budget Performance Report by FUND
YTD THROUGH APRIL 2014

	% of Total	Annual Budget	% of Total	YTD Budget	YTD Actuals	% of Total	YTD VARIANCE Amount %	
WATER								
REVENUES								
Water Charges	98.7%	\$1,775,230	98.6%	\$1,429,160	\$1,466,416	98.3%	\$37,256	2.6%
Interest Earnings	0.0%	80	0.0%	65	235	0.0%	170	261.5%
Other Income	1.3%	23,830	1.4%	19,860	24,966	1.7%	5,106	25.7%
Total Water Revenues	100.0%	1,799,140	100.0%	1,449,085	1,491,617	100.0%	42,532	2.9%
EXPENSES (excluding depreciation)								
Wages	28.2%	437,250	29.1%	353,214	394,558	29.5%	41,344	11.7%
Employer Costs	13.4%	208,130	14.1%	170,992	195,635	14.6%	24,643	14.4%
Power	10.7%	166,050	10.5%	126,841	171,141	12.8%	44,300	34.9%
Chemicals	8.0%	124,500	8.3%	100,355	75,392	5.6%	(24,963)	(24.9%)
T&O - Chemicals/Treatment	3.3%	51,000	2.7%	32,400	11,686	0.9%	(20,714)	(63.9%)
Maint & Repair	10.4%	161,070	10.8%	131,245	165,201	12.3%	33,956	25.9%
Meters/Boxes	3.5%	54,000	3.5%	43,000	33,830	2.5%	(9,170)	(21.3%)
Lab Tests	2.3%	36,000	2.1%	25,000	18,896	1.4%	(6,104)	(24.4%)
Permits	2.1%	32,000	2.1%	25,000	17,981	1.3%	(7,019)	(28.1%)
Training/Safety	0.5%	7,500	0.5%	6,200	9,998	0.7%	3,798	61.3%
Equipment Rental	1.5%	23,000	1.6%	20,000	32,413	2.4%	12,413	62.1%
Other Direct Costs	16.2%	251,070	14.7%	178,875	211,252	15.8%	32,377	18.1%
Operational Expenses	100.0%	1,551,570	100.0%	1,213,122	1,337,983	100.0%	124,861	10.3%
Water Income (Loss)	16.0%	247,570	19.5%	235,963	153,634	11.5%	(82,329)	(34.9%)
38.9% Net Admin Alloc	16.0%	247,570	16.4%	198,601	219,100	16.4%	20,499	10.3%
Reserve Expenditures	0.0%		0.0%		14,784	1.1%	14,784	0.0%
Total Net Income (Loss)	0.0%		3.1%	37,362	(80,250)	-6.0%	(117,612)	(314.8%)
SEWER								
REVENUES								
Sewer Charges	98.7%	1,237,740	98.7%	1,031,520	1,031,386	98.5%	(134)	0.0%
Interest Earnings	0.0%	140	0.0%	108	390	0.0%	282	261.1%
Other Income	1.3%	15,990	1.3%	13,320	15,226	1.5%	1,906	14.3%
Total Sewer Revenues	100.0%	1,253,870	100.0%	1,044,948	1,047,002	100.0%	2,054	0.2%
EXPENSES (excluding depreciation)								
Wages	29.7%	315,800	31.3%	255,099	200,521	28.9%	(54,578)	(21.4%)
Employer Costs	14.1%	150,330	15.1%	123,494	104,282	15.0%	(19,212)	(15.6%)
Power	13.5%	143,960	13.7%	112,060	111,068	16.0%	(992)	(0.9%)
Chemicals	6.6%	70,300	5.1%	41,930	36,297	5.2%	(5,633)	(13.4%)
Maint & Repair	16.2%	172,500	15.9%	129,500	118,936	17.1%	(10,564)	(8.2%)
Lab Tests	3.6%	38,250	3.7%	30,250	27,068	3.9%	(3,182)	(10.5%)
Permits	2.6%	27,300	3.3%	27,300	29,876	4.3%	2,576	9.4%
Training/Safety	1.3%	14,200	1.2%	9,660	10,452	1.5%	792	8.2%
Equipment Rental	1.5%	16,000	1.8%	14,350	9,689	1.4%	(4,661)	(32.5%)
Other Direct Costs	10.9%	116,240	8.8%	71,965	45,702	6.6%	(26,263)	(36.5%)
Operational Expenses	100.0%	1,064,880	100.0%	815,608	693,891	100.0%	(121,717)	(14.9%)
Sewer Income (Loss)	17.7%	188,990	28.1%	229,340	353,111	50.9%	123,771	54.0%
29.7% Net Admin Alloc	17.8%	189,020	18.6%	151,764	167,474	24.1%	15,710	10.4%
Total Net Income (Loss)	0.0%	(30)	9.5%	77,576	185,637	26.8%	108,061	139.3%
DRAINAGE								
REVENUES								
Drainage Charges	100.0%	180,430	100.0%	150,350	149,951	100.0%	(399)	(0.3%)
Interest Earnings	0.0%	30	0.0%	22	61	0.0%	39	177.3%
Total Drainage Revenues	100.0%	180,460	100.0%	150,372	150,012	100.0%	(360)	(0.2%)
EXPENSES (excluding depreciation)								
Wages	40.0%	56,680	39.5%	45,787	34,498	45.0%	(11,289)	(24.7%)
Employer Costs	19.1%	26,990	19.1%	22,166	17,856	23.3%	(4,310)	(19.4%)
Power	10.9%	15,500	10.1%	11,750	8,500	11.1%	(3,250)	(27.7%)
Chemicals	3.8%	5,400	3.9%	4,500	1,418	1.8%	(3,082)	(68.5%)
Maint & Repair	8.4%	11,900	8.6%	10,000	5,092	6.6%	(4,908)	(49.1%)
Permits	3.5%	5,000	4.3%	5,000	4,864	6.3%	(136)	(2.7%)
Equipment Rental	3.2%	4,500	3.9%	4,500	1,411	1.8%	(3,089)	(68.6%)
Other Direct Costs	11.1%	15,700	10.4%	12,100	3,016	3.9%	(9,084)	(75.1%)
Operational Expenses	100.0%	141,670	100.0%	115,803	76,655	100.0%	(39,148)	(33.8%)
Drainage Income (Loss)	27.4%	38,790	29.9%	34,569	73,357	95.7%	38,788	112.2%
6.1% Net Admin Alloc	27.4%	38,820	26.9%	31,127	34,358	44.8%	3,231	10.4%
Reserve Expenditures	0.0%		0.0%		18,922	24.7%	18,922	0.0%
Total Net Income (Loss)	0.0%	(30)	3.0%	3,442	20,077	26.2%	16,635	483.3%
SECURITY								
REVENUES								
Security Charges	96.4%	1,185,510	96.4%	987,920	987,960	95.7%	40	0.0%
Interest Earnings	0.0%	410	0.0%	314	419	0.0%	105	33.4%
Other Income	3.6%	43,730	3.6%	36,510	43,625	4.2%	7,115	19.5%

Rancho Murieta Community Services District
Budget Performance Report by FUND
YTD THROUGH APRIL 2014

	% of Annual		% of YTD		YTD		YTD VARIANCE	
	Total	Budget	Total	Budget	Actuals	Total	Amount	%
Total Security Revenues	100.0%	\$1,229,650	100.0%	\$1,024,744	\$1,032,004	100.0%	\$7,260	0.7%
EXPENSES (excluding depreciation)								
Wages	56.8%	625,100	56.4%	505,600	498,329	57.0%	(7,271)	(1.4%)
Employer Costs	34.0%	374,700	34.5%	309,050	288,549	33.0%	(20,501)	(6.6%)
Equipment Repairs	0.4%	4,400	0.4%	3,670	16,357	1.9%	12,687	345.7%
Vehicle Maintenance	0.6%	6,700	0.6%	5,575	9,246	1.1%	3,671	65.8%
Vehicle Fuel	1.9%	20,560	2.0%	17,650	16,115	1.8%	(1,535)	(8.7%)
Off Duty Sheriff Patrol	0.5%	6,000	0.6%	5,000	3,762	0.4%	(1,238)	(24.8%)
Other	5.7%	63,040	5.6%	50,032	42,570	4.9%	(7,462)	(14.9%)
Operational Expenses	100.0%	1,100,500	100.0%	896,577	874,928	100.0%	(21,649)	(2.4%)
Security Income (Loss)	11.7%	129,150	14.3%	128,167	157,076	18.0%	28,909	22.6%
20.3% Net Admin Alloc	11.7%	129,190	11.6%	103,614	114,373	13.1%	10,759	10.4%
Total Net Income (Loss)	0.0%	(40)	2.7%	24,553	42,703	4.9%	18,150	73.9%
SOLID WASTE REVENUES								
Solid Waste Charges	99.9%	621,072	99.9%	517,560	517,836	99.9%	276	0.1%
Interest Earnings	0.1%	400	0.1%	300	284	0.1%	(16)	(5.3%)
Total Solid Waste Revenues	100.0%	621,472	100.0%	517,860	518,120	100.0%	260	0.1%
EXPENSES (excluding depreciation)								
CWRS Contract	92.1%	543,000	91.7%	452,500	454,063	94.0%	1,563	0.3%
Sacramento County Admin Fee	5.9%	34,680	5.9%	28,900	28,869	6.0%	(31)	(0.1%)
HHW Event	2.0%	12,000	2.4%	12,000		0.0%	(12,000)	(100.0%)
Operational Expenses	100.0%	589,680	100.0%	493,400	482,932	100.0%	(10,468)	(2.1%)
Solid Waste Income (Loss)	5.4%	31,792	5.0%	24,460	35,188	7.3%	10,728	43.9%
5.0% Net Admin Alloc	5.4%	31,820	5.2%	25,538	28,162	5.8%	2,624	10.3%
Total Net Income (Loss)	0.0%	(28)	-0.2%	(1,078)	7,026	1.5%	8,104	(751.8%)
OVERALL NET INCOME(LOSS)	100.0%	(128)	100.0%	141,855	175,193	100.0%	33,338	23.5%

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

INVESTMENT REPORT

CASH BALANCE AS OF APRIL 30, 2014

INSTITUTION	YIELD	BALANCE
CSD FUNDS		
<i>EL DORADO SAVINGS BANK</i>		
SAVINGS	0.03%	\$ 411,639.30
CHECKING	0.02%	\$ 59,338.88
PAYROLL	0.02%	\$ 16,335.18
<i>AMERICAN WEST BANK</i>		
EFT	0.05%	\$ 82,152.70
<i>LOCAL AGENCY INVESTMENT FUND (LAIF)</i>		
UNRESTRICTED		\$ -
RESTRICTED RESERVES	0.23%	\$ 5,693,066.68
<i>CALIFORNIA ASSET MGMT (CAMP)</i>		
OPERATION ACCOUNT	0.05%	\$ 3,596,900.24
<i>UNION BANK</i>		
PARS GASB45 TRUST (balance as of 3/31/14)		\$ 542,934.82
TOTAL		\$ 10,402,367.80
BOND FUNDS		
COMMUNITY FACILITIES DISTRICT NO. 1 (CFD)		
<i>BANK OF AMERICA</i>		
CHECKING	N/A	\$ 27,125.39
<i>CALIFORNIA ASSET MGMT (CAMP)</i>		
SPECIAL TAX	0.05%	\$ 8,302.94
<i>US BANK</i>		
SPECIAL TAX REFUND	0.00%	\$ -
BOND RESERVE FUND/ SPECIAL TAX FUND	0.00%	\$ -
TOTAL		\$ 35,428.33
TOTAL ALL FUNDS		\$ 10,437,796.13

The investments comply with the CSD adopted investment policy.

PREPARED BY: *Darlene Gillum*
Assistant General Manager

MEMORANDUM

Date: May 16, 2014
To: Board of Directors
From: Greg Remson, Security Chief
Subject: Security Report for the Month of April 2014

OPERATIONS

Patrol Officer Rick Tompkins attended the Kiwanis Kids Fishing Day at Lake Clementia. There were 135 kids who signed up and everyone there appeared to have a good time with perfect weather.

Officer Tompkins, along with Travis Bohannon from the Water Department attended the Kiwanis Easter Egg Hunt at Stonehouse Park. There were lots festivities including a petting zoo and of course many kids searching for eggs.

The South Gate painting was completed. The interior, exterior, resident lane gazebo, fountain area, and the sign at Jackson Road were painted. Areas were caulked where needed and some dry rot areas were replaced.

Gate Officer Jeremy Hawk and Patrol Sergeant Jim Bieg were filmed and interviewed for a documentary on gated communities. The film company is from England and hopefully they will send us a copy when the film is completed.

INCIDENTS OF NOTE

April 9, Wednesday, reported at 1:03 p.m. Vandalism. Lawn sprinkler was broken in the front yard on Domingo Drive, possibly by a motorcycle. Reporting person feels it occurred the previous day.

April 14, Monday, reported at 7:23 a.m. Malicious Mischief. Graffiti was written with feces on the wall in the Gazebo men's restroom. No damage.

April 14, Monday, reported at 8:00 a.m. Vandalism. Windows were broken out by rocks at the Bass Lake pump house.

April 14, Monday, reported at 1:36 p.m. Malicious Mischief. A car parked in the driveway on Puerto Drive was egged. There was no damage.

April 16, Wednesday, reported at 12:58 p.m. Malicious Mischief. Young juveniles were throwing rocks from Stonehouse Park at vehicles driving on Stonehouse Road. Victim contacted parents of those involved.

April 18, Friday, reported at 7:00 a.m. Theft. Packages were taken from the front porch of a home on Celebrar Street.

April 26, Saturday, reported at 6:46 p.m. Burglary. Property was taken from the Murieta Salon in the Plaza. The alarm was tripped, and there was no forced entry. Surveillance video showed two subjects entering the business. SSD responded for a report, and the surveillance video will be provided for evidence.

During the month of April, District Security Patrol Officers responded to complaints of loud music, parties, and disturbances.

RANCHO MURIETA ASSOCIATION COMPLIANCE/GRIEVANCE/SAFETY COMMITTEE MEETING

The meeting was held on April 7, 2014 at the Rancho Murieta Association (RMA) office. There were appearances regarding discharging a firearm (bb rifle) and failure to identify. A letter was submitted regarding speeding. The next meeting is scheduled for May 5, 2014.

NEW NORTH GATE

A meeting was held on April 21, 2014. Structural, electrical and plumbing engineers have been hired to work on the final drawings. The roof tile and outside wall rock finish was finalized. Landscaping plans were discussed and are being finalized. The Lago Drive gate area was discussed, including locations for gate operators, barcode readers, and intercoms. The next meeting will be scheduled when estimates are available.

MEMORANDUM

Date: May 15, 2014
To: Board of Directors
From: Paul Siebensohn, Director of Field Operations
Subject: Water/Wastewater/Drainage Report

The following is District Field Operations information and projects staff has worked on since the last Board meeting.

WATER

Water production flow for Plant #1 is 0.5 million gallons per day (MGD) and Plant #2 at 0.9 MGD, for a total of 1.3 MGD production. Total potable water production for April 2014 was approximately 27.211 million gallons (MG) or 83.5 acre-feet. This is 34% below last year's production and 34.5% below the past 10 year average production. Based off of production versus number of connections, the average usage per customer connection was 347 gallons per day (gpd) during April 2014.

WATER SOURCE OF SUPPLY

On May 7, 2014, the combined raw water storage for Calero, Chesbro, and Clementia Reservoirs measured approximately 1,651.8 MG (5,069.5 acre-feet). For Calero and Chesbro, storage measured 1,310.6 MG (4,022.6 acre-feet). For reference, an average year's demand has been 581 MG (1802 acre-feet).

As the District's reservoirs were being maintained near full storage, on April 16, 2014 the District Board decided to go from a Stage 2 to a Stage 1 drought declaration. This allowed the community to irrigate three (3) days a week instead of only two (2) days a week as in the Stage 2. On April 25, 2014 California Governor Jerry Brown issued an executive order to reaffirm the state's need to continue to conserve water. It provided that "all California residents should refrain from wasting water" and it then listed some things to avoid and limit, as well as for Homeowner's Associations not to punish those complying with water conservation. Similarly, other provisions in section 3 of the order use "should." As applied to the District, the order is a recommendation and not an affirmative mandate. As our reservoirs are full, yet next year's weather outlook is unknown and may continue to be dry, we will continue to be in a Stage 1 – Water Alert per our Water Shortage Contingency Plan. I forwarded an email to the Rancho Murieta Association's (RMA) General Manager and Facilities Manager, and Rancho Murieta Country Club's (RMCC) General Manager a link to the Governor's executive order, as well as posting the link on our website. The link to this report is <http://gov.ca.gov/news.php?id=18496>

We are continuing to only pump to top off our reservoir storage levels.

Despite some decent rainfall this season, long term forecasting is continuing to show we will be in a persistent extreme drought, see updated U.S. Drought Monitor for California below.

U.S. Drought Monitor

California

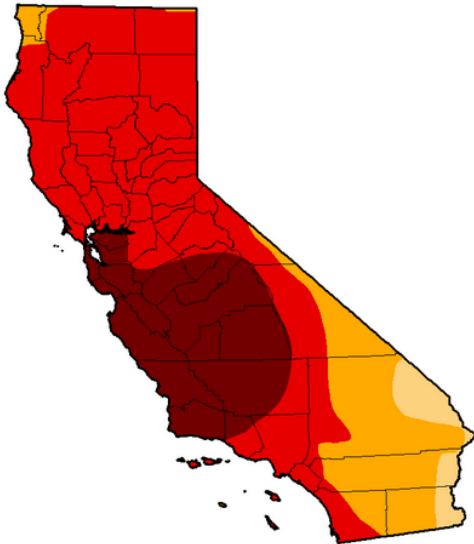
May 6, 2014
 (Released Thursday May 8, 2014)
 Valid 8 a.m. EDT

Statistics type: Traditional (D0-D4, D1-D4, etc.) Categorical (D0, D1, etc.)

Drought Condition (Percent Area):

Week	Date	Nothing	D0-D4	D1-D4	D2-D4	D3-D4	D4
Current	5/6/2014	0.00	100.00	100.00	95.93	76.68	24.77
Last Week	4/29/2014	0.00	100.00	100.00	96.01	76.68	24.77
3 Months Ago	2/4/2014	1.43	98.57	94.18	89.91	67.13	9.81
Start of Calendar Year	12/31/2013	2.61	97.39	94.25	87.53	27.59	0.00
Start of Water Year	10/1/2013	2.63	97.37	95.95	84.12	11.36	0.00
One Year Ago	5/7/2013	0.00	100.00	98.16	46.25	0.00	0.00

[View More Statistics](#)



Intensity:

- D0 - Abnormally Dry
- D1 - Moderate Drought
- D2 - Severe Drought
- D3 - Extreme Drought
- D4 - Exceptional Drought

The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. See accompanying [text summary](#) for forecast statements.

Author(s):

Mark Svoboda, National Drought Mitigation Center

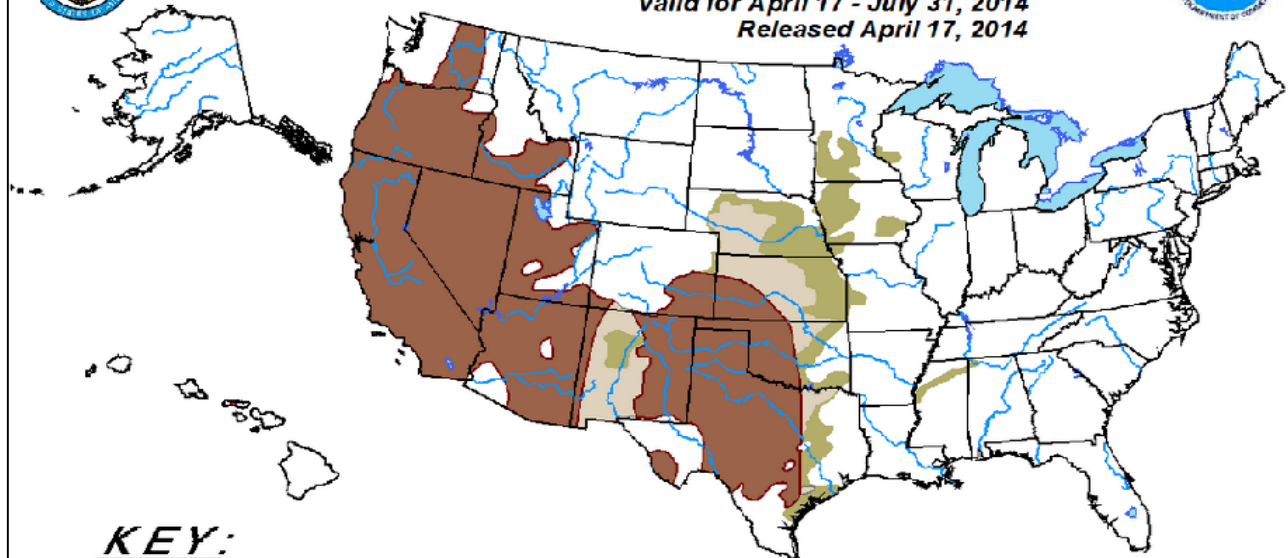
Download:



U.S. Seasonal Drought Outlook

Drought Tendency During the Valid Period

Valid for April 17 - July 31, 2014
 Released April 17, 2014



KEY:

- Drought persists or intensifies
- Drought remains but improves
- Drought removal likely
- Drought development likely

Author: Brad Pugh, Climate Prediction Center, NOAA
http://www.cpc.ncep.noaa.gov/products/expert_assessment/season_drought.html

Depicts large-scale trends based on subjectively derived probabilities guided by short- and long-range statistical and dynamical forecasts. Short-term events -- such as individual storms -- cannot be accurately forecast more than a few days in advance. Use caution for applications -- such as crops -- that can be affected by such events. "Ongoing" drought areas are approximated from the Drought Monitor (D1 to D4 intensity). For weekly drought updates, see the latest U.S. Drought Monitor.

NOTE: The tan area areas imply at least a 1-category improvement in the Drought Monitor intensity levels by the end of the period although drought will remain. The Green areas imply drought removal by the end of the period (D0 or none)

WASTEWATER TREATMENT, COLLECTION & RECLAMATION

Influent wastewater flow averaged 0.41 million gallons a day, for a total of 12.31 MG, (37.8 acre-feet) for the month of April. Secondary storage measured 108.3 MG (332.4 acre-feet) on March 7, 2014. RMCC is continuing to utilize water from the Cosumnes River for irrigation while it is available before drying up in the summer months, to make up the estimated shortfall of recycled water irrigation. It is anticipated that we will begin supplying RMCC with reclaimed water beginning mid June. Utility staff CCTV'd over 1,100 feet of sewer line in April and dealt with cleaning a sewer line that had issues due to root intrusion.

Utility staff CCTV'd over 1,100 feet of sewer line and dealt with cleaning a sewer line that had issues due to root intrusion. The cleaning of this sewer line was difficult for staff as it was back behind homes along a drainage way, shown below.



DRAINAGE / CIA DITCH

Staff has begun cutting vegetation in drainage ditches and stormwater detention basins as well as having cleaned the cement lined ditch along Chesbro Reservoir. Laguna Joaquin was treated for midge flies today. Staff also continues to inspect before, during, and after rains and construction sites to ensure that Best Management Practices (BMP) for stormwater pollution control are being implemented.

WATER METERING & UTILITY STAFF WORK

Utility staff replaced 14 water meters and 16 MXU radio transponders. They also received five (5) calls for water leak investigations, and repaired three (3) that were District service line water leaks. The other two (2) were homeowner drainage problems. Also completed were (6) underground service alerts (USA), and (43) Utility Star service orders. Roadsides along the Wastewater Reclamation Plant and secondary storage reservoirs were treated with herbicide to keep the weeds down.

OTHER PROJECTS

Murieta Gardens

Best Management Practices are still in place for stormwater pollution control. No work other than dewatering the site has been occurring.

Well Project

Although four (4) bidders were out for the pre-bid meeting and sight walk, and I issued an addendum to extend the project schedule into mid November based on feedback from the bidders, no bids were received for the drilling project. At this point I will be revising the drilling specification to simplify it as well as finalize the specification for well site equipping.

The IS/MND was sent to local rancher Jay Schneider the after last month's Board meeting. So far, no comments have been received back.

Water Plant Phase 3

No change since last month. Should the financing for the project be resolved, the project is anticipated to begin with submittals in June and construction in July of this summer. The other 4 Divisions of the original bids are still valid until late April, although the GE contract is the long lead critical path item and may delay the project schedule if the project is not awarded soon.

Recycled Water For Future Use

We finalized the CEQA documentation for the Report of Waste Discharge report for the future use of recycled water in the District with AECOM and it is being posted and delivered the State Clearinghouse this week.

Discussions with the California Department of Public Health regarding our Title 22 Engineering Report for the future use of recycled water is nearing an end, agreeing upon setting options that may be needed during its use such as: RP backflow devices if raw water used; increased testing of double-check valve backflow devices if raw water used; not using raw water and supplementing with potable water; providing disinfection of comingled raw and recycled water.

Update of District Standard Construction Specifications

Plans are being reviewed for water, sewer, and drainage, with AECOM to update them for the District's new Standards.

MEMORANDUM

Date: May 16, 2014
To: Board of Directors
From: Darlene Gillum, Assistant General Manager
Subject: Receive 2013 Diversion Report

RECOMMENDED ACTION

Receive and file the 2013 Diversion Report from California Waste Recovery Systems.

BACKGROUND

Attached is the 2013 Diversion Report from California Waste Recovery Systems (Cal Waste). Jack Fiori, Vice President, California Waste Recovery Systems, will attend the May 21, 2013 Board meeting to make his annual presentation.



May 15, 2014

Ed Crouse
General Manager
Rancho Murieta Community Services District
P.O. Box 1050
Rancho Murieta, CA 95683

Subject: 2013 Diversion Report

Dear Ed:

Each year California Waste Recovery Systems is required to prepare and submit an annual diversion report for the residential collection services we provide through our Collection Services Contract with the Rancho Murieta Community Services District. This report details the tons of solid waste collected and disposed, as well as the tons of materials recycled or otherwise diverted from disposal.

This report is for the period 1/1/13 through 12/31/13 and is prepared per the guidelines of Article 5, Diversion Requirements, and Article 14, Record Keeping and Reporting Requirements of the Collection Services Contract. Enclosed are the monthly detailed tonnage and diversion reports for all materials we collected through our Rancho Murieta Collection Services Contract in 2013.

As I have related in prior years, neither our Collection Services Contract with Rancho Murieta nor the Agreement executed between the CSD and Sacramento County require that any action be taken with this information or for you to report these results to any other agency. We already furnish these quarterly tonnage reports directly to the Sacramento County Solid Waste Authority (SWA) and will continue to do so through the duration of the Contract because diversion is measured regionally for the unincorporated County. The tons collected in Rancho Murieta are part of that consolidated result.

The table on Page 2 summarizes the tons we collected in 2013 compared to those tons we collected in years 2007 thru 2012. There continue to be some interesting trends in the annual tons collected since the Agreement began in 2006. The overall tons we collect have dropped 4% since we began in 2006. Since 2007, the Trash tons have decreased by 3%, while the Recyclables tons have decreased by more than 23% during the same period. These trends are most likely the result of both changes in consumer's buying habits and manufacturers reducing their packaging content. During the same period, greenwaste tons increased by 10%. Also interesting is that bulky waste collection increased by 18% between 2012 and 2013 and as of today, we have had three times more requests for bulky waste collection than we did last year at this date. This increase accounts for much of the uptick in trash tons and reduced diversion rate between 2012 and 2013.



Ed Crouse
General Manager
Rancho Murieta Community Services District
May 15, 2014
Page 2

Annual Tons	2007	2008	2009	2010	2011	2012	2013
Trash	2024	1924	1911	1932	1901	1891	1963
Recyclables	783	728	677	681	705	639	601
Greenwaste	986	1081	1156	1215	1121	1088	1085
Total	3793	3733	3744	3828	3727	3618	3649
Diversion Rate	47%	48%	49%	50%	48%	48%	46%

We are looking forward to presenting and discussing all of the 2012 Diversion Report results with you and the Board of Directors at the CSD Board meeting on May 21, 2014. Thank you for the opportunity to provide residential solid waste and recyclables collection in Rancho Murieta.

Sincerely,



Jack Fiori
Vice President

Enclosures

**Rancho Murieta Diversion Report
1st Quarter 2013**

California Waste Recovery Systems										
Oct-12										
Tonnage/Diversion Report										
Rancho Murieta										
Service Type	Trash	Mixed Paper Cardboard	Glass	Metal	Plastic	Greenwaste Wood	Total	Diversion Tons	Diversion Percentage	
Residential	183.88	66.15	3.47	2.78	5.16	88.62	350.06	166.18	47.47%	
Totals	183.88	66.15	3.47	2.78	5.16	88.62	350.06	166.18	47.47%	
Nov-12										
Tonnage/Diversion Report										
Rancho Murieta										
Service Type	Trash	Mixed Paper Cardboard	Glass	Metal	Plastic	Greenwaste Wood	Total	Diversion Tons	Diversion Percentage	
Residential	133.00	38.60	2.03	1.62	3.01	60.88	239.13	106.13	44.38%	
Totals	133.00	38.60	2.03	1.62	3.01	60.88	239.13	106.13	44.38%	
Dec-12										
Tonnage/Diversion Report										
Rancho Murieta										
Service Type	Trash	Mixed Paper Cardboard	Glass	Metal	Plastic	Greenwaste Wood	Total	Diversion Tons	Diversion Percentage	
Residential	136.24	39.97	2.10	1.68	3.12	76.82	259.92	123.68	47.58%	
Totals	136.24	39.97	2.10	1.68	3.12	76.82	259.92	123.68	47.58%	
OCT - DEC 2012										
Tonnage/Diversion Report										
Rancho Murieta										
Service Type	Trash	Mixed Paper Cardboard	Glass	Metal	Plastic	Greenwaste Wood	Total	Diversion Tons	Diversion Percentage	
Residential	453.11	144.72	7.60	6.07	11.28	226.32	849.11	396.00	46.64%	
Totals	453.11	144.72	7.60	6.07	11.28	226.32	849.11	396.00	46.64%	
							849.11			

**Rancho Murieta Diversion Report
2nd Quarter 2013**

California Waste Recovery Systems										
Apr-13										
Tonnage/Diversion Report										
Rancho Murieta										
Service Type	Trash	Mixed Paper Cardboard	Glass	Metal	Plastic	Greenwaste Wood	Total	Diversion Tons	Diversion Percentage	
Residential	152.69	41.89	2.20	1.76	3.27	131.95	333.75	181.06	54.25%	
Totals	152.69	41.89	2.20	1.76	3.27	131.95	333.75	181.06	54.25%	
May-13										
Tonnage/Diversion Report										
Rancho Murieta										
Service Type	Trash	Mixed Paper Cardboard	Glass	Metal	Plastic	Greenwaste Wood	Total	Diversion Tons	Diversion Percentage	
Residential	173.55	41.11	2.16	1.73	3.21	112.13	333.88	160.33	48.02%	
Totals	173.55	41.11	2.16	1.73	3.21	112.13	333.88	160.33	48.02%	
Jun-13										
Tonnage/Diversion Report										
Rancho Murieta										
Service Type	Trash	Mixed Paper Cardboard	Glass	Metal	Plastic	Greenwaste Wood	Total	Diversion Tons	Diversion Percentage	
Residential	157.07	22.66	1.19	0.95	1.77	73.32	256.96	99.89	38.87%	
Totals	157.07	22.66	1.19	0.95	1.77	73.32	256.96	99.89	38.87%	
APRIL - JUNE 2013										
Tonnage/Diversion Report										
Rancho Murieta										
Service Type	Trash	Mixed Paper Cardboard	Glass	Metal	Plastic	Greenwaste Wood	Total	Diversion Tons	Diversion Percentage	
Residential	483.32	105.65	5.55	4.43	8.24	317.40	924.59	441.27	47.73%	
Totals	483.32	105.65	5.55	4.43	8.24	317.40	924.59	441.27	47.73%	
							924.59			

**Rancho Murieta Diversion Report
3rd Quarter 2013**

California Waste Recovery Systems												
Jul-13												
Tonnage/Diversion Report												
Rancho Murieta												
Service Type	Trash	Mixed Paper Cardboard	Glass	Metal	Plastic	C & D	Greenwaste Wood	Total	Diversion Tons	Diversion Percentage		
Commercial		0.35						0.35	0.35	100.00%		
Residential	192.30	48.65	2.55	2.04	3.79		70.19	319.53	127.23	39.82%		
Totals	192.30	49.00	2.55	2.04	3.79	0.00	70.19	319.88	127.58	39.88%		
Aug-13												
Tonnage/Diversion Report												
Rancho Murieta												
Service Type	Trash	Mixed Paper Cardboard	Glass	Metal	Plastic	C & D	Greenwaste Wood	Total	Diversion Tons	Diversion Percentage		
Industrial	0.53					2.69		3.22	2.69	83.50%		
Commercial	0.80	0.43						1.23	0.43	34.96%		
Residential	166.48	40.70	2.14	1.71	3.17		66.67	280.87	114.39	40.73%		
Totals	167.81	41.13	2.14	1.71	3.17	2.69	66.67	285.32	117.51	41.18%		
Sep-13												
Tonnage/Diversion Report												
Rancho Murieta												
Service Type	Trash	Mixed Paper Cardboard	Glass	Metal	Plastic	C & D	Greenwaste Wood	Total	Diversion Tons	Diversion Percentage		
Commercial	0.77	0.69						1.46	0.69	47.26%		
Residential	155.96	37.98	1.99	1.59	2.96		74.33	274.82	118.86	43.25%		
Totals	156.73	38.67	1.99	1.59	2.96	0.00	74.33	276.28	119.55	43.27%		
JULY - SEPT 2013												
Tonnage/Diversion Report												
Rancho Murieta												
Service Type	Trash	Mixed Paper Cardboard	Glass	Metal	Plastic	C & D	Greenwaste Wood	Total	Diversion Tons	Diversion Percentage		
Industrial	0.53	0.00	0.00	0.00	0.00	2.69	0.00	3.22	2.69	83.50%		
Commercial	1.57	1.47	0.00	0.00	0.00	0.00	0.00	3.04	1.47	48.36%		
Residential	514.75	127.33	6.69	5.34	9.93	0.00	211.19	875.22	360.47	41.19%		
Totals	516.85	128.80	6.69	5.34	9.93	2.69	211.19	881.48	364.63	41.37%		
									881.48			

**Rancho Murieta Diversion Report
4th Quarter 2013**

California Waste Recovery Systems										
Oct-13										
Tonnage/Diversion Report										
Rancho Murieta										
Service Type	Trash	Mixed Paper Cardboard	Glass	Metal	Plastic	Greenwaste Wood	Total	Diversion Tons	Diversion Percentage	
Commercial	0.92	0.28					1.20	0.28	23.33%	
Residential	177.84	38.63	2.03	1.62	3.01	131.45	354.59	176.75	49.84%	
Totals	178.76	38.91	2.03	1.62	3.01	131.45	355.79	177.03	49.76%	
Nov-13										
Tonnage/Diversion Report										
Rancho Murieta										
Service Type	Trash	Mixed Paper Cardboard	Glass	Metal	Plastic	Greenwaste Wood	Total	Diversion Tons	Diversion Percentage	
Commercial	0.85	0.27					1.12	0.27	24.11%	
Residential	156.67	43.11	2.26	1.81	3.36	105.56	312.77	156.10	49.91%	
Totals	157.52	43.38	2.26	1.81	3.36	105.56	313.89	156.37	49.82%	
Dec-13										
Tonnage/Diversion Report										
Rancho Murieta										
Service Type	Trash	Mixed Paper Cardboard	Glass	Metal	Plastic	Greenwaste Wood	Total	Diversion Tons	Diversion Percentage	
Commercial	0.77	0.17					0.94	0.17	18.09%	
Residential	172.20	51.14	2.69	2.15	3.99	92.74	324.90	152.70	47.00%	
Totals	172.97	51.31	2.69	2.15	3.99	92.74	325.84	152.87	46.92%	
OCT - DEC 2013										
Tonnage/Diversion Report										
Rancho Murieta										
Service Type	Trash	Mixed Paper Cardboard	Glass	Metal	Plastic	Greenwaste Wood	Total	Diversion Tons	Diversion Percentage	
Commercial	2.54	0.72	0.00	0.00	0.00	0.00	3.26	0.72	22.09%	
Residential	506.71	132.89	6.98	5.58	10.36	329.75	992.26	485.55	48.93%	
Totals	509.25	133.61	6.98	5.58	10.36	329.75	995.52	486.27	48.85%	
							995.52			

MEMORANDUM

Date: May 15, 2014
To: Board of Directors
From: Paul Siebensohn, Director of Field Operations
Subject: Adopt Resolution 2014-07, A Resolution Adopting the Groundwater Augmentation Well Environmental Initial Study and Proposed Mitigated Negative Declaration

RECOMMENDED ACTION

Adopt Resolution 2014-07, a Resolution Adopting the Groundwater Augmentation Well Environmental Initial Study and Proposed Mitigated Negative Declaration, authorize the filing of a Notice of Determination under the California Environmental Quality Act (CEQA), and approve the Project.

BACKGROUND

The main objective of the Augmentation Well Project is to ensure that Rancho Murieta Community Services District (District) maintains an adequate water supply for approved and future planned development in the District's service area. Because the District's current drinking water supplies are entirely dependent on surface water, available supplies are occasionally subject to shortage during years of low precipitation or over periods of catastrophic drought. The District's 2010 Integrated Water Master Plan Update (IWMP Update) evaluated the water supply and water demands within the community and made recommendations to address the District's susceptibility to reductions in available surface water supply due to drought or dry years. The IWMP acknowledged that the provision of a new groundwater supply would be more cost effective than installation of a new off-stream storage reservoir. In addition, several preliminary groundwater explorations, including one recently completed by Dunn Environmental, have demonstrated the potential to establish groundwater well fields within close proximity to the District.

As part of the Regional Water Authority's (RWA) Proposition 84 funding for project implementation, the District received grant funding to construct up to three (3) new groundwater wells to extract 600 AFY to augment surface water supplies in drought years. The groundwater supplied by the new well(s) would be directly supplied into the District's distribution system and to storage in times of low demand.

A copy of the final IS/MND, the Mitigation Monitoring and Reporting Program, and the Draft IS/MND have been distributed to the District's Board of Directors and has been made available to the public. A notice of completion was filed with the State Clearinghouse on March 6, 2014. No comments have been received on this project.

RESOLUTION 2014-07

RESOLUTION OF THE BOARD OF DIRECTORS OF RANCHO MURIETA COMMUNITY SERVICES DISTRICT ADOPTING THE GROUNDWATER AUGMENTATION WELL ENVIRONMENTAL INITIAL STUDY AND PROPOSED MITIGATED NEGATIVE DECLARATION

WHEREAS, The Rancho Murieta Community Services District (District) is proposing to construct up to three (3) new groundwater wells to augment its surface water supplies during drought years for for municipal and industrial uses within its service area.

WHEREAS, the District, has prepared an Initial Study/Mitigated Negative Declaration for the proposed Groundwater Augmentation Well Project, pursuant to the California Environmental Quality Act (Public Resources Code Section 21000 *et seq.*, hereinafter "CEQA"), the Guidelines for Implementation of the California Environmental Quality Act (14 Cal. Code Regs. Section 15000 *et seq.*, hereinafter the "State CEQA Guidelines") and local procedures adopted by the District pursuant thereto; and

WHEREAS, the District has published and distributed a Notice of Intent to Adopt a Mitigated Negative Declaration with Mitigation Measures necessary to reduce or avoid any potentially significant impacts to less-than-significant and circulated the Initial Study/Mitigated Negative Declaration in accordance with State CEQA Guidelines; and

WHEREAS, on April 16, 2014, the District held a public hearing on the proposed Mitigated Negative Declaration.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Mitigated Negative Declaration has been prepared, published, circulated and reviewed in accordance with the requirements of CEQA, the State CEQA Guidelines and local procedures adopted by the District pursuant thereto.

Section 2. The Board hereby finds, on the basis of the whole record before it (including the initial study, comments received and all written and oral evidence presented at the hearing) that there is no substantial evidence that the proposed Mitigated Negative Declaration reflects the Board's independent judgment and analysis.

Section 3. The Board hereby adopts the Mitigated Negative Declaration as complete, adequate and in compliance with CEQA, State CEQA Guidelines and local procedures.

Section 4. The Board hereby adopts the Mitigation Monitoring and Reporting Plan set forth in Exhibit A attached hereto and incorporated herein by this reference.

Section 5. The District is the custodian of the documents and other material which constitute the record of proceedings upon which this decision is based, which documents and other materials are located at the Rancho Murieta Community Services District, 15160 Jackson Highway, Rancho Murieta, CA. 95683.

PASSED AND ADOPTED this 16th day of April 2014, by the following Roll Call Vote:

Ayes:
Noes:
Abstain:
Absent:

Gerald Pasek, President of the Board
Rancho Murieta Community Services District

Attest:

Suzanne Lindenfeld
District Secretary

Rancho Murieta Community Services District Groundwater Augmentation Well Environmental Initial Study and Proposed Mitigated Negative Declaration

March 5, 2014

Prepared for:

Rancho Murieta Community Services District
15160 Jackson Road
Rancho Murieta, California 95683

Prepared by:

ATKINS

1410 Rocky Ridge Drive, Suite 140
Roseville, California 95661

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1.0 Introduction

The Rancho Murieta Community Services District (RMCS D) provides essential services, including drinking water, to the community of Rancho Murieta. RMCS D serves an area of approximately 3,500 acres, which includes about 2,500 households, and a population of 5,488 people based on the 2010 Census¹. The Cosumnes River is currently the sole source of drinking water. Surface water is stored in off-stream reservoirs prior to treatment and distribution to its customers. Because RMCS D relies solely on surface water supplies from the Cosumnes River; the District's drought preparedness plan identified groundwater as a viable supplemental supply source to augment its surface water supplies in drought years. As part of the Regional Water Authority's (RWA) Integrated Regional Water Management Plan (IRWMP) RMCS D received planning, design, and construction funding through Proposition 84. RMCS D has identified two possible site areas for new groundwater well(s) with sufficient capacity to extract 600 acre-feet per year (AFY), to augment its surface water supplies in drought years. The wells are sited in RMCS D's service area, near the Rancho Murieta Airport: two wells (PW-A1, PW-A2) are proposed at the end of Cantova Ave in a recreational field and a third well (PW-B) is proposed adjacent to an agricultural access road approximately 3,000 feet southwest of Cantova Ave in agricultural land. Funding through the State of California (i.e. IRWMPs and Proposition 84) requires compliance with the CEQA. As such, RMCS D is the CEQA lead agency for the proposed project.

This document is an Initial Study and proposed Mitigated Negative Declaration (IS/MND) and is prepared pursuant to the requirements for environmental review under CEQA (Public Resources Code 21000 et seq.). This IS/MND was prepared in accordance with the Guidelines for the California Environmental Quality Act (CEQA Guidelines). The purpose of this IS/MND is to effectively evaluate potential environmental impacts and, if necessary, present mitigation measures to ensure that any impacts are less-than-significant.

This IS contains the following sections:

Section 1: Introduction – This section provides an overview of the IS and proposed MND, a description of the CEQA review process, necessary project approvals, and CEQA lead agency contact information.

Section 2: Project Description – This section discusses the proposed project, required approvals and the actions necessary for project completion.

Section 3: Environmental Checklist – This section contains the environmental checklist. The checklist identifies environmental issue areas that could be affected by the proposed project and lists the determination of whether the project's effect on those areas is significant, less than significant with mitigation, less than significant, or has no impact. The checklist also contains the rationale and support for each determination.

Section 3 also presents the determination that based on the results of the environmental review; the District proposes adoption of this IS-MND to meet the environmental review requirements for the proposed project under CEQA.

¹ U.S. Census Bureau. 2010. Profile of General Population and Housing Characteristics: 2010, GEO: Rancho Murieta CDP, California.

1.1 Public Review Process

This IS/MND will be circulated for public review and comment beginning March 6, 2014 for a period of 20 days (CEQA Guidelines section 15105(b)). All comments on the IS/MND should be submitted in writing to the address listed below no later than later than March 27, 2014. All substantive comments on the IS/MND will be taken into consideration by RMCS D's Board of Directors at a public meeting in April 2014 at the Rancho Murieta Community Services District Administrative Offices, 15160 Jackson Road, Rancho Murieta, California, to consider adoption of the Mitigated Negative Declaration and approval of the proposed project. Formal notification of this April public meeting will provided as required by the CEQA Guidelines and other applicable laws. All interested parties are encouraged to attend.

Please submit all written comments regarding this initial study and proposed mitigated negative declaration to:

Mr. Paul Siebensohn, Director of Field Operations
Rancho Murieta Community Services District
15160 Jackson Road
Rancho Murieta, CA 95683

1.2 Lead Agency Determination, Purpose of CEQA for the Proposed Project

RMCS D is the CEQA lead agency, pursuant to CEQA Guideline Section 15051(c), funding through IWRMPs is discretionary and therefore, requires CEQA review for qualifying projects. The qualifying project is the Groundwater Augmentation Well Project, which proposes to install and operate three new groundwater wells to extract up to 600 AFY to augment surface water supplies during severe drought periods. As the lead agency under CEQA with or without IRWMP funding, RMCS D is responsible for conducting the appropriate environmental review process and documentation, in this case, preparing an Initial Study and proposed Mitigated Negative Declaration for the proposed project, for coordination with responsible and trustee agencies, and for obtaining regulatory approvals and the appropriate permits.

The environmental review will analyze, evaluate and disclose potential impacts to the environment that may result from installation and operation of the new groundwater wells. The environmental review will provide RMCS D with information to use as the basis for deciding whether to prepare an EIR, a negative declaration or mitigated negative declaration. Throughout the environmental review process, the analysis will focus on:

- a) Identifying the effects determined to be significant,
- b) Identifying the effects determined not to be significant,
- c) Explaining the reasons for determining that potentially significant effects would not be significant, and
- d) Provide documentation of the factual basis for the finding in a negative or mitigated negative declaration that a project will not have a significant effect on the environment.

1.3 Project Purpose and Need

RMCS D relies solely on surface water supplies from the Cosumnes River to meet potable water demand within its service area. As such, for reliability purposes, as presented in RMCS D's *2010 Integrated Water Resources Plan Update (IWRP Update)* (Brown & Caldwell), RMCS D relies solely on surface water supplies from the Cosumnes River to meet potable water demand within its service area. As such, for reliability purposes, as presented in RMCS D's *2010 Integrated Water Master Plan Update (IWMP)* (Brown & Caldwell, Oct.2010), RMCS D should have a diverse water supply portfolio to meet customer demand under all hydrologic years. The IWMP states that under a medium growth scenario for the community, an additional water supply of 300 acre-ft is suggested as contingency storage. This is the level of shortfall estimated under severe drought conditions with climate change under the "warm dry" scenario with a compounded 60 percent demand cutback (i.e., 50 percent maximum demand cutback in Stages 4 and 5 drought and 2020 compliance). Under this extreme worst case drought condition all three reservoirs are expected to reach dead storage. The additional 300 acre-ft estimate includes a safety factor approximately equal to one peak month's water demand (or two average month's demand) in addition to the estimated drought deficit, and also assumes water use in the community is reduced overall by 50 percent (i.e., beyond the 2020 compliance). RMCS D through the aforementioned studies determined that a groundwater well or wells can be installed and operated to augment reduced surface water supplies during severe drought years.

1.4 Project Objectives

The objectives of the project are:

- Provide an alternative water supply for the RMCS D, up to 600 AFY;
- Reduce RMCS D's susceptibility to water supply reductions due to drought conditions; and
- Reduce the need to implement overly severe water shortage contingency measures during drought periods.

2.0 Project Description

2.1 Project Location and Site Areas

The proposed project is located approximately 0.75 mile south of Jackson Road (Highway 16) and approximately one (1) mile southwest of the community of Rancho Murieta, Sacramento County, California within Township 7 North Range 8 East of the “Carbondale, CA” United States Geological Survey (USGS) 7.5- minute quadrangle map (Figure 1 - Local Vicinity Aerial Map). Specifically, Site PW-A1 and PW-A2 are located at 38° 29’21.36” North and 121° 06’ 26.30” West, and Site PW-B is located at 38° 28’58.12” North and 121° 06’ 54.04” West (Figure 2 - Proposed Augmentation Well Locations with Infrastructure Routing).

2.2 Project Background

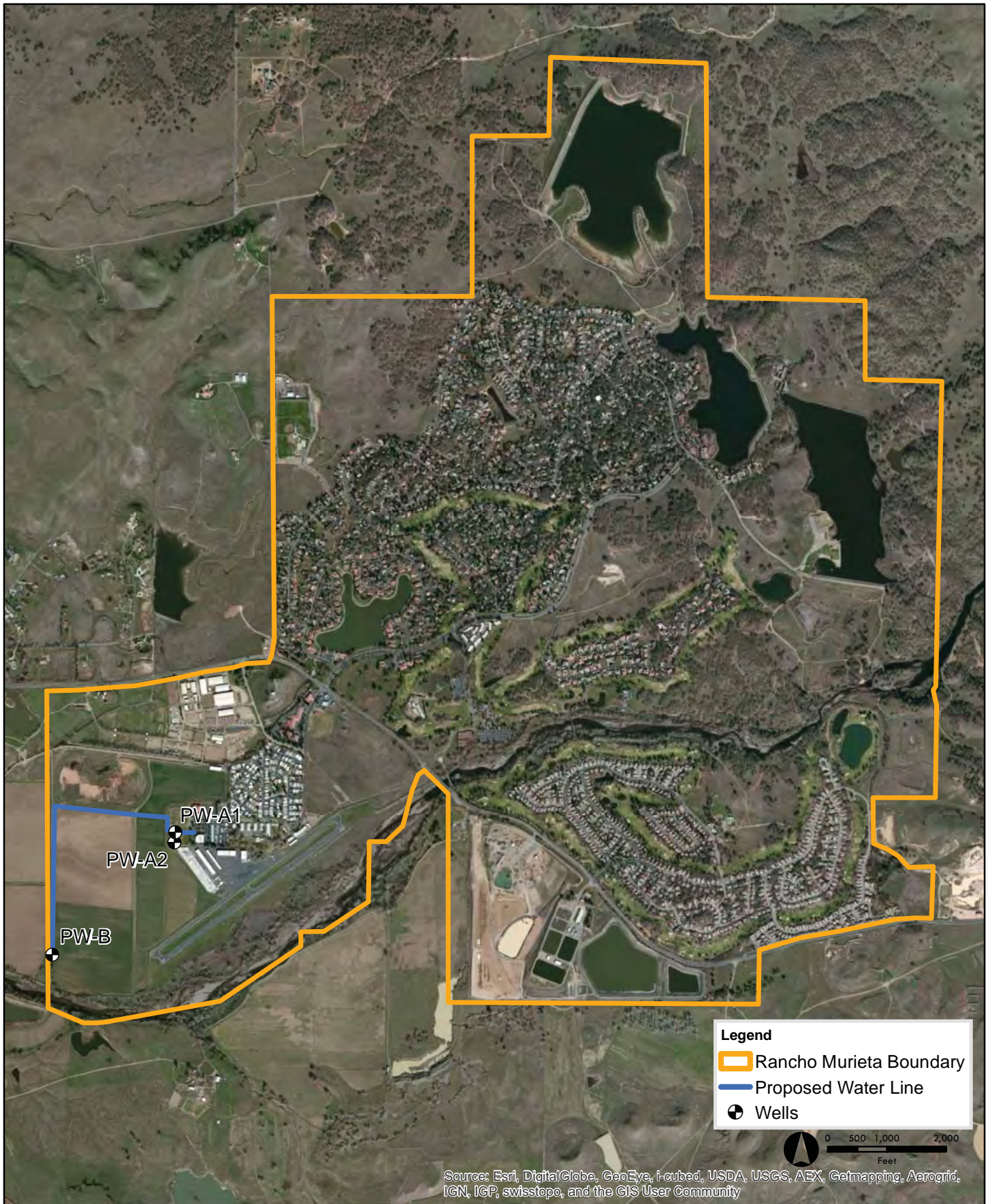
The Rancho Murieta Community Services District (RMCS D) was formed in 1982 to provide water supply, wastewater, storm drainage and flood control services to the community of Rancho Murieta, located in eastern Sacramento County, approximately 21 miles southeast of the City of Sacramento. (Refer to Figure 3, Regional Location). Other community services have been added over time; RMCS D now provides security, and solid waste and disposal services. The service area of RMCS D encompasses approximately 3,500 acres, within which about 2,500 households are located, with a population of 5,488 people based on the 2010 Census².

The primary water supply for RMCS D consists of seasonal water diversions from the Cosumnes River, which is fed mainly by rainfall runoff and snowmelt from the Sierra Nevada Mountain watershed of slightly over 500 square miles. Surface flows from the Cosumnes River are diverted to three off-stream storage reservoirs (Calero, Chesbro, and Clementia), that have an estimated combined usable storage volume of approximately 4,225 acre-ft (AF). As part of the water rights limitations for this source, the total amount of water diverted from the Cosumnes River cannot exceed 6,368 AFY. To reduce demand on available potable water supplies, the RMCS D produces tertiary-treated wastewater to irrigate two golf courses within the community of Rancho Murieta.




Because current drinking water supplies are entirely dependent on surface water, available supplies are occasionally subject to shortage during years of low precipitation or over periods of catastrophic drought. RMCS D has adopted a Water Shortage Contingency Plan, which identifies water shortage response thresholds and corresponding actions to reduce water demand during periods of supply shortages.

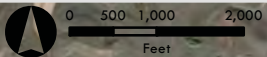
Over the past two decades, RMCS D has evaluated various options to augment existing supplies as included in the aforementioned *IWMP Update*, and *Planning for the Future* (Giberson & Associates, 1990), which identified a variety of options, including three scenarios to utilize groundwater to augment surface water supplies during drought periods.

² U.S. Census Bureau. 2010. Profile of General Population and Housing Characteristics: 2010, GEO: Rancho Murieta CDP, California.



Legend

-  Rancho Murieta Boundary
-  Proposed Water Line
-  Wells



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

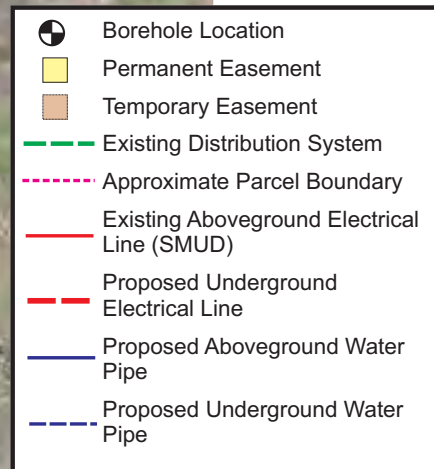
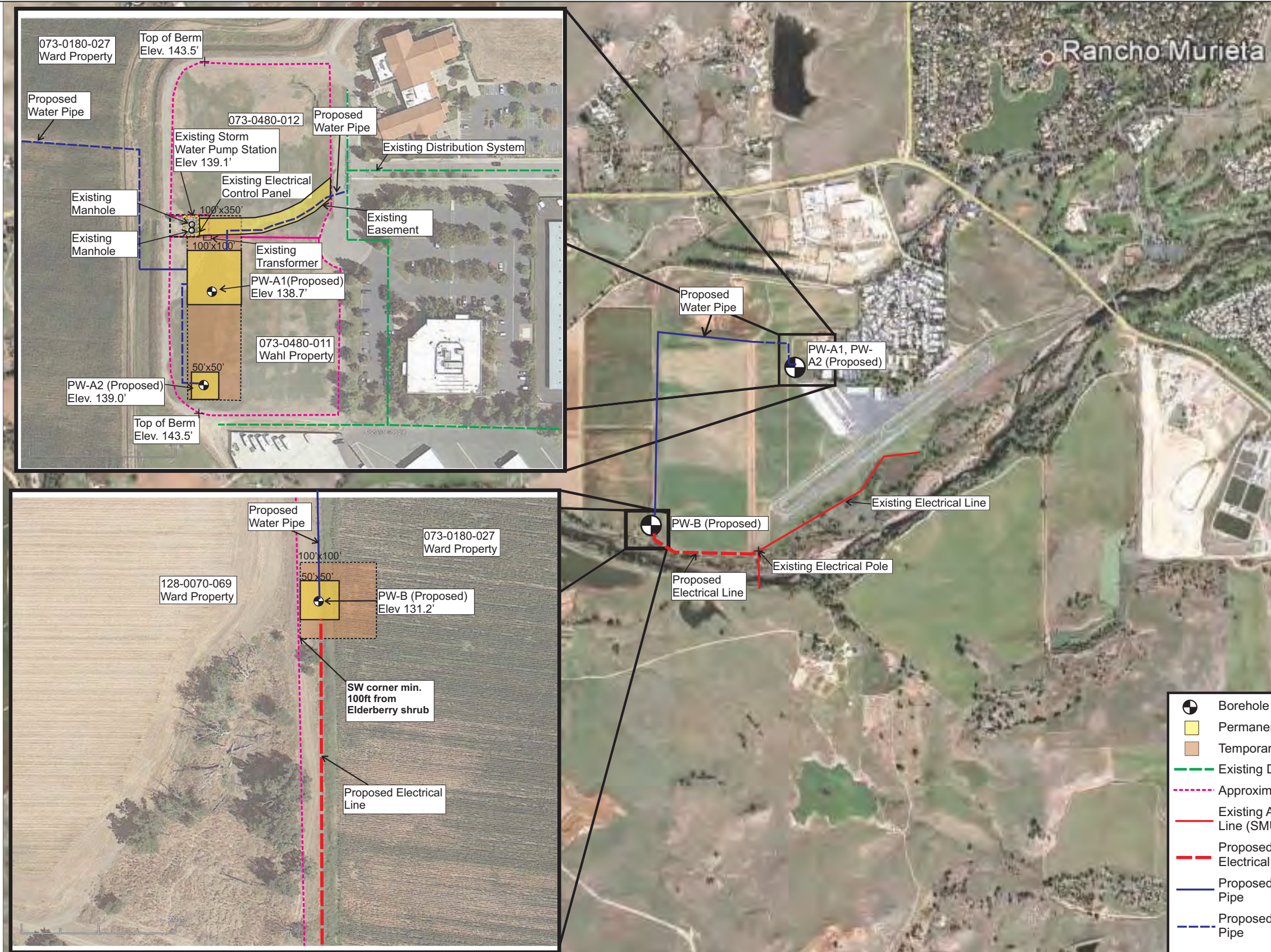


FIGURE 1
Local Vicinity Aerial Map

100036320

RMCS D Groundwater Augmentation Well

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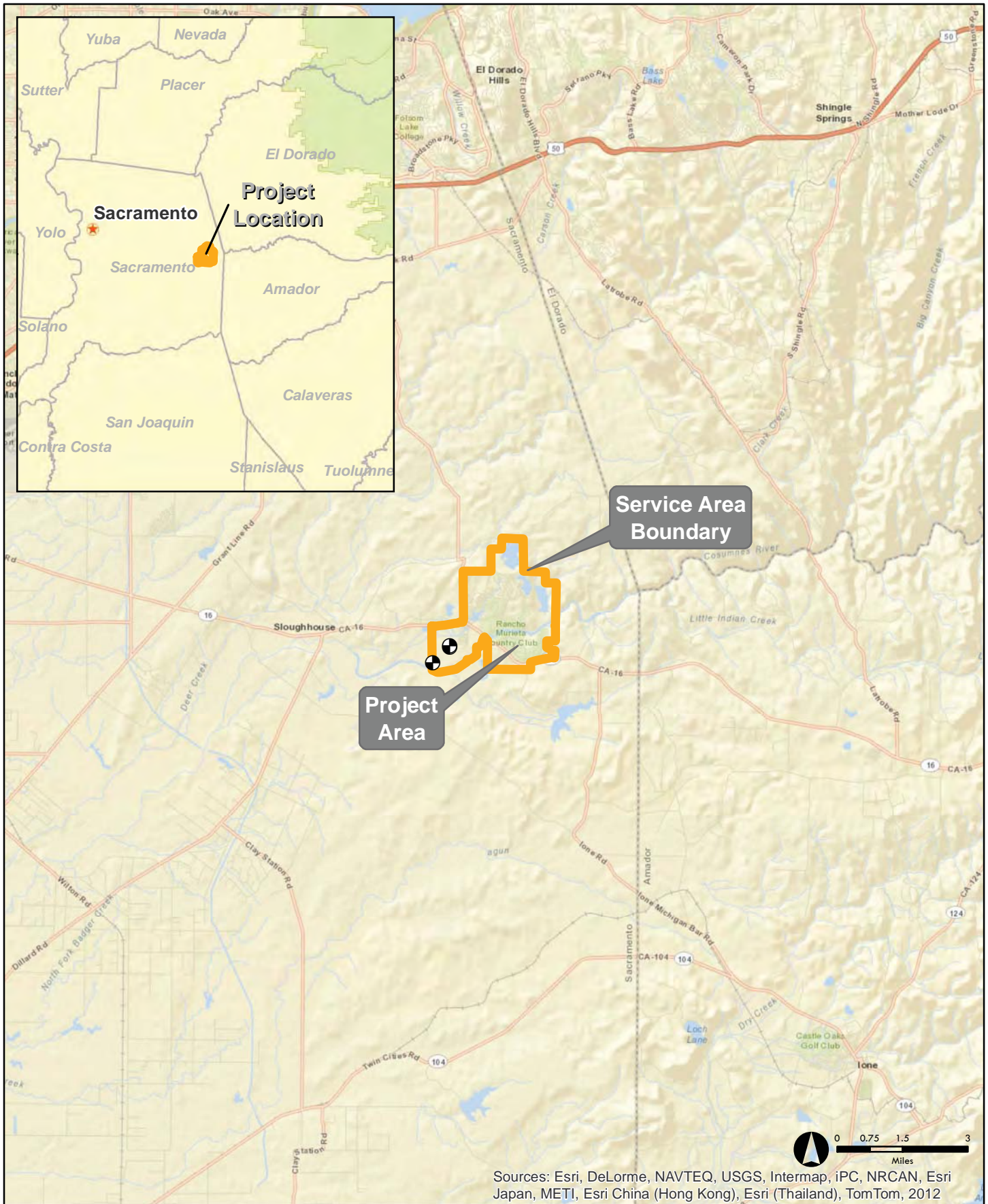
Source: Dunn Environmental, Inc. 2014.

ATKINS FIGURE 2 Proposed Augmentation Well Locations with Infrastructure Routing

100036320

RMCS Groundwater Augmentation Well

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Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2012



FIGURE 3
Regional Location

100036320

RMCS D Groundwater Augmentation Well

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RMCS D's 2010 (IWMP Update) evaluated the water supply and water demands within the community and made recommendations to address RMCS D's susceptibility to reductions in available surface water supply due to drought or dry years. The IWMP acknowledged that a previous study had concluded that the provision of a new groundwater supply would be more cost effective than installation of a new off-stream storage reservoir. In addition, several preliminary groundwater explorations in the past two decades have demonstrated the potential to establish groundwater well fields within close proximity to Rancho Murieta.

As part of the Regional Water Authority's (RWA) IRWMP funding for project implementation, RMCS D received grant funding to explore and construct three new groundwater wells to extract 600 AFY to augment surface water supplies in drought years. The groundwater supplied by the new well(s) would be directly supplied into RMCS D's distribution system and to storage in times of low demand.

2.3 Project Components

RMCS D has identified two (2) potential well areas for three wells for its Groundwater Augmentation Well project (proposed project), located north and west of the Rancho Murieta Airport. The preferred sites (Site Production Well [PW-A1 and PW-A2]) are located southwest of Cantova Way and the St. Vincent de Paul Catholic Church, along the western edge of a turf-covered recreational field. Two wells (PW-A1 and PW-2) are proposed for this location. If needed to meet RMCS D's water supply needs, a third well (Site PW-B) would be located at the western edge of an agricultural field, about 2,000 feet west of the western end of the airport runway (refer to Figure 3), and approximately 3,000 feet southwest of PW-A. The proposed project would consist of the construction of up to three (3) 300 feet deep groundwater wells with a goal of producing up to 600 AFY (approximately 370 gpm) either individually or in total. The two wells at sites (PW-A1 and PW-A2) are proposed, and based on hydrogeologic investigations in summer/fall 2013, it is possible that PW-A1 may not meet RMCS D's desired flow rate; therefore, a second proposed well, PW-A2, adjacent to site PW-A1, would be necessary. Further, because of uncertainty of production capacity of wells PW-A1 PW-A2, a third well at Site PW-B would also be constructed. To connect PW-B to the treatment facilities at sited at PW-A1, PW-A2, an above-ground 8-inch steel pipeline would be temporarily installed along the agricultural access road on an as-needed basis. A section of 8-inch conveyance pipe would be buried in the agricultural field to connect the above-ground pipe to the potable water treatment and disinfection facilities at sited at PW-A1. Potable water would be conveyed in an underground in an 8-inch pipeline from the treatment and disinfection facilities at PW-A1 to an existing 10-inch distribution pipeline located in Cantova Way, and then delivered to RMCS D customers through the existing water distribution system. In low demand periods, such as, overnight, groundwater would be pumped back to RMCS D's above-ground storage reservoirs and used to meet daytime demands within RMCS D's service area

Installation of the groundwater wells and associated facilities would include:

- Drilling pilot holes of approximately 300 feet, with the depth depending on the presence of water-bearing geologic units;
- Drilling of permanent production well holes of approximately 300 feet, with the depth depending on the presence of water-bearing geologic structures;
- Wells are designed as 10-inches in diameter with a 20 inch diameter borehole and a 22 inch diameter conductor casing;
- Installation of a PVC or metal well casing and concrete to seal the wells from contact with more shallow groundwater and any potential sources of contamination at or near the surface;

- Well Screens would be placed in the aquifer material at depth; around 200' at PW-A and 300' at PW-B.
- Installation of an submersible or turbine electric pumps and a security fencing to would surround the wellheads and above ground facilities (similar to that used to surround an existing stormwater pump station in the recreational field;
- Provision of electrical power to all sites;
- On-site temporary packaged wellhead treatment facilities at PW-A1, to remove manganese and arsenic to meet state and federal regulations, if necessary, as determined by final water quality samples from the production wells;
- Installation of a 8-inch underground pipeline to connect the PW-A1, A2 facilities to the existing 10-inch potable water distribution system at Cantova Way;
- Approximately 4,780 feet of temporary 8-inch above-ground pipeline from PW-B around the agricultural fields and then 2,100 feet of underground pipeline through a small section of the agricultural field to connect to the treatment and disinfection facilities sited at PW-A1;
- Installation of liquid chlorine disinfection equipment and appurtenances at PW-A1 to disinfect groundwater prior to blending with RMCS D's treated surface water; and
- Installation of SCADA control systems and control panels, sensor-based security lighting and no-climb, shielded fencing (fitted with wood slats).

Following installation of the wells, all areas affected by construction activities would be restored to pre-project conditions, which may include some or all of the following: re-grading, reseeding of affected turf areas within the recreational play field, covering underground pipelines, and adding landscaping materials, if necessary.

2.4 Project Schedule

RMCS D anticipates the wells sites at PW-A1, PW-A2 and PW-B would be constructed in late spring/early summer 2014 (approximately two - three months of construction and testing) and assuming all approvals are granted. PW-A1, PW-A2 and PW-B would be online and available as a supplemental water supply source to augment RMCS D's water supply portfolio as early as September 2014.

2.5 Required Discretionary Actions

RMCS D is required to follow through with discretionary actions for project approval. The actions necessary for project approval include, but are not limited to, the following:

- Adoption of a Mitigated Negative Declaration by the RMCS D Board – Pursuant to CEQA and the CEQA Guidelines;
- Project Approval – Approval of the proposed project by the RMCS D Board; and
- Mitigation Monitoring – Adoption of a Mitigation Monitoring and Reporting Plan (MMRP) by the RMCS D Board to reflect the measures required to mitigate significant impacts of the project.

3.0 Environmental Initial Study Checklist

Project Title:

Groundwater Augmentation Well

Lead Agency Name and Address:

Rancho Murieta Community Services District (RMCS D)
15160 Jackson Road
Rancho Murieta, CA 95683

Lead Agency Contact Person and Phone Number:

Paul Siebensohn, Director of Field Operations
Ph: (916) 354-3700

Project Location:

APNs: 073-0480-012; 073-0480-011; 073-0180-027; 128-0070-069

Rancho Murieta, Sacramento County

Project Sponsor's Name and Address:

Rancho Murieta Community Services District (RMCS D)
15160 Jackson Road
Rancho Murieta, CA 95683

General Plan Designation and Zoning:

General Plan Designations and Zoning for lands at or adjacent to the proposed well sites are listed:

PQP - Cemetery, Public, Quasi-Public

GA 80 - General Agricultural 80-acres

LDR - Low Density Residential

NAT PRES - Natural Preserve

REC – Recreation

Project Description:

Installation and operation of up to three new groundwater wells with sufficient capacity to extract up to 600 AFY to augment RMCS D surface water supplies in drought years. The proposed project also includes necessary water treatment facilities, disinfection equipment, above- and below-ground piping, electronic controls, security lighting and fencing.

Surrounding Land Uses and Setting:

Agricultural and Urban Development with commercial, industrial and airport land uses in this portion of RMCS D's service area.

Other Public Agencies Whose Approval is Required:

- California Department of Water Resources (Proposition 84 Funding)
- California State Water Resources Control Board (California General Construction Permit - Notice of Intent)
- California Central Valley Flood Protection Board – Levee Encroachment Permit for a project within a Designated Floodway
- California Department of Public Health – Drinking Water Division (Title 22 Requirements) including the Drinking Water Source Assessment and Protection (DWSAP) Program
- Sacramento County (Grading and Erosion control; groundwater well permit operation)
- Regional Water Quality Control Board – Waiver of Discharge or a Low Threat Discharge Permit for pump to waste during start up.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated on the following pages.

The environmental analysis determined that none of these issue items would be adversely affected by the proposed project; therefore, none of these items are checked. This CEQA evaluation proposes a Mitigated Negative Declaration.

- | | | |
|---|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | |
| <input type="checkbox"/> Mandatory Findings of Significance | | |

Determination:

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project are have been made and/or appropriate mitigation measures have been agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Paul Siebensohn, Director of Field Operations

Printed Name

March 5, 2014

Date

Rancho Murieta Community Services District

Agency

Evaluation of Environmental Impacts:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off site as well as on site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is Potentially Significant, Less Than Significant With Mitigation, or Less Than Significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to tiering, an effect has been adequately analyzed in an earlier EIR or Negative Declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where these are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., campus master plans, general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to a less than significant level.

3.1 Aesthetics

Would the project:	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-b. The proposed project consists of the construction of up to three new groundwater wells, located at PW-A1, PW-A2, and PW-B well sites. The sites are north and west of the Rancho Murieta Airport. Sites PW-A1 and PW-A2 are located west of Cantova Way along the western edge of a turf-covered recreational field. The project areas in proximity to the PW-A1 and PW-A2 well sites are characterized by urban development and agricultural lands. Unpaved levee road, commercial buildings, and a stormwater pump station are on the north side of the levee road. PW-B is characterized by agricultural land and is located at the western edge of a row crop agricultural field, in the vicinity of a remnant levee. Sacramento County has designated these areas adjacent to the Cosumnes River as natural preserve (see Figure 13). It is approximately 2,000 feet west of the western end of the Rancho Murieta Airport runway.

The proposed project would consist of the construction of up to three 300 feet deep groundwater wells with a goal of producing a minimum of 370 gallons per minute (gpm) either individually or in total. The wells at all sites would have a cement pads and would be equipped with vertical turbine pumps, piping, electronic controls, and appurtenances. To accommodate all aboveground facilities, well sites are proposed to have footprints of 2,500 square feet at both sites PW-A2 and PW-B and 5,625 square feet at PW-A1, for a total of 10,625 square feet. Facilities at PW-A would also include the wellhead treatment and disinfection equipment. PW-B is located within a FEMA 100-year flood zone; therefore, the electronic control panel and wellhead must be elevated to avoid inundation during a 100-year flood event. For this reason, PW-B will be elevated on an 8-foot metal platform, supported by a four post steel structure and a ladder with aluminum railings for access to the site. Figure 4 (PW-B Site with Elevation) depicts the proposed PW-B well site with structural elevations. Following construction at all three well site locations, all above- and below-ground facilities and equipment would be surrounded by permanent no-climb, shielded fencing (fitted with wood slats). Figure 5 (Typical Fencing of Stormwater Pump Station at Project Site) shows an example of the type of fencing that is typical for these facilities within the project site area. All well sites would have fencing similar to that of the stormwater pump station.

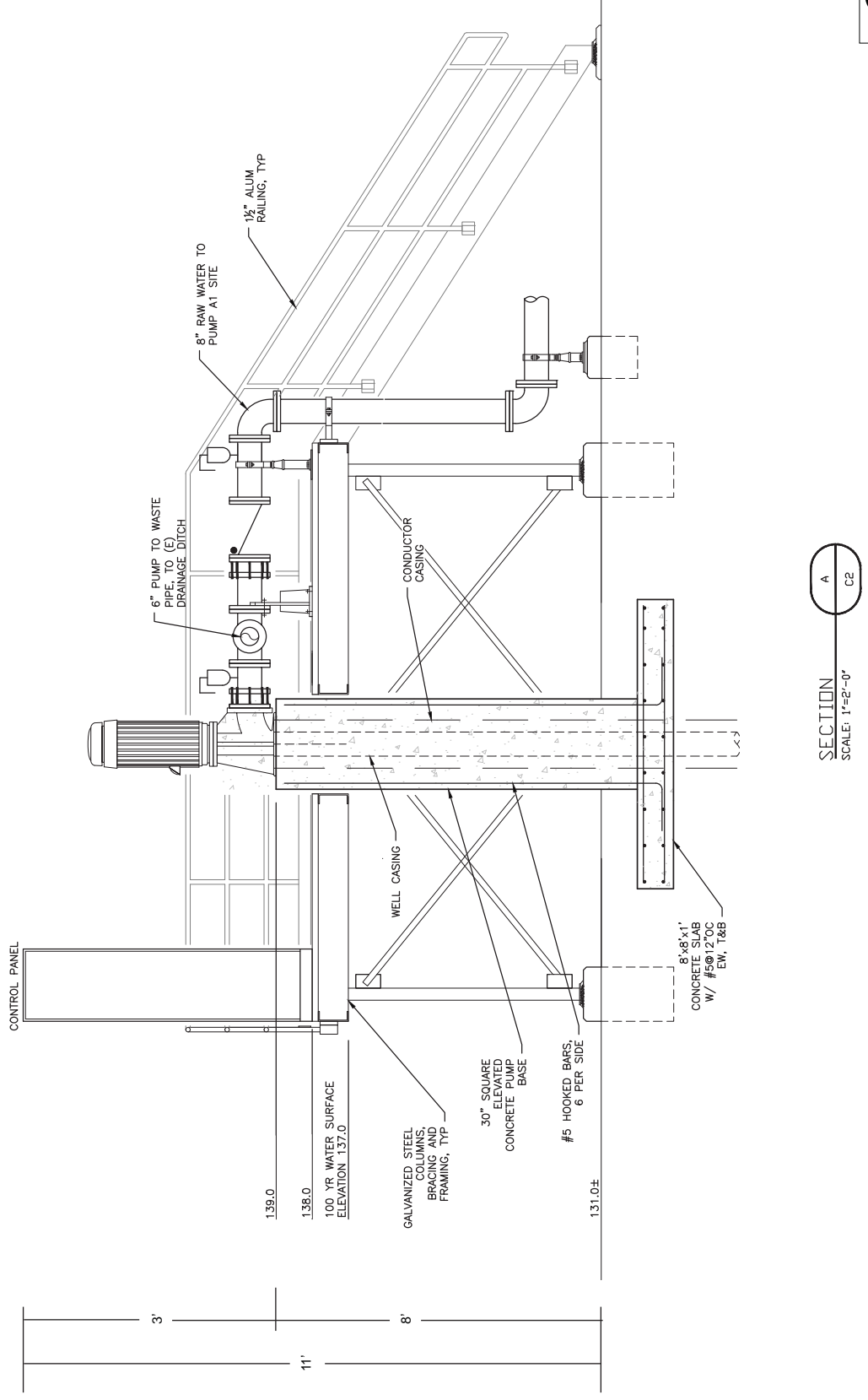
According to the California Scenic Highway Program, no State scenic highways are located near the project sites.³ Also, there are no scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within or near to the project site.⁴ As features of the proposed project would not be located within the view of a scenic vista or highway and would not damage scenic resources, **no impacts** would occur.

- c. Sites PW-A1 and PW-A2 are bounded by agricultural uses to the north and west and commercial/light industrial urban development to the east and the Rancho Murieta Airport to the south. This particular area currently has minimal landscaping and is covered in turf grasses and various non native weedy species such as clover, dallis grass and dandelion. As sited on a recreational field, these new wells sites (PW-A1 and PW-A2) would not substantially degrade the existing visual character or quality of either the site or its surroundings because these facilities would be aesthetically similar to complement the existing fenced stormwater pump nearby (See Figure 5) and after construction, similar landscaping (turf grasses) would be re-introduced and maintained accordingly. While these well site facilities would be visible from its surrounding industrial uses, the PW-A1; PW-A2 site faces the parking lots and backsides of the buildings in the proximity, meaning the new well site would not be obtrusive to its existing surrounding commercial or industrial uses. Site PW-B is surrounded by agricultural lands. While PW-B would be elevated 8 feet, reaching up to 11 feet with the proposed control panel (See Figure 4), and would be noticeable given the agricultural use of its immediate surroundings, the PW-B well structure would be encased with the similar permanent no-climb, shielded fencing (fitted with wood slats) like that of the stormwater pump station close to the PW-A1 and PW-A2 sites. Further, the proposed PW-B well site is small (34 square feet) in comparison to the expansive agricultural fields, nature preserve and existing equestrian uses surrounding this area. As such, PW-B is not expected to substantially degrade the existing visual character of either the site or its surroundings. The well sites would not be obtrusive to their surrounding areas as there are no residences within the viewshed or immediate area. Therefore, the construction of new wells at these two sites would not adversely affect the aesthetic quality of the existing areas. Because the proposed project would not substantially degrade the existing visual character or quality of the project sites and their surroundings; therefore, implementation of the proposed project would be **less than significant**.
- d. Glare from a proposed project could result when a light source is directly in the field of vision and is brighter than the eye can comfortably accept. Spill light could also affect visibility if light reaches beyond the area intended to be illuminated. Ambient lighting is scarce around the project vicinity since it is mostly agricultural and recreational uses. Low-intensity lighting poles adjacent to roadways and security lighting at adjacent commercial and industrial facilities and their parking lots characterize sites PW-A1 and PW-A2. There are no light sources at PW-B.

The proposed well sites also do not contain additional light sources, with only the well having some lighting for security or safety reasons. The overall project areas (at PW-A1 and PW-A2) have no existing light sources either at the stormwater pump station or the baseball diamond on the north end of the recreational field. There are street lights along Cantova Way and in the parking lots of the buildings nearby, which would contribute to ambient nighttime illumination levels.

³ State Scenic Highways Program, California Department of Transportation, accessed October 21, 2013, available at www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm

⁴ Atkins, site visit, June 21, 2013.



SECTION A-C2
 SCALE: 1"=2'-0"



Source: Domenichelli and Associates, 2014.

FIGURE 4
PW-B Site with Elevation



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Source: Atkins, 2013.

ATKINS

FIGURE 5
Typical Fencing of Stormwater Pump Station at Project Site

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RMCS D Groundwater Augmentation Well

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These light sources may scatter spillover light into the recreational field, but light scatters with distance as such ambient light is not expected to spillover or reach to PW-A1 and PW-A2 or as far as PW-B. The motion sensor-type security lighting that would be installed at the project site or sites would be minimal and angled downward to prevent spillover light that could affect adjacent uses. Because the security lighting for the proposed project site would be designed to minimize spill light, and because existing lighting from adjacent uses already contributes to the ambient nighttime illumination level, the contribution of the proposed project at sites PW-A1 and PW-A2 to light and glare would be minimal. PW-B has no sources of ambient lighting as it is surrounded by agricultural lands and construction of the well would only add a sensor-type, security lighting. Because the security lighting would be minimal and angled downward, the contribution of the proposed project to light and glare would be nominal. Because both proposed sites would not create substantial light and glare, this is considered to be a **less-than-significant impact**.

3.2 Agriculture and Forest Resources

Would the project:	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code section 4256), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a-e. The project area is located within low density industrial/office park land use and agricultural zoning designations for Sacramento County.⁵ The agricultural properties at the project area do not include Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.⁶ No Williamson Act contract parcels were identified within the project sites. Further, conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance would not occur

⁵ Sacramento County. 2013a. Sacramento County General Map, accessed September 25, 2013, available at http://generalmap.gis.saccounty.net/JSViewer/county_portal.aspx

⁶ California Department of Conservation, Division of Land Resource Protection. Farmland Mapping and Monitoring Program. 2010. Available at <http://www.conservation.ca.gov/dlrp/fmmp/Pages/Index.aspx>

because conversion is explicit to permanent loss of specified lands; these lands have not been specified. Implementation of the proposed project is temporary and would not permanently convert any existing farmlands to non-agricultural uses. Also, implementation and operation of the proposed projects at well sites PW-A and PW-B would not conflict with existing zoning, cause rezoning of forested lands or timber lands, or involve other changes that, due to their location or nature, could result in the conversion of farmland to non-agricultural uses or existing forested-lands to non-forest uses. Therefore, the proposed project would not affect agricultural resources and *no impact* would occur.

3.3 Air Quality

Would the project:	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-c. Air quality is monitored, evaluated and regulated by federal, State, regional, and local regulatory agencies and jurisdictions, including the United States Environmental Protection Agency (EPA), the California Air Resources Board (CARB), and the Sacramento Metropolitan Air Quality Management District (SMAQMD). The EPA, CARB and the SMAQD develop rules and/or regulations to attain the goals or directives imposed by legislation. State and regional regulations may be more, but not less, stringent than federal regulations.

The CARB establishes ambient air quality standards and motor vehicle emission standards, conducts research, and oversees the activities of regional Air Pollution Control Districts and Air Quality Management Districts. Sacramento County is designated as non-attainment for ozone under both State and federal standards, and non-attainment for particulate matter under 10 microns (PM₁₀) under State standards. Sacramento County is also designated as non-attainment for the federal and State standard for particulate matter less than 2.5 microns (PM_{2.5})⁷.

⁷ Sacramento Metropolitan Air Quality Management District. 2014. Air Quality Standards Attainment Status, accessed January 16, 2014, available at <http://www.airquality.org/aqdata/attainmentstat.shtml>

For project construction and operation, the SMAQMD recommends quantification of maximum daily emissions of ROG, NO_x, PM₁₀, and PM_{2.5}. The SMAQMD has established construction thresholds of significance for ozone precursors of 85 pounds per day of nitrous oxides (NO_x). The SMAQMD has set no construction threshold for reactive organic gasses (ROG). SMAQMD operational thresholds are 65 pounds per day for ROG and NO_x. For the purposes of this analysis, the operational threshold of 65 pounds per day is also considered the construction threshold. This is conservative because operational thresholds are typically lower than construction thresholds because they address long term emissions. For all other criteria pollutants, the SMAQMD uses the California Ambient Air Quality Standards (CAAQS) as thresholds of significance for both operation and construction.

For PM₁₀, projects that would implement all Basic Construction Emissions Control Practices (described below) and would not exceed a maximum daily disturbance of 15 acres are considered by SMAQMD not to have the potential to exceed the threshold of significance for PM₁₀. Because PM_{2.5} is a subset of PM₁₀, SMAQMD assumes that construction projects that do not generate concentrations of PM₁₀ that exceed the District's threshold of significance will also be considered less-than-significant for PM_{2.5} impacts⁸.

SMAQMD has adopted a number of regulations that would apply to the proposed project, including the Basic Construction Emissions Control Practices and Rule 403 – Fugitive Dust. Fugitive dust is synonymous with particulate matter. Rule 403 requires any fugitive dust producing source to take every reasonable precaution not to cause or allow fugitive dust from being airborne beyond the construction site. The Basic Construction Emissions Control Practices that are considered feasible by SMAQMD for controlling fugitive dust from a construction site consist of the following:

- Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads.
- Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered.
- Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited.
- Limit vehicle speeds on unpaved roads to 15 miles per hour (mph).
- All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site.
- Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated.

⁸ Sacramento Metropolitan Air Quality Management District. CEQA Guide. Revised June 2013.

The air district, in cooperation with other air districts in the area, prepared the 2009 Sacramento Regional 8-Hour Ozone Attainment Plan. The intent of these air quality plans is to bring the Sacramento federal non-attainment area into attainment for ozone. The plan consists of adopted measures, emission inventories, contingency measures, and demonstration of emission reductions so the region will reach attainment of current ozone standards. A project's consistency with the Ozone Attainment Plan is based on the population growth projections in the plan. If a project would exceed the plan growth projections, it would be inconsistent with the plan. The proposed project would not result in any population growth. Additionally, as discussed in greater detail below, the project would result in minimal operational emissions of ozone precursors. Therefore, the proposed project would not conflict with or obstruct implementation of the SMAQMD's air quality plans.

Construction. Construction activities associated with the project would generate particulate matter from site preparation, drilling the well, trenching for pipeline installation, and constructing the pump and wellhead enclosure. The proposed project would result in NO_x and ROG emissions generated by combustion of diesel fuel associated with the operation of construction equipment, and operation of truck to export excavated material.

Construction of the proposed project is anticipated to be completed in two-three months. The worst case well depth of 300 feet is assumed. As proposed, 4,780 feet of temporary 8-inch above-ground pipeline from PW-B around the agricultural fields and then 2,100 feet of underground pipeline through a small section of the agricultural field to connect to the treatment and disinfection facilities sited at PW-A1 would be installed. CalEEMod default construction equipment specifications are assumed. The default construction equipment list is assumed for site preparation and facilities construction. Construction equipment required for drilling the well is based on guidance provided by the University of California⁹. The wells were assumed to be 10-inches in diameter with a 20 inch diameter borehole and a 22 inch diameter conductor casing based on guidance from the Ohio State Coordinating Committee on Ground Water to include the well and casing¹⁰. A trench width of 12 feet is assumed for the underground pipeline and a trench width of 10 feet is assumed for the electrical conduit. A depth of 4 feet is assumed. It is assumed that 25 percent of soil would be exported because it is not suitable for backfill, and the balance would be replaced in the trench for backfill material. It is conservatively assumed that the same volume of soil would be imported. Emission estimates for construction of the project were estimated using CalEEMod 2013.2.2. The modeling output is located in Appendix A. It is also assumed that the applicant will comply with all of SMAQMD rules and regulations, including the Basic Construction Emissions Control Practices.

Potential emissions associated with construction activities are presented in Table 1. As shown in Table 1, construction of the proposed project would not generate emissions that would exceed the SMAQMD thresholds for ROG or NO_x. The proposed project would disturb less than 15 acres (approximately 2.30 acres total), RMCSD and the construction contractors would implement the Basic Construction Emissions Control Practices to control, and manage particulate matter during construction. As a result of these practices particulate matter emissions would be less than significant. Because the SMAQMD thresholds would not be exceeded, the proposed project

⁹ University of California, Division of Agriculture and Natural Resources. Publication 8086. *Reference: Water Well Design and Construction.*

¹⁰ State of Ohio, State Coordinating Committee on Ground Water. Technical Guidance for Well Construction and Ground Water Protection. 2000.

would not result in an air quality violation or a cumulatively considerable net increase in any pollutant during construction. Therefore, a **less-than-significant** impact would occur during construction.

Table 1 Construction Emissions (Lbs/Day)

	ROG (max lbs/day)	NOx (max lbs/day)	PM ₁₀ (max lbs/day)	PM _{2.5} (max lbs/day)
Site Preparation	2	22	6	4
Well Drilling	5	53	7	5
Pipeline Installation	4	45	7	5
Enclosure Construction	4	24	2	2
SMAQMD Thresholds	85	65 ⁽¹⁾	--	--
Exceed Threshold?	No	No	--	--

⁽¹⁾ SMAQMD threshold for operation is assumed.

Operation. Operational emissions from the proposed project would consist of occasional maintenance vehicle trips and emergency generator testing. It is assumed that no more than one maintenance trip from the RMCSO offices would be required per week for each well site, for a total of two weekly trips. Maximum daily emissions from a maintenance trip were calculated using CalEEMod and were determined to result in less than one pound per day each of ROG, NOx, and particulate matter. Emergency generator testing would be occasional and would last for only a few minutes. Criteria pollutant emissions from generator testing and maintenance trips would be negligible. Therefore, a less-than-significant impact would occur during operation related to air quality violations. Additionally, the proposed project would not result in a cumulatively considerable contribution net increase in emissions. This impact is considered **less than significant**.

- d. As noted above, implementation of the proposed project would not exceed SMAQMD thresholds during construction or operation. Long-term operational emissions from minimal vehicle trips and limited emergency generator testing would be negligible. Consequently sensitive receptors would not be exposed to high pollutant concentrations, and this would be a **less-than-significant impact**.
- e. With the exception of exhaust during the short-term construction period from the diesel-powered construction equipment and construction activities, the proposed project would not generate any objectionable odors. Construction activities would be short-term and occur for two-three months. Additionally, the nearest receptors are located approximately 370 feet from the project site. Therefore, potential impacts of objectionable odors would be **less than significant**.

3.4 Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Would the project:	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a. Four special status species (valley elderberry longhorn beetle, bald eagle, Swainson’s hawk, and white-tailed kite) as well as a variety of raptors and nesting birds are known to occur within the vicinity of the proposed well locations as shown in Figure 6 (CNDDDB Locations of Special-Status Species). Appendix B contains the search results of the CNDDDB Special-status species.

Valley elderberry longhorn beetle is a federal listed threatened species. This beetle is completely dependent on its host plant, elderberry, which is commonly found in riparian areas. Use of the elderberry bush by the beetle is not usually apparent, except for the occasional exit hole created by beetle larva on elderberry stems. This beetle spends most of its life cycle in the larval stage within the stems of the elderberry plants. Adults emerge from the plant in late May and June, about the same time as the elderberry blooming period (USFWS 1999). Beetle exit holes were noted on elderberry situated about 100-feet from the proposed well location near the Cosumnes River.

Bald eagle is a federal delisted, California endangered, California fully protected, and CDFW sensitive species. This bird hunts from perches and in flight for fish, voles, small mammals, and occasional carrion. Bald eagles perch in large, high, snags of broken-topped trees and roost communally in remote conifer stands during winter months. Reproduction occurs February through July, with peak activity between March and June. Human disturbance, logging, and competition have contributed to the decline of this species (CDFW 2002). During Atkins biological resources survey on November 29, 2012, a bald eagle was noted roosting in a Fremont cottonwood situated just south of the proposed well location near the Cosumnes River.

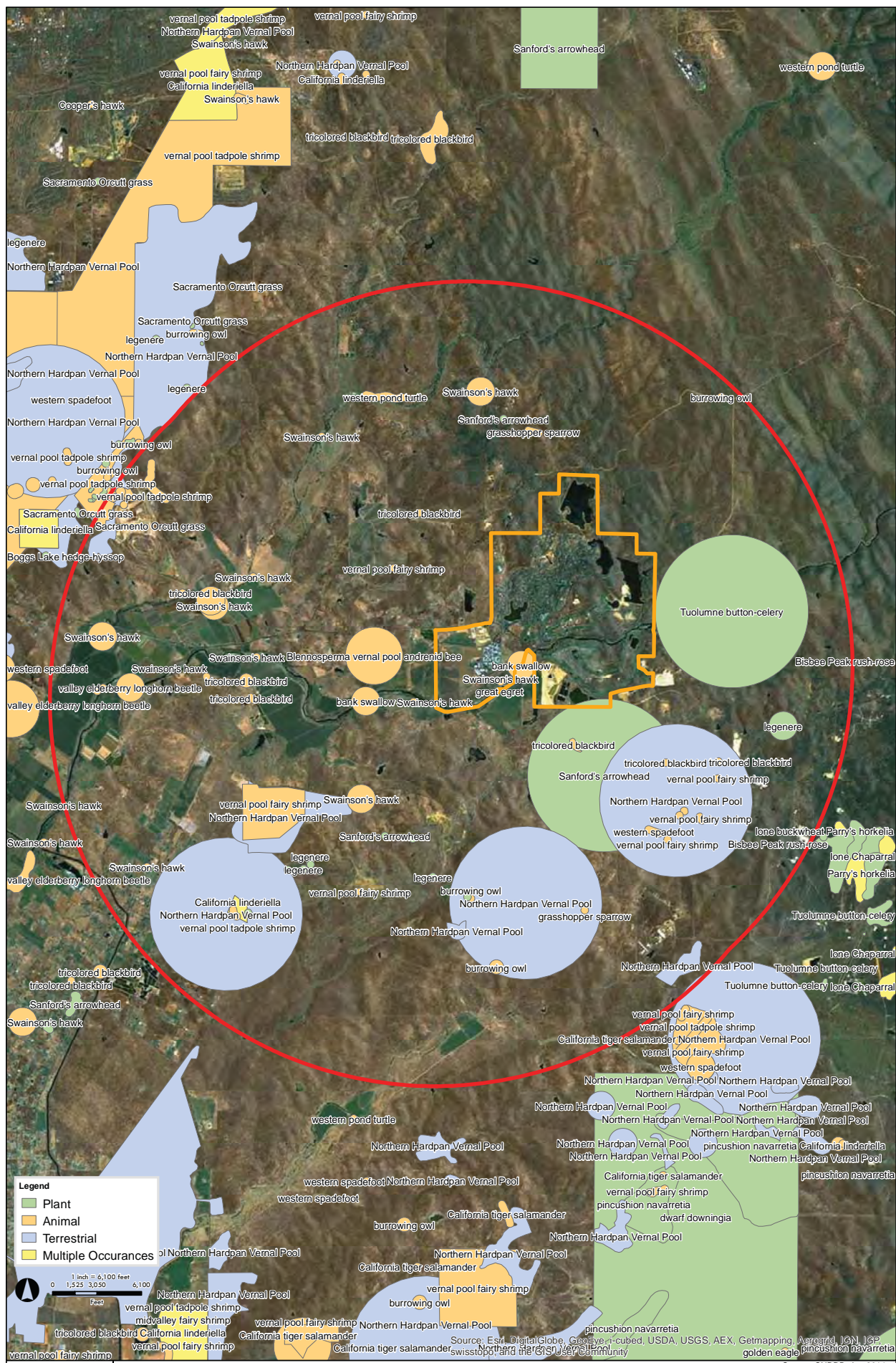


FIGURE 6
CNDDB Locations of Special-Status Plants
 100036320



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Swainson's hawk is a California listed threatened species. This raptor catches prey in flight, including mice, gophers, ground squirrels, rabbits, amphibians, reptiles, other birds, and bats. Swainson's hawk roost in large trees and occasionally on the ground. Reproduction occurs from late March to late August, with peak activity from late May through July. Loss and/or disturbance of roost sites contribute to the decline of this species (CDFW 2002). Suitable nesting locations for Swainson's hawk occur in close proximity to the proposed well location near the Cosumnes River.

White-tailed kite is a California fully protected species. This raptor preys primarily on voles and small mammals, but also eats other birds, insects, reptiles, and amphibians. Broad-leaved deciduous trees with dense canopies provide cover for this species. Reproduction occurs from February to October, with peak activity from May to August. Nest predation and loss of habitat contribute to the decline of this species (CDFW 2002). White-tailed kite was noted near the proposed well locations during the site reconnaissance.

Additionally, habitat at the project site provides suitable nesting and foraging opportunities for many avian species, including some raptors and migratory birds (other than bald eagle, Swainson's hawk, and white-tailed kite). Raptors and raptor nests are considered to be a special resource by federal and state agencies and are protected under the MBTA and California Code of Regulations. All migratory birds are also protected under the MBTA. Project implementation would impact area that provides suitable habitat for these avian species.

Disturbance or incidental take (loss) of these species from implementation of the proposed project is considered a potentially significant impact.

Implementation of mitigation measures (**MM BIO-1 and MM BIO-2**) would reduce impacts to special status species to **less-than-significant with mitigation incorporated**.

- b. The Cosumnes River watershed and associated riparian corridor is situated immediately south of a proposed well location. Riparian habitat is considered a sensitive natural community under CEQA and local regulations. Therefore, loss or disturbance of riparian habitat from implementation of the proposed project would be considered a potentially significant impact. However, installation of the proposed wells would not occur within the riparian habitat or result in the removal of any riparian vegetation. Furthermore, access to both well installation areas is via existing agricultural dirt roads, so no intrusion into riparian areas is expected during well installation. Indirect impact from well installation is expected to be extremely minimal, since the project footprint is rather small and in an active agricultural area. Consequently, disturbance to riparian habitat in the vicinity of the project would be **less than significant**.
- c. Agricultural and stormwater drainage ditches that lead to Cosumnes River and support freshwater emergent vegetation are potentially jurisdictional features, as defined by Section 404 of the CWA. As such, any impact to these features, including but not limited to removal of vegetation or the addition of fill materials, could require the appropriate permits from both federal and state agencies. However, the proposed well locations are situated outside of the drainage ditches at a distance that does not require the removal of any wetland vegetation and reduces the likelihood of any spoils entering the waterways. It is possible that well development water from PW-B could be discharged to a vegetated swale just north of the Cosumnes River. If this discharge occurs, RMCS D will consult with the Central Valley Regional Water Quality Control Board and obtain a Water Quality Certification, if required. Therefore, impact to wetlands or jurisdictional waterways would be **less than significant**.

- d. Implementation of the proposed project would not likely interfere with the movement of any fish or wildlife species or impede the use of native nursery sites or corridors; therefore, ***no project-related impact*** to migratory wildlife would occur with implementation of the proposed project.
- e. As discussed above, the project area has the potential to support special status species and is situated near a riparian corridor. Any impacts to the species or sensitive habitat would conflict with local policies and be considered potentially significant. However, with implementation of mitigation measures **MM BIO-1 and MM BIO-2** and avoidance of the sensitive habitats, local policies are enforced. Therefore, ***no project-related impact*** related to conflicts with local policies or ordinances would occur with implementation of the proposed project.
- f. Investigations related to biological resources in the vicinity of the project location revealed no adopted Habitat Conservation Plan (HCP) or other conservation plans associated with the project location; therefore, the project would not conflict with such plans and ***no project-related impact*** would occur with implementation of the proposed project.

Mitigation Measures

MM BIO-1. The RMCS D will install at PW-B an avoidance buffer zone at least 100-feet away (north) from the existing elderberry bushes. Additionally, all project activity, including construction and ingress/egress from the site, will occur greater than 100-feet from the existing elderberry bushes. No further mitigation is necessary with implementation of the 100-foot radius restriction zone around the bushes. However, if intrusion within 100-feet of the elderberry bushes is necessary, then the additional measures described below are required.

With project activity within 100-feet of the elderberry bushes, the RMCS D will retain a qualified biologist to initiate informal consultation with the USFWS. The biologist will identify and create avoidance areas for blue elderberry, host plant of the valley elderberry longhorn beetle, prior to initiation of any project-related activities near the Cosumnes River. Avoidance and protection measures will be established using the USFWS Conservation Guidelines for the Valley Elderberry Longhorn Beetle (USFWS 1999), which include but are not limited to the following:

- 1) Creation of an avoidance buffer zone at least 100-foot in diameter from any elderberry bush containing stems measuring one inch or greater in diameter at ground level;
- 2) Fencing and flagging all areas to be avoided during construction activities;
- 3) Briefing contractors on the need to avoid damaging elderberry and the penalties for noncompliance;
- 4) Placement of informational signs every 50 feet along the edge of an avoidance area to be maintained for the duration of the project;
- 5) Instructing crews about the status of the beetle and importance of the elderberry host plant;
- 6) Revegetating and providing erosion control within and around the avoidance area;
- 7) Maintaining the buffer area after construction from adverse effects of the project, such as trash removal weeding, etc.;

- 8) Prohibiting use of insecticides, herbicides, fertilizer, or other chemicals that could harm the beetle or the elderberry bush within the buffer area and immediate vicinity;
- 9) Providing USFWS a written description of how the buffer areas will be protected, maintained, and restored after completion of construction; and
- 10) Restricting mowing to no closer than five feet of elderberry stems within July through August only.

USFWS will review the adequacy of mitigation measures, including on-site avoidance practices, personnel training, exclusion fencing, and signage to approve any proposed encroachment within 100-foot (the avoidance radius established in USFWS guidelines for the beetle) of the elderberry bushes at the project location. Typically, the USFWS requires a minimum setback of 20-feet from the dripline of each elderberry plant if the 100-foot buffer cannot be established. Also, if encroachment within 100-feet of elderberry bushes at the project location cannot be avoided, then further mitigation may be required including but not limited to, formal consultation, an incidental take permit, transplantation of the elderberry by a qualified firm, and/or biological monitoring of construction activities.

Project activities will be restricted based on USFWS guidance.

MM BIO-2. For potential special status (i.e., bald eagle, Swainson's hawk, and white-tailed kite) and sensitive bird species (i.e., red-tailed hawk, burrowing owl, and other raptors or migratory birds), RMCS D will retain a qualified biologist to conduct a focused survey for active nests of raptors and migratory birds within and in the vicinity of (no less than 100-feet outside project boundaries, where possible) the proposed construction area no more than 72 hours prior to ground disturbance when project activities are planned to occur during the nesting season for local avian species (generally February 1st through August 31st). If no active nests are found, project activities may proceed without further requirements under this mitigation measure.

If an active nest is located during preconstruction surveys, USFWS and/or CDFW (as appropriate) will be notified regarding the status of the nest. In the meantime, depending on location (PW-A1, PW-A2 or PW-B) construction activities will be restricted, as necessary, to avoid disturbance of the nest until it is abandoned or the consulting regulatory agency deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 100-feet around the nest) or alteration of the specific construction activities from well sites (shift from PW-B back to PW-A) to avoid further disturbance.

If construction is planned to occur during the non-breeding season (generally September 1st through January 31st), a policy of avoidance and passive relocation (allowing an animal to move away from harm without any purposeful interference by humans) for any wildlife found on site will be implemented for the duration of the project. The appropriate regulatory agency (USFWS or CDFW) will be contacted regarding any species of wildlife refusing to passively relocate from the project area.

Timing/Implementation: Prior to any site disturbance

Enforcement/Monitoring: Rancho Murieta Community Services District

3.5 Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed project sites are located approximately one mile southwest of the community of Rancho Murieta, Sacramento County, California. Well sites PW-A2 and PW-B will occupy 2,500 square feet each, while PW-A will occupy 5,625 square feet, for a total of 10,625 square feet. Each of the well sites will be connected by an 8-inch new temporary, above-ground pipeline (measuring 4,780 feet) and 2,100 feet of below-ground pipeline. The area of potential effect (APE) considers the two well sites and the proposed pipeline with a 50-foot buffer extending from the pipeline alignment; the total project area is approximately 7.54-acres. On October 9, 2013, a California Historical Resources Information System (CHRIS) records search was conducted at the North Central Information Center (NCIC) to determine if any cultural resources are located on or within ½ -mile radius of the project site. In addition, on October 29, 2013, a letter was sent to the Native American Heritage Commission (NAHC) requesting a search of their sacred lands file. On November 12, 2013, the NAHC responded that no known Native American sites were present within the immediate project area.

According to the CHRIS Cultural Resources records search prepared by Atkins (2014), there have only been two cultural resources studies in the area, neither of which addressed the current project site. The search included a review of previous cultural resources surveys and documented resources for the project area and all lands found within a ½-mile radius. The results of the records search indicated that no cultural resources have been recorded within the project area and that four known resources are located within ½ -mile search radius. The lack of previously recorded cultural resources within the current project site is not surprising considering that the project site has not been previously surveyed. Two of the four previously recorded resources are identified as one, large, dual-component site (prehistoric and historic age) containing between one and six human burials. The remaining resources consist of one prehistoric site with an associated burial and one historic age site. The previous two area-specific survey reports identified by the CHRIS records search are Slaymaker (1987) and Peak and Associates (2004), respectively (Atkins 2014). On February 4, an Atkins qualified professional cultural resources specialist (in this case, qualified meets or exceeds the U.S. Secretary of the Interior qualification standards for professional archaeologists published in 36 Code of Federal Regulations 61) with experience working in the jurisdictions traversed by components of the proposed project sufficient to identify the full range of cultural resources conducted an intensive pedestrian survey of the accessible areas and alignment of the proposed project. Access to traverse and survey the agricultural fields was not granted at the time of this pedestrian survey. It is recommended that once Right-of-Entry agreements are in place for construction activities, a follow-up pedestrian survey should be conducted on this inaccessible alignment prior to ground-disturbing activities related to the proposed project.

The results of the NCIC records search indicate that the area has high potential for the presence of cultural resources. Therefore, based solely upon discovery of historical resources, archaeological resources, paleontological resources or human remains, including those interred outside of formal cemeteries would mitigation measures be necessary and each MM would be tailored specifically to the nature of the subject discovery.

Refer to Appendix C for the Cultural Resources Letter Report.

- a. No known historical resources pursuant to CEQA have been identified within the project area, nor is there any known historical event that occurred at the site that would qualify it for historical preservation. However, a portion of the pipeline alignment has not been surveyed by a qualified archaeologist and the previously recorded resources nearby indicate that the area is sensitive for the presence of unknown cultural resources. Therefore, there is the potential for previously unknown historical resources to be disturbed or destroyed during ground-disturbing construction activities. This is considered a potentially significant impact. However, implementation of **MM CUL-1** through **MM CUL-8** described below would reduce this impact to ***a less than-significant with mitigation incorporated.***

- b. According to the cultural resources record search letter report (Atkins 2014), the project site previously supported agricultural uses, where the top 18 to 24 inches of soil would be disturbed due to plowing or tilling activities. However, the deposition depth of archaeological resources can generally extend at a minimum of four feet deep, where the previous agricultural activities would not have disturbed the soil depth range where archaeological resources would be anticipated to be located. The proposed project would include ground disturbing activities, such as trenching and drilling, that would extend at least four feet into the soil and would potentially disturb or destroy unknown archaeological resources. In addition, while no archaeological resources pursuant to CEQA have been recorded within the project area, the project area has not been surveyed to determine the presence or absence of observable archaeological resources. According to the cultural resources records search letter report (Atkins 2014), two prehistoric resources containing multiple human interments are known within a 0.50-mile search radius of the project area and these resources are located in close proximity of the Cosumnes River. The locations of the two sites are similar but no grinding stones to the placement of Well Site PW-B. Therefore, it is possible that buried or concealed archaeological resources could be present and may be disturbed or destroyed during ground-disturbing and other construction activities. This is considered a potentially significant impact. However, implementation of **MM CUL-1** through **MM CUL-8** described below would reduce this impact to ***less-than-significant with mitigation incorporated.***

- c. According to the Sacramento County General Plan Update (2011), there are at least five recorded sites in Sacramento County which have revealed fossil remains dating back to 10,000 years ago. The presence of these fossil remains within Sacramento County indicates an increased possibility for paleontological remains to be discovered within the project area; however, a paleontological record search was not conducted at this time. While there are no known significant paleontological sites or deposits within the project area, the possibility of encountering paleontological resources cannot be entirely discounted. This is considered a potentially significant impact. However, implementation of **MM CUL-9** and **MM CUL-10** described below would reduce this impact to ***less-than-significant with mitigation incorporated.***

- d. There are no known formal cemeteries present within the project area. However, the results of the CHRIS records search indicated the presence of prehistoric human remains at two of the previously recorded cultural resources sites, as stated above, that are within 0.50-mile search radius of the project site. Therefore, there is a possibility that human remains may be encountered during ground-disturbing construction activities within the project area. This is considered a potentially significant impact. However, implementation of **MM CUL-1** through **CUL-8** would reduce this impact to *less-than-significant with mitigation incorporated*.

Mitigation Measures CUL-2 through CUL-8 are conditional and this is based on discovery of historical resources, archaeological resources, paleontological resources or human remains, including those interred outside of formal cemeteries.

MM CUL-1: Pedestrian Survey. RMCS D will retain the services of qualified professional cultural resources consultant(s) who meets or exceeds the U.S. Secretary of the Interior qualification standards for professional archaeologists published in 36 Code of Federal Regulations 61 and who have experience working in the jurisdictions traversed by components of the proposed project sufficient to identify the full range of cultural resources that may be found in the proposed project area. The consultant(s) will also have knowledge of the cultural history of the proposed project. Prior to the issuance of permits, an intensive pedestrian survey of all areas *not previously surveyed* should be performed by the same cultural resources consultant(s). If warranted the results of the investigation will be documented in a letter report that identifies and evaluates any resources within the surveyed area and includes recommendations and methods for mitigating or avoiding impacts on sited resources. The measures will include, as appropriate, subsurface testing of archaeological resources to delineate the site boundaries and characterize the nature of the cultural deposits and/or construction monitoring by a qualified professional and, if necessary, appropriate Native American monitors identified by the applicable tribe(s) and/or the NAHC. The technical report will be submitted to RMCS D for approval.

MM CUL-2: Avoid or Mitigate Cultural Resources Within The Areas of Impact. Should any cultural resources be found during subsequent surveys efforts will be made to avoid the resource(s). Should this not be possible, a Cultural Resources Testing and Mitigation Plan will be prepared. This Cultural Resources Testing and Mitigation Plan will identify efforts to determine if the resource(s) meet the eligibility requirements for listing on the California Register of Historic Resources. Should the resource(s) be found to be eligible for the CRHR the plan will also detail efforts required to mitigate the impacts to the resource(s).

MM CUL-3: Construction Monitoring. The project area has a demonstrated sensitivity for the presence of prehistoric cultural resources, as well as having prehistoric human remains. If discovery occurs, the cultural resources consultant will prepare a construction monitoring plan and will provide construction monitoring of ground-disturbing activities at the discretion of the consultant. The construction monitoring plan will identify areas where monitoring of earth-disturbing activities is required. The monitoring plan will be tailored to the proposed project site accordingly and, include, at a minimum:

- 1) A list of personnel to whom the construction monitoring plan applies. Requirements, as necessary, and plans, as necessary for continued Native American involvement and outreach, including participation of Native American monitors during ground-disturbing activities as determined appropriate.
- 2) Brief identification and description of the general range of the resources that may be encountered.

- 3) Identification of the elements of a site that will lead to it meeting the definition of a cultural resource requiring protection and mitigation.
- 4) Identification and description of resource mitigation that will be undertaken if required.
- 5) Description of monitoring procedures that will take place for each project component area as required.
- 6) Description of how often monitoring will occur (e.g., full-time, part time, spot checking).
- 7) Description of the circumstances that will result in the halting of work and a statement that either the archaeological monitor or the Native American Monitor is authorized to call for work to be stopped.
- 8) Description of the procedures for halting work and notification procedures for construction crews.
- 9) Testing and evaluation procedures for resources encountered.
- 10) Description of procedures for curating any collected materials.
- 11) Reporting procedures.
- 12) Contact information for those to be notified or reported to.

MM CUL-4: Native American Consultation and Participation Planning. If discovery occurs, prior to construction, RMCS D will ensure that tribes requesting consultation with RMCS D regarding the project design and impacts on cultural resources are consulted. In addition, the applicant will ensure that tribes that have expressed interest in the project during any phase (i.e., project application through end of construction) are given the opportunity to participate in additional cultural resources surveys (MM CR-1) and cultural resources monitoring when performed by a RMCS D-approved cultural resources consultant.

To outline the expected duties and responsibilities of all parties involved, if discovery occurs, the cultural resources consultant will prepare a Native American Participation Plan. Tribes that have expressed interest in the project prior to construction will be given the opportunity to participate in development of the Native American Participation Plan. This plan will be tailored to the proposed project site accordingly and, at minimum, the plan will specify that:

- 1) Native American monitors, if approved by a tribe, are expected to participate in worker environmental awareness and health and safety training and follow all health and safety protocols.
- 2) Attendance by Native American monitors during construction of the project is at the discretion of the tribe, and the absence of a Native American monitor, should the tribes choose to forgo monitoring for some reason, will not delay work.
- 3) The Native American monitors will have the ability to notify a RMCS D-approved cultural resources consultant who has the authority to temporarily stop work (MM CR-8) if they find a cultural resource that may require recordation and evaluation.
- 4) Interpretation of a find will be requested from Native American monitors involved with the discovery, evaluation, or data recovery of unanticipated finds for inclusion in the final Cultural Resources Report.

- 5) The tribes involved with preparation of the Native American Participation Plan will be given the opportunity to participate in the development of Testing and Evaluation Plans (MM CR-9) and Data Recovery Plans (MM CR-10) if the development of these plans is required.
- 6) Native American monitors approved by a tribe for monitoring work on the project will be notified 30 days prior to start of construction the various project components.
- 7) The Native American monitors will be compensated for their time. If more than one tribal group wishes to participate in the monitoring, RMCS D will work out an agreement for sharing of monitoring compensation.

MM CUL-5: Stop Work for Unanticipated Cultural Resources Discoveries. In the event that previously unidentified cultural resources are uncovered during implementation of the project, RMCS D will ensure that ground-disturbing work is halted or diverted from the discovery to another location. The RMCS D-approved cultural resources consultant will inspect the discovery and determine whether further investigation is required. If the discovery is significant but can be avoided, and no further impacts will occur, the resource will be documented and no further effort is required. If the resource is significant but cannot be avoided, and may be subject to further impact, the RMCS D-approved archeological monitor, in consultation with and under the direction of the qualified archaeologist, will evaluate the significance of the resource based on eligibility for the CRHR or local registers and implement appropriate measures in accordance with the Cultural Resources Plans.

If human remains are encountered, California HSC Section 7050.5 states that no further disturbance will occur until the Sacramento County Coroner has made the necessary findings as to origin. Further, pursuant to California PRC Section 5097.98(b), remains will be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Sacramento County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then identify the “most likely descendant(s)” within 48 hours of receiving notification of the discovery. The most likely descendant(s) will then make recommendations and engage in consultations concerning the treatment of the remains as provided in PRC 5097.98

MM CUL-6: Testing and Evaluation Plan. If any cultural resource is discovered during construction that cannot be avoided, work in the area of the find will be immediately halted as specified in MM CUL-5. A RMCS D-approved cultural resources consultant (MM CUL- 1) will determine if further investigation is required (MM CUL-5). If so, the RMCS D-approved cultural consultant will prepare a Testing and Evaluation Plan prior to further disturbance of the resource. After testing and evaluation is completed, a report documenting the results will be submitted to the RMCS D. If avoidance is recommended, the cultural resource will be avoided, to the maximum extent feasible. If avoidance is not possible, a Data Recovery Plan will be developed and implemented accordingly.

MM CUL-7: Cultural Resources Reporting. If necessary, because specific cultural resources mitigation measures are active, prior to final inspection, and after construction of project components has been completed, RMCS D’s qualified consultant as specified in the aforementioned Cultural Resources Plans will submit reports to RMCS D summarizing all monitoring and mitigation activities and confirming that all mitigation measures have been implemented.

MM CUL-8: Paleontological Review. In the event that previously unidentified paleontological resources are uncovered, RMCS D will retain the services of qualified professional paleontological consultants with knowledge of the local paleontology and the minimum levels of experience and expertise as defined by

the Society of Vertebrate Paleontology's Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010). The paleontological consultant will conduct a review of the project site and surrounding area to determine the sensitivity for paleontological resources and the likelihood that the project would impact fossil resources. Should the paleontological consultant deem the project site to be sensitive for the presence of paleontological resources, a Paleontological Monitoring and Treatment Plan will be prepared. The Paleontological Monitoring and Treatment Plan will be tailored to the proposed project site accordingly and, at minimum include:

- 1) A list of personnel to which this plan applies.
- 2) Describe the criteria used to determine whether an encountered resource is significant and if it should be avoided or recovered.
- 3) Identify construction impact areas of moderate to high sensitivity for encountering paleontological resources and the shallowest depths at which those resources may be encountered.
- 4) Describe methods of recovery, preparation, and analysis of specimens, final curation of specimens at a federally accredited repository, data analysis, and reporting.
- 5) Identify areas where monitoring of earth-disturbing activities is required.
- 6) Briefly identify and describe the types of paleontological resources that may be encountered.
- 7) Identify the elements of a site that will lead to it requiring protection and mitigation and identify mitigation that will apply.
- 8) Describe monitoring procedures that will take place for each component of the project that requires monitoring.
- 9) Describe how often monitoring will occur (e.g., full-time, part time, spot checking), as well as the circumstances under which monitoring will be increased or decreased.
- 10) Describe the circumstances that will result in the halting of work.
- 11) Describe the procedures for halting work and notification procedures for construction crews.
- 12) Include testing and evaluation procedures for resources encountered.
- 13) Describe procedures for curating any collected materials.
- 14) Outline coordination strategies to ensure that RMCS D-approved paleontological consultants conduct full-time monitoring of all grading activities in sediments determined to have a moderate to high sensitivity.
- 15) Include reporting procedures.
- 16) Include contact information for those to be notified or reported to.

For sediments of low or undetermined sensitivity, the plan will specify what level of monitoring is necessary. Sediments with no sensitivity will not require paleontological monitoring. The plan will define specific conditions in which monitoring of earthwork activities could be reduced and/or depth criteria established to trigger monitoring. These factors will be defined by an approved paleontologist.

MM CUL-9: Paleontology Construction Monitoring. Should the need be established in the Paleontological Monitoring and Treatment Plan, because specific paleontological resources mitigation measures are active, RMCS D will conduct paleontological monitoring using RMCS D-approved paleontological monitors (MM CUL-8). This will include monitoring any ground-disturbing activity in areas determined to have high paleontological sensitivity and that have the potential to be shallow enough to be adversely affected by such earthwork as determined by the RMCS D-approved paleontological monitors.

MM CUL-10: Stop Work for Unanticipated Paleontological Discoveries. If previously unidentified paleontological resources are uncovered during implementation of the project, RMCS D will ensure that ground-disturbing work is halted or diverted from the discovery to another location (MM CUL-5). A RMCS D-approved paleontological monitor will inspect the discovery and determine whether further investigation is required. If the discovery is significant but can be avoided, and no further impacts will occur, the resource will be documented in the appropriate paleontological resource records and no further effort will be required. If the resource is significant but cannot be avoided and may be subject to further impact, the RMCS D-approved paleontological monitor (MM CUL-8) will evaluate the significance of the resource and implement appropriate measures in accordance with the Paleontological Monitoring and Treatment Plans.

3.6 Geology and Soils

Would the project:	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a.i-ii. Groundshaking motions from seismic activity are estimated by probabilistic methods at specified hazard levels. The intensity of the groundshaking depends on the distance from an earthquake epicenter, the magnitude of the earthquake, soils types and conditions, and the characteristics of the source.

California has active and potentially active faults; as a result, all areas within the state are exposed to some degree of seismic groundshaking and associated seismic hazards. Although the central valley foothills of the Sierra Nevada area are generally considered less seismically active than other areas of California, the project site could be susceptible to seismic groundshaking due to earthquakes on faults associated with the Foothills/Bear Mountains System, Coast Range-Sierran block boundary, and San Andreas. According to a California Division of Mines and Geology map, the project site is approximately 65 miles from the closest active fault.¹¹ However, the proposed project is not located in an Alquist-Priolo Earthquake Fault Zone, and there are no known active faults in eastern Sacramento County.

The project, as proposed is installation and variable operation of three groundwater wells located at sites PW-A1, PW-A2 and PW-B. The proposed project would install groundwater wells, verticle turbine pumps, and underground water conveyance pipelines, and well site pads in eastern Sacramento County. The proposed project would not result in the loss of property, injury or death as a result of seismic groundshaking, and impacts would be **less than significant**.

- a.iii. Review of the U.S. Department of Agriculture National Cooperative Soil Survey for Sacramento County indicates the near-surface soils at the potential well sites are Columbia sandy loam, 0 – 2 percent slopes (PW-A) and Vina fine sandy loam, 0 – 2 percent slopes (PW-B). [Refer to Figure 7 Soils] Columbia sandy loam makes up 75 percent of the soil mix at PW-A1 and PW-A2, with the balance a mix of Columbia clay, Cosumnes, Sailboat and Vina. At PW-B, Vina fine sandy loam makes up 85 percent of the soil mix with balance a blend of Columbia, Reiff and an unnamed silt loam. These soils have very low clay content, are non-expansive, and are well-drained due to large amounts of sand with relatively equal parts of silt and clay throughout the area.¹² Liquefaction generally affects areas with large amounts of artificial fill, sand, or clay combined with a high groundwater table. Further, subsidence occurs in areas where large amounts of groundwater or petroleum reserves are pumped at high rates, decreasing the pore-space within the soil. The probability of seismic-related ground failures, including liquefaction, subsidence, or collapse in the project site are low. Further, the proposed project would not expose people or structures to loss, injury, or death from liquefaction, subsidence or expansive soils, and, therefore, impacts would be **less than significant**.
- a.iv. The project sites are located in generally level urban and agricultural areas with gently rolling topography without steep slopes as indicated on the Carbondale USGS 7.5 minute quadrangle map. [Refer to Figure 8 Local Vicinity Topographic Map] Further, Atkins conducted site visits in November 2012 and again on June 21, 2013 that confirmed the project site topography as generally level urban and agricultural lands without sloping hills. Because slopes do not exist within the proposed project sites the likelihood of landslides or mudflows are extremely low,

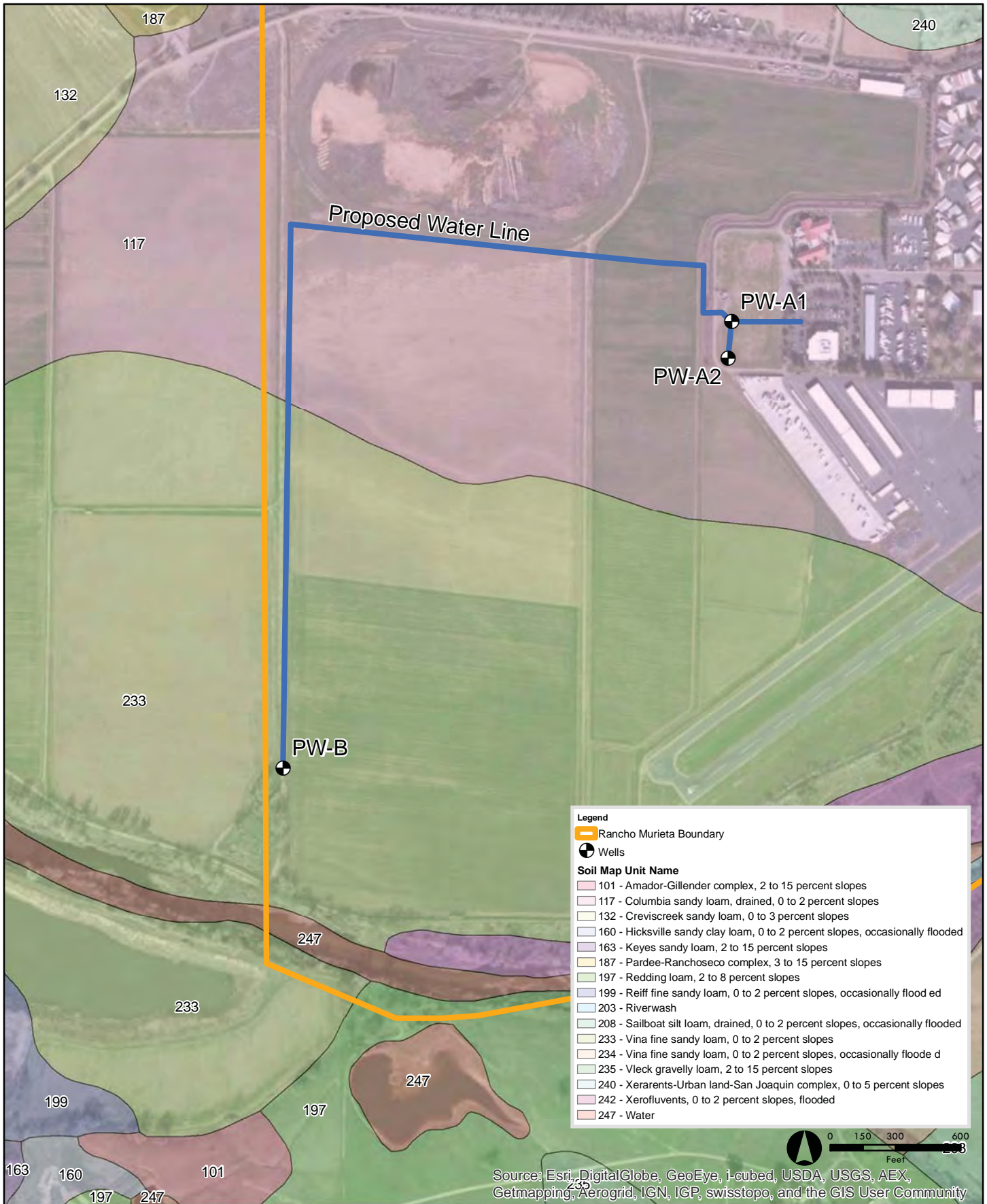
¹¹ Department of Conservation, Division of Mines and Geology with International Building Code: www.consrv.ca.gov/cgs/rghm/images/icbomap.gif

¹² USDA Soil Survey of Sacramento County <http://websoilsurvey.nrcs.usda.gov/app/>

and the proposed project would not result in exposure of people or structures to landslides. Therefore, **no impact** would occur.

- b. The proposed project would clear the proposed project sites of ruderal vegetation, installation of a groundwater well or wells, limited trenching and grading for the installation of pipelines along with connections to the existing water supply pipelines in the street rights-of way at Cantova Way. All the aforementioned construction activities would result in the temporary disturbance of topsoil at the project sites, upon completion of the proposed project replacement topsoil could be used and new landscaping would be installed at PW-A1 and PW-A2 to return this site to pre-existing conditions. Post-well improvements at PW-B would return the well site to its natural agricultural surroundings. Geotechnical recommendations for use of native and imported soils would include soil wetting, and soil re-compaction to ensure that project features are not affected by varying soil properties. Because the proposed project is likely to disturb less than one-acre, a General Construction Activity Permit is not required. Specific construction Best Management Practices (BMPs) will be included in the project plans and specifications which would reduce construction-related impacts to less than significant. In addition, as described in the Hydrology and Water Quality section of this checklist (Item 9), controls would also be implemented during construction to minimize additional erosional effects. Therefore, the proposed project impact on soil erosion would be **less than significant**.
- c. See discussion a.iii above.
- d. Construction contractors are required to comply with the California State Building Code (Title 24) to ensure that projects are designed and constructed to meet applicable seismic safety standards. Soils that have limitations for structural loading could potentially be located in the proposed project area. These limitations can vary substantially over short distances. Some clayey soils tend to expand when wet and contract upon drying, which can cause structural damage if not accounted for in construction designs. As stated above, the Soil Survey for Sacramento County indicates the near-surface soils at the potential well sites are Columbia sandy loam, 0 – 2 percent slopes (PW-A1 and PW-A2) and Vina fine sandy loam, 0 – 2 percent slopes (PW-B). These soils have a low clay content, are non-expansive, and are well-drained due to large amounts of sand with relatively equal parts of silt and clay throughout the area.¹³ These low expansion soil types do not pose a hazard to the project site facilities or underground infrastructure. The proposed project well sites and pipelines would be built according to appropriate construction techniques and in compliance with applicable water system and groundwater well standards (e.g., American Water Works Association Standards for pipelines and State and local well installation standards). Therefore, impacts associated with soils and this proposed project would be considered **less than significant**.
- e. This proposed project would not construct or septic tanks or leach field systems; there would be **no impact**.

¹³ USDA Soil Survey of Sacramento County <http://websoilsurvey.nrcs.usda.gov/app/> accessed 21 January 2014.



**FIGURE 7
Soils**

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RMCS D Groundwater Augmentation Well

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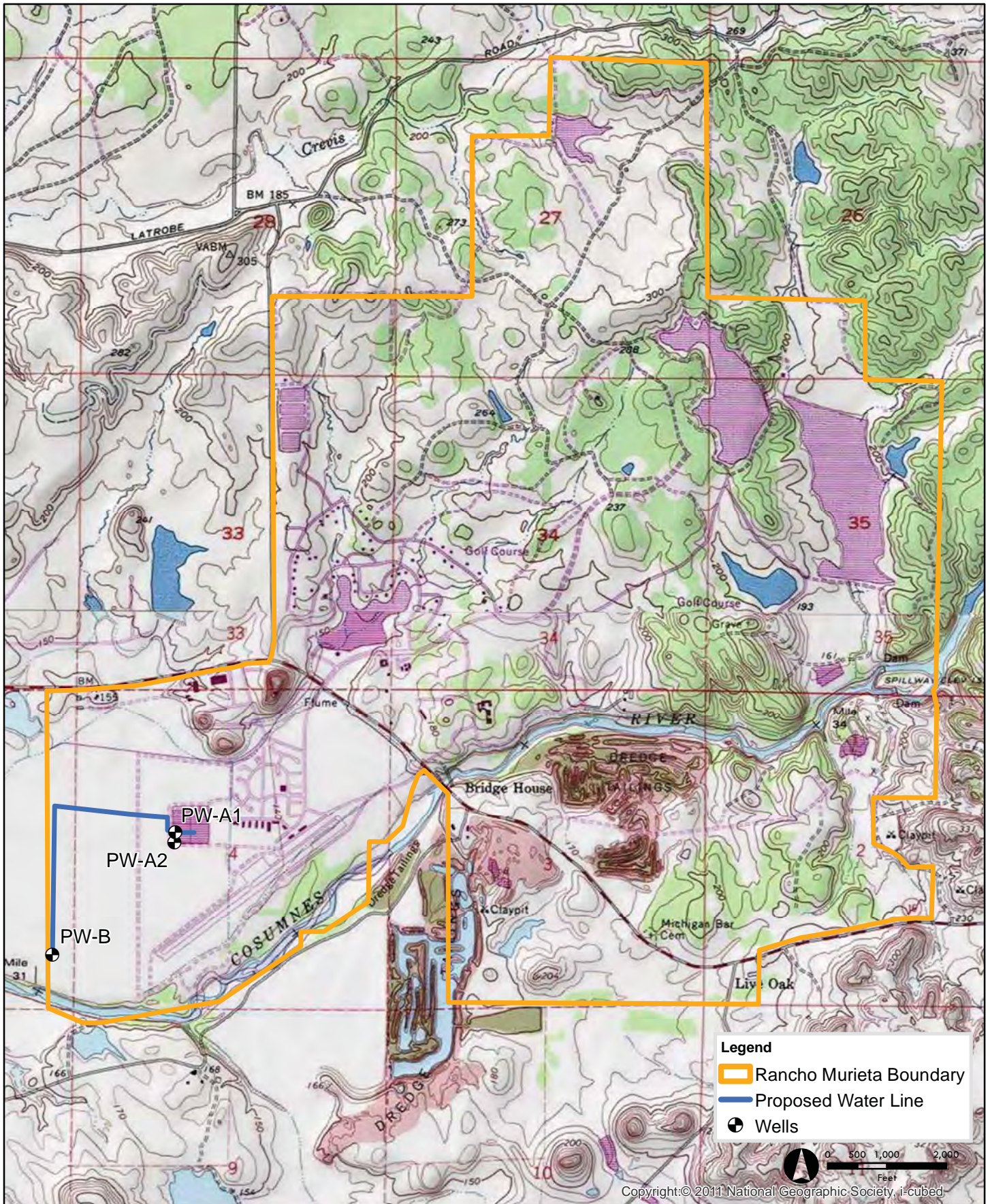


FIGURE 8
Local Vicinity Topographic Map

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RMCS D Groundwater Augmentation Well

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3.7 Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a-b. Greenhouse gas (GHG) emissions have the potential to adversely affect the environment because they contribute, on a cumulative basis, to global climate change. In turn, global climate change has the potential to result in rising sea levels, which can inundate low-lying areas; affect rain and snow fall, leading to changes in water supply; affect habitat, leading to adverse effects on biological and other resources. Climate change is a global problem and GHGs are global pollutants. Whereas pollutants with localized air quality effects, such as criteria air pollutants, have relatively short atmospheric lifetimes (about 1 day), GHGs have long atmospheric lifetimes (1 year to several thousand years). GHGs persist in the atmosphere for long enough time periods to be dispersed around the globe. Similarly, impacts of GHGs are also borne globally. The quantity of GHGs that it takes to ultimately result in climate change is not precisely known; however, it is clear that the quantity is enormous, and no single project alone will measurably contribute to a noticeable incremental change in the global average temperature, or to global, local, or micro climate. Therefore, from the standpoint of CEQA, GHG impacts to global climate change are inherently cumulative¹⁴.

The GHGs of concern for the proposed project are carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Other GHGs such as hydrofluorocarbons, chlorofluorocarbons, and sulfur hexafluoride are of less concern because construction and operational activities associated with land use development projects are not likely to generate substantial quantities of these GHGs¹⁵.

Individual GHGs have varying potential to contribute to global warming and atmospheric lifetimes. Table 2 identifies the global warming potentials and atmospheric lifetimes of basic GHG. The reference gas for global warming potential is CO₂. GHG emissions and global warming potentials are compared in relation to CO₂. The CO₂ equivalent (CO₂e) is a consistent methodology for comparing GHG emissions since it normalizes various GHG emissions to a consistent measure. CO₂ has a global warming potential of one; by comparison, the global warming potential of methane is 21. This means that methane has a greater global warming effect than CO₂ on a molecule per molecule basis. One million metric tons (MT) of CO₂e represents the emissions of an individual GHG multiplied by its global warming potential.

¹⁴ Sacramento Metropolitan Air Quality Management District. 2013. CEQA Guide, Chapter 6 – Greenhouse Gas Emissions. Revised April.

¹⁵ Sacramento Metropolitan Air Quality Management District. 2013. CEQA Guide, Chapter 6 – Greenhouse Gas Emissions. Revised April.

Table 2 Global Warming Potentials and Atmospheric Lifetimes of Basic GHGs

GHG	Formula	100-year global warming potential ⁽¹⁾	Atmospheric lifetime (yrs)
Carbon dioxide	CO ₂	1	50-200
Methane	CH ₄	21	12
Nitrous oxide	N ₂ O	310	114

⁽¹⁾ The warming effects over a 100-year time frame relative to other GHG.

Source: U.S. Environmental Protection Agency (USEPA). 2013. Draft Inventory of U.S. GHG Emissions and Sinks: 1990-2011. April 12.

The SMAQMD establishes guidance for lead agencies in determining a significance threshold for GHG emissions from individual projects in Chapter 6 of the CEQA Guide (2013). For projects that do not meet the requirements for a categorical or statutory exemption, the SMAQMD recommends that lead agencies quantify the GHG emissions anticipated to be generated by the project using the CalEEMod model. To assess whether the incremental quantity of GHG emissions generated by a project is cumulatively considerable, SMAQMD recommends a threshold that puts the project emissions in the context of relevant GHG inventories and takes into account the goals of Assembly Bill (AB) 32. AB 32 establishes regulatory, reporting, and market mechanisms to achieve quantifiable reductions in GHG emissions and a cap on statewide GHG emissions. AB 32 requires that statewide GHG emissions be reduced to 1990 levels by 2020. Future land development projects that would not meet the lower per capita GHG emissions required to meet AB 32 goals should be considered to have significant GHG impact¹⁶.

In the absence of an adopted threshold from the CARB or SMAQMD, for the purposes of this analysis the RMCS D has determined that an efficiency threshold of 4.32 MT CO₂e per service population is an appropriate threshold for the proposed project. This threshold represents to the rate of reductions needs to achieve a fair share of AB 32 emissions reductions. It indicates a GHG efficiency level that, if applied statewide, would meet the AB 32 emissions target and support efforts to reduce emissions beyond 2020. This efficiency threshold was calculated and adopted by the County of San Diego based on the statewide 1990 GHG emissions inventory¹⁷. This threshold is consistent with SMAQMD recommendations because it considers the significance of project emissions in the context of statewide emissions and the goals of AB 32.

Construction of the proposed project would generate GHG emissions during construction from the combustion of fuel to operate construction equipment and from worker vehicle and trucks trips to and from the site. Using the construction assumptions detailed under the Air Quality section, total GHG emissions from construction of the proposed project were calculated using the CalEEMod model. Construction GHG emissions by phase are provided in Table 3.

¹⁶ Sacramento Metropolitan Air Quality Management District. 2013. CEQA Guide, Chapter 6 – Greenhouse Gas Emissions. Revised April.

¹⁷ County of San Diego. 2013. County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements – Climate Change. November 7.

Table 3 Construction GHG Emissions

	MT CO ₂ e
Site Preparation	4
Well Drilling	36
Pipeline Installation	25
Enclosure Construction	11
Total GHG Emissions	76

Operational emissions from the proposed project would result from fuel combustion for maintenance trips and emergency generator testing. Indirect GHG emissions would also result from electricity demand for operation of the pump and well head treatment facilities and disinfection equipment. Consistent with the air quality assumptions, it is assumed that up to two maintenance trips from the RMCS D offices would be required per week to facilities at PW-A , for a total of two trips. Electricity demand for the proposed project is based on typical monthly demand for similarly sized well pump facilities¹⁸. This is conservative because under normal operations, most pumps do not operate continuously although during drought periods, RMCS D may run the well pumps continuously to refill above-ground storage reservoirs at its water treatment plant. Therefore, the anticipated worst-case operation scenario is assumed for electricity demand. It is assumed under worst-case, multiple drought year conditions, the proposed project could operate for a maximum of 24 hours per day for up to six months. Vehicle trip and electricity use GHG emissions were calculated using CalEEMod. Model input is provided as an appendix.

Emergency generator emissions were estimated using emissions factors from the U.S. Environmental Protection Agency¹⁹. It is assumed that generator testing would be required monthly for up to 30 minutes, for a total of six hours per year. A 470 horsepower generator is conservatively assumed for each pump based on average generator power data available for pumping facilities²⁰. Operational emissions are summarized in Table 4. As shown in Table 4, total annual GHG emissions from operation of the proposed project would be 16 MT CO₂e.

Table 4 Operational GHG Emissions

	MT CO ₂ e
Maintenance Trips	1
Electricity Use	13
Generator Testing	2
Total GHG Emissions	16

The RMCS D serves the Rancho Murieta community, which has a population of approximately 5,488 people based on the 2010 Census²¹. During the construction year, the proposed project

¹⁸ Atkins (formerly PBS&J). 2011. Vallecitos Water District 2008 Water, Wastewater and Recycled Water Master Plan Program EIR, Section 4.4 Energy. March.

¹⁹ USEPA 2008. Climate Leaders Greenhouse Gas Inventory Protocol Core Module Guidance - Indirect Emissions From Purchase/Sales of Electricity and Steam

²⁰ Atkins (formerly PBS&J). 2011. Vallecitos Water District 2008 Water, Wastewater and Recycled Water Master Plan Program EIR, Section 4.6 Greenhouse Gas Emissions. March.

²¹ U.S. Census Bureau. 2010. Profile of General Population and Housing Characteristics: 2010, GEO: Rancho Murieta CDP, California.

would increase per capita GHG emissions by 0.01 MT CO₂e. Long-term operation of the proposed project would increase per capita GHG emissions by 0.003 MT CO₂e. Therefore, GHG emissions from construction and operation of the proposed project would be minimal and would not cause the RMCS D to exceed per capita GHG emissions of 4.3 MT CO₂e per service population. As such, the proposed project would not result in GHG emissions that would have a potentially significant impact on the environment, and the proposed project would be consistent with the goals of AB 32. Therefore, impacts related to GHG emissions would be **less than significant**.

3.8 Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a. **Construction.** During excavation, grading, and construction activities for the proposed project, it is anticipated that limited quantities of miscellaneous hazardous substances (such as petroleum-based products/fluids, solvents, and oils) would be employed at the project site and construction staging area. Construction activities would incorporate BMPs and would minimize hazards resulting from routine transport, use, or disposal of hazardous materials. In addition, as part of the project, RMCS D’s Project Manager would provide secondary containment around

fueling and chemical storage areas to prevent accidental spills. Further, the proposed project would comply with all relevant federal, state, and local statutes and regulations related to transport, use, or disposal of hazardous materials along with the proposed project's Emergency Response and Spill Prevention Plan.

Construction of the proposed project would result in drilling wells, site clearing and trenching for the water transmission pipelines. It is assumed that uses at the proposed project sites have a low potential for release of hazardous materials, trenching could result in uncovering previously unidentified hazardous materials, exposing site workers and the environment to those hazardous materials. During project construction, as discussed in HAZ-1, RMCS D will monitor exposed soil for signs of contamination. Impacts associated with the accidental exposure of unknown hazardous materials at the proposed project sites and alignment would be ***less-than-significant with mitigation incorporated***.

Operation. RMCS D would use liquid chlorine for disinfection purposes. Disinfection with liquid chlorine assures the health and safety of RMCS D's customers. Operation would involve using liquid chlorine to disinfect raw water making it potable for human consumption. RMCS D currently uses liquid chlorine at its water treatment facility; these proposed disinfection facilities at PW-A1 would store and use liquid chlorine but in lesser quantities. The solution is metered out to the dosing point prior to distribution through RMCS D's service area.

In accordance with State and federal laws, RMCS D maintains a Materials Safety Data Sheet that identifies the appropriate handling and transportation of liquid chlorine. Liquid chlorine is a potent irritant to the mucous membranes of the eyes, nose and throat, and to the linings of the entire respiratory tract. The extent of injury depends upon concentration and duration of exposure.²² RMCS D would post the appropriate signage at the PW-A1 disinfection facility identifying any and all hazardous materials on site. Federal CERLA Hazardous Substance, §1010[4] lists quantities 100 lbs as threshold planning quantity (TPQ) and 10 lbs is the reportable quantity (RQ) and regulated by US EPA. According to the California Office of Emergency Services, California Accidental Release Prevention Program, regulations apply only to Title 19, §2770.5 listed substances that contain more than the threshold quantity of one of the regulated substances. Liquid chlorine is a regulated substance; therefore, storing up to 100 lbs and using 10-gallons of liquid chlorine is considered a safety hazard. As stated directly above, liquid chlorine is a regulated substance, a number of safety precautions must be adhered to during proposed project installation of the disinfection equipment. Proper handling and storage of liquid chlorine is required by State and federal laws to avoid an accidental release of liquid chlorine at the PW-A facilities site and this would be considered a significant hazard to people or the environment. Applicable safety measures like those discussed in HAZ-2 must be installed and adhered to further minimize or eliminate an accidental spill. Therefore, impacts on human beings as related to the accidental release of liquid chlorine would be ***less-than-significant with mitigation incorporated***.

- b. The operation and storage of construction equipment at the project sites have the potential to affect water quality through the accidental or inadvertent release of oil, grease, or fuel into adjacent waterways. However, spill prevention measures would be included on the construction plans for the proposed improvements to address the accidental or inadvertent release of oil,

²² Material Safety Data Sheet: Chlorine Effective Date: September 26, 2012 Georgia Gulf, Chemical and Vinyls, LLC

- grease, or fuel into adjacent waterways. Such measures would include guidelines requiring the storage of reserve fuel and the refueling of construction equipment within designated construction areas and the staging area, and inspection of vehicles for oil and fuel leaks. Therefore, the proposed project would not result in impacts related to the accidental release of hazardous materials into the environment and would be considered ***less than significant***.
- c. There are no schools located within one quarter-mile of the project sites. As stated above, liquid chlorine would be used for disinfection purposes and accidental spills/releases could occur. HAZ-2 would reduce this potentially significant impact as stated in discussion item a (above) Therefore, implementation of the proposed project would have ***no impact*** to an existing or proposed school because schools are not sited within one-quarter mile of the PW-A1 facility.
- d. The project sites are not included on a list of hazardous materials sites compiled pursuant to government Code Section 65962.5.²³ Impacts to the project area resulting from the adjacent closed leaking underground storage tank (LUST) site are not anticipated. Therefore, the proposed project would not pose a significant hazard to the public or the environment and ***no impact*** would occur.
- e. The proposed project is located within the vicinity of Rancho Murieta Airport. While there are aircraft overflights around the well sites, construction activities would not result in a safety hazard for people residing or working within the area. This would not conflict with the airport land use plan in a manner that would create safety considerations. As the proposed project entails restoring the project site to similar existing conditions with the exception of 5,625 square feet well site of PW-A1, 2,500 square feet of well site PW-A2 and 2,500 square feet of well site PW-B, t, the proposed project would not result in a safety hazard for people residing or working the project area and impacts of the proposed project would be ***less than significant***.
- f. All proposed project components are to adhere to the Sacramento County Airport Land Use Commission Policy Plan²⁴ (CLUP) for which the Rancho Murieta Airport utilizes as their Policy Plan. Therefore, the proposed project would not result in a safety hazard for people working or residing in the project area and ***no impact*** would occur.
- g. The proposed project groundwater well sites and installation of above- and below-ground pipelines could temporarily slow traffic flows and emergency response times at or near the construction of PW-A1 and PW-A2 and along access roads to PW-B; this would be for short periods of time during weekdays and Saturdays between 7 a.m. and 6 p.m. Existing roadways would not be altered. The pipeline routes would occur in the rights of way, parallel to local roadways as to not impede on traffic flows. It is possible that emergency vehicles could be briefly delayed in the construction areas; however, construction activity or implementation of the proposed project would not result in any changes to existing emergency access, nor would it prevent the implementation of future emergency plans. Therefore, implementation of the proposed project would not interfere with an adopted emergency response plan or emergency evacuation plan. This impact is ***less than significant***.

²³ State Water Resources Control Board, Geotracker. Accessed January 15, 2013. Available at <http://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=rancho+murieta%2C+ca>

²⁴ Airport Land Use Commission. Airport Land Use Commission Policy Plan. 1988. Amended November 1992. Available at <http://www.sacog.org/airport/clups.cfm2005>

- h. The project site is adjacent to open space. According to the Sacramento County General Plan²⁵, wildland fires pose a threat to the more rural areas of the County, and grass fires are an annual threat to open space areas such as those surrounding the project site. The proposed project would not add any new uses that could create a greater fire risk than currently exists. Fire suppression equipment including fire extinguishers would be kept on site during construction in accordance with local fire codes and standards. Therefore, the proposed project would not expose people or property to significant fire hazards and would be **less than significant**.

Mitigation Measures

MM HAZ-1: Soil Contamination. During project construction, RMCS D will monitor exposed soil for signs of contamination. If evidence of soil contamination is encountered during construction, work will cease and an investigation will be performed by a State-qualified environmental consultant to investigate the area of potential contamination and determine its extent. The investigation will include sampling for laboratory analysis. The laboratory result will be used to determine how workers will be protected and for handling, disposal, and/or remediation of hazardous materials. Removal will be completed with an approved remediation plan by workers trained through the OSHA recommended 40-hour safety program (29 CFR 1910.120). A health and safety plan will also be prepared by an approved and qualified industrial hygienist to protect the public and all workers in the construction area. As part of this process, DHP will ensure that any necessary investigation and/or remediation activities conducted in the project site are coordinated with the County’s Fire Departments, Division of Environmental Health, and, if needed, other appropriate State agencies.

MM HAZ-2: Safety Features. Prior to operation of the proposed project, RMCS D will install safety features including, but not limited to, an automatic shutoff valves at the disinfection units fitted with an alarm system to alert the RMCS D staff of any problems. These devices would prevent any accidental release of liquid chlorine inside the PW-A1 facility and avert on- or off-site spills.

3.9 Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

²⁵ Sacramento County. 2011. Sacramento County General Plan of 2005-2030. Amended November 9, 2011, accessed January 15, 2013. Available at <http://www.per.saccounty.net/PlansandProjectsIn-Progress/Pages/GeneralPlan.aspx>

Would the project:	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a. **Construction.** Grading, excavation and other construction-related activities for both on- and off-site improvements could cause soil erosion at an accelerated rate during storm events. Curbs, gutters, and storm drains are already in place to divert excess runoff to the local drainage system. Construction-site runoff can contain soils and sediments from earth moving activities. Sedimentation from erosion of graded or excavated surface materials, leaks or spills from equipment, or inadvertent releases of building products could result in water quality degradation if runoff containing the sediment enters receiving waters in sufficient quantities to exceed water quality objectives. Impacts, limited to the duration of construction, would be short-term.

The grading, excavation and other construction-related activities associated with the proposed project would disturb 2.33 acres and is required by State law to obtain and comply with a National Pollution Discharge Elimination System (NPDES) State General Construction Permit (2009-0009-DWQ amended by 2010-0014-DWQ & 2012-0006-DWQ) Stormwater Permit because the proposed project well sites and transmissions lines will disturb more than one acre, including grubbing, grading, trenching and excavating between PW-A1, PW-A2 and PW-B, the recreational field around PW-A1 and PW-A2 and finally trenching and excavating to connect to RMCS D’s existing water system in Cantova Way.

In 1988, RMCS D assumed storm drainage maintenance responsibility from Sacramento County Maintenance District 5B. Generally, those responsibilities entail maintenance of drainage and flood control and improvements within RMCS D’s service area. Also in 1988, RMCS D adopted District Code Chapter 16 detailing rules and responsibilities of RMCS D concerning the installation and use of storm drainage system within its service area. Within Chapter 16 (Section 1.03) are provisions for RMCS D to assume responsibility for storm drainage water quality, drainage design standards, and construction oversight of the entire system, both publicly and

privately-owned. RMCS D retains the overarching responsibility for water quality of drainage that enters the local drainage system. RMCS D maintains easements over these features as well as over the water quality detention basins (with the exception of the detention basin owned by the Country Club, which is used to prevent recycled water overflows from Bass Lake).²⁶

RMCS D has a Stormwater Management Plan, which contains established procedures to prevent erosion, sedimentation, disruption of existing drainage, and associated environmental effects caused by the grading, filling, and excavation of the proposed project. Within its responsibilities to maintain stormwater quality RMCS D has its Construction Site Storm Water Runoff Control (CSSWRC) program. The CSSWRC program is intended to reduce pollutants in stormwater runoff from construction activities that disturb one acre or more. The program also covers disturbances less than one acre if it is part of a larger common plan of development. Implementation of additional components of the program occurs through the County of Sacramento, who is responsible for reviewing plans to ensure compliance with erosion, sediment, and materials/waste Best Management Practices (BMPs) Construction Standards; updating the Construction Standards; supplementary site inspections; and regional training programs.²⁷

Due to the size of the construction sites of potentially more than one acre, the requirement under the General Construction Activity Permit involves the preparation of a Storm Water Pollution Prevention Plan (SWPPP) prior to construction. The project's SWPPP identifies appropriate BMPs. Because RMCS D would need to appropriately prevent stormwater runoff from the proposed project well sites, pipeline trenching and intertie construction by implementing BMPs. BMPs can include a variety of methods to eliminate or reduce discharges into receiving waters, such as: scheduling or limiting activities to certain times of the year, pertinent prohibitions, straw wattles, silt fences, runoff diversion, maintenance procedures, and other management practices to prevent or reduce pollution.

The proposed project is subject to the District's compliance with the small MS-4 General Permit it holds with the State Water Resources Control Board, Water Quality Order 2013-0001-DWQ. A low threat discharge permit will be required if periodic upstart water is discharged the surface soils. Some recommendations for reducing stormwater pollution impacts:

- Perform all construction activities during dry months when storm events are limited;
- Identify storm drains, creeks and swales and divert stormwater runoff away from these areas;
- Refuel vehicles and equipment off site in appropriate fuelling areas;
- Maintain a Spill Prevention and Cleanup Kit on site at all times – inform workers where the kit is stored;
- Protect storm drains with filter fabric, straw fiber rolls or sand bags;
- Use trash cans to collect on-site trash and garbage; and
- Haul off vegetative debris and deleterious materials

The construction activities for the proposed project are required to obtain compliance under the General Permit and the short-term water quality impacts associated with construction activities would be ***less than significant***.

²⁶ Rancho Murieta Community Service District, Storm Water Management Program, page 3

²⁷ Rancho Murieta Community Service District, Storm Water Management Program, page 44,48

Operation. Post-development runoff is likely to contain residues from pesticides and other landscape maintenance products, as well as pollutants typically associated with urban uses, such as those generated by motor vehicle operations and pavement wear. Sacramento County Environmental Management Department adopted a stormwater compliance program in July 2004 to address stormwater runoff at all facilities. The measures are intended to collect and dispose of stormwater in a manner that minimizes potential water-related damage.

The Porter-Cologne Act (California Water Code, Section 13241) mandates that water quality objectives must ensure the reasonable protection of beneficial uses and the prevention of nuisance. Federal policy requires that existing beneficial uses be maintained as development occurs within a watershed. Compliance with applicable State and federal regulations protecting water quality and implementation of the following mitigation measure would protect waterways from runoff, especially during the winter season. Impacts on water quality would be **less-than-significant** during operation with implementation of the following construction related mitigation measures. This mitigation measure would ensure the implementation of practices during construction that would mitigate the potential operation impacts related to urban stormwater runoff.

- b. The development of the proposed project well sites at PW-A1, PW-A2 (10,000 square feet), and PW-B (5,000 square feet) would operate on less than 0.35 acres of new impervious surfaces and this is not considered to have an effect on groundwater recharge. The surrounding areas would be re-graded, landscaped with turf materials and/or agricultural plantings. Recharge potential at these sites would remain largely unaffected.

RMCS D currently uses surface water diverted from the Cosumnes River to meet potable water demand within its service area. In drought years when surface water supplies are curtailed due to low flows in the Cosumnes River or their treatment and/or distribution facilities experienced significant issues prohibiting production and/or distribution, RMCS D would use groundwater extracted from the well or wells to supplement its existing surface water supplies to meet demand within its service area. The wells would only be operated in drought years or aforementioned operational or distribution issues. In drought years, a single well pump might run from September 1 to November 30 in a single drought year only. In an extended drought (three years or more), worst case scenario, the pump could run from September 1 to January 31. The well and pump are designed to produce 370 gpm or about 600 AFY of supplemental supply.

Combined operation of proposed project wells would result in the pumping of approximately 600 AFY of groundwater from the South American sub-basin, specifically extracting water from depths between 180 and 400 feet below ground surface. The South American subbasin occupies approximately 248,000 acres or 388 square miles, and is bounded on the east Sierra Nevada, on the west by the Sacramento River, on the north by the American River, and on the south by the Cosumnes and Mokelumne Rivers. These perennial rivers generally create a groundwater divide in the shallow subsurface. It is clear that there is interaction between groundwater of adjacent subbasins at greater depths.²⁸

Pursuant to California Water Code 10750 et seq., the Central Sacramento County Groundwater Basin stakeholders, in coordination with the Sacramento County Water Agency and the Water Forum Successor Effort, have developed the Central Sacramento County Groundwater

²⁸ Department of Water Resources Bulletin 118 Updated 2/27/2006.

Management Plan (CSCGMP). The CSCGMP represents a critical step in establishing a framework for maintaining a sustainable groundwater resource for the various users overlying the basin in Sacramento County between the American and Cosumnes Rivers. It includes specific goals, objectives, and an action plan to provide a “road map” for the governance body as the steps necessary to manage the basin are taken in coordination with the various stakeholders. The CSCGMP describes the sub-surface geology, water bearing units, well yields, water users, monitoring program, Groundwater Management Goal, and Basin Management Objectives. Figure 9 (Sacramento County Groundwater Basins) from the Executive Summary of the CSCGMP shows the subbasin areas north and south of the American River. The Sacramento Central Groundwater Authority (SCGA) consists of sixteen member agencies, which RMCS D is one of the participating members. Figure 10 (Cities and Public Water Purveyors in SCGA) shows the service area of some of the member agencies including that of RMCS D.²⁹ Figure 11 (Spring 2000 Groundwater Elevation Contour Map) groundwater hydrograph contours from the SCGA 2009-2010 Basin Management Report.³⁰ Below are excerpts from the CSCGMP describing the underlying geology and groundwater areas in the Central Sacramento groundwater basin.

Water Bearing Formations

The South American subbasin aquifer system is comprised of continental deposits of Late Tertiary to Quaternary age. These deposits include younger alluvium (consisting of flood basin deposits, dredge tailings and Holocene stream channel deposits), older alluvium, and Miocene/Pliocene volcanics, which compose the Mehrten Formation. The cumulative thickness of these deposits increases from a few hundred feet near the Sierra Nevada foothills on the east to over 2,500 feet along the western margin of the subbasin. The maximum combined thickness of all the younger alluvial units is about 100 feet. Calculated specific yield values range from about 5.4 percent in the flood basin deposits to 10 percent in the stream channel deposits (Olmstead and Davis 1961).

Groundwater Level Trends

A review of 18 long-term hydrographs dating back into the 1960s shows a consistent pattern of water level trends through much of the basin. Groundwater elevations generally declined consistently from the mid-1960s to about 1980 on the order of 20 feet. From 1980 through 1983 water levels recovered by about 10 feet and remained stable until the beginning of the 1987 through 1992 drought. From 1987 until 1995, water levels declined by about 15 feet. From 1995 to 2000 most water levels recovered by up to 20 feet leaving them generally higher than levels prior to the 1987 through 1992 drought. Exceptions to this trend include: 1) wells in the vicinity of the City of Sacramento, which fluctuated generally less than 10 feet overall since the mid-1970s; and 2) wells in the vicinity of Rancho Cordova, which appear to have recovered less than the other wells in the subbasin since 1995 (generally less than 10 feet).

Groundwater Storage

No published calculations for subbasin storage capacity are available. However, based on available information from Olmstead and Davis (1961), DWR calculated groundwater storage capacity in the subbasin at 4,816,000 acre-feet. This was calculated by superimposing the hydrogeologic units described by Olmstead and Davis over a map of the subbasin. A planimeter was used to determine the percent coverage of each of these units in the subbasin. The specific yield values provided by Olmstead and Davis for each unit were then used to calculate an average specific yield of 6.8 percent for a depth range of 20 feet below ground surface to 310 feet below ground surface. The surface area used in that calculation was 243,200 acres.

Groundwater Budget

A groundwater model was developed for Sacramento County (Montgomery Watson 1993). Based on this model and subsequent data updates, Bookman-Edmonston/Navigant Consulting provided estimates of several groundwater budget components for an area generally corresponding to the

²⁹ Sacramento Central Groundwater Authority, Basin Management Report, 2009 -2010, page 4.

³⁰ Sacramento Central Groundwater Authority, Basin Management Report, 2009 -2010, page 15.

South American Subbasin. The data represent an average budget for the period from 1970 to 1995. Basin inflows include natural and applied water recharge, which total 257,168 AF. Subsurface inflow and outflow are not known specifically, but the model indicates that there is a net subsurface outflow of 29,676 AF annually. Other groundwater outflows include annual urban extraction of 68,058 AF and agricultural extraction of 162,954 AF³¹

Groundwater Management Plans (GMP) are adaptive management tools and represent a critical step in establishing a framework for maintaining a sustainable groundwater resource for the various users overlying the basins. Within these programs a GMP will continually assess the status of the groundwater basin and make appropriate management decisions to sustain the basin. The GMP in accordance with Water Code 10750 et seq. comprehensively planned for current and future uses of groundwater sources in the Central Sacramento County Groundwater Basin. The CSCGMP established a Groundwater Management Goals, and from that Basin Management Objectives (BMO) were developed. BMO's are used to help achieve groundwater basin goals. Each of the objectives consists of components that specifically address the appropriate BMO. The Monitoring Program is part of the management objective *Maintain and Improve Groundwater Quality in the Basin for the Benefit of Groundwater Users*, and the program consists of other categories required by California Water Code.

Five BMOs provide the foundation for the CSCGMP:

1. Maintain a long-term average groundwater extraction rate of 273,000 AFY.
2. Establish specific minimum groundwater elevations within all areas of the basin consistent with the Water Forum "Solution."
3. Protect against any potential inelastic land surface subsidence.
4. Protect against any adverse impacts to surface water flows.
5. Develop specific water quality.

Maintaining the long-term average extraction component is vital to the proper management of the basin for sustainability of the basin for groundwater users. DWR Bulletin 118 as described above gives an overall picture of the subbasin and general status of the water bearing units in the subbasin. The understanding of the Central Basin as described in the CSCGMP, under BMOs current efforts will continue to analyze and report on recent or new data. As such, new data show the Central Basin has an estimated storage capacity of approximately 350,000 AF and continues to rebound and recover from previous drawdown conditions that were observed over the last few decades. Much of this recovery can be attributed to the increased use of surface water in the Central Basin, and the fallowing of previously irrigated agricultural lands transitioning into new urban development areas in accordance with the Sacramento County and City of Elk Grove General Plans.³²

³¹ Department of Water Resources Bulletin 118 Updated 2/27/2006.

³² Central Sacramento County Groundwater Management Plan, March 2005 page 2-27

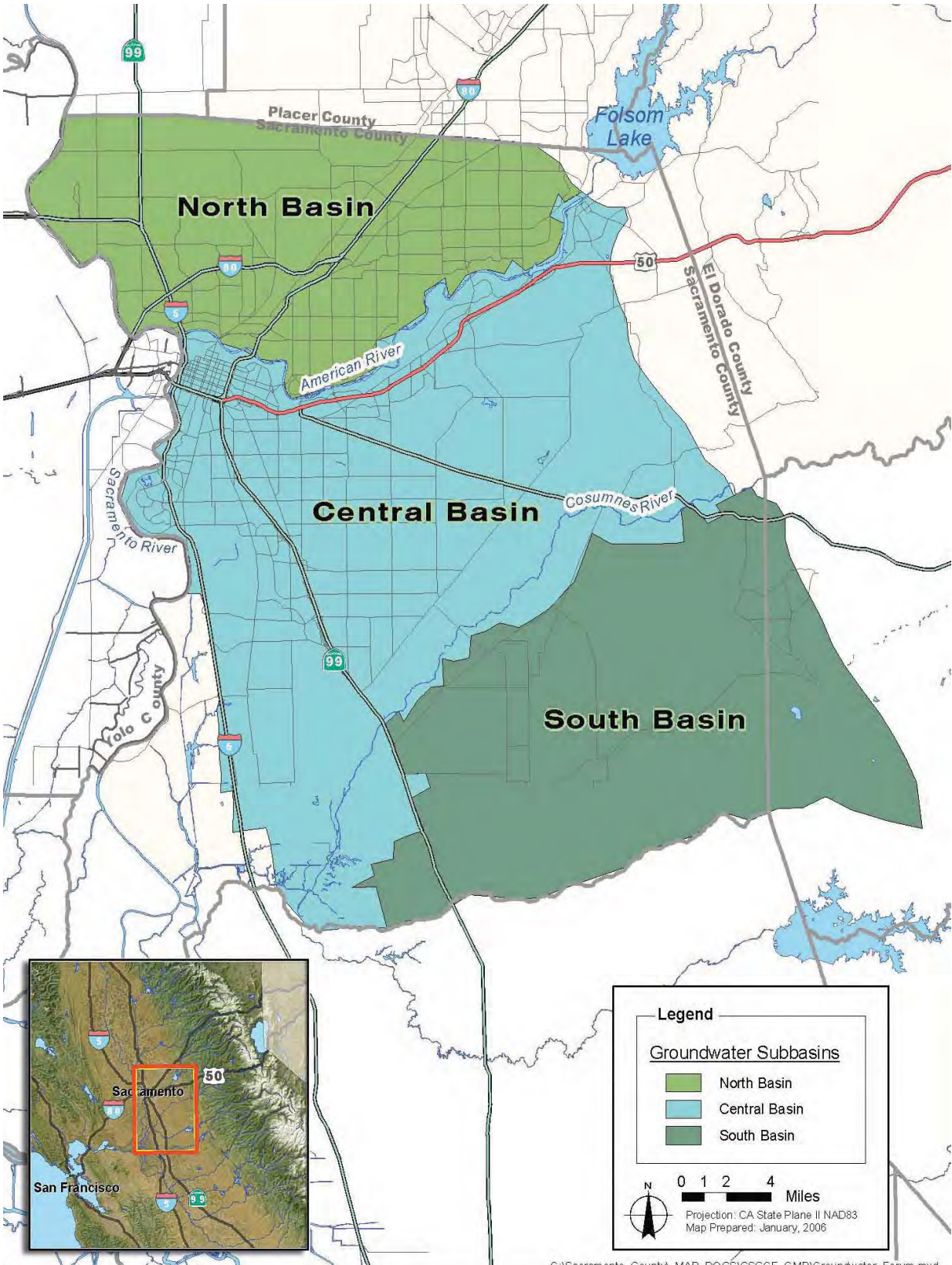


Figure 9 Sacramento County Groundwater Basins

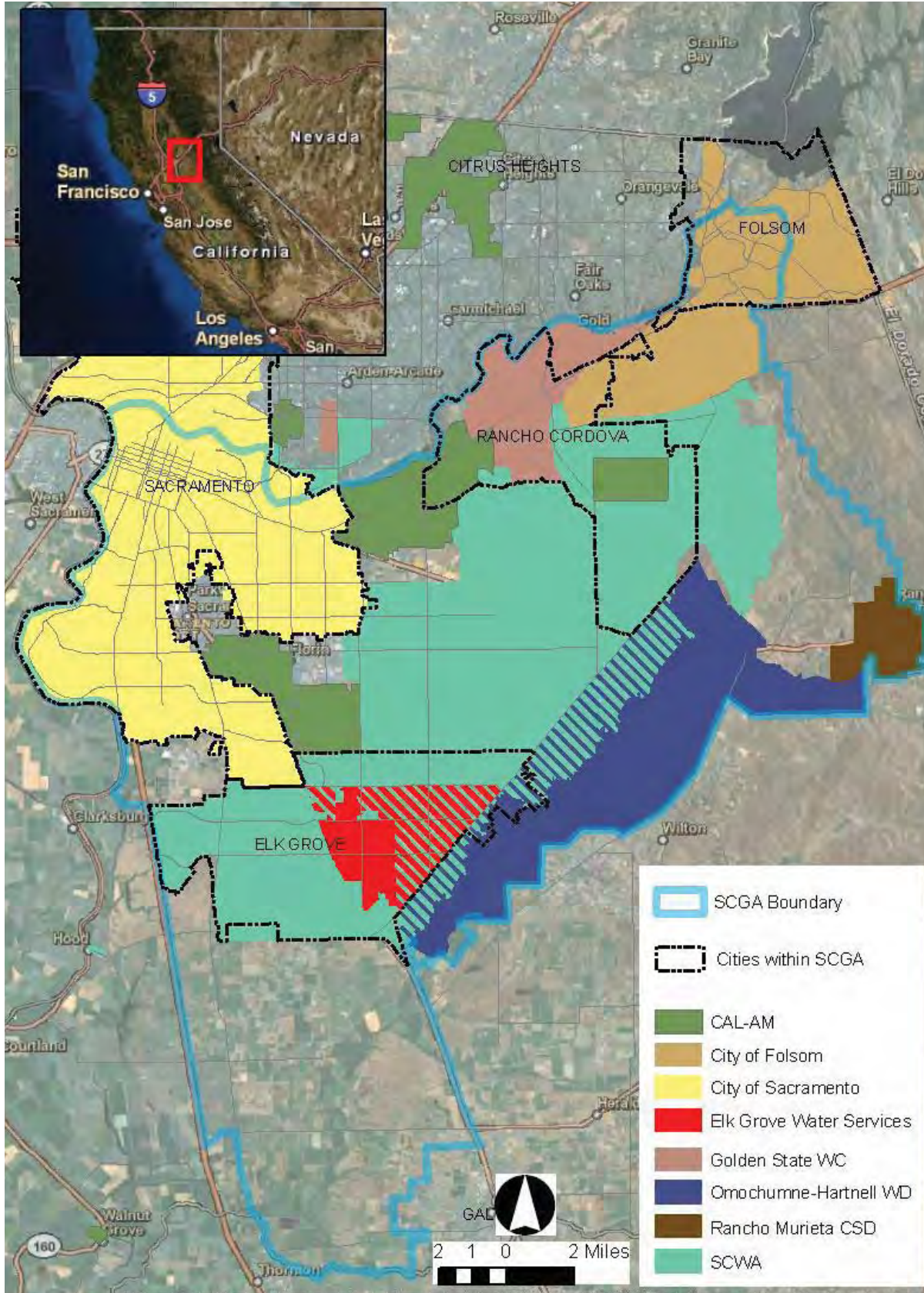


Figure 10 Cities and Public Water Purveyors in SCGA

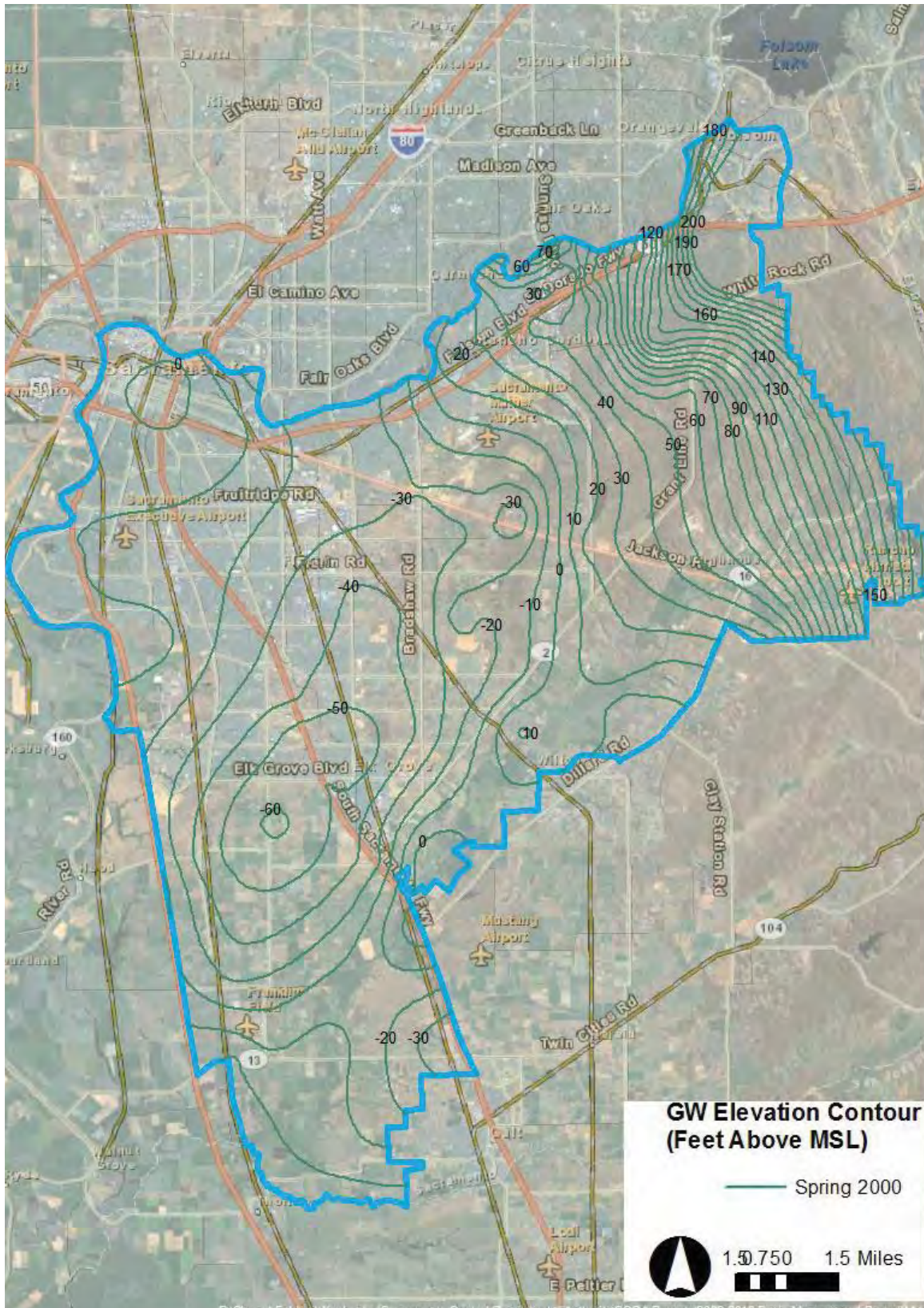


Figure 11 Spring 2000 Groundwater Elevation Contour Map

The Water Forum Groundwater Negotiation Team (GWNT) developed an estimated long-term average annual pumping limit for each of the groundwater subbasins in Sacramento County that could meet 2030 land and water use conditions. The long-term average annual pumping limit negotiated for the Central Basin was 273,000 AFY. “Long-term average annual pumping limit” describes the hydrogeologic process under which groundwater can be pumped over a long-term period of time and not exceed average natural recharge from streams, rainfall, and subsurface inflows. Under sustainable conditions, natural recharge can make up for variations in the amount of pumping that occurs over the long-term, given the hydrologic record from that geographic area.³³

GWNT arrived at the sustainable yield through a complex process that requires some discussion of the technical data that was developed to support the long-term average annual pumping of 273,000 AFY. Much of the data was based on evaluating water demands connected to future land projections and then describing those impacts associated with increased water demands. This methodology assumed that demand is met solely by groundwater and 1990 was used as the baseline conditions. Comparing these results with existing conditions resulted in a level of impacts that could be expected if groundwater pumping were increased beyond those 1990 baseline conditions.³⁴

Four quantifiable elements were used to determine the level of impact:

1. Water quality degradation
2. Dewatering of wells
3. Higher cost of pumping
4. Ground subsidence

Based on these four elements, a series of groundwater model runs quantified each condition in 10-year increments, beginning in 1990 and ending in 2030. Each model run was setup to reflect future land and water use conditions; then 70 years of historical hydrologic conditions were applied to each model run to determine how the aquifer might behave under these conditions. After a comprehensive review and analysis of model data combined with real data, the GWNT concluded that using 2005 levels of groundwater pumping would provide the highest quantity of groundwater yield from the basin while minimizing impacts associated with the four elements. By interpolating between 2000 and 2010, pumping at 2005 equates to a long-term average annual pumping limit (sustainable yield) of approximately 273,000 AFY for the Central Basin.³⁵

The proposed groundwater augmentation wells are planned to pump an average of 370 gpm or 600 AFY³⁶ (actual pumping rates could differ; 370 gpm would meet RMCS D’s drought protection plan). When compared to DWR’s estimated storage capacity of 4.5 million AF from Bulletin 118 for the entire South American subbasin RMCS D’s extraction rate is less than 1 percent under a drought year pumping scenario; however, this calculation could overestimate the available groundwater and substantially minimize effects from groundwater extractions. In addition, this

³³ Central Sacramento County Groundwater Management Plan, March 2005 page 2-29.

³⁴ Central Sacramento County Groundwater Management Plan, March 2005 page 2-29.

³⁵ Central Sacramento County Groundwater Management Plan, March 2005 page 2-29.

³⁶ RMCS D Technical Memorandum Production Water Well Assessment prepared by Dunn Environmental, December 2013, page 1.

methodology is inconsistent with the evaluations by the GWNT and could further conflict with the agreed upon sustainable yield of 273,000 AFY.

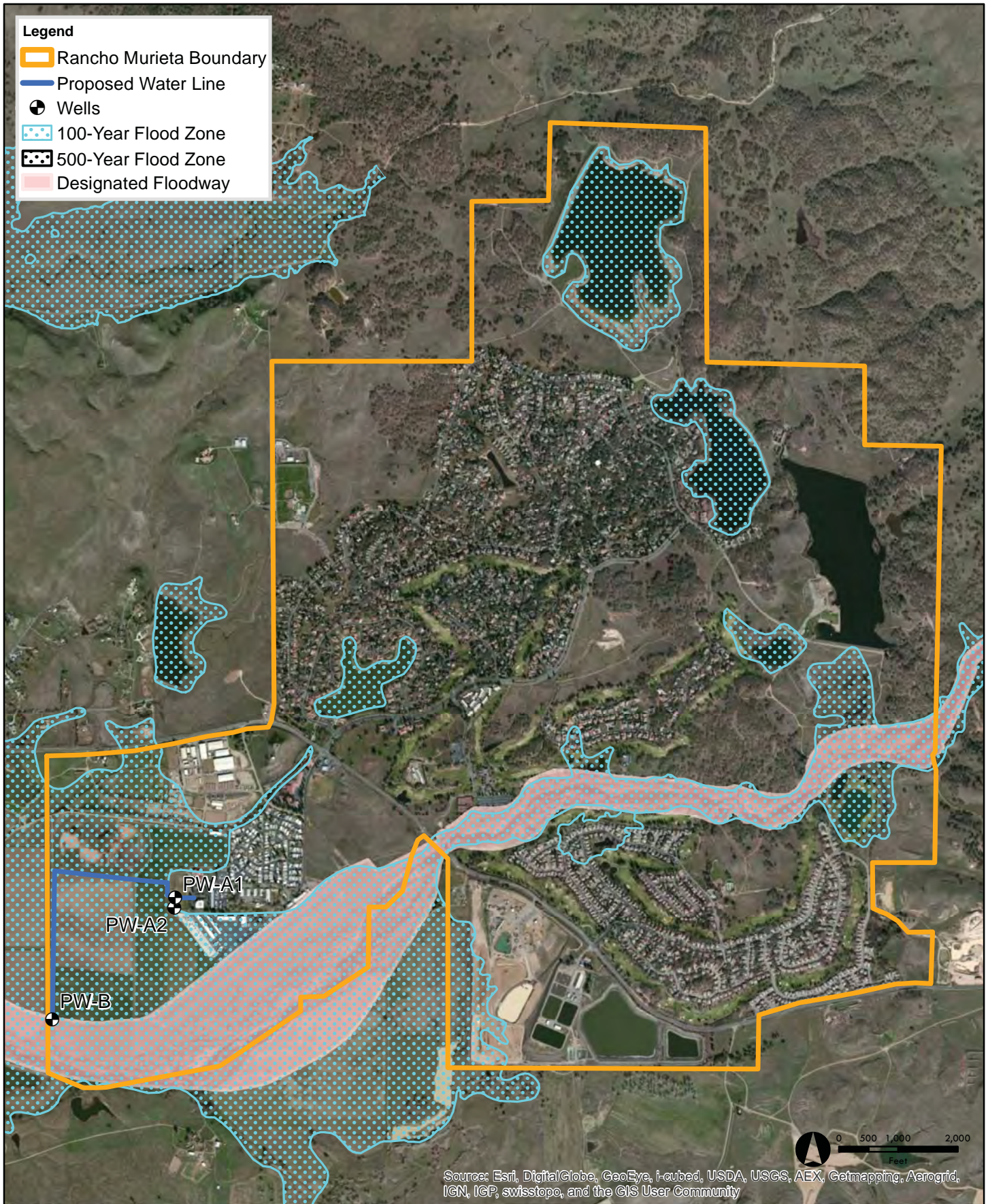
The following presents a conservative approach applied by the CSCGMP to evaluate the water supplies in the Central (groundwater) Basin. The sustainable yield for the Central Basin was calculated by applying the results from the model runs and real data; 2005 was determined to be the best example of sustainable pumping while minimizing the four elements that could be impacted. Dry years are common in California; however, prior to 2014 California has only experienced two declared droughts. Dry years may occur in any given year; however, it is common in years following dry years, California experiences average or above average precipitation. If the wells are pumped over two consecutive years or the equivalent of 1,200 AFY this is 0.44 percent of the sustainable yield of 273,000 AFY. Based on this understanding the estimated net gain in extraction of 600 AFY or up to 1,200 AFY is nominal when compared to the estimated storage capacity of 350,000 AF in the Central Basin. For these reasons above and within the guidelines of the CSCGMP, the impacts related to groundwater pumping from the local Central Basin and the South American subbasin would be considered *less than significant*.

There are no streams or rivers on or at the project sites. The Cosumnes River is w less than 0.5 mile from PW-B; however, well construction activities would be limited to the area at the well site and within the pipeline corridor between PW-B and PW-A1 and PW-A2. During construction grading, excavation and other construction-related activities could cause soil erosion and sedimentation in the storm drain systems. As stated above, implementation of the appropriate BMPs would prevent soil from entering the storm drains and reduce sedimentation in receiving waters. This impact is considered *less than significant*.

- d-e. The proposed project well sites would have minimal increases to impervious surfaces on site and could create additional on-site and off-site runoff. Surface street drains connected to underground pipelines would collect stormwater drainage from the existing storm drain collectors on Cantova Way near the PW-A1 and PW-A2 project sites. Stormwater at PW-B would drain to the agricultural properties surrounding the well site and would not be directed towards existing storm drain facilities. Stormwater flows from the proposed project wells sites would not exceed the flows anticipated within the existing land uses. Because of the agricultural uses surrounding PW-B severe erosion could occur; however, replacement of natural landscape vegetation after construction around the site would reduce high velocity flows. At PW-A1 and PW-A2, stormwater flows would drain over the recreational field towards the existing stormwater collection system. Stormwater flows are expected to percolate and attenuate prior to reaching the stormwater system, and this would not result in a need to alterate that system. Therefore, drainage facilities previously identified would be adequate for the well sites and the drainage and flooding would be considered less than significant. Runoff from the proposed project well site improvements would not exceed the drainage systems planned capacity. Further, RMCS D and County staff would review improvements in order to ensure adequacy with RMCS D and County standards. Implementation of the well facilities of the proposed project would not increase the rate or amount of on or off-site runoff and this impact is considered *less than significant*.
- f. The Cosumnes River is the only known waterway in the vicinity of the project sites. No other waterways or standing bodies of water are present. As stated above, the CSSWRC program is intended to reduce pollutants in stormwater runoff from construction activities that disturb one acre or more. Implementation of additional components of the program occurs through the

County of Sacramento, who is responsible for reviewing plans to ensure compliance with erosion, sediment, and materials/waste BMP Construction Standards; updating the Construction Standards; supplementary site inspections; and regional training programs. RMCS D would need to appropriately prevent stormwater runoff from the proposed project well sites, pipeline trenching and intertie construction by implementing SWPPP BMPs. BMPs can include a variety of methods to eliminate or reduce discharges into receiving waters, such as: scheduling or limiting activities to certain times of the year, pertinent prohibitions, straw wattles, silt fences, runoff diversion, maintenance procedures, and other management practices to prevent or reduce pollution. With application of SWPPP BMPs, and other water quality preventive measures identified in the SWPPP and RMCS D's CSSWRC program along with provisions in Sacramento County's Ordinance 15.88 Grading, Erosion and Sediment Control. The proposed project would have a ***less-than-significant impact*** related to the degradation of water quality related to nearby receiving waters.

- g.i. The proposed project site is located within the unincorporated eastern portion of Sacramento County. Federal Emergency Management Agency (FEMA) classified a portion of this area as an area within the 100-year floodplain as seen in Figure 12 (FEMA Floodzones and Designated Floodway). Zone A classification forecasts one chance in a 100 year period for a flood event to occur every year. Development of the proposed project well sites and connections to existing infrastructure would not establish housing or employment centers for people; therefore, the implementation of the proposed project would not result in the exposure of people to 100-year flood or flood-related hazards. In addition, well sites PW-A1 and PW-A2 along with the neighboring development is protected by a small levee that meets the 100-year level of protection. Based on the location of PW-B, this well site is considered susceptible to flooding in a 100-year flood event as shown in Figure 11. PW-B and its elevated structure would be constructed within a State designated floodway; as such, pursuant to Title 23 Waters. Division 1 Central Valley Flood Protection Board (CVFPB) the proposed project is required to apply for an encroachment permit from the CVFPB. Upon approval from the CVFPB, RMCS D would be authorized to construct and maintain PW-B well site according to the conditions of the CVFPB permit. Neither implementation of PW-B or PW-A would establish housing or employment centers for people with exposure to 100-year flood events and therefore, this impact is ***less than significant***.
- h. The proposed project does not contain a residential component. Based on the location of PW-B, this well site is considered susceptible to flooding in a 100-year flood event as shown in Figure 11. PW-B and its elevated structure would be constructed within a State designated floodway; as such, pursuant to Title 23 Waters. Division 1 CVFPB. As such, the proposed project is required to apply for an encroachment permit from the CVFPB. Upon approval from the CVFPB, RMCS D would be authorized to construct and maintain PW-B well site according to the conditions of the CVFPB permit. The project, as proposed would not result in the placement of housing or substantial structures (PW-B is an elevated structure with concrete footings, steel cross supports and steel platform – refer to Figure 4) that could impede or redirect flood flows and as a result a ***less-than-significant impact*** would occur.
- j. The project site is not located near a lake or other surface water body in which a seiche or tsunami could directly or indirectly affect the site. In addition, the project site is not located near a volcano and no volcanic activity has been identified either on or near the project site. Therefore, ***no impact*** would occur.



Source: FEMA Map Service Center



FIGURE 12
FEMA Floodzones and Designated Floodway

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RMCS D Groundwater Augmentation Well

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3.10 Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a. The proposed project would include construction, installation and operation of three groundwater wells, including new above- and below-ground pipeline that would connect to an existing 10-inch waterline at Cantova Way. The well facilities and appurtenances including the submersible pumps would be encased with permanent no-climb, shielded fencing on a cement pad at PW-A1 and PW-A2 and elevated 8-feet on a metal platform, supported by a 4 post steel structure and a ladder with aluminum railing for access at PW-B. Sites PW-A1 and PW-A2 are surrounded by agricultural uses to the west, the Rancho Murieta Airport to the south and light industrial and office park uses to the east. The actual well sites are located west of Cantova Way and the St. Vincent de Paul Catholic Church, along the western edge of a turf-covered recreational field. Site PW-B is surrounded by agricultural fields, next to remnant levee, and about 2,000 feet west of the western edge of the airport runway. Due to the nature of the surrounding uses at both sites and because the new facility or facilities would be constructed on areas with no residences, implementation of the proposed project would not result in the division of an established community. Therefore, **no impact** would occur.

b. PW-A1 and PW-A2 is located on a recreational field that is currently zoned as MP (PD) Industrial-Office Park. This lot has not been developed with residences or structures and consists of a turf covered recreational field. Rancho Murieta Airport to the south and agricultural lands to the north and west are zoned as A2 (PD) General Agricultural. Parcels to the immediate right of the project site are also zoned MP (PD) Industrial-Office Park. See Figure 13 (Land Use Sacramento County General Plan 2030) for land use designations of the proposed project and its surrounding areas. The Sacramento County General Plan 2030 land use diagram designates the site and agricultural fields to the north and west as GA 80 General Agricultural 80-acres, the Airport as PQP Cemetery, Public, Quasi-Public and to the east, over 600 feet away, as LDR Low Density Residential.

Site PW-B and areas to the north, south, east and west of the site are zoned A2 (PD) General Agricultural. Areas to the north, east and west have a land use designation of GA 80 General Agricultural 80 acres while areas to the south have a "Nat Pres" Natural Preserve designation. The construction of these wells and facilities would not require a zone change or a discretionary permit and would not conflict with the General Plan or current zoning. No other adopted land-use plans (e.g. specific plans) or environmental protection programs pertain to the project site; therefore, **no impact** would occur.

- c. As stated under Biological Resources (Item 4), the potential well sites are not included in a habitat conservation plan or a natural community conservation plan. After construction activities, the areas surrounding the well sites would be returned to the existing uses either of recreational field or agricultural habitat. Therefore, the proposed project would have **no impact** on habitat conservation plan or a natural community conservation plan.

3.11 Mineral Resources

Would the project:	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a. The proposed well drilling sites would be located on a turf-covered recreational field and already existing agricultural land. In compliance with the California Surface Mining and Reclamation Act (SMARA), the California Division of Mines and Geology has established a classification system to denote both the location and significance of key extractive resources. Under SMARA, the State Mining and Geology Board may designate certain mineral deposits as being regionally significant to satisfy future needs. As shown on the Mineral Land Classification Map of Sacramento³⁷, the proposed wells would be located in a County designated mineral resource zone of MRZ-1, indicating the proposed well areas are located in an area where adequate information indicates that no significant mineral deposits are present (where it is judged that little likelihood exists for their presence) or within MRZ-3 (an area containing mineral deposits of which the significance cannot be evaluated from available data). As such, the proposed project build out entails restoring the project area to similar existing conditions, and therefore has a low likelihood of resulting in the loss of known mineral resources and would have **no impact** on mineral resources.
- b. The Open Space Element of the Sacramento General Plan further delineates the remaining open space containing significant aggregate deposits and Aggregate Resource Areas, of which the proposed project is not included. Therefore, the proposed project would not prevent future mineral extraction or result in loss to mineral resources and there would be **no impact**.

³⁷ Department of Conservation, Division of Mines and Geology. Mineral Land Classification Map of PCC-Grade Aggregate Resources in Sacramento County. 1999. Accessed January 15, 2013, available at <http://www.quake.ca.gov/gmaps/WH/smaramaps.htm>

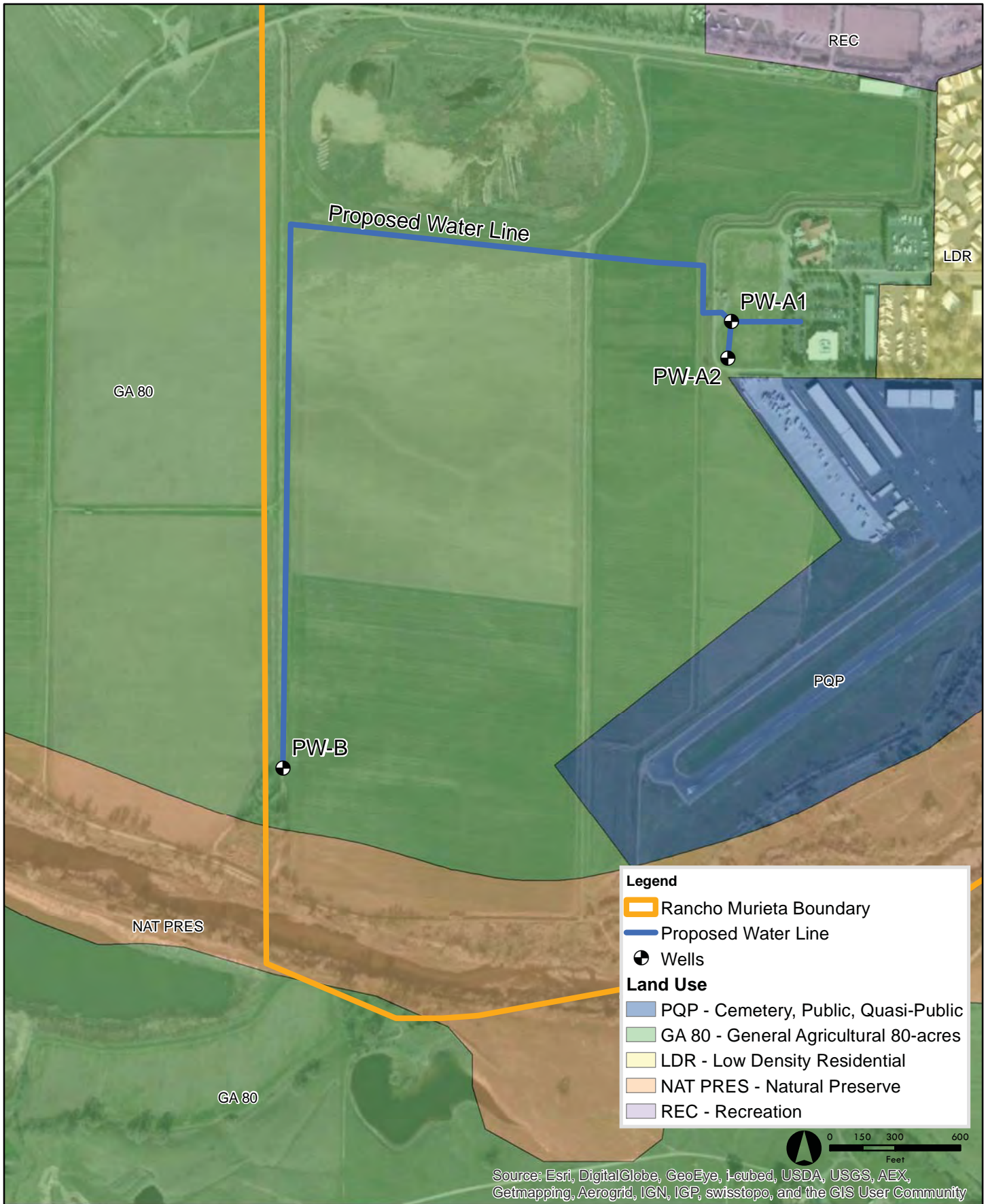


FIGURE 13
Land Use Sacramento County General Plan 2030

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RMCS D Groundwater Augmentation Well



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3.12 Noise

Would the project result in:	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

a,c,d. Noise-sensitive land uses generally include those uses where exposure would result in adverse effects (e.g., sleep disturbance, annoyance), as well as uses where quiet is an essential element of their intended purpose³⁸. The nearest receptors to PW-A are the adjacent recreational field, Rancho Murieta Airport, St. Vincent de Paul Catholic Church, and Ranch Murieta Community Church. Rancho Murieta Airport and active recreational facilities are not noise sensitive land uses. Churches are considered a sensitive daytime land use. Existing noise sources in the area include the Rancho Murieta Airport and operation of farm equipment in adjacent agricultural fields. PW-A is located approximately 370 feet from the existing churches. The nearest sensitive receptors to PW-B are residences located approximately 2,800 feet southeast of the site.

Construction and operation of the proposed project would not result in a substantial increase to traffic on area roads. Project construction would not require more than a few vehicles trips for workers, and a few truck trips for deliveries of materials to and from the project sites. Following construction, the proposed project would only generate occasional vehicle trips for maintenance purposes. Therefore, the proposed project would not result in permanent increases in roadside noise levels that could adversely affect sensitive receptors. Traffic noise generated by the project would be **less than significant**.

Following construction, all wellheads, electric pump equipment, associated piping, and emergency generators would be surrounded by permanent no-climb, shielded fencing that would attenuate noise from the equipment in the surrounding area. Pump equipment would

³⁸ Rancho Murieta Community Services District. 2014. Draft Initial Study/Mitigated Negative Declaration for the Rancho Murieta Community Services District Water Treatment Plant Expansion Project. Prepared by HDR Inc. January.

additionally be placed underground. Distance between above ground facilities and the nearest receptors (370 feet from PW-A and 2,800 feet from PW-B) would provide additional attenuation. Operation of equipment would not be an excessive noise source when in operation. Additionally, the proposed project would only be operation in drought years when surface water flows on the Cosumnes River are reduced. Use of PW-A and PW-B would only be required to supplement water supply during these drought conditions. Additionally, emergency generator testing would be occasional and last only a short time. As an occasional noise source, the proposed project would not permanently affect ambient noise levels. However, in order to ensure that sensitive receptors near PW-A would not be adversely impacted by noise, the RMCS D has committed to implement an additional noise barrier if noise complaints are received. This commitment is included as mitigation measures MM Noi-1. Therefore, noise generated by operation of the project would be ***less-than-significant with mitigation***.

Project construction activities could be a temporary annoyance to nearby noise-sensitive receptors. The Sacramento County Noise Ordinance states that construction activities occurring during the daylight hours of 6 a.m. to 8 p.m., Monday through Friday, and from 7 a.m. to 8 p.m. on Saturday, are exempt from established noise standards.³⁹ Additionally, use of the nearby churches is at its peak on Sunday, when no construction would occur. Because construction of the project would only occur between the exempt construction hours, impacts to ambient noise levels would be considered ***less than significant***.

Mitigation Measure

MM NOI-1: Noise Complaints. If complaints are received by the RMCS D on three separate occasions concerning noise levels generated by operation of PW-A, the RMCS D will construct an additional noise barrier surrounding PW-A. The barrier will be of sufficient height and material to noticeably reduce noise levels at the nearest receptor (3 dBA or greater noise reduction).

- b. Construction, maintenance, or operation of the proposed project would not use equipment that produces groundborne vibration or that would increase ambient groundborne noise levels. Therefore, there would be ***no impact***.
- e,f. Site PW-A is located approximately 400 feet (0.08 mile) from the Rancho Murieta Airport boundary and approximately 2,500 feet (0.5 mile) north of the airport runway. Site PW-B would be located approximately 2,000 feet west of the western end of the airport runway. The airport is currently exempt from airport land use compatibility plan preparation requirements due to the limited use of the airport for small aircraft only⁴⁰. However, the Rancho Murieta Airport utilizes the Sacramento County Airport Land Use Commission Policy Plan⁴¹ (CLUP). The airport is not a significant contributor to ambient noise levels identified in the County's General Plan Noise Element⁴². Additionally, the project does not propose any structure for human occupation that would result in additional exposure of residents or employees to noise from the airport. Because the proposed project would not change the current exposure to noise generated from

³⁹ Sacramento County Code, Section 6.68.090

⁴⁰ SACOG. 2011. *Draft Final Metropolitan Transportation Plan*. Appendix C-1, Aviation. November 10.

⁴¹ Airport Land Use Commission. Airport Land Use Commission Policy Plan. 1988. Amended November 1992. Available at <http://www.sacog.org/airport/clups.cfm2005>

⁴² County of Sacramento, Community Planning and Development Department. 2011. General Plan Noise Element. Amended November 9.

aircraft and would not result in a new population with sensitive receptors, there would be **no impact**.

3.13 Population and Housing

Would the project:	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a. Because current water supplies in the area are entirely dependent on surface water, available supplies can be subject to shortages during years of low precipitation or periods of drought. The additional water supplies generated by the creation of a groundwater well under the proposed project would allow RMCS D to be prepared for such events and to help ensure the area’s water supply needs are met during times of drought or other water shortage emergencies. The nature of the project is not to provide additional water supply to Rancho Murieta other than what is currently planned for, but to only supplement these levels during water shortages during periods of drought. The well or wells are also only planned to be utilized from summer to early winter, not in continual operation. As a result, the proposed project is in accordance with RMCS D’s 2010 IWMP and Rancho Murieta’s *Water Shortage Contingency Plan* and would not induce substantial growth in the area.

The proposed project is installation of up to three groundwater wells for supplemental supply during periods of drought and is not expected to induce growth, would not provide any new housing, permanent employment centers, or infrastructure that would indirectly induce growth. The proposed project is not residential or commercial in nature and the supplemental supply will not be used to accommodate more growth. The groundwater supplied by the new wells, which will only be accessed during water shortages or times of drought, will be blended with existing surface water supplies prior to treatment, disinfection and distribution. The purpose of the proposed project is to ensure water supply needs are met and are more reliable at all times, so the proposed project is not expected to directly, or indirectly induce population growth. Therefore, the proposed project has no direct effect and a **less-than-significant impact** on inducing substantial population growth in the area.

- b-c. The proposed project would not displace any existing housing or people as the proposed project well sites and their connection to the existing water line would not be placed on existing lots that have residences or developments on them. Sites PW-A1 and PW-A2 are on a recreational field and the connection pipeline to the existing water line would be underground and in street rights-of-way so no housing units or people would be displaced as a result of implementation of this project. Site PW-B is on and surrounded by agricultural fields and is not nearby any housing

units so would not displace any housing units or people. Therefore, **no impact** to housing or people would occur.

3.14 Public Services

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a.i,ii. The proposed project would not add any population or increase demand for fire or police protection services and as a result no new fire or police stations would need to be built. Additionally, construction activities are not expected to cause disruptions in traffic patterns that could affect fire and police access to the project site or nearby areas. It is possible that traffic flows could be slowed during construction along Cantova Way, but given the fact that the road is not a through street and ends at the project site, this is unlikely. Even if traffic flow along this street is slowed, traffic and emergency vehicles would still move freely through the construction zones. This is a brief and temporary situation that exists anytime construction occurs near roadways and flaggers positioned to direct traffic would alleviate delays for emergency vehicle access. Important to note, the construction and installation of this new well could provide water supplies for fire suppression flows needed by the fire department in times of water shortages. Therefore, **less-than-significant impacts** occur as related to these public services.

a.iii,iv. Project installation and operation is necessary to ensure the area’s water supply needs are met during times of drought or other water shortage emergencies. The County of Sacramento projects its need for additional school and park facilities based on new resident generation. Because implementation of the proposed project would not directly add any new residents to the County, there would not be an increased demand for schools or parks. Therefore, **no impact** would occur related to these public services.

a.v. As discussed above, other public services, such as libraries, would not be affected by implementation of the proposed project because the project would not generate a new resident population which could increase the demand on services similar to libraries. However, the availability of electricity to serve the proposed project would need to be determined prior to construction of the proposed well facilities and appurtenances. The Sacramento Municipal

Utility District (SMUD) is responsible for the provision of electricity in the County of Sacramento. As part of the development review process, SMUD has already been contacted and would have sufficient opportunity to provide input on proposed projects to ensure their capability of providing an adequate level of service to the project site. Development of the project would require the extension of existing lines in the vicinity. However, because SMUD is provided ample opportunity to ensure their capability of serving the project, impacts related to the provision of this public facility are considered **less than significant**.

3.15 Recreation

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-b. The proposed project would not cause an increase in population and as a result would not directly generate an increase in demand for neighborhood, community, regional parks or other recreation facilities. While site PW-B would not affect existing recreational facilities, PW-A1 and PW-A2 is located on a turf-covered recreational field. While the groundwater wells will be constructed on this recreational field, the location of the groundwater wells is on the western most edge of the lot, which would still allow for full use of the field once completed. Construction activities associated with the proposed project may disrupt some but not all recreational uses and would only be temporary in nature, lasting around two months. Once construction is complete, the field would be returned to existing conditions. As a result, the implementation of the groundwater well and its related construction activities will not change the use of this recreational field nor will it also substantially physically deteriorate the facility site. Additionally, the proposed project does not include recreational facilities or require the construction or expansion of recreation facilities which might have an adverse physical effect on the environment. Therefore, impacts related to or associated with recreation facilities are considered **less than significant**.

3.16 Transportation/Traffic

Would the project:	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Would the project:	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location, that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a. As described in the Project Description, the proposed project would be constructed in the spring/summer of 2014 with approximately two months of construction and testing. Construction-related traffic would be spread over the duration of the construction schedule and therefore, would be minimal on a daily basis. However, materials would need to be brought to the site from sources within the Sacramento area and would use SR 16 to deliver these materials. The proposed project may generate up to 100 total truck trips on SR 16 over the duration of the project construction. The majority of these truck trips would occur during the mobilization and demobilization phases of construction when materials are brought to and removed from the site and would not continue at the same magnitude throughout the construction period. Construction mobilization would occur over a set period and may generate up to 30 total truck trips on SR 16. After mobilization and once all materials are brought to the site, it is anticipated that the proposed project may generate additional truck trips per month on SR 16 for occasional maintenance vehicle trips and emergency generator testing. During the construction period the majority of construction truck trips would be within the project area and would be between the respective well augmentation areas. After construction the project may generate additional truck trips for breakdown and cleanup of the site (demobilization), which would occur over a short-term period. Construction workers would be commuting daily to and from the project area during the construction period. However, any increase in traffic resulting from construction worker commute trips would be minimal due to the small number of workers traveling to the site, and also would be short term and temporary due to the limited duration of construction.

The proposed project would not increase the number of employees that work or travel to the project site. Therefore, there would be no increase in long-term daily traffic to and from the project site. Thus, the proposed project is not expected to generate significant vehicle trips, increase the volume to capacity ratio on local roads, or significantly increase the amount of vehicle miles traveled over existing conditions. Minor increases in traffic are expected during the construction period, but such increases would be short term and temporary. No long term

increases in traffic would result from implementation of the proposed project. The proposed project would not cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system. Therefore, the proposed project is considered a **less-than-significant** impact in relation to the existing traffic load and capacity of the street system.

- b. As discussed above in item a, any increase in traffic resulting from construction of the proposed project would be short term and temporary. Construction workers would be commuting daily to and from the project area during the construction period. However, construction truck trips would not be anticipated to occur at the same time as construction worker commute trips, as construction workers must be present at the project site to operate construction equipment and receive deliveries of materials. In addition, given the annual average daily traffic volumes on SR 16 at Murieta Drive and the limited duration of the construction period, it is unlikely that construction commute and construction truck traffic would affect peak hour travel at any individual roadway intersection in the vicinity of the project area.

Existing conditions for SR 16 in the Rancho Murieta area are operating at LOS 'E'⁴³, which is acceptable for urban areas per Sacramento County standards. Because the proposed project is not expected to generate significant vehicle trips, the project is not expected to exceed either individually or cumulatively, the LOS standard established by Sacramento County. Therefore, it is not anticipated that the proposed project would add sufficient trips to local roadways to degrade levels of service below acceptable standards. The proposed project would not exceed any established levels of service and is considered a **less-than-significant** impact.

- c. The proposed project would not result in any changes in air traffic patterns, increase in air traffic levels, or a change in location that would result in substantial safety risks. Therefore, **no impact** would occur with implementation of the proposed project.
- d. The proposed project would not result in alterations to existing public roadways, and the safety of the public transportation network would not be affected. Project operation would not result in any change in land uses, and therefore would not alter the compatibility of uses served by the public roadway network. Therefore, there would be **no impact** to traffic/transportation resulting from design features of the proposed project.
- e. As described above, construction-related traffic would be spread over the duration of the construction schedule and therefore, would be minimal on a daily basis. Construction of the proposed project would not result in short-term or long-term impacts to emergency access. Therefore, the proposed project would have **no impact** to emergency access.
- f. The proposed would not necessitate the need for any additional parking or impede upon the parking capacity of the surrounding vicinity. Therefore, **no impact** would occur with implementation of the proposed project.

During construction of the proposed project, public access to the multi-use recreational field, which is accessed via Cantova Way and Murieta Drive from the SR 16, may be affected in the sense that there would be more trucks utilizing the respective roads. However, impacts to recreational access resulting from construction of the proposed project would be short-term

⁴³ Caltrans. 2012. Transportation Corridor Concept Report State Route 16. Available online: <http://www.dot.ca.gov/dist3/departments/planning/tcr/tcr16.pdf>. Accessed on January 20, 2013.

and temporary. The proposed project would not affect any other public transportation methods or routes, nor would it conflict with any local plans or policies regarding public transportation. Therefore, the proposed project would not affect impacts related to public transit, bicycle, or pedestrian facilities and would be *less than significant*.

3.17 Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

a-c. The proposed project involves the installation of groundwater wells and the accompanying construction included to support the operation, such as well casing, electric pumps, elevated structures, fencing and respective adjoining pipelines. As part of RWA's IRWMP⁴⁴ funding for project implementation, RMCS D received grant funding to explore sites for new groundwater wells to extract up to 600 AFY to augment surface water supplies in years of drought. The groundwater supplied by the new well(s) would be treated to drinking water standards and blended with existing surface water supplies prior to treatment, disinfection and distribution.

RMCS D's wastewater reclamation plant (WWRP) consists of both a secondary wastewater facility and a tertiary treatment plant. RMCS D collects wastewater within its service area and treats it through a system of ponds (a series of five aerated facultative ponds) to secondary treatment levels. This secondary treated wastewater is stored in two large reservoirs (typically, between October and March) until it is used for irrigation of two golf courses during the dry season (generally, between May and September). Prior to land application (irrigation on golf

⁴⁴ RMCS D. 2010. Integrated Water Master Plan (IWMP) Update. October 18, 2010.

courses), the secondary treated wastewater is treated to tertiary standards. At this point, this treated effluent is suitable for reuse on the Rancho Murieta golf courses and other designated areas within RMCS D's service area boundaries. The WWRP is designed to treat an average dry weather flow of (ADWF) 1.55 million gallons per day (MGD) and a peak flow of 3.0 MG into the secondary treatment pond system. According to RMCS D staff, current ADWF is 0.405 MGD.⁴⁵ Seasonal storage of the secondary treated wastewater is provided in two storage reservoirs, which have a combined storage capacity of approximately 238 million gallons (MG) or 728 AF with two feet of freeboard as required.

Implementation of the proposed project would increase flows into RMCS D's wastewater system through backwashing of filters at the wellhead treatment facilities at PW-A1. Quantities of backwash flows are dependent upon volumes of raw groundwater treated at the above-ground wellhead facilities. It is anticipated that backwash flows could be as high as 30,000 gallons per day (gpd) under certain high demand periods or as low as 12,000 gallons per week under low demand periods. As stated above, design capacity of the WWRP's ADWF is 1.55 MGD and current ADWF average 0.405 MGD. Under a worst-case scenario, backwash flows could contribute up to 0.03 MGD, the WWRP has additional treatment and storage capacity of 1.1 MGD and could easily accommodate the additional maximum backwash flows. Lower quantities of backflows would also be easily accommodated at the WWRP. As described in the project description groundwater from the proposed project would be produced during drought periods when demand is highest and ADWF are the lowest. Therefore, implementation of the proposed project would have less-than-significant impacts on existing wastewater treatment facilities within RMCS D's service area.

The project would also involve the construction of a metal concrete well casing to seal the well from contact with shallower groundwater and any potential sources of contamination at or near the surface and on-site well head treatment facilities to remove manganese and arsenic to meet state and federal regulations. Following installation of the wells, the areas affected by construction activities would be restored to existing conditions, which would include reseeded of affected turf areas within the recreational play field. As discussed above, the WWRP has sufficient capacity to accommodate backwash inflows; therefore, the proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB). The proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board (RWQCB), or result in the construction/expansion of new facilities for new water and wastewater facilities and would have a ***less-than-significant impact***.

As stated under Hydrology and Water Quality (Item 3.9), off-site flooding is controlled through the local stormwater drainage system and the proposed project improvements would not adversely alter those existing conditions. Once improvements and landscaping at each of the well sites is completed off-site stormwater runoff could be reduced by diverting some runoff to landscaping planter beds and some other run-off would percolate into on-site turf or agricultural areas. Therefore, the implementation of the proposed project on utilities service systems associated with stormwater drainage would have a ***less-than-significant impact***.

- d. The proposed project is intended to provide an alternative water supply for the RMCS D during drought conditions. As discussed in Hydrology and Water Quality (Item 3.9) draws minor

⁴⁵ Personal Communication with Paul Siebensohn, RMCS D Director of Field Operations. March 4, 2014

quantities of groundwater (up to 600 AFY) aquifers and groundwater resources in the eastern portion of the Central Sacramento Groundwater Basin. The project itself would not create additional demand water, water supply facilities, therefore **no impact** would occur.

- e. The proposed project involves the installation of groundwater wells, above- and below-ground infrastructure and above-ground facilities, equipment and appurtenances. As the proposed project is extracting groundwater for potable supplies during drought periods a substantial generation of wastewater is not expected to be a concern. Limited quantities of well development water on start up may be pumped to the wastewater system. As a result, implementation of the proposed project would not exceed wastewater treatment requirements of the applicable RWQCB and **no impact** would occur.
- f-g. Project construction would generate some solid waste from the construction activities, this includes, but is not limited to construction, plumbing, masonry materials, wood, overburden soil and mud from drilling activities. Solid waste from construction would be trucked to the locally permitted landfill for proper disposal or recycling, such as Kiefer Landfill. In addition, construction activities would have to comply with federal, State and local statutes and regulations governing solid waste disposal. Therefore, impacts on solid waste disposal due to implementation of the proposed project are considered **less than significant**.

3.18 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a. As stated in Biological Resources (Item 3.4), although special status species have been identified within five miles from the project site none were identified at any of the proposed project well sites. VELB habitat is located more than 100 feet from PW-B and as long as construction activities remain over 100 feet no mitigation is required. Further, impacts from the proposed project would be less than significant to existing habitats or to individual species because the project would not alter the uses that currently exist in the urban environment. Impacts from the proposed project on biological resources would be less than significant. The proposed project could result in potential impacts to cultural resources during construction activities.

Implementation of mitigation measures stated (CUL-1 through CUL-10) under Cultural Resources (Item 3.5) would reduce impacts to less than significant levels.

- b. “Cumulative impacts” as defined by CEQA are project-related effects taken in context with similar effects caused by past, existing, and the anticipated effects of future planned projects. As the proposed project consists of the construction and operation of facilities to necessary to supplement RMCS D’s water system in drought years and meet water service reliability and supply capacity in those years, the cumulative context for the project is limited to the cumulative impacts associated with similar activities in the region. Potential impacts identified in this initial study would be mitigated to less-than-significant levels for project-specific impacts related to Cultural Resources (Item 3.5).

Proposed project impacts related to cultural resources would be localized to the project sites, underground diggings and would be site specific. Because the proposed project would mitigate impacts to cultural resources to less-than-significant levels, project impacts would not be cumulatively considerable. Likewise, because project impacts to air quality and greenhouse gases would be short-term and limited to the time periods of each phase of construction (approximately three months – late spring and summer 2014), the proposed project would have a less-than-considerable contribution to cumulative air quality conditions in Sacramento County, as described in Air Quality (Item 3.).

- c. Potentially significant impacts on human beings either directly or indirectly are identified in this IS/MND. These are associated with Hazards and Hazardous Materials (Item 3.8) during the construction or operation of the proposed project. Implementation of compliance with federal, State or local regulatory agency statutes, and specific design measures into the proposed project are necessary to reduce these potential impacts to less than significant. A brief summary of each of this potential impact and mitigation is listed below. Please refer to the item number in this proposed Mitigated Negative Declaration for detailed information about this impact item.

Item 3.8: Hazards and Hazardous Materials. Construction of the proposed project would result in drilling wells, site clearing and trenching for the water transmission pipelines. It is assumed that sites at the proposed project sites have a low potential for release of hazardous materials, trenching could result in uncovering previously unidentified hazardous materials, exposing site workers and the environment to those hazardous materials. Impacts associated with the accidental exposure of unknown hazardous materials at the proposed project construction sites on human beings would be less than significant with mitigation incorporated. This mitigation measure includes halting work until the hazard can be analyzed and remediated.

In accordance with State and federal laws, RMCS D maintains a Materials Safety Data Sheet that identifies the appropriate handling and transportation of liquid chlorine. Liquid chlorine is a potent irritant to the mucous membranes of the eyes, nose and throat, and to the linings of the entire respiratory tract. The extent of injury depends upon concentration and duration of exposure.⁴⁶ RMCS D would post the appropriate signage at the PW-A1 disinfection facility identifying any and all hazardous materials on site. Federal CERLA Hazardous Substance, §1010[4] lists quantities 100 lbs as threshold planning quantity (TPQ) and 10 lbs is the reportable quantity (RQ) and regulated by US EPA. According to the California Office of

⁴⁶ Material Safety Data Sheet: Chlorine Effective Date: September 26, 2012 Georgia Gulf, Chemical and Vinyls, LLC

Emergency Services, California Accidental Release Prevention Program, regulations apply only to Title 19, §2770.5 listed substances that contain more than the threshold quantity of one of the regulated substances. Liquid chlorine is a regulated substance; therefore, storing up to 100 lbs and using 10-gallons of liquid chlorine is considered a safety hazard. As stated directly above, liquid chlorine is a regulated substance, a number of safety precautions must be adhered to during proposed project installation of the disinfection equipment. Proper handling and storage of liquid chlorine is required by State and federal laws to avoid an accidental release of liquid chlorine at the PW-A facilities site and this would be considered a significant hazard to people or the environment. Applicable safety measures must be installed and adhered to further minimize or eliminate an accidental spill. Therefore, impacts on human beings as related to the accidental release of liquid chlorine would be less-than-significant with mitigation incorporated. See HAZ-1 and HAZ -2. This mitigation measures HAZ-2 consists of an automated shut-off valve at the liquid chlorine container in the event of accident within the well site.

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Appendix A CalEEMod Files for Air Quality and
Greenhouse Gas Emissions

RMCSD Groundwater Well
Sacramento Metropolitan AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking Structure	55.00	1000sqft	1.26	55,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	3.5	Precipitation Freq (Days)	58
Climate Zone	6			Operational Year	2015
Utility Company	Sacramento Municipal Utility District				
CO2 Intensity (lb/MWhr)	590.31	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Disturbance area of 55,000 SF

Construction Phase - Based on applicant provided schedule

Off-road Equipment -

Off-road Equipment - Based on description of construction from applicant

Off-road Equipment -

Off-road Equipment - Based on groundwater well constructin memorandum: <<http://groundwater.ucdavis.edu/files/156563.pdf>>

Trips and VMT - Assume 10 worker trips for structure construction based on other phases

Grading - Based on structure footprints and pipelipe/electrical length and width

Vehicle Trips - Assume one maintenance trip per week between RMCSO office and each well site

Energy Use - Based on Vallecitos Water District energy usage for similar size pump facilities

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	200.00	10.00
tblConstructionPhase	NumDays	4.00	5.00
tblConstructionPhase	NumDays	4.00	15.00
tblConstructionPhase	NumDays	4.00	10.00
tblEnergyUse	LightingElect	2.63	0.00
tblEnergyUse	T24E	3.92	0.86
tblGrading	AcresOfGrading	1.88	2.33
tblGrading	AcresOfGrading	5.63	1.26
tblGrading	AcresOfGrading	3.75	1.06
tblGrading	MaterialExported	0.00	209.00
tblGrading	MaterialExported	0.00	1,729.00
tblGrading	MaterialImported	0.00	1,729.00
tblOffRoadEquipment	LoadFactor	0.50	0.50
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	OffRoadEquipmentType		Trenchers

tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Bore/Drill Rigs
tblOffRoadEquipment	OffRoadEquipmentType		Off-Highway Trucks
tblOffRoadEquipment	OffRoadEquipmentType		Pumps
tblOffRoadEquipment	OffRoadEquipmentType		Generator Sets
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblProjectCharacteristics	OperationalYear	2014	2015
tblTripsAndVMT	WorkerTripNumber	20.00	8.00
tblTripsAndVMT	WorkerTripNumber	13.00	8.00
tblTripsAndVMT	WorkerTripNumber	23.00	8.00
tblVehicleTrips	CC_TL	5.00	1.75
tblVehicleTrips	CC_TTP	0.00	23.00
tblVehicleTrips	CNW_TTP	0.00	30.00
tblVehicleTrips	CW_TL	10.00	1.75
tblVehicleTrips	CW_TTP	0.00	47.00
tblVehicleTrips	HO_TL	0.00	1.75
tblVehicleTrips	ST_TR	0.00	2.00

2.0 Emissions Summary

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2531	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3600e-003	1.3600e-003	0.0000	0.0000	1.4500e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	12.7240	12.7240	6.3000e-004	1.3000e-004	12.7772
Mobile	8.2000e-003	4.3700e-003	0.0389	1.0000e-005	0.0000	3.0000e-005	3.0000e-005	0.0000	3.0000e-005	3.0000e-005	0.0000	0.5669	0.5669	1.0000e-004	0.0000	0.5690
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.2613	4.3800e-003	0.0396	1.0000e-005	0.0000	3.0000e-005	3.0000e-005	0.0000	3.0000e-005	3.0000e-005	0.0000	13.2922	13.2922	7.3000e-004	1.3000e-004	13.3477

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2531	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3600e-003	1.3600e-003	0.0000	0.0000	1.4500e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	12.7240	12.7240	6.3000e-004	1.3000e-004	12.7772
Mobile	8.2000e-003	4.3700e-003	0.0389	1.0000e-005	0.0000	3.0000e-005	3.0000e-005	0.0000	3.0000e-005	3.0000e-005	0.0000	0.5669	0.5669	1.0000e-004	0.0000	0.5690
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.2613	4.3800e-003	0.0396	1.0000e-005	0.0000	3.0000e-005	3.0000e-005	0.0000	3.0000e-005	3.0000e-005	0.0000	13.2922	13.2922	7.3000e-004	1.3000e-004	13.3477

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading - Site Prep	Grading	7/1/2014	7/7/2014	5	5	
2	Well Drilling	Grading	7/8/2014	7/28/2014	5	15	
3	Pipeline Installation	Grading	7/29/2014	8/11/2014	5	10	
4	Structure Construction	Building Construction	8/12/2014	8/25/2014	5	10	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Structure Construction	Generator Sets	1	8.00	84	0.74
Grading - Site Prep	Rubber Tired Dozers	1	6.00	255	0.40
Grading - Site Prep	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading - Site Prep	Graders	1	6.00	174	0.41
Pipeline Installation	Trenchers	1	6.00	80	0.50
Well Drilling	Graders	1	6.00	174	0.41
Structure Construction	Welders	3	8.00	46	0.45
Well Drilling	Bore/Drill Rigs	1	8.00	205	0.50
Well Drilling	Off-Highway Trucks	1	8.00	400	0.38
Well Drilling	Rubber Tired Dozers	1	6.00	255	0.40
Pipeline Installation	Excavators	1	6.00	162	0.38
Well Drilling	Pumps	1	8.00	84	0.74
Well Drilling	Generator Sets	1	8.00	84	0.74
Pipeline Installation	Rubber Tired Dozers	1	6.00	255	0.40
Pipeline Installation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Well Drilling	Cement and Mortar Mixers	1	6.00	9	0.56
Structure Construction	Cranes	1	6.00	226	0.29
Structure Construction	Forklifts	1	6.00	89	0.20
Structure Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Pipeline Installation	Graders	1	6.00	174	0.41
Well Drilling	Tractors/Loaders/Backhoes	1	7.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading - Site Prep	3	8.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Well Drilling	8	8.00	0.00	26.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Pipeline Installation	5	8.00	0.00	432.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Structure Construction	7	8.00	9.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Grading - Site Prep - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0125	0.0000	0.0125	6.3400e-003	0.0000	6.3400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.1900e-003	0.0554	0.0354	4.0000e-005		3.0300e-003	3.0300e-003		2.7800e-003	2.7800e-003	0.0000	3.3922	3.3922	1.0000e-003	0.0000	3.4132
Total	5.1900e-003	0.0554	0.0354	4.0000e-005	0.0125	3.0300e-003	0.0156	6.3400e-003	2.7800e-003	9.1200e-003	0.0000	3.3922	3.3922	1.0000e-003	0.0000	3.4132

3.2 Grading - Site Prep - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	1.0000e-004	1.0600e-003	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1411	0.1411	1.0000e-005	0.0000	0.1413
Total	8.0000e-005	1.0000e-004	1.0600e-003	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1411	0.1411	1.0000e-005	0.0000	0.1413

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0125	0.0000	0.0125	6.3400e-003	0.0000	6.3400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.1900e-003	0.0554	0.0354	4.0000e-005		3.0300e-003	3.0300e-003		2.7800e-003	2.7800e-003	0.0000	3.3922	3.3922	1.0000e-003	0.0000	3.4132
Total	5.1900e-003	0.0554	0.0354	4.0000e-005	0.0125	3.0300e-003	0.0156	6.3400e-003	2.7800e-003	9.1200e-003	0.0000	3.3922	3.3922	1.0000e-003	0.0000	3.4132

3.2 Grading - Site Prep - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.0000e-005	1.0000e-004	1.0600e-003	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1411	0.1411	1.0000e-005	0.0000	0.1413
Total	8.0000e-005	1.0000e-004	1.0600e-003	0.0000	1.5000e-004	0.0000	1.5000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1411	0.1411	1.0000e-005	0.0000	0.1413

3.3 Well Drilling - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0346	0.0000	0.0346	0.0187	0.0000	0.0187	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.3964	0.2245	3.7000e-004		0.0207	0.0207		0.0196	0.0196	0.0000	34.7972	34.7972	8.7100e-003	0.0000	34.9802
Total	0.0389	0.3964	0.2245	3.7000e-004	0.0346	0.0207	0.0553	0.0187	0.0196	0.0383	0.0000	34.7972	34.7972	8.7100e-003	0.0000	34.9802

3.3 Well Drilling - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.6000e-004	4.6700e-003	5.5000e-003	1.0000e-005	2.2000e-004	8.0000e-005	3.0000e-004	6.0000e-005	7.0000e-005	1.3000e-004	0.0000	0.8789	0.8789	1.0000e-005	0.0000	0.8790
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5000e-004	3.0000e-004	3.1800e-003	1.0000e-005	4.4000e-004	0.0000	4.4000e-004	1.2000e-004	0.0000	1.2000e-004	0.0000	0.4232	0.4232	3.0000e-005	0.0000	0.4238
Total	7.1000e-004	4.9700e-003	8.6800e-003	2.0000e-005	6.6000e-004	8.0000e-005	7.4000e-004	1.8000e-004	7.0000e-005	2.5000e-004	0.0000	1.3021	1.3021	4.0000e-005	0.0000	1.3028

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0346	0.0000	0.0346	0.0187	0.0000	0.0187	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.3964	0.2245	3.7000e-004		0.0207	0.0207		0.0196	0.0196	0.0000	34.7972	34.7972	8.7100e-003	0.0000	34.9802
Total	0.0389	0.3964	0.2245	3.7000e-004	0.0346	0.0207	0.0553	0.0187	0.0196	0.0383	0.0000	34.7972	34.7972	8.7100e-003	0.0000	34.9802

3.3 Well Drilling - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.6000e-004	4.6700e-003	5.5000e-003	1.0000e-005	2.2000e-004	8.0000e-005	3.0000e-004	6.0000e-005	7.0000e-005	1.3000e-004	0.0000	0.8789	0.8789	1.0000e-005	0.0000	0.8790
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5000e-004	3.0000e-004	3.1800e-003	1.0000e-005	4.4000e-004	0.0000	4.4000e-004	1.2000e-004	0.0000	1.2000e-004	0.0000	0.4232	0.4232	3.0000e-005	0.0000	0.4238
Total	7.1000e-004	4.9700e-003	8.6800e-003	2.0000e-005	6.6000e-004	8.0000e-005	7.4000e-004	1.8000e-004	7.0000e-005	2.5000e-004	0.0000	1.3021	1.3021	4.0000e-005	0.0000	1.3028

3.4 Pipeline Installation - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0235	0.0000	0.0235	0.0125	0.0000	0.0125	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0141	0.1489	0.0943	1.0000e-004		8.4700e-003	8.4700e-003		7.8000e-003	7.8000e-003	0.0000	9.9434	9.9434	2.9400e-003	0.0000	10.0051
Total	0.0141	0.1489	0.0943	1.0000e-004	0.0235	8.4700e-003	0.0320	0.0125	7.8000e-003	0.0203	0.0000	9.9434	9.9434	2.9400e-003	0.0000	10.0051

3.4 Pipeline Installation - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	7.6800e-003	0.0777	0.0913	1.6000e-004	3.6300e-003	1.3400e-003	4.9700e-003	1.0000e-003	1.2300e-003	2.2300e-003	0.0000	14.6026	14.6026	1.3000e-004	0.0000	14.6052
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7000e-004	2.0000e-004	2.1200e-003	0.0000	2.9000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2821	0.2821	2.0000e-005	0.0000	0.2825
Total	7.8500e-003	0.0779	0.0934	1.6000e-004	3.9200e-003	1.3400e-003	5.2700e-003	1.0800e-003	1.2300e-003	2.3100e-003	0.0000	14.8847	14.8847	1.5000e-004	0.0000	14.8877

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0235	0.0000	0.0235	0.0125	0.0000	0.0125	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0141	0.1489	0.0943	1.0000e-004		8.4700e-003	8.4700e-003		7.8000e-003	7.8000e-003	0.0000	9.9434	9.9434	2.9400e-003	0.0000	10.0051
Total	0.0141	0.1489	0.0943	1.0000e-004	0.0235	8.4700e-003	0.0320	0.0125	7.8000e-003	0.0203	0.0000	9.9434	9.9434	2.9400e-003	0.0000	10.0051

3.4 Pipeline Installation - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	7.6800e-003	0.0777	0.0913	1.6000e-004	3.6300e-003	1.3400e-003	4.9700e-003	1.0000e-003	1.2300e-003	2.2300e-003	0.0000	14.6026	14.6026	1.3000e-004	0.0000	14.6052
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7000e-004	2.0000e-004	2.1200e-003	0.0000	2.9000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2821	0.2821	2.0000e-005	0.0000	0.2825
Total	7.8500e-003	0.0779	0.0934	1.6000e-004	3.9200e-003	1.3400e-003	5.2700e-003	1.0800e-003	1.2300e-003	2.3100e-003	0.0000	14.8847	14.8847	1.5000e-004	0.0000	14.8877

3.5 Structure Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0195	0.1127	0.0766	1.1000e-004		7.9800e-003	7.9800e-003		7.7200e-003	7.7200e-003	0.0000	9.3625	9.3625	2.2700e-003	0.0000	9.4102
Total	0.0195	0.1127	0.0766	1.1000e-004		7.9800e-003	7.9800e-003		7.7200e-003	7.7200e-003	0.0000	9.3625	9.3625	2.2700e-003	0.0000	9.4102

3.5 Structure Construction - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.4000e-004	5.0700e-003	9.1500e-003	1.0000e-005	2.6000e-004	9.0000e-005	3.5000e-004	7.0000e-005	9.0000e-005	1.6000e-004	0.0000	0.8720	0.8720	1.0000e-005	0.0000	0.8722
Worker	1.7000e-004	2.0000e-004	2.1200e-003	0.0000	2.9000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2821	0.2821	2.0000e-005	0.0000	0.2825
Total	1.0100e-003	5.2700e-003	0.0113	1.0000e-005	5.5000e-004	9.0000e-005	6.5000e-004	1.5000e-004	9.0000e-005	2.4000e-004	0.0000	1.1541	1.1541	3.0000e-005	0.0000	1.1547

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0195	0.1127	0.0766	1.1000e-004		7.9800e-003	7.9800e-003		7.7200e-003	7.7200e-003	0.0000	9.3625	9.3625	2.2700e-003	0.0000	9.4102
Total	0.0195	0.1127	0.0766	1.1000e-004		7.9800e-003	7.9800e-003		7.7200e-003	7.7200e-003	0.0000	9.3625	9.3625	2.2700e-003	0.0000	9.4102

3.5 Structure Construction - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.4000e-004	5.0700e-003	9.1500e-003	1.0000e-005	2.6000e-004	9.0000e-005	3.5000e-004	7.0000e-005	9.0000e-005	1.6000e-004	0.0000	0.8720	0.8720	1.0000e-005	0.0000	0.8722
Worker	1.7000e-004	2.0000e-004	2.1200e-003	0.0000	2.9000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2821	0.2821	2.0000e-005	0.0000	0.2825
Total	1.0100e-003	5.2700e-003	0.0113	1.0000e-005	5.5000e-004	9.0000e-005	6.5000e-004	1.5000e-004	9.0000e-005	2.4000e-004	0.0000	1.1541	1.1541	3.0000e-005	0.0000	1.1547

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	8.2000e-003	4.3700e-003	0.0389	1.0000e-005	0.0000	3.0000e-005	3.0000e-005	0.0000	3.0000e-005	3.0000e-005	0.0000	0.5669	0.5669	1.0000e-004	0.0000	0.5690
Unmitigated	8.2000e-003	4.3700e-003	0.0389	1.0000e-005	0.0000	3.0000e-005	3.0000e-005	0.0000	3.0000e-005	3.0000e-005	0.0000	0.5669	0.5669	1.0000e-004	0.0000	0.5690

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking Structure	0.00	110.00	0.00		
Total	0.00	110.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking Structure	1.75	1.75	6.50	47.00	23.00	30.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.504472	0.068177	0.177914	0.148798	0.045219	0.006392	0.019958	0.015471	0.002301	0.002330	0.006201	0.000579	0.002187

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	tons/yr										MT/yr						
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking Structure	47520	12.7240	6.3000e-004	1.3000e-004	12.7772
Total		12.7240	6.3000e-004	1.3000e-004	12.7772

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking Structure	47520	12.7240	6.3000e-004	1.3000e-004	12.7772
Total		12.7240	6.3000e-004	1.3000e-004	12.7772

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2531	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3600e-003	1.3600e-003	0.0000	0.0000	1.4500e-003
Unmitigated	0.2531	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3600e-003	1.3600e-003	0.0000	0.0000	1.4500e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0382					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2148					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	7.0000e-005	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3600e-003	1.3600e-003	0.0000	0.0000	1.4500e-003
Total	0.2531	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3600e-003	1.3600e-003	0.0000	0.0000	1.4500e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0382					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2148					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	7.0000e-005	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3600e-003	1.3600e-003	0.0000	0.0000	1.4500e-003
Total	0.2531	1.0000e-005	7.3000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	1.3600e-003	1.3600e-003	0.0000	0.0000	1.4500e-003

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

RMCS D Groundwater Well
Sacramento Metropolitan AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking Structure	55.00	1000sqft	1.26	55,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	3.5	Precipitation Freq (Days)	58
Climate Zone	6			Operational Year	2015
Utility Company	Sacramento Municipal Utility District				
CO2 Intensity (lb/MWhr)	590.31	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Disturbance area of 55,000 SF

Construction Phase - Based on applicant provided schedule

Off-road Equipment -

Off-road Equipment - Based on description of construction from applicant

Off-road Equipment -

Off-road Equipment - Based on groundwater well constructin memorandum: <<http://groundwater.ucdavis.edu/files/156563.pdf>>

Trips and VMT - Assume 10 worker trips for structure construction based on other phases

Grading - Based on structure footprints and pipelipe/electrical length and width

Vehicle Trips - Assume one maintenance trip per week between RMCSO office and each well site

Energy Use - Based on Vallecitos Water District energy usage for similar size pump facilities

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	200.00	10.00
tblConstructionPhase	NumDays	4.00	5.00
tblConstructionPhase	NumDays	4.00	15.00
tblConstructionPhase	NumDays	4.00	10.00
tblEnergyUse	LightingElect	2.63	0.00
tblEnergyUse	T24E	3.92	0.86
tblGrading	AcresOfGrading	1.88	2.33
tblGrading	AcresOfGrading	5.63	1.26
tblGrading	AcresOfGrading	3.75	1.06
tblGrading	MaterialExported	0.00	209.00
tblGrading	MaterialExported	0.00	1,729.00
tblGrading	MaterialImported	0.00	1,729.00
tblOffRoadEquipment	LoadFactor	0.50	0.50
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	OffRoadEquipmentType		Trenchers

tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Bore/Drill Rigs
tblOffRoadEquipment	OffRoadEquipmentType		Off-Highway Trucks
tblOffRoadEquipment	OffRoadEquipmentType		Pumps
tblOffRoadEquipment	OffRoadEquipmentType		Generator Sets
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblProjectCharacteristics	OperationalYear	2014	2015
tblTripsAndVMT	WorkerTripNumber	20.00	8.00
tblTripsAndVMT	WorkerTripNumber	13.00	8.00
tblTripsAndVMT	WorkerTripNumber	23.00	8.00
tblVehicleTrips	CC_TL	5.00	1.75
tblVehicleTrips	CC_TTP	0.00	23.00
tblVehicleTrips	CNW_TTP	0.00	30.00
tblVehicleTrips	CW_TL	10.00	1.75
tblVehicleTrips	CW_TTP	0.00	47.00
tblVehicleTrips	HO_TL	0.00	1.75
tblVehicleTrips	ST_TR	0.00	2.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.3871	6.0000e-005	5.8100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0120	0.0120	3.0000e-005		0.0128
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.3633	0.1616	1.1631	2.8000e-004	0.0000	1.0600e-003	1.0600e-003	0.0000	9.6000e-004	9.6000e-004		24.3872	24.3872	4.3400e-003		24.4784
Total	1.7504	0.1617	1.1689	2.8000e-004	0.0000	1.0800e-003	1.0800e-003	0.0000	9.8000e-004	9.8000e-004		24.3993	24.3993	4.3700e-003	0.0000	24.4912

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.3871	6.0000e-005	5.8100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0120	0.0120	3.0000e-005		0.0128
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.3633	0.1616	1.1631	2.8000e-004	0.0000	1.0600e-003	1.0600e-003	0.0000	9.6000e-004	9.6000e-004		24.3872	24.3872	4.3400e-003		24.4784
Total	1.7504	0.1617	1.1689	2.8000e-004	0.0000	1.0800e-003	1.0800e-003	0.0000	9.8000e-004	9.8000e-004		24.3993	24.3993	4.3700e-003	0.0000	24.4912

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading - Site Prep	Grading	7/1/2014	7/7/2014	5	5	
2	Well Drilling	Grading	7/8/2014	7/28/2014	5	15	
3	Pipeline Installation	Grading	7/29/2014	8/11/2014	5	10	
4	Structure Construction	Building Construction	8/12/2014	8/25/2014	5	10	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Structure Construction	Generator Sets	1	8.00	84	0.74
Grading - Site Prep	Rubber Tired Dozers	1	6.00	255	0.40
Grading - Site Prep	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading - Site Prep	Graders	1	6.00	174	0.41
Pipeline Installation	Trenchers	1	6.00	80	0.50
Well Drilling	Graders	1	6.00	174	0.41
Structure Construction	Welders	3	8.00	46	0.45
Well Drilling	Bore/Drill Rigs	1	8.00	205	0.50
Well Drilling	Off-Highway Trucks	1	8.00	400	0.38
Well Drilling	Rubber Tired Dozers	1	6.00	255	0.40
Pipeline Installation	Excavators	1	6.00	162	0.38
Well Drilling	Pumps	1	8.00	84	0.74
Well Drilling	Generator Sets	1	8.00	84	0.74
Pipeline Installation	Rubber Tired Dozers	1	6.00	255	0.40
Pipeline Installation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Well Drilling	Cement and Mortar Mixers	1	6.00	9	0.56
Structure Construction	Cranes	1	6.00	226	0.29
Structure Construction	Forklifts	1	6.00	89	0.20
Structure Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Pipeline Installation	Graders	1	6.00	174	0.41
Well Drilling	Tractors/Loaders/Backhoes	1	7.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Grading - Site Prep	3	8.00	0.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Well Drilling	8	8.00	0.00	26.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Pipeline Installation	5	8.00	0.00	432.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT
Structure Construction	7	8.00	9.00	0.00	10.00	6.50	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Grading - Site Prep - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.0108	0.0000	5.0108	2.5360	0.0000	2.5360			0.0000			0.0000
Off-Road	2.0759	22.1752	14.1657	0.0141		1.2106	1.2106		1.1138	1.1138		1,495.6888	1,495.6888	0.4420		1,504.9706
Total	2.0759	22.1752	14.1657	0.0141	5.0108	1.2106	6.2214	2.5360	1.1138	3.6498		1,495.6888	1,495.6888	0.4420		1,504.9706

3.2 Grading - Site Prep - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0401	0.0364	0.4847	7.8000e-004	0.0609	5.0000e-004	0.0614	0.0161	4.6000e-004	0.0166		68.8012	68.8012	3.7700e-003			68.8804
Total	0.0401	0.0364	0.4847	7.8000e-004	0.0609	5.0000e-004	0.0614	0.0161	4.6000e-004	0.0166		68.8012	68.8012	3.7700e-003			68.8804

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Fugitive Dust					5.0108	0.0000	5.0108	2.5360	0.0000	2.5360			0.0000			0.0000	
Off-Road	2.0759	22.1752	14.1657	0.0141		1.2106	1.2106		1.1138	1.1138	0.0000	1,495.6887	1,495.6887	0.4420			1,504.9706
Total	2.0759	22.1752	14.1657	0.0141	5.0108	1.2106	6.2214	2.5360	1.1138	3.6498	0.0000	1,495.6887	1,495.6887	0.4420			1,504.9706

3.2 Grading - Site Prep - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0401	0.0364	0.4847	7.8000e-004	0.0609	5.0000e-004	0.0614	0.0161	4.6000e-004	0.0166		68.8012	68.8012	3.7700e-003			68.8804
Total	0.0401	0.0364	0.4847	7.8000e-004	0.0609	5.0000e-004	0.0614	0.0161	4.6000e-004	0.0166		68.8012	68.8012	3.7700e-003			68.8804

3.3 Well Drilling - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Fugitive Dust					4.6085	0.0000	4.6085	2.4927	0.0000	2.4927			0.0000				0.0000
Off-Road	5.1888	52.8546	29.9263	0.0498		2.7606	2.7606		2.6098	2.6098		5,114.3184	5,114.3184	1.2806			5,141.2116
Total	5.1888	52.8546	29.9263	0.0498	4.6085	2.7606	7.3691	2.4927	2.6098	5.1025		5,114.3184	5,114.3184	1.2806			5,141.2116

3.3 Well Drilling - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0567	0.5853	0.6870	1.2600e-003	0.0301	0.0107	0.0408	8.2200e-003	9.8400e-003	0.0181		129.3011	129.3011	1.1000e-003			129.3242
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0401	0.0364	0.4847	7.8000e-004	0.0609	5.0000e-004	0.0614	0.0161	4.6000e-004	0.0166		68.8012	68.8012	3.7700e-003			68.8804
Total	0.0968	0.6217	1.1717	2.0400e-003	0.0909	0.0112	0.1021	0.0244	0.0103	0.0347		198.1023	198.1023	4.8700e-003			198.2046

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Fugitive Dust					4.6085	0.0000	4.6085	2.4927	0.0000	2.4927			0.0000			0.0000	
Off-Road	5.1888	52.8546	29.9263	0.0498		2.7606	2.7606		2.6098	2.6098	0.0000	5,114.3184	5,114.3184	1.2806			5,141.2116
Total	5.1888	52.8546	29.9263	0.0498	4.6085	2.7606	7.3691	2.4927	2.6098	5.1025	0.0000	5,114.3184	5,114.3184	1.2806			5,141.2116

3.3 Well Drilling - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0567	0.5853	0.6870	1.2600e-003	0.0301	0.0107	0.0408	8.2200e-003	9.8400e-003	0.0181		129.3011	129.3011	1.1000e-003			129.3242
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0401	0.0364	0.4847	7.8000e-004	0.0609	5.0000e-004	0.0614	0.0161	4.6000e-004	0.0166		68.8012	68.8012	3.7700e-003			68.8804
Total	0.0968	0.6217	1.1717	2.0400e-003	0.0909	0.0112	0.1021	0.0244	0.0103	0.0347		198.1023	198.1023	4.8700e-003			198.2046

3.4 Pipeline Installation - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Fugitive Dust					4.7005	0.0000	4.7005	2.5056	0.0000	2.5056			0.0000				0.0000
Off-Road	2.8264	29.7861	18.8501	0.0206		1.6948	1.6948		1.5593	1.5593		2,192.1476	2,192.1476	0.6478			2,205.7515
Total	2.8264	29.7861	18.8501	0.0206	4.7005	1.6948	6.3953	2.5056	1.5593	4.0649		2,192.1476	2,192.1476	0.6478			2,205.7515

3.4 Pipeline Installation - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.4129	14.5875	17.1225	0.0315	0.7491	0.2670	1.0161	0.2049	0.2453	0.4503		3,222.581 1	3,222.581 1	0.0274		3,223.157 4
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0401	0.0364	0.4847	7.8000e-004	0.0609	5.0000e-004	0.0614	0.0161	4.6000e-004	0.0166		68.8012	68.8012	3.7700e-003		68.8804
Total	1.4530	14.6240	17.6072	0.0323	0.8100	0.2675	1.0774	0.2211	0.2458	0.4669		3,291.382 4	3,291.382 4	0.0312		3,292.037 8

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.7005	0.0000	4.7005	2.5056	0.0000	2.5056			0.0000			0.0000
Off-Road	2.8264	29.7861	18.8501	0.0206		1.6948	1.6948		1.5593	1.5593	0.0000	2,192.147 6	2,192.147 6	0.6478		2,205.751 5
Total	2.8264	29.7861	18.8501	0.0206	4.7005	1.6948	6.3953	2.5056	1.5593	4.0649	0.0000	2,192.147 6	2,192.147 6	0.6478		2,205.751 5

3.4 Pipeline Installation - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.4129	14.5875	17.1225	0.0315	0.7491	0.2670	1.0161	0.2049	0.2453	0.4503		3,222.581 1	3,222.581 1	0.0274		3,223.157 4
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0401	0.0364	0.4847	7.8000e-004	0.0609	5.0000e-004	0.0614	0.0161	4.6000e-004	0.0166		68.8012	68.8012	3.7700e-003		68.8804
Total	1.4530	14.6240	17.6072	0.0323	0.8100	0.2675	1.0774	0.2211	0.2458	0.4669		3,291.382 4	3,291.382 4	0.0312		3,292.037 8

3.5 Structure Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.9077	22.5327	15.3098	0.0220		1.5957	1.5957		1.5432	1.5432		2,064.079 7	2,064.079 7	0.5005		2,074.589 3
Total	3.9077	22.5327	15.3098	0.0220		1.5957	1.5957		1.5432	1.5432		2,064.079 7	2,064.079 7	0.5005		2,074.589 3

3.5 Structure Construction - 2014

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1520	0.9611	1.6413	1.9000e-003	0.0529	0.0186	0.0715	0.0151	0.0171	0.0321		192.9334	192.9334	1.8800e-003		192.9729
Worker	0.0401	0.0364	0.4847	7.8000e-004	0.0609	5.0000e-004	0.0614	0.0161	4.6000e-004	0.0166		68.8012	68.8012	3.7700e-003		68.8804
Total	0.1921	0.9975	2.1260	2.6800e-003	0.1137	0.0191	0.1328	0.0312	0.0175	0.0487		261.7346	261.7346	5.6500e-003		261.8533

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.9077	22.5327	15.3098	0.0220		1.5957	1.5957		1.5432	1.5432	0.0000	2,064.0797	2,064.0797	0.5005		2,074.5893
Total	3.9077	22.5327	15.3098	0.0220		1.5957	1.5957		1.5432	1.5432	0.0000	2,064.0797	2,064.0797	0.5005		2,074.5893

3.5 Structure Construction - 2014

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1520	0.9611	1.6413	1.9000e-003	0.0529	0.0186	0.0715	0.0151	0.0171	0.0321		192.9334	192.9334	1.8800e-003		192.9729
Worker	0.0401	0.0364	0.4847	7.8000e-004	0.0609	5.0000e-004	0.0614	0.0161	4.6000e-004	0.0166		68.8012	68.8012	3.7700e-003		68.8804
Total	0.1921	0.9975	2.1260	2.6800e-003	0.1137	0.0191	0.1328	0.0312	0.0175	0.0487		261.7346	261.7346	5.6500e-003		261.8533

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3633	0.1616	1.1631	2.8000e-004	0.0000	1.0600e-003	1.0600e-003	0.0000	9.6000e-004	9.6000e-004		24.3872	24.3872	4.3400e-003		24.4784
Unmitigated	0.3633	0.1616	1.1631	2.8000e-004	0.0000	1.0600e-003	1.0600e-003	0.0000	9.6000e-004	9.6000e-004		24.3872	24.3872	4.3400e-003		24.4784

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking Structure	0.00	110.00	0.00		
Total	0.00	110.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking Structure	1.75	1.75	6.50	47.00	23.00	30.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.504472	0.068177	0.177914	0.148798	0.045219	0.006392	0.019958	0.015471	0.002301	0.002330	0.006201	0.000579	0.002187

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day											lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	lb/day										lb/day						
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	lb/day										lb/day						
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.3871	6.0000e-005	5.8100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0120	0.0120	3.0000e-005		0.0128
Unmitigated	1.3871	6.0000e-005	5.8100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0120	0.0120	3.0000e-005		0.0128

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2095					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1770					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.7000e-004	6.0000e-005	5.8100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0120	0.0120	3.0000e-005		0.0128
Total	1.3871	6.0000e-005	5.8100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0120	0.0120	3.0000e-005		0.0128

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2095					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1770					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.7000e-004	6.0000e-005	5.8100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0120	0.0120	3.0000e-005		0.0128
Total	1.3871	6.0000e-005	5.8100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005		0.0120	0.0120	3.0000e-005		0.0128

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

Appendix B CNDDDB Search Results and Data



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July 3, 2013

Subject: Report for Special-status Species Habitat Survey and Preliminary Wetland Assessment for the Rancho Murieta Community Services District Well Augmentation Project

This Report as stated in the approved scope of work (dated 26 Nov 2012) documents the results of reconnaissance-level Special-status Species Habitat Survey and Preliminary Wetland Assessment (Survey) for the Rancho Murieta Community Services District (RMCS D) Well Augmentation Project (Project) in Rancho Murieta, California, and provides recommendations to avoid and/or buffer project-related activities from the presence and/or occurrence of sensitive biological resources within the project area.

PROJECT SETTING

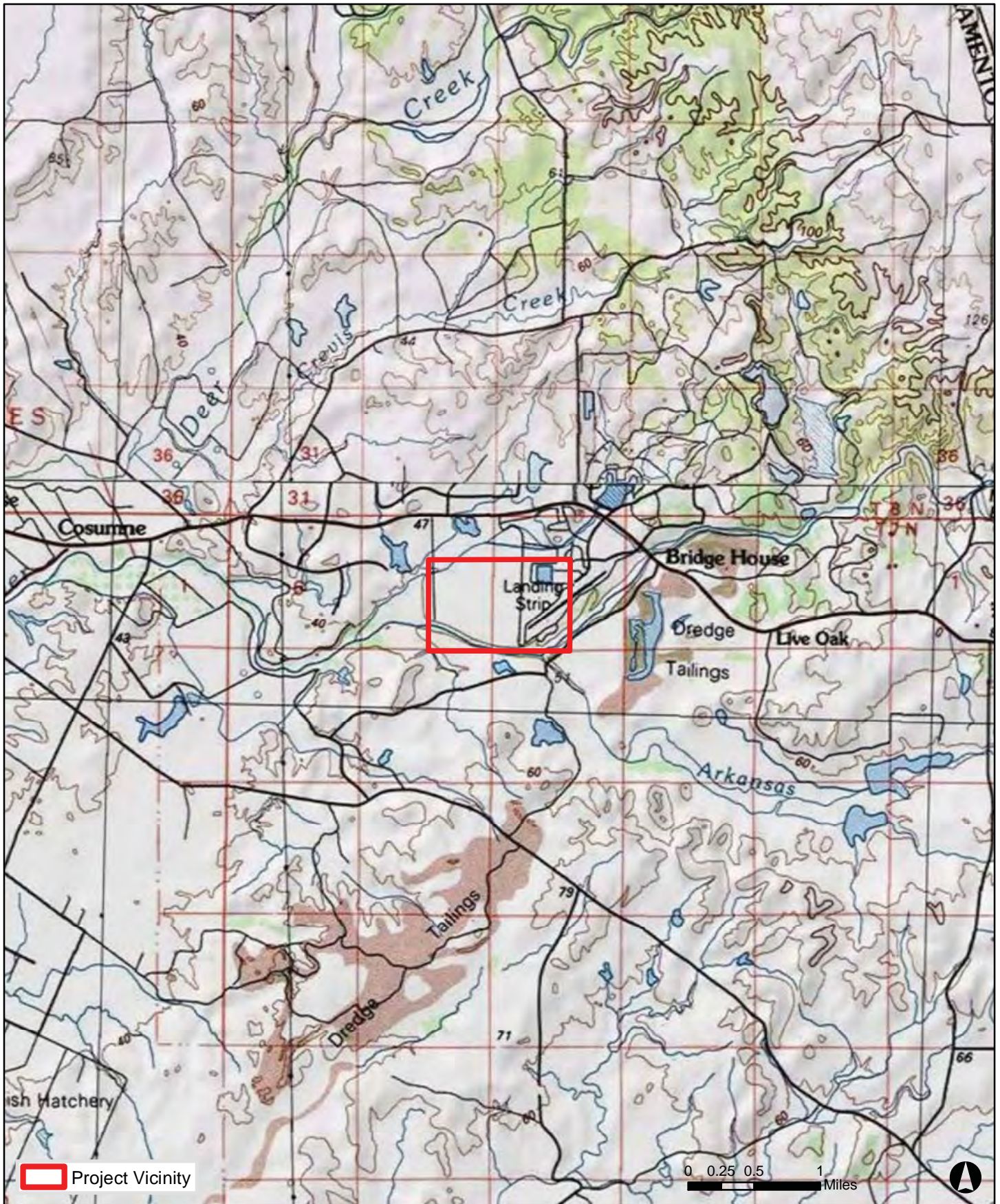
Project Location

The Project is located approximately 0.75 mile south of Jackson Road (Highway 16) and approximately one (1) mile southwest of the community of Rancho Murieta, Sacramento County, California within Township 7 North Range 8 East of the "Carbondale, CA" United States Geological Survey (USGS) 7.5-minute quadrangle map. (Figure 1-Project Vicinity). Specifically, the Project is comprised of two (2) proposed test-well drilling sites with approximate footprints of 7,500 square feet and an approximate 300 foot radius (Survey Area) around each test-well site; Site TH-A is located at 38° 29'21.36" North and 121° 06' 26.30" West, and Site TH-B is located at 38° 28'58.12" North and 121° 06' 54.04" West (Figure 2- Test-well Locations and Special-Status Species Occurrences).

Environmental Setting

The survey area in proximity to site TH-A is characterized by urban development and agricultural lands; at the time of the survey, the agricultural land was fallow. The urban developed land is characterized by a recreational field planted with turf grasses (*Festuca sp.*) and various non-native weedy species such as clover (*Trifolium sp.*), dallis grass (*Paspalum dilatatum*), and dandelion (*Taraxacum officinale*), unpaved levee road, commercial buildings, and a stormwater pump station that discharges into a stormwater channel on the north side of the levee road.

The survey area in proximity to site TH-B is characterized by disturbed riparian-like habitat and agricultural land. The agricultural land was fallow at the time of the survey. Vegetation observed within the disturbed habitat consists of a riparian overstory tree assemblage, including several large cottonwood (*Populus fremontii*), black walnut (*Juglans nigra*), valley oak (*Quercus lobata*), and red willow (*Salix laevigata*) trees. The understory vegetation is dominated by poison hemlock (*Conium maculatum*) and milk thistle (*Silybum marianum*).



Source: Atkins, 2012; USGS, 2012

FIGURE 1
Project Vicinity



100032347

RMCS Water Augmentation Project



Source: Atkins, 2012; ESRI, 2012

METHODOLOGY

Atkins biologists performed a query of special-status species lists maintained by the United States Fish and Wildlife Service (USFWS), (USFWS 2012a) and California Department of Fish and Game California Natural Diversity Database (CDFG CNDDDB), (CDFG 2012) for the Carbondale, CA USGS 7.5-minute quadrangle map. In addition, a verification of whether or not the study area falls within areas designated as final or proposed USFWS Critical Habitat for federally-threatened or endangered species (USFWS 2012b). *Appendix A* contains a brief regulatory setting and natural resources governance discussion.

On November 29, 2012 Atkins wildlife biologist Mr. Marc Beccio conducted the Survey. The Survey was initiated at 0815 and concluded at 1150. Weather conditions during the survey period were overcast sky with wind initially east at two to five mph, shifting to the southwest at 20 mph. Air temperature ranged from 58° F to 61° F.

Meandering transects were walked through the proposed test-well sites (approximately 7,500 ft²) and surrounding area (survey area of approximately 300 ft radii from the two proposed well-test sites) to determine the presence of potential wetlands and special-status plant and animal species. All plant and animal species observed during the Survey were recorded in a standardized field notebook. Where appropriate, data on notable features was recorded using a Garmin Etrex® hand-held Global Positioning System (GPS) unit. Other equipment used included field binoculars, digital camera, and a Kestrel® hand-held air temperature and wind speed recording device.

RESULTS

Queries of the USFWS and CDFG CNDDDB databases returned thirty-three (33) special status-species known to occur or have the potential to be affected by Project-related activities within Carbondale, CA USGS 7.5-minute quadrangle map area. The complete list is shown on pages 5-7 of this Report. Ten (10) of these were special-status plant species; however, conversion of land to agricultural and urban uses has eliminated suitable habitat for special-status plant species within the survey area. Twenty-three (23) special-status animal species were identified as occurring or having the potential to be affected by Project-related activities within the Carbondale, CA USGS 7.5-minute quadrangle map area. Conversion of land to agricultural and urban uses has eliminated much of the suitable habitat for special-status animal species within the survey area. Suitable habitat for special-status animal species is primarily limited to potentially suitable nesting habitat for the State threatened Swainson's hawk, (*Buteo swainsoni*). The nearest documented Swainson's hawk nesting site is approximately one-quarter mile east of TH-B in a tree on the north bank of the Cosumnes River.

No wetlands were observed within the two (2) proposed test-well sites. However, two (2) wetland features, including an agricultural drainage ditch and the aforementioned stormwater discharge channel, were mapped within the approximately 300 feet radii survey area from the test-well sites. An agricultural drainage ditch was mapped approximately 200 feet east of Site TH-B. Dominant vegetation observed within this feature included perennial ryegrass (*Festuca perennis*), poison hemlock, black mustard (*Brassica nigra*), and wild oats (*Avena fatua*). The stormwater discharge channel was mapped approximately 100 ft north of Site TH-A, on the north side of the unpaved levee road. Vegetation observed within the stormwater discharge channel included a dense stand of broadleaf cattail (*Typha latifolia*), water smartweed, (*Polygonum amphibium*), and water primrose (*Ludwegia peploides*).

Special-status wildlife species observed in within the Site TH-B survey area included the State endangered bald eagle (*Haliaeetus leucocephalus*) and Mexican elderberry (*Sambucus nigra spp. canadensis*), the host plant for the federally-threatened valley elderberry longhorn beetle (VELB, *Desmocerus californicus dimorphus*). The bald eagle was observed roosting in a large Fremont's cottonwood tree within the Site TH-B survey area, and departed upon arrival at the Project site. An inactive raptor nest was also observed in the one (1) of the cottonwood trees within the TH-B survey area. Several large Fremont's cottonwood, black walnut, and valley oak trees within Site TH-B survey area represent suitable nesting habitat for Swainson's hawk. Three (3) elderberry shrubs with stem diameters greater than one inch at ground level were mapped within the survey area of Site TH-B, one (1) of which (shrub #3) contained VELB exit holes. Elderberry shrubs with stem diameters greater than one (1) inch at ground level are considered suitable habitat for the VELB (USFWS 1999). No special-status species or suitable habitat for special-status species was observed within the Site TH-A survey area.

Other wildlife species observed or otherwise detected within the survey area included mountain lion (*Puma concolor*), grey fox (*Urocyon cinereoargenteus*), North American raccoon (*Procyon lotor*), red-tailed hawk (*Buteo jamaicensis*), white-tailed kite (*Elanus leucurus*), and Swainson's thrush (*Catharus ustulatus*). Tables 1 and 2 on pages 5 through 7 contain a complete list of plant and wildlife species observed within the Survey Areas

RECOMMENDATIONS

Wetland Features: The small footprint of the two (2) test-well sites and associated staging areas (approximately 7,500 ft²) are not expected to impact the wetland features mapped within the survey area of sites TH-A and TH-B. Avoidance of the wetland features is facilitated by the existing levees and farm roads, and as long as equipment remains on these roads and within the test-well sites, no further protective measures would be required.

Mexican Elderberry: Three (3) Mexican elderberry shrubs mapped within Site TH-B survey area provide suitable habitat for the federally-threatened VELB. Complete avoidance (i.e., no adverse effects) may be assumed when a 100-foot (or wider) buffer is established and maintained around elderberry (USFWS 1999). Firebreaks may not be included in the buffer zone. In buffer areas construction-related disturbance should be minimized, and any damaged area should be promptly restored following construction. The USFWS must be consulted before any disturbances within the buffer area are considered. In addition, the USFWS must be provided with a map identifying the avoidance area and written details describing avoidance measures.

Recommendation 1. Prior to initiation of test well drilling activities, provide the following protective measures to avoid impact to VELB:

- Fence and/or avoid all areas during construction activities. In areas where encroachment on the 100-foot buffer has been approved by the USFWS, provide a minimum setback of at least 20 feet from the drip line of each elderberry plant.
- Brief contractors on the need to avoid damaging the elderberry plants and the possible penalties for not complying with these requirements.
- Erect signs every 50 feet along the edge of the avoidance area with the following information: "This area is habitat of the valley elderberry longhorn beetle, a federally-threatened species, and must not be disturbed. This species is protected by the Federal Endangered Species Act of 1973,

as amended. Violators are subject to prosecution, fines, and imprisonment." These signs should be clearly readable from a distance of 20 feet, and must be maintained for the duration of construction.

- Instruct work crews about the status of the VELB and the need to protect its elderberry host plant.

Nesting Habitats and Birds: Nesting sites for the State threatened Swainson's hawk has been documented within one-quarter mile of site TH-B. The large Fremont's cottonwood trees, valley oak, and black walnut trees within the Survey Area of site TH-B provide suitable nesting habitat for Swainson's hawk, as well as a number of other raptor and passerine bird species. An inactive raptor nest was observed in one (1) of these trees. Buffer zones of one quarter to one-half mile are required for active Swainson's hawk's nests, depending on the level of on-going human disturbance, such as proximity to developed urban land and routine agricultural activities. In addition, the riparian corridor of the Cosumnes River is within one-quarter mile of the Site TH-B and contains a number of large trees that provide suitable nesting habitat for Swainson's hawk.

Recommendation 2. Schedule test-well drilling activities outside of the nesting bird season (March 1 through August 31). If test-well drilling activities can be confined to the period outside of the nesting bird season, no further protective measures would be required. If test-well drilling activities cannot be scheduled outside of the nesting bird season, pre-construction surveys for nesting bird surveys would be required. RMCSD shall retain a qualified biologist to conduct a pre-construction survey to determine the presence or absence of nesting birds within the proposed area of disturbance. The pre-construction survey must be conducted within ten (10) calendar days prior to the start of construction activities (including removal of vegetation). RMCSD shall submit the results of the pre-construction survey to the CDFG for review and approval prior to initiating any construction activities. If nesting birds are detected, a report shall include proposed measures to be implemented to ensure that disturbance of breeding activities is avoided. Mitigation plans for active bird nests typically include establishment a 500-foot buffer zone for raptors and passerine bird species, with the exception of Swainson's hawk, which typically requires a one-quarter to one-half mile buffer zone.

If required, Atkins biologists can provide protective measures for VELB and pre-construction surveys for nesting birds.

REFERENCES

- California Department of Fish and Game. 2012. Biogeographic Data Branch, California Natural Diversity Database (CNDDDB), RareFind Version 3.1.0. November 2012 data.
- U.S. Fish and Wildlife Service. 2012b. Species Reports. Available at http://ecos.fws.gov/tess_public
- U.S. Fish and Wildlife Service. 2012c. Critical Habitat Portal. Available at <http://criticalhabitat.fws.gov>
- U.S. Geological Survey. 2012. Carbondale, California 7.5 Minute Series (Topographic) Map.

Table 1. List of Plant Species Observed within the Project Area.	
Scientific Name	Common Name
Apiaceae	Carrot Family
<i>Conium maculatum</i>	poison hemlock
Asteraceae	Aster Family
<i>Centaurea solstitialis</i>	yellow star-thistle
<i>Conyza canadensis</i>	Canadian horseweed
<i>Taraxacum officinale</i>	common dandelion
Brassicaceae	Mustard Family
<i>Brassica nigra</i>	black mustard
<i>Raphanus raphanistrum</i>	wild radish
Cyperaceae	Sedges
<i>Cyperus eragrostis</i>	tall flatsedge
Euphorbiaceae	Spurge Family
<i>Verbascum thapsus</i>	common mullein
Fabaceae	Legume Family
<i>Trifolium sp.</i>	clover
<i>Vicia lathyroides</i>	spring vetch
Fagaceae	Oak Family
<i>Quercus lobata</i>	valley oak
Geraniaceae	Geranium Family
<i>Geranium molle</i>	awnless geranium
Juglandaceae	Walnut Family
<i>Juglans nigra</i>	black walnut
Lamiaceae	Mint Family
<i>Marrubium vulgare</i>	common horehound
Plantaginaceae	Plantain Family
<i>Plantago lanceolata</i>	English plantain

Table 1. List of Plant Species Observed within the Project Area.	
Scientific Name	Common Name
Poaceae	Grass Family
<i>Avena fatua</i>	wild oats
<i>Bromus diandrus</i>	ripgut brome
<i>Festuca perennis</i>	perennial rye grass
<i>Festuca sp.</i>	fescue
<i>Paspalum dilatatum</i>	dallis grass
<i>Sorghum halepense</i>	Johnson grass
Polygonaceae	Buckwheat Family
<i>Rumex crispus</i>	curly dock
Rosaceae	Rose Family
<i>Rubus armeniacus</i>	Himalayan blackberry
Salicaceae	Willow Family
<i>Salix laevigata</i>	red willow
Typhaceae	Cattail family
<i>Typha latifolia</i>	broadleaf cattail

Table 2. List of Wildlife Species Observed within the Project Area.	
Scientific Name	Common Name
AMPHIBIANS	
Hylidae	Tree frogs
<i>Pseudacris regilla</i>	Pacific chorus frog
BIRDS	
Accipitridae	Hawks
<i>Buteo jamaicensis</i>	red-tailed hawk
<i>Elanus leucurus</i>	white-tailed kite
<i>Haliaeetus leucocephalus</i>	bald eagle
Anatidae	Ducks and geese
<i>Branta canadensis</i>	Canada goose
Cathartidae	Vultures
<i>Cathartes aura</i>	turkey vulture
Emberizidae	Sparrows
<i>Zonotrichia leucophrys</i>	white-crowned sparrow
Fringillidae	Finches
<i>Haemorhous mexicanus</i>	house finch

Table 2. List of Wildlife Species Observed within the Project Area.	
Scientific Name	Common Name
Icteridae	Blackbirds and allies
<i>Agelaius phoeniceus</i>	red-winged blackbird
<i>Sturnella neglecta</i>	western meadowlark
Picidae	Woodpeckers
<i>Picoides nuttallii</i>	Nuttall's woodpecker
Regulidae	Kinglets
<i>Regulus calendula</i>	ruby-crowned kinglet
Trochilidae	Hummingbirds
<i>Calypte anna</i>	Anna's hummingbird
Turdidae	Thrushes
<i>Catharus ustulatus</i>	Swainson's thrush
Tyranidae	Tyrant flycatchers
<i>Sayornis nigricans</i>	black phoebe
MAMMALS	
Canidae	Canines
<i>Canis latrans</i>	coyote (scat, tracks)
<i>Urocyon cinereoargenteus</i>	grey fox (scat, tracks)
Felidae	Cats
<i>Puma concolor</i>	mountain lion (scat)
Geomyidae	Pocket gophers
<i>Thomomys bottae</i>	Botta's pocket gopher
Leporidae	Rabbits and hares
<i>Lepus californicus</i>	black-tailed hare
Procyonidae	Raccoons and ringtails
<i>Procyon lotor</i>	North American raccoon (tracks, carcass)

APPENDIX A

REGULATORY SETTING

Endangered Species Act of 1973

Section 3 of the *Federal Endangered Species Act* (FESA) defines an endangered species as any species or subspecies of fish, wildlife, or plants “in danger of extinction throughout all or a significant portion of its range.” A threatened species is defined as any species or subspecies “likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.” Designated endangered and threatened species, as listed through publication of a final rule in the *Federal Register*, are fully protected from a “take” without an incidental take permit administered by the USFWS under Section 10 of the FESA. Take means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct (50 CFR 17.3). The term “harm” in the definition of “take” in the FESA means an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or sheltering (50 CFR 17.3). The term “harass” in the definition of “take” means an intentional or negligent act or omission which creates the likelihood of injury to wildlife by annoying it to such an extent as to significantly disrupt normal behavioral patterns which include, but are not limited to, breeding, feeding, or sheltering (50 CFR 17.3). Proposed endangered or threatened species are those for which a proposed regulation, but not a final rule, has been published in the Federal Register.

California Endangered Species Act

The *California Endangered Species Act* (CESA) declares that deserving plant or animal species will be given protection by the State because they are of ecological, educational, historical, recreational, aesthetic, economic, and scientific value to the people of the state. The CESA established that it is State policy to conserve, protect, restore, and enhance endangered species and their habitats. Under State law, plant and animal species may be formally designated rare, threatened, or endangered by official listing by the CDFG Commission. Listed species are generally given greater attention during the land use planning process by local governments, public agencies, and landowners than are species that have not been listed.

The CESA authorizes that “Private entities may take plant or wildlife species listed as endangered or threatened under the FESA and CESA, pursuant to a federal incidental take permit issued in accordance with Section 10 of the FESA, if the CDFG certifies that the incidental take statement or incidental take permit is consistent with CESA (Fish & Game Code § 2080.1(a)).

California Environmental Quality Act—Treatment of Listed Plant and Animal Species

Both the federal and state ESAs protect only those species formally listed as threatened or endangered (or rare in the case of the state list). Section 15380 of CEQA Guidelines, however, independently defines “endangered” species of plants, fish or wildlife as those whose survival and reproduction in the wild are in immediate jeopardy and “rare” species as those who are in such low numbers that they could become endangered if their environment worsens. Therefore, a project will normally have a significant effect on the environment if it will substantially affect a rare or endangered species or the habitat of the species. The significance of impacts to a species under CEQA must be based on analyzing actual rarity and threat

of extinction despite legal status or lack thereof. Therefore the discussion of sensitive species includes those from State and federal endangered, threatened, species of special concern as well as CNPS list 1 and 2.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) of 1918 implements various treaties and conventions between the U.S. and Canada, Japan, Mexico and the former Soviet Union for the protection of migratory birds. It is enforced in the United States by the USFWS, and makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in 50 CFR Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). All migratory bird species that may occur in the project area, with the exception of rock pigeons (*Columba livia*), house sparrows (*Passer domesticus*), and European starlings (*Sturnus vulgaris*), are protected under the MBTA of 1918. Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) may be considered a “take” and is potentially punishable by fines and/or imprisonment.

California Fish and Game Code

California Fish and Game Code Sections 3503, 3503.5, and 3800 of the California Fish and Game Code also prohibit the take or possession of birds, their nests, or eggs. Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered a take. Such a take would also violate federal law protecting migratory birds. An incidental take permit is required from the CDFG for projects that may result in the incidental take of species listed by the state as endangered, threatened, or candidate species. The CDFG requires that impacts to protected species be minimized to the extent possible and mitigated to a level of insignificance.

Appendix C Cultural Resources Letter Report



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January 7, 2014

Ed Crouse, General Manager
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15160 Jackson Road
Rancho Murieta, California 95683

Subject: PRELIMINARY DRAFT - California Historical Resources Information System (CHRIS) Records Search, Native American Heritage Commission (NAHC) Sacred Lands File (SLF) Database Search, and Recommendations for the Rancho Murieta Community Services District (RMCS D) Groundwater Augmentation Well Project, Community of Rancho Murieta, Sacramento County, California

Dear Mr. Crouse:

Atkins has completed a CHRIS records search and an NAHC SLF database search for the proposed RMCS D Groundwater Augmentation Well Project. The project proposes to augment RMCS D surface water supplies in low precipitation years through the construction and operation of two groundwater wells (TH-A and TH-B). Each of the wells will occupy approximately 300 square feet and will be connected by a new pipeline, measuring about 3,000 feet in length. The project area considers the two well locations and the proposed pipeline with a 50 foot buffer extending from the pipeline alignment. The project area totals approximately 7.54-acres. The project area is located within Sections 4 and 5 of Township 7 North, Range 8 East as found on the U.S. Geological Survey (USGS) Carbondale, California 7.5-minute topographic quadrangle.

California Historical Resources Information System (CHRIS) Records Search

The CHRIS records search was conducted at the North Central Information Center (NCIC), located at California State University, Sacramento. The search was completed on October 9, 2013 by NCIC staff member Machiel Van Dordrecht. The search included a review of previous cultural resources surveys and documented resources for the project area and all lands found within 0.50 mile. To identify the presence/absence of cultural resources, various current inventories were reviewed including the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), and the California State Historic Resources Inventory (HRI). Information was also reviewed regarding historic building surveys. Archival maps were additionally inspected for indications of historic age structures and features in the area.

The results of the records search indicated that no cultural resources have been recorded within the project area and that a total of four resources are known within the 0.50 mile search radius. Two of the four previously recorded resources have been identified as one, large, dual-component site (prehistoric and historic age) containing between one and 6 human burials. The

remaining resources consist of one prehistoric site with an associated burial and one historic age site. These resources and their location relative to the project area are outlined in Table 1 below.

Table 1: Known Cultural Resources within the 0.50 Mile Records Search Radius

Site Number	Resource Description	Within ~0.50 mile to 0.25 mile Radius	Within ~0.25 mile Radius	Within Project Area?
34-000079	Prehistoric – This site appears to have been originally recorded in 1949 or earlier, and is described as containing broken stones or large, flaked blades in association with a single, flexed burial protruding from the Cosumnes River bank. An association with the Middle Horizon was noted.	—	●	No
34-000080/P34-000081	Dual-component (Prehistoric and Historic age) – The prehistoric component is a habitation and burial site containing midden, numerous bedrock mortars, a basalt core, groundstone tools, shell ornaments, and burials. The site was situated on a knoll that was at least partially leveled in 1957. At this time, 6 burials were noted, though specific information was only provided for one female, flexed burial. In 1982, some intact midden was described at the site. An association with the Middle Horizon was noted. The historic age component consists of historic era and modern trash and outbuildings. P-34-000080 and P-34-000081 are found in close proximity, share a variety of site forms, and appear to constitute one large site.	●	—	No
34-001045	Historic age – This site consists of ornamental vegetation, evidence of fence-lines, a gate, and a possible pump house. In addition, ceramics and bottle glass were noted of recent historic age. No house foundation was observed at the site.	●	—	No

Two area-specific survey reports are on file with the NCIC for the 0.50 mile search radius (Slaymaker 1987; Peak and Associates 2004). Collectively, these reports addressed approximately 20 percent of the records search radius. Neither of the reports addressed the project area, indicating that the project area has not been previously surveyed for the presence or absence of observable cultural resources.

Topographic Map and Aerial Photograph Review

Archival maps and aerial photographs available from the NCIC and on-line were reviewed for the presence of historic age structures and development within the project area (NETR 2013).

A review of the 1868 General Land Office Plat Map for Township 7 North, Range 8 East indicates that the lands within Sections 4 and 5 were divided into various tracts measuring approximately 40 acres and 80 acres. In addition, these lands, as well as all adjacent Sections found to the north of the Cosumnes River, are labeled as the "Rejected Land Claim of Emanuel Pratt".

The results of the topographic map review indicate that the project area lacked structures or roads between 1868 and 1963. Between 1963 and 1970, a north-south trending dirt road appears in Section 4 that is present on the current USGS Carbondale, CA 7.5-minute map (1993). This dirt road measures approximately 0.75 mile in length within Section 4 and appears to provide local access. Between 1970 and 1977, a dirt road and basin surrounding Well Site TH-A was constructed. This feature is situated directly to the west of the Rancho Murieta Community Church. No additional development is depicted within the project area between 1977 and the current USGS Carbondale, CA 7.5-minute map (1993). Aerial photographs indicate that the project area was used for agriculture by at least 1940.

Native American Heritage Commission (NAHC) Records Search

On October 29, 2013, Atkins sent a letter to the NAHC to determine whether any sacred sites were listed in the SLF for the project area and the general vicinity. The NAHC response was received on November 12, 2013 and indicated that no known Native American resources were present within the immediate project area. However, the response did note that the SLF is not exhaustive and that other sources should be consulted to obtain information about the presence or absence of Native American resources. To this end, the NAHC provided a list of contacts that might have knowledge about the project area, and might have knowledge about any sacred sites or resources not listed in the SLF. Information scoping letters will be sent to all NAHC named contacts as the project progresses.

Documentation related to the NAHC SLF search is incorporated into Attachment A.

Summary and Recommendations

Summary

The results of the CHRIS records search indicated that no previously recorded cultural resources are located within the project area and that four resources are known within the 0.50 mile search radius. Two of the four previously recorded resources have been identified as one, large, dual-component site (prehistoric and historic age) containing from one to 6 human burials. The remaining resources consist of one prehistoric site with an associated burial and one historic age site. Two previous survey projects address approximately 20 percent of the search radius; however, neither study addresses the project area or adjacent lands. Thus, the lack of known archaeological resources within the project area and the paucity of known resources within the search radius do not necessarily indicate that such resources are not present at the surface or within the subsurface. Rather, the project area and the majority of the adjacent lands have not been surveyed for cultural resources. In this manner, additional resources may be present within the search radius but have yet to be detected by a survey.

An archival topographic map and aerial photograph review revealed that the project area was used for agricultural purposes by at least 1940 and that no structures, roads or built environment features were present until between 1963 and 1970. At this time, a north-south trending dirt road appears in Section 4. Thereafter, and between 1970 and 1977, a dirt road and basin were constructed that surround Well Site TH-A.

The NAHC response indicated that no known Native American resources were present within the immediate project area. However, the response recommended that other sources be consulted to obtain information about the presence of resources not listed in the SLF and a list of contacts was provided. Information scoping letters will be sent to all NAHC named contacts as the project progresses.

Based upon the results of the NCIC records search, as well as an archival map and aerial photograph review, the project area does not contain known cultural resources. However, the project area has not been subjected to an intensive survey by a professional archaeologist. The presence of known and previously recorded cultural resources in close proximity, as well as the presence of human remains at these sites, indicates an increased sensitivity for cultural resources in the project area.

Recommendations

Historical and Archaeological Resources

No historical or archaeological resources pursuant to the California Environmental Quality Act (CEQA) have been recorded within the project area. However, the project area has not been surveyed to determine the presence/absence of observable cultural resources. Two prehistoric sites containing human remains are known within 0.50 mile of the project area and these resources are known in close proximity to the Cosumnes River. Their locations are similar to the placement of Well Site TH-B. As such, there is a possibility that the proposed project may result in impacts to currently unrecorded cultural resources. For this reason, Atkins recommends that the project area be surveyed by a professional archaeologist to determine the potential for impacts to cultural resources (see below).

An intensive pedestrian survey should be performed by an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards for Archaeology. The results of the investigation shall be documented in a technical report that identifies and evaluates any resources within the development area and includes recommendations and methods for eliminating or avoiding impacts on resources. The measures shall include, as appropriate, subsurface testing of archaeological resources and/or construction monitoring by a qualified professional and, if necessary, appropriate Native American monitors identified by the applicable tribe(s) and/or the NAHC. The technical report shall be submitted to the CEQA Lead Agency (RMCSA) for approval.

Inadvertent Discovery of Cultural Resources

It is always possible that ground-disturbing activities may uncover presently obscured or buried and previously unknown cultural resources. In the event that buried cultural resources are discovered, such resources could be damaged or destroyed, potentially resulting in significant impacts to cultural resources. If subsurface cultural resources are encountered during construction, if evidence of an archaeological site or if other suspected historic resources are encountered, it is recommended that all ground-disturbing activity cease within 100 feet of the resource. A qualified archaeologist shall be consulted to assess the find, and to determine whether the resource requires further study. The qualified archeological personnel shall assist the Lead Agency by generating measures to protect the discovered resources. Potentially significant cultural resources could consist of, but are not limited to, stone, bone, fossils, wood or shell artifacts or features, including structural remains, historic dumpsites, hearths and middens. Midden features are characterized by darkened soil, and could conceal material remains, including worked stone, fired clay vessels, faunal bone, hearths, storage pits, or burials and special attention should always be paid to uncharacteristic soil color changes. Any previously undiscovered resources found during construction should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance under all applicable regulatory criteria.

No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect the resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.

Human Remains

There are no known formal cemeteries present within the project area. However, the results of the CHRIS records search indicated the presence of prehistoric human remains at two of the previously recorded cultural resource sites (34-000079 and 34-000080/P34-000081). Therefore, there appears to be a possibility that human remains may be encountered as a result of the proposed project. The results of the recommended intensive pedestrian survey will assist in further outlining the probability for encountering human remains (see above).

In the event that human remains are encountered during project implementation, conformance with standard regulations would be required to ensure that human remains are treated appropriately (see below).

Inadvertent Discovery of Human Remains


There is always the possibility that ground-disturbing activities during construction may uncover previously unknown and buried human remains. If human remains are discovered during any phase of construction, including disarticulated or cremated remains, all ground-disturbing activities should cease within 100 feet of the remains. California State Health and Safety Code § 7050.5 dictates that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code (PRC) §

Ed Crouse, General Manager
January 7, 2014
Page 6

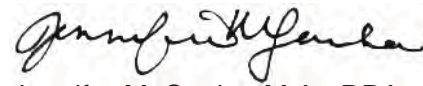
5097.98. If the remains are determined by the County Coroner to be Native American, the NAHC shall be notified within 24 hours, and the guidelines of the NAHC shall be adhered to in the treatment and disposition of the remains. It is further recommended that a professional archaeologist with Native American burial experience conduct a field investigation of the specific site and consult with the Most Likely Descendant (MLD), if any, identified by the NAHC. As necessary and appropriate, a professional archaeologist may provide technical assistance to the MLD, including but not limited to, the excavation and removal of the human remains.

Please feel free to contact us at 909.890.5951 if you have any questions, or if Atkins can provide additional assistance regarding cultural resource management issues.

Sincerely,



William R. Gilean, B.S.
Field Technician II



Jennifer M. Sanka, M.A., RPA
Associate Project Manager/Archaeologist

Attachment A: NAHC SLF Search Documents

References

Nationwide Environmental Title Research, LLC (NETR). 2013. Historic Aerial and Topographic Map Review for 7443 Murieta Drive, Rancho Murieta, California (Rancho Murieta Airport and Vicinity). Website accessed October 31, 2013. <http://www.historicaerials.com/>

Peak and Associates. 2004. Cultural Resource Assessment of the Murieta Gardens Project. Report Number 5821. Report on file at the North Central Information Center, located at California State University, Sacramento.

Slaymaker, C. 1987. Archaeological Resources within the Proposed Rancho Murieta Recreation Area. Report Number 5826. Report on file at the North Central Information Center, located at California State University, Sacramento.

Attachment A
NAHC SLF Search Documents



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San Bernardino, California 92408

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Fax: +1.909.890.3610

www.atkinsglobal.com/northamerica

October 29, 2013

Native American Heritage Commission
915 Capitol Mall, Suite 364
Sacramento, CA 95814-4801

VIA EMAIL: nahc@pacbell.net

Subject: Request for a Sacred Lands File Search for the Rancho Murieta Community Services District (RMCS D) Groundwater Augmentation Well Project, located on approximately 7.54-acres within the Community of Rancho Murieta, Sacramento County, California (USGS Carbondale, CA. 7.5-minute topographic quadrangle)

To Whom It May Concern:

Atkins would like to determine whether any sacred sites are listed in the NAHC Sacred Lands File (SLF) for a project area relating to the RMCS D Groundwater Augmentation Well Project. The project proposes to construct and operate two groundwater wells, each occupying approximately 300 square feet, as well as a connecting pipeline measuring about 3,000 linear feet. The project area is located on 7.54-acres in the Community of Rancho Murieta, Sacramento County, California.

The project area is located in Sacramento County, and is found on the USGS Carbondale, CA 7.5' topographic quadrangle in Sections 4 and 5 of Township 7 North, Range 8 East.

Please notify us of any SLF-listed resources that may be affected by the proposed project. This project and impacts on cultural resources will be explained in further detail in forthcoming environmental documents.

If you have any questions or concerns, please do not hesitate to contact me via the contact information listed below. Atkins thanks you in advance for your time and effort.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer M. Sanka". The signature is fluid and cursive, written over a light grey rectangular background.

Jennifer M. Sanka, M.A., RPA
Associate Project Manager/Archaeologist

jennifer.sanka@atkinsglobal.com

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd.
West SACRAMENTO, CA 95691
(916) 373-3710
Fax (916) 373-5471



November 12th, 2013

Jennifer M. Sanka
ATKINS
650 East Hospitality Lane, Suite 460
San Bernardino, CA 92408

By Fax: 909-521-3768

Number of Pages: 3

Re: RMCS D Groundhouse Augmentation Well Project, Sacramento County

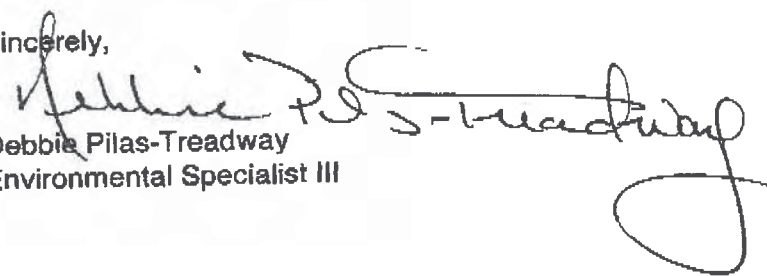
Dear Ms. Sanka,

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 373-3713.

Sincerely,


Debbie Pilas-Treadway
Environmental Specialist III

Native American Contacts
Sacramento County
November 12, 2013

andy Yonemura
105 - 39th Avenue
Sacramento, CA 95824
yonortraditions@mail.com
(916) 421-1600
(916) 601-4069-cell

Miwok

Buena Vista Rancheria
Theresa Morningstar Pope, Chairperson
418 20th Street, Suite 200
Sacramento, CA 95811
thompson@buenavistatribe.com
(916) 491-0011
(916) 491-0012 - fax

Me-Wuk / Miwok

Colfax-Todds Valley Consolidated Tribe
Judith Marks
1068 Silverton Circle
Lincoln, Ca 95648
916-580-4078

Miwok
Maidu

Colfax-Todds Valley Consolidated Tribe
Pamela Cubbler
PO Box 734
Foresthill, Ca 95631
530-320-3943
530-367-2093 home

Miwok

Ione Band of Miwok Indians
Yvonne Miller, Chairperson
PO Box 699
Plymouth, CA 95669
(209) 274-6753
(209) 274-6636 Fax

Miwok

Ione Band of Miwok Indians
Tina Reynolds, Executive Secretary
PO Box 699
Plymouth, CA 95669
tina@ionemiwok.org
(209) 274-6753
(209) 274-6636 Fax

Miwok

Ione Band of Miwok Indians Cultural Committee
Anthony Burris, Chairperson
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Plymouth, CA 95699
(209) 274-6753
(209) 274-6636 Fax

Miwok

Nashville-El Dorado Miwok
Cosme Valdez, Interim Chief Executive Officer
PO Box 580986
Elk Grove, CA 95758
valdezcom@comcast.net
916-429-8047 voice
916-429-8047 fax

Miwok

Shingle Springs Band of Miwok Indians
Hermo Olanio, Vice Chairperson
P.O. Box 1340
Shingle Springs, CA 95682
holanio@ssband.org
(530) 676-8010
(530) 676-8033 Fax

Miwok
Maidu

Shingle Springs Band of Miwok Indians
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nfonseca@ssband.org
(530) 676-8010
(530) 676-8033 Fax

Miwok
Maidu

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed RMCS Groundhouse Augmentation Well project, Sacramento County

**Native American Contacts
Sacramento County
November 12, 2013**

ingle Springs Band of Miwok Indians
Daniel Fonseca, Cultural Resource Director
P. Box 1340 Miwok
ingle Springs , CA 95682 Maidu
30) 676-8010
30) 676-8033 Fax

Wilton Rancheria
Steven Hutchason, Director of Cultural Preservation
9300 W. Stockton, Suite 200 Miwok
Elk Grove , CA 95758
shutchason@wiltonrancheria-nsn.gov
916-683-6000
916-683-6015

United Auburn Indian Community of the Auburn Rancheria
Gene Whitehouse, Chairperson
7720 Indian Hill Road Maidu
Auburn , CA 95603 Miwok
30-883-2390
30-883-2380 - Fax

United Auburn Indian Community of the Auburn Rancheria
Marcos Guerrero, Tribal Preservation Committee
10720 Indian Hill Road Maidu
Auburn , CA 95603 Miwok
mguerrero@auburnrancheria.com
530-883-2364
530-883-2320 - Fax

United Auburn Indian Community of the Auburn Rancheria
Jason Camp, THPO
10720 Indian Hill Road Maidu
Auburn , CA 95603 Miwok
jcamp@auburnrancheria.com
916-316-3772 - cell
530-883-2390
530-888-5476 - Fax

Wilton Rancheria
Andrew Franklin, Chairperson
9300 W. Stockton, Suite 200 Miwok
Elk Grove , CA 95758
916-683-6000
916-683-6015

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed RMCSA Groundhouse Augmentation Well project, Sacramento County

**RMCS D GROUNDWATER AUGMENTATION WELL PROJECT IS-MND
MITIGATION MEASURES, MITIGATION MONITORING AND REPORTING PLAN**

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
3.4. Biological Resources					
<p>3.4a - The proposed project could have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.</p>	<p>MM BIO-1 Will install at PW-B an avoidance buffer zone at least 100-feet away (north) from existing elderberry bushes. All project activity, including construction and ingress/egress from the site, will also occur greater than 100-feet from the existing elderberry bushes. No further mitigation is necessary with implementation of the 100-foot radius restriction zone around the bushes.</p> <p>However, if intrusion within 100-feet of the elderberry bushes is necessary, then the additional measures described below are required.</p> <p>For project activity within 100-feet of the elderberry bushes, RMCS D will retain a qualified biologist to initiate informal consultation with the USFWS. The biologist will identify and create avoidance areas for blue elderberry, host plant of the valley elderberry longhorn beetle, prior to initiation of any project-related activities near the Cosumnes River. Avoidance and protection measures will be established using the USFWS Conservation Guidelines for the Valley Elderberry Longhorn Beetle (USFWS 1999), which include but are not limited to the following:</p> <ol style="list-style-type: none"> 1) Creation of an avoidance buffer zone at least 100-foot in diameter from any elderberry bush containing stems measuring one inch or greater in diameter at ground level; 2) Fencing and flagging all areas to be avoided during construction activities; 3) Briefing contractors on the need to avoid damaging elderberry and the penalties for noncompliance; 4) Placement of informational signs every 50 feet along the edge of an avoidance area to be maintained for the duration of the project; 5) Instructing crews about the status of the beetle and importance of the elderberry host plant; 6) Revegetating and providing erosion control within and around the avoidance area; 7) Maintaining the buffer area after construction from adverse effects of the project, such as trash removal weeding, etc.; 8) Prohibiting use of insecticides, herbicides, fertilizer, or other chemicals that could harm the beetle or the elderberry bush within the buffer area and immediate vicinity; 9) Providing USFWS a written description of how the buffer areas will be protected, maintained, and restored after completion of construction; and 10) Restricting mowing to no closer than five feet of elderberry stems within July through August only. <p>USFWS will review the adequacy of mitigation measures to approve any proposed encroachment within 100-feet (the avoidance radius established in USFWS guidelines for the beetle) of the elderberry bushes at the project location. Typically, the USFWS requires a minimum setback of 20-feet from the dripline of each elderberry plant if the 100-foot buffer cannot be established. Also, if encroachment within 100-feet of elderberry bushes at the project location cannot be avoided, then further mitigation may be required including but not limited to, formal consultation, an incidental take permit, transplantation of the elderberry by a qualified firm, and/or biological monitoring of construction activities.</p> <p>Project activities will be restricted based on USFWS guidance.</p>	<p>Implementation of a 100-foot restriction zone around the elderberry bushes during all project activities will prevent the need for any further mitigation. If intrusion within 100-feet of the elderberry bushes is necessary, then additional mitigation measures conducted by a qualified biologist and using USFWS Conservation Guidelines will be required. Project activities will be restricted based on USFWS guidance.</p>	<p>Project Applicant.</p>	<p>All project activities, including construction and ingress/egress from the site.</p>	<p>Project Applicant; Qualified Biologist; (USFWS, only if necessary, see description of mitigation measure for more detail).</p>
<p>3.4a (See above description of impact)</p>	<p>MM BIO-2 For potential special status (i.e., bald eagle, Swainson’s hawk, and white-tailed kite) and sensitive bird species (i.e., red-tailed hawk, burrowing owl, and other raptors or migratory birds), RMCS D will retain a qualified biologist to conduct a focused survey for active nests of raptors and migratory birds within and in the vicinity of (no less than 100-feet outside project boundaries, where possible) the proposed construction area no more than 72 hours prior to ground disturbance when project activities are planned to occur during the nesting season for local avian species (generally February 1st through August 31st). If no active nests are found, project activities may proceed without further</p>	<p>Retain a qualified biologist to conduct a focused special-status and sensitive bird species for active nests or raptors and migratory birds within the vicinity during the appropriate nesting periods. If no active nests are found, project activities may proceed without further requirements. If an active nest is located, USFWS and/or CDFW (as appropriate) will be notified regarding the status of the nest and</p>	<p>Project Applicant.</p>	<p>Prior to any ground-disturbing activities.</p>	<p>Project Applicant; Qualified Biologist.</p>

**RMCS D GROUNDWATER AUGMENTATION WELL PROJECT IS-MND
MITIGATION MEASURES, MITIGATION MONITORING AND REPORTING PLAN**

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
	<p>requirements under this mitigation measure.</p> <p>If an active nest is located, USFWS and/or CDFW (as appropriate) will be notified regarding the status of the nest. In the meantime, depending on location, construction activities will be restricted, as necessary, to avoid disturbance of the nest until it is abandoned or the consulting regulatory agency deems disturbance potential to be minimal. Restrictions may include establishment of exclusion zones (no ingress of personnel or equipment at a minimum radius of 100-feet around the nest) or alteration of the specific construction activities from well sites (shift from PW-B back to PW-A) to avoid further disturbance.</p> <p>If construction is planned to occur during the non-breeding season (generally September 1st through January 31st), a policy of avoidance and passive relocation (allowing an animal to move away from harm without any purposeful interference by humans) for any wildlife found on site will be implemented for the duration of the project. The appropriate regulatory agency (USFWS or CDFW) will be contacted regarding any species of wildlife refusing to passively relocate from the project area.</p>	<p>construction activities may be restricted in a variety of ways.</p>			
<p>3.5 Cultural Resources*</p> <p>* Mitigation Measures CUL-2 through CUL-8 are conditional based on discovery of historical resources, archaeological resources, paleontological resources or human remains, including those interred outside of formal cemeteries.</p>					
<p>3.5a,b,d – The proposed project could cause a substantial adverse change in the significance of a historical resource or an archaeological resource as defined in Section 15064.5 and could disturb any human remains, including those interred outside of formal cemeteries.</p>	<p>MM CUL-1: Pedestrian Survey Will retain the services of qualified professional cultural resources consultant(s) who meets or exceeds the U.S. Secretary of the Interior qualification standards for professional archaeologists published in 36 Code of Federal Regulations 61 and who have experience working in the jurisdictions traversed by components of the proposed project sufficient to identify the full range of cultural resources that may be found in the proposed project area. The consultant(s) will also have knowledge of the cultural history of the proposed project. Prior to the issuance of permits, an intensive pedestrian survey of all areas <i>not previously surveyed</i> should be performed by the same cultural resources consultant(s). If warranted the results of the investigation will be documented in a letter report that identifies and evaluates any resources within the surveyed area and includes recommendations and methods for mitigating or avoiding impacts on sited resources. The measures will include, as appropriate, subsurface testing of archaeological resources to delineate the site boundaries and characterize the nature of the cultural deposits and/or construction monitoring by a qualified professional and, if necessary, appropriate Native American monitors identified by the applicable tribe(s) and/or the NAHC. The technical report will be submitted to RMCS D for approval.</p>	<p>Retain a qualified professional cultural resources consultant to identify the full range of cultural resources that may be found in the proposed project area. Prior to issuance of permits, an intensive pedestrian survey of all areas not previously surveyed shall be performed. If warranted the results will be documented in a letter that identifies and evaluates any resources and includes recommendation for mitigation.</p>	<p>Project Applicant.</p>	<p>Prior to any ground-disturbing activities.</p>	<p>Project Applicant; Qualified Professional Cultural Resources Consultant.</p>
<p>3.5a,b,d (See above description of impacts)</p>	<p>MM CUL-2: Avoid or Mitigate Cultural Resources Within The Areas of Impact* Should any cultural resources be found during subsequent surveys efforts will be made to avoid the resource(s). Should this not be possible, a Cultural Resources Testing and Mitigation Plan will be prepared. This Cultural Resources Testing and Mitigation Plan will identify efforts to determine if the resource(s) meet the eligibility requirements for listing on the California Register of Historic Resources. Should the resource(s) be found to be eligible for the CRHR the plan will also detail efforts required to mitigate the impacts to the resource(s).</p>	<p>Should avoidance of cultural resources not be possible, a Cultural Resources Testing and Mitigation plan will be prepared.</p>	<p>Project Applicant.</p>	<p>Prior to any ground-disturbing activities.</p>	<p>Project Applicant.</p>
<p>3.5a,b,d (See above description of impacts)</p>	<p>MM CUL-3: Construction Monitoring* The project area has a demonstrated sensitivity for the presence of prehistoric cultural resources, as well as having prehistoric human remains. If discovery occurs, the cultural resources consultant will prepare a construction monitoring plan and will provide construction monitoring of ground-disturbing activities at the discretion of the consultant. The construction monitoring plan will identify areas where monitoring of earth-disturbing activities is required. The monitoring plan will be tailored to the proposed project site accordingly and, include, at a minimum:</p> <ol style="list-style-type: none"> 1) A list of personnel to whom the construction monitoring plan applies. Requirements, as necessary, and plans, as necessary for continued Native American involvement and outreach, including participation of Native American monitors during ground-disturbing activities as determined appropriate. 2) Brief identification and description of the general range of the resources that may be 	<p>If discovery of prehistoric cultural resources or prehistoric human remains occurs, the cultural resources consultant will prepare a construction monitoring plan and will provide construction monitoring of ground-disturbing activities.</p>	<p>Project Applicant.</p>	<p>Prior to any ground-disturbing activities and during construction activities.</p>	<p>Project Applicant; Qualified Professional Cultural Resources Consultant.</p>

**RMCS D GROUNDWATER AUGMENTATION WELL PROJECT IS-MND
MITIGATION MEASURES, MITIGATION MONITORING AND REPORTING PLAN**

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
	<p>encountered.</p> <p>3) Identification of the elements of a site that will lead to it meeting the definition of a cultural resource requiring protection and mitigation.</p> <p>4) Identification and description of resource mitigation that will be undertaken if required.</p> <p>5) Description of monitoring procedures that will take place for each project component area as required.</p> <p>6) Description of how often monitoring will occur (e.g., full-time, part time, spot checking).</p> <p>7) Description of the circumstances that will result in the halting of work and a statement that either the archaeological monitor or the Native American Monitor is authorized to call for work to be stopped.</p> <p>8) Description of the procedures for halting work and notification procedures for construction crews.</p> <p>9) Testing and evaluation procedures for resources encountered.</p> <p>10) Description of procedures for curating any collected materials.</p> <p>11) Reporting procedures.</p> <p>12) Contact information for those to be notified or reported to.</p>				
<p>3.5a,b,d (See above description of impacts)</p>	<p>MM CUL-4: Native American Consultation and Participation Planning* If discovery occurs, prior to construction, RMCS D will ensure that tribes requesting consultation with RMCS D regarding the project design and impacts on cultural resources are consulted. In addition, the applicant will ensure that tribes that have expressed interest in the project during any phase (i.e., project application through end of construction) are given the opportunity to participate in additional cultural resources surveys (MM CR-1) and cultural resources monitoring when performed by a RMCS D-approved cultural resources consultant.</p> <p>To outline the expected duties and responsibilities of all parties involved, If discovery occurs, the cultural resources consultant will prepare a Native American Participation Plan. Tribes that have expressed interest in the project prior to construction will be given the opportunity to participate in development of the Native American Participation Plan. This plan will be tailored to the proposed project site accordingly and, at minimum, the plan will specify that:</p> <p>1) Native American monitors, if approved by a tribe, are expected to participate in worker environmental awareness and health and safety training and follow all health and safety protocols.</p> <p>2) Attendance by Native American monitors during construction of the project is at the discretion of the tribe, and the absence of a Native American monitor, should the tribes choose to forgo monitoring for some reason, will not delay work.</p> <p>3) The Native American monitors will have the ability to notify a RMCS D-approved cultural resources consultant who has the authority to temporarily stop work (MM CR-8) if they find a cultural resource that may require recordation and evaluation.</p> <p>4) Interpretation of a find will be requested from Native American monitors involved with the discovery, evaluation, or data recovery of unanticipated finds for inclusion in the final Cultural Resources Report.</p> <p>5) The tribes involved with preparation of the Native American Participation Plan will be given the opportunity to participate in the development of Testing and Evaluation Plans (MM CR-9) and Data Recovery Plans (MM CR-10) if the development of these plans is required.</p> <p>6) Native American monitors approved by a tribe for monitoring work on the project will</p>	<p>If discovery occurs, the cultural resources consultant will prepare a Native American Participation Plan, where interested tribes can participate in its development. Tribes requesting consultation with RMCS D regarding project design and cultural resource impacts will also be consulted. Also, interested tribes will be given the opportunity to participate in additional cultural resources surveys and cultural resources monitoring.</p>	<p>Project Applicant.</p>	<p>All project activities.</p>	<p>Project Applicant; Qualified Professional Cultural Resources Consultant; Interested Tribes.</p>

**RMCS D GROUNDWATER AUGMENTATION WELL PROJECT IS-MND
MITIGATION MEASURES, MITIGATION MONITORING AND REPORTING PLAN**

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
	<p>be notified 30 days prior to start of construction the various project components.</p> <p>7) The Native American monitors will be compensated for their time. If more than one tribal group wishes to participate in the monitoring, RMCS D will work out an agreement for sharing of monitoring compensation.</p>				
<p>3.5a,b,d (See above description of impacts)</p>	<p>MM CUL-5: Stop Work for Unanticipated Cultural Resources Discoveries* In the event that previously unidentified cultural resources are uncovered during implementation of the project, RMCS D will ensure that ground-disturbing work is halted or diverted from the discovery to another location. The RMCS D-approved cultural resources consultant will inspect the discovery and determine whether further investigation is required. If the discovery is significant but can be avoided, and no further impacts will occur, the resource will be documented and no further effort is required. If the resource is significant but cannot be avoided, and may be subject to further impact, the RMCS D-approved archeological monitor, in consultation with and under the direction of the qualified archaeologist, will evaluate the significance of the resource based on eligibility for the CRHR or local registers and implement appropriate measures in accordance with the Cultural Resources Plans.</p> <p>If human remains are encountered, California HSC Section 7050.5 states that no further disturbance will occur until the Sacramento County Coroner has made the necessary findings as to origin. Further, pursuant to California PRC Section 5097.98(b), remains will be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Sacramento County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then identify the “most likely descendant(s)” within 48 hours of receiving notification of the discovery. The most likely descendant(s) will then make recommendations and engage in consultations concerning the treatment of the remains as provided in PRC 5097.98.</p>	<p>If previously unidentified cultural resources are uncovered during implementation of the project, RMCS D will stop ground-disturbing work or divert work to another location. The cultural resources consultant will inspect the discovery and determine next steps. If the discovery is significant but can be avoided, the resource will be documented and no further effort is required.</p> <p>If the discovery is significant and cannot be avoided, the archeological monitor will evaluate the significance of the resource and implement measures in accordance with the Cultural Resources Plans.</p>	<p>Project Applicant.</p>	<p>All project activities.</p>	<p>Project Applicant; Professional Archeologist.</p>
<p>3.5a,b,d (See above description of impacts)</p>	<p>MM CUL-6: Testing and Evaluation Plan* If any cultural resource is discovered during construction that cannot be avoided, work in the area of the find will be immediately halted as specified in MM CUL-5. A RMCS D-approved cultural resources consultant (MM CUL-1) will determine if further investigation is required (MM CUL-5). If so, the RMCS D-approved cultural consultant will prepare a Testing and Evaluation Plan prior to further disturbance of the resource. After testing and evaluation is completed, a report documenting the results will be submitted to the RMCS D. If avoidance is recommended, the cultural resource will be avoided, to the maximum extent feasible. If avoidance is not possible, a Data Recovery Plan will be developed and implemented accordingly.</p>	<p>If previously unidentified cultural resources are uncovered during implementation of the project, RMCS D will stop ground-disturbing work or divert work to another location. The cultural resources consultant will inspect the discovery and determine next steps. If needed, the cultural consultant will prepare a Testing and Evaluation Plan prior to further disturbance of the resource and submit it to RMCS D.</p>	<p>Project Applicant.</p>	<p>During construction activities.</p>	<p>Project Applicant; Qualified Professional Cultural Resources Consultant.</p>
<p>3.5a,b,d (See above description of impacts)</p>	<p>MM CUL-7: Cultural Resources Reporting* If necessary, because specific cultural resources mitigation measures are active, prior to final inspection, and after construction of project components has been completed, RMCS D’s qualified consultant as specified in the aforementioned Cultural Resources Plans will submit reports to RMCS D summarizing all monitoring and mitigation activities and confirming that all mitigation measures have been implemented.</p>	<p>If necessary, prior to final inspection and after construction of project components has been completed, the cultural consultant will submit to RMCS D summary reports of all monitoring and mitigation activities and confirm implementation of all measures.</p>	<p>Project Applicant.</p>	<p>Prior to final inspections and after construction of project components has been completed.</p>	<p>Project Applicant; Qualified Cultural Resources Consultant.</p>
<p>3.5a,b,d (See above description of impacts)</p>	<p>MM CUL-8: Paleontological Review* In the event that previously unidentified paleontological resources are uncovered, RMCS D will retain the services of qualified professional paleontological consultants with knowledge of the local paleontology and the minimum levels of experience and expertise as defined by the Society of Vertebrate Paleontology’s Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (2010). The paleontological consultant will conduct a review of the project site and surrounding area to determine the sensitivity for paleontological resources and the likelihood that the project would impact fossil resources. Should the paleontological consultant deem the project site to be sensitive for the presence of paleontological resources, a Paleontological Monitoring and Treatment Plan will be prepared. The Paleontological Monitoring and Treatment Plan will be tailored to the proposed project site accordingly and, at minimum include:</p> <p>1) A list of personnel to which this plan applies.</p>	<p>If unidentified paleontological resources are uncovered, qualified professional paleontological consultants will conduct a review of the project site and surrounding area. If the project site is deemed to be sensitive for the presence of paleontological resources, a Paleontological Monitoring and Treatment Plan will be prepared.</p>	<p>Project Applicant.</p>	<p>All project activities.</p>	<p>Project Applicant; Qualified Paleontologist.</p>

**RMCS D GROUNDWATER AUGMENTATION WELL PROJECT IS-MND
MITIGATION MEASURES, MITIGATION MONITORING AND REPORTING PLAN**

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
	<ol style="list-style-type: none"> 2) Describe the criteria used to determine whether an encountered resource is significant and if it should be avoided or recovered. 3) Identify construction impact areas of moderate to high sensitivity for encountering paleontological resources and the shallowest depths at which those resources may be encountered. 4) Describe methods of recovery, preparation, and analysis of specimens, final curation of specimens at a federally accredited repository, data analysis, and reporting. 5) Identify areas where monitoring of earth-disturbing activities is required. 6) Briefly identify and describe the types of paleontological resources that may be encountered. 7) Identify the elements of a site that will lead to it requiring protection and mitigation and identify mitigation that will apply. 8) Describe monitoring procedures that will take place for each component of the project that requires monitoring. 9) Describe how often monitoring will occur (e.g., full-time, part time, spot checking), as well as the circumstances under which monitoring will be increased or decreased. 10) Describe the circumstances that will result in the halting of work. 11) Describe the procedures for halting work and notification procedures for construction crews. 12) Include testing and evaluation procedures for resources encountered. 13) Describe procedures for curating any collected materials. 14) Outline coordination strategies to ensure that RMCS D-approved paleontological consultants conduct full-time monitoring of all grading activities in sediments determined to have a moderate to high sensitivity. 15) Include reporting procedures. 16) Include contact information for those to be notified or reported to. <p>For sediments of low or undetermined sensitivity, the plan will specify what level of monitoring is necessary. Sediments with no sensitivity will not require paleontological monitoring. The plan will define specific conditions in which monitoring of earthwork activities could be reduced and/or depth criteria established to trigger monitoring. These factors will be defined by an approved paleontologist.</p>				
<p>3.5c – The proposed project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p>MM CUL-9: Paleontology Construction Monitoring Should the need be established in the Paleontological Monitoring and Treatment Plan, because specific paleontological resources mitigation measures are active, RMCS D will conduct paleontological monitoring using RMCS D-approved paleontological monitors (MM CUL-8). This will include monitoring any ground-disturbing activity in areas determined to have high paleontological sensitivity and that have the potential to be shallow enough to be adversely affected by such earthwork as determined by the RMCS D-approved paleontological monitors.</p>	<p>If specific paleontological resources mitigation measures are active, should the need be established in the Paleontological Monitoring and Treatment Plan (if written), then RMCS D will conduct paleontological construction monitoring during ground-disturbing activities.</p>	<p>Project Applicant.</p>	<p>During construction activities.</p>	<p>Project Applicant; Qualified Paleontologist.</p>
<p>3.5c (See above description of impact)</p>	<p>MM CUL-10: Stop Work for Unanticipated Paleontological Discoveries If previously unidentified paleontological resources are uncovered during implementation of the project, RMCS D will ensure that ground-disturbing work is halted or diverted from the discovery to another location (MM CUL-5). A RMCS D-approved paleontological monitor will inspect the discovery and determine whether further investigation is required. If the discovery is significant but can be avoided, and no further impacts will occur, the resource will be documented in the appropriate paleontological resource records and no further effort will be required. If the resource is significant but cannot be avoided and may be subject to further impact, the RMCS D-approved paleontological monitor (MM CUL-8) will evaluate the significance of the resource and implement appropriate measures in accordance with the Paleontological Monitoring and Treatment Plans.</p>	<p>If previously unidentified paleontological resources are uncovered during implementation of the project, ground-disturbing work will be stopped or diverted to another location. A paleontological monitor will inspect the discovery. If the discovery is significant but can be avoided, the resource will be documented in the paleontological resource records and no further effort is required.</p> <p>If the discovery is significant and cannot be avoided, the paleontological monitor will implement</p>	<p>Project Applicant.</p>	<p>During construction activities.</p>	<p>Project Applicant; Qualified Paleontologist.</p>

**RMCS D GROUNDWATER AUGMENTATION WELL PROJECT IS-MND
MITIGATION MEASURES, MITIGATION MONITORING AND REPORTING PLAN**

Impact	Mitigation Measure	Action	Implementing Party	Timing	Monitoring Party
<p align="center">* Mitigation Measures CUL-2 through CUL-8 are conditional based on discovery of historical resources, archaeological resources, paleontological resources or human remains, including those interred outside of formal cemeteries.</p>					
3.8 Hazards and Hazardous Materials					
<p>3.8a – The proposed project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p>	<p>MM HAZ-1: Soil Contamination During project construction, RMCS D will monitor exposed soil for signs of contamination. If evidence of soil contamination is encountered during construction, work will cease and an investigation will be performed by a State-qualified environmental consultant to investigate the area of potential contamination and determine its extent. The investigation will include sampling for laboratory analysis. The laboratory result will be used to determine how workers will be protected and for handling, disposal, and/or remediation of hazardous materials. Removal will be completed with an approved remediation plan by workers trained through the OSHA recommended 40-hour safety program (29 CFR 1910.120). A health and safety plan will also be prepared by an approved and qualified industrial hygienist to protect the public and all workers in the construction area. As part of this process, CDPH will ensure that any necessary investigation and/or remediation activities conducted in the project site are coordinated with the County’s Fire Departments, Division of Environmental Health, and, if needed, other appropriate State agencies.</p>	<p>During project construction, monitoring of exposed soil for signs of contamination will occur. If soil contamination is encountered during construction, work will stop and an environmental consultant will investigate the area, which includes sampling for laboratory analysis. Lab analysis will determine how workers will be protected for handling, disposal, and/or remediation of hazardous materials. A health and safety plan will also be prepared by an industrial hygienist.</p>	<p>Project Applicant.</p>	<p>During construction activities.</p>	<p>Project Applicant; Regulatory Environmental Manager; CDPH; County’s Fire Department, Division of Environmental Health.</p>
<p>3.8a (See above description of impact)</p>	<p>MM HAZ-2: Safety Features Prior to operation of the proposed project, RMCS D will install safety features including, but not limited to, an automatic shutoff valves at the disinfection units fitted with an alarm system to alert the RMCS D staff of any problems. These devices would prevent any accidental release of liquid chlorine inside the PW-A1 facility and avert on- or off-site spills.</p>	<p>Prior to operation of the proposed project, RMCS D will install safety features to alert staff of any problems.</p>	<p>Project Applicant.</p>	<p>Prior to operation.</p>	<p>Project Applicant.</p>
3.12 Noise					
<p>3.12a – The proposed project could result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p>	<p>MM NOI-1: Noise Complaints If complaints are received by the RMCS D on three separate occasions concerning noise levels generated by operation of PW-A, the RMCS D will construct an additional noise barrier surrounding PW-A. The barrier will be of sufficient height and material to noticeably reduce noise levels at the nearest receptor (3 dBA or greater noise reduction).</p>	<p>If three separate noise complaints concerning operation of facilities at PW-A are received, RMCS D will construct an additional noise barrier.</p>	<p>Project Applicant.</p>	<p>Receipt of three separate noise complaints.</p>	<p>Project Applicant.</p>

MEMORANDUM

Date: May 14, 2014
To: Board of Directors
From: Paul Siebensohn, Director of Field Operations
Subject: Approve Augmentation Well CEQA Costs

RECOMMENDED ACTION

Approve payment to Atkins for Groundwater Augmentation Well Project CEQA Completion and CVFPB Permit Application, in an amount not to exceed \$10,971.22. Funding to come from Water Supply Augmentation Reserves.

Approve proposal from Atkins for Groundwater Augmentation Well Project - Out of Scope Task 1 - Cost Estimate, in an amount not to exceed \$9,540.00. Funding to come from Water Supply Augmentation Reserves.

BACKGROUND

As part of the Augmentation Well project, compliance with the California Environmental Quality Act (CEQA) documentation is necessary. Atkins Environmental has completed and submitted an Initial Study/Mitigated Negative Declaration (IS/MND) to the State Clearinghouse and posted the public notice in the Sacramento Bee. As noted in the attached memo under costs associated with Scope of Work Amendment, during the development of the IS/MND Atkins had increased costs due to multiple iterations of the well sites and pipeline layouts, and performed some out of scope tasks at my request. Out of scope tasks included development of the Notice of Intent to Adopt the MND, preparation of Notice of Completion and circulation of IS/MND for public review, preparation of Mitigation Monitoring and Reporting Plan, Sacramento Bee legal noticing, and preparation of Notice of Determination for April 16, 2014 Board packet.

Future costs would be to prepare and submit an encroachment permit to the Central Valley Flood Protection Board in an amount not to exceed \$9,540.

Memo

To: Paul Siebensohn, Director of Field Operations
From: David Beauchamp, PM **Email:** psiebensohn@ranchomurieta.com
Phone: (916)354-3700 **Date:** May 13, 2014
Ref: Project: 100036320 **cc:**
Subject: **RMCS D Groundwater Augmentation Well - Atkins Cost Estimate for CEQA Completion and CVFPB Permit Application**

Per our conversation today, as requested by RMCS D, Atkins has simplified our cost estimate to complete the CEQA services and preparation of the CVFPB Encroachment Permit application. The Scope of Work Amendment (April 15, 2014) is appended to this memorandum.

Costs Associated with Scope of Work Amendment

Atkins costs to date to fulfil and/or complete the CEQA IS-MND tasks/services with direct costs is based on current project costs through March 2014 is **\$7,571.20**.

RMCS D Groundwater Well Augmentation Project		
Costs Estimate to Complete CEQA Professional Services		
Tasks Information	Cost Total	Cost Explanation and Breakdown
CEQA Professional Services (March 2014)	\$7,510.20	Atkins costs to date to fulfil and/or complete the aforementioned tasks/services with direct costs is based on current project costs through March 2014 is \$7,571.20. March 2014 Atkins Invoice for Professional Services.
Estimated Costs [April 1 – April 11]	\$2,461.02	Costs [April 1 – April 11]: Labor costs plus other direct costs including Sacramento Bee Legal Notice are estimated to be: \$2,461.02. [Labor = \$1,705; ODCs = \$756.02]
Estimated Costs [April 14 – April 18*]	\$1,000.00	Estimated Costs [April 14 – April 18]: Labor costs plus other direct costs are estimated to be: \$1,000. [Labor = \$960; ODCs = \$40]
Total	\$10,971.22	

*Please Note: Atkins will not charge time to attend the Board of Directors Meeting on April 16, 2014.

CVFPB Encroachment Permit Application – Professional Services

Requested additional professional services for RMCS D Groundwater Well Augmentation Project: CVFPB Encroachment Permit Application based on a Time and Materials cost methodology is estimated not-to-exceed **\$9,540.00**. Schedule for these professional services is from April to August

RMCS D Groundwater Well Augmentation Project: CVFPB Encroachment Permit Application						
Cost Estimate for Future Services						
Task Information	Project Mgr/ CVFPB prmt	Envrmtl Planner	GIS/Grphcs	Hrs	Cost Total	
1 Complete CVFPB Encroachment Permit Application	32	8	4	44	\$5,760	
2 Ongoing Project Management	24			24	\$3,480	
Total Hours	56	8	4	68		
Hourly Rate	\$145	\$90	\$100			
Total Atkins Labor	\$8,120	\$720	\$400		\$9,240	
Administrative Expenses					\$300	
TOTAL					\$9,540	



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Project 100036320

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April 15, 2014

RMCS D Groundwater Augmentation Well - Scope of Work Amendment and Cost Estimate to Complete

Dear Mr. Siebensohn,

Scope of Work Amendment Introduction

As requested by the Rancho Murieta Community Services District (RMCS D), Atkins presents this amendment to the original Scope of Work and Cost Estimate to Complete for related environmental services (permitting, applications, monitoring) associated with the Proposed Groundwater Augmentation Well Project.

Scope of Work Amendment

This Scope of Work Amendment presents the necessary steps to revise, update and complete the project description through ongoing proposed project modifications/changes, prepare the revised Initial Study (IS) and ultimately, prepare a defensible Mitigated Negative Declaration (MND) for CEQA Compliance with CEQA Guidelines. This Scope of Work Amendment documents the verbal or email requests from RMCS D and presents specific elements as tasks listed below as part of the environmental review or closely associated with the CEQA process to successfully complete Atkins portions of this proposed project. The Scope of Work Amendment presents the additional tasks and additional work products that have been completed or still expected as a result of request to complete un-scoped tasks associated with the environmental review process for the proposed project.

As requested Atkins will complete, a comprehensive, and legally adequate IS-MND for the proposed project. The environmental review will be prepared in accordance with the California Environmental Quality Act (CEQA), the CEQA Guidelines as amended, recent case law, and the Sacramento County General Plan and code of ordinances. In addition, as requested by RMCS D, Atkins will also complete additionally prescribed CEQA related tasks not previously scoped and other tasks as requested by RMCS D.

As requested, this Scope of Work Amendment is for Atkins professional services associated with completing the CEQA environmental review for the proposed project. The list below itemizes our professional services and efforts. An Add-on Task as requested on the conference call (DATE) is also listed below.



- Revise and Update multiple iterations of Project Description (January - February 2014)
 - a) Coalesce multiple versions of draft Project Description as project team adjusted/modified project components and/or alignments
- Ongoing Data Collection and Data Review (January - February 2014)
- Revised ADMIN DRAFTS (I/II) and SCREENCHECK DRAFT Initial Study (IS) – Mitigated Negative Declaration (MND) for CEQA Compliance (February 2014)
 - Ongoing efforts while project team modified/changed various project components and/or alignments
- Finalize revised MND, prepared a Notice of Completion (NOC) and circulated the IS-MND for Public Review (February – March 2014) as required by CEQA for 20-days (March 6 – March 27);
- Prepare draft (20-day public review posting) and final Public Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration (March/April 2014)
- Prepared Mitigation Monitoring and Reporting Plan (MMRP) as required by CEQA Guidelines for inclusion in RMCS D Board of Directors April 16, 2014 Meeting Packet
- Provide ongoing guidance and assistance for RMCS D staff with RMCS D Resolution, Public Noticing effort – Sacramento Bee Legal Notice publication (April 13, 2014) – direct cost \$706.02
- Prepare Notice of Determination for approval Public Meeting on April 16, 2014
- Ongoing Project Management to Complete CEQA review, associated environmental review efforts and requested tasks

Costs Associated with Scope of Work Amendment

Atkins costs to date to fulfil and/or complete the aforementioned tasks/services with direct costs is based on current project costs through March 2014 is **\$7,571.20**. Atkins March 2014 Invoice for Professional Services.

Estimated Costs [April 1 – April 11]: Labor costs plus other direct costs including Sacramento Bee Legal Notice are estimated to be: \$2,461.02. [Labor = \$1,705; ODCs = \$756.02]

Estimated Costs [April 14 – April 18]: Labor costs plus other direct costs are estimated to be: \$1,000. [Labor = \$960; ODCs = \$40] Please Note: Atkins will not charge time to attend the Board of Directors Meeting on April 16, 2014.

The costs above are based on the approved scope of work (August 2013), proposed project modifications (January – February 2014), other notes/comments associated with the costs shown above are as follows:

- Atkins adhered to the original scope of work as contracted August 2013;
- Any direct costs associated with tasks listed above borne by Atkins will be submitted to RMCS D as part of monthly invoicing
- Atkins coordinated the efforts or performed tasks to complete the CEQA review, NOC, MMRP, NOI, NOD, Sacramento Bee Legal Notice, Sacramento County Clerk Department of Fish & Wildlife CEQA fees, delivery of documents to OPR State Clearinghouse; and,
- No further delays in the environmental review process are anticipated by Atkins unless necessitated by further alterations of the proposed project, by RMCS D, its agents, contractors, landowners, other interested parties or regulatory agencies.

Out-of-Scope Task 1 Cost Estimate

The cost estimate for Out-of-Scope Task 1 provides a breakdown estimated labor hours allotted per task, current billing rates, and direct project expenses. Time and Materials cost for completion of the Out-of-Scope Task 1 plus project management including direct expenses, is estimated to be \$9,540. Atkins reserves the right to adjust task budgets in order to manage the financial stability of the contracted budget amount. This is necessary to maintain control of task costs, prevent overruns or underutilized task budgets at project completion.

Out-of-scope task 1 - as requested (February 18, 2014): Complete preparation of a Central Valley Flood Protection Board (CVFPB) Encroachment Permit Application: As discussed of the conference call (February 18, 2014) and follow-up correspondence (teleconference/email) February 19, 2014.

- Any direct costs associated with tasks listed above borne by Atkins will be submitted to RMCS D as part of monthly invoicing
- Any additional documentation, compliance reporting or construction monitoring will be approved as a separate task order.

RMCS D Groundwater Well Augmentation Project

Out-of-Scope Task 1 Cost Estimate

	<i>Project Title</i>	Project Manager/ CEQA Lead			Hrs	Task Cost	Cost Total
		/CVFPB permit	Envrmtl Planner	GIS/Grphcs			
1	Complete CVFPB Encroachment Permit Application	32	8	4	44	\$5,760	\$5,760
2	Ongoing Project Management	24			24	\$3,480	\$3,480
	Total Hours	56	8	4	68		
	Hourly Rate	\$145	\$90	\$100			
	Total Atkins Labor	\$8,120	\$720	\$400		\$9,240	\$9,240
	Expenses, ODC, Misc.						\$300
	In-House Copies					\$150	
	Travel, meals, misc.					\$150	
	TOTAL					\$9,540	\$9,540

MEMORANDUM

Date: May 19, 2014
To: Board of Directors
From: Darlene J. Gillum, Director of Administration
Subject: Review of the Proposed 2014-15 Budget and Capital Projects

RECOMMENDED ACTION

Introduce Resolution 2014-08, waive the first reading and continue to the June 18, 2014 Board meeting for adoption.

BACKGROUND

The purpose of this budget presentation is to receive preliminary community input on the budget as well as to receive Board direction addressing adjustments based on community input. A Budget Workshop is scheduled for Saturday, June 7, 2014, from 9:00 a.m. to 12:00 p.m. to review the 2014-15 proposed budget in greater detail. Input from the Budget Workshop will be incorporated into the 2014-15 budget, which will be presented at the June Board of Directors meeting for final approval and adoption.

It should be noted, that the budget previewed in March 2014 was the basis for rate adjustment notices to the community.

Budget Overview

Staff began the budget process in January 2014 for the fiscal year 2014-15 budget. It has been an iterative process up until the most recent draft budget presented to the Finance Committee in May. Staff has continued to work on fine tuning the proposed 2014-15 budget in an effort to keep rate increases at a minimal level while still providing the quality of services expected by the Rancho Murieta community.

At the April 2014 Board Meeting, the Directors approved reducing the District's declaration of drought to a Stage 1 – Water Alert. As a result of that change, the level of water consumption conservation has been reduced to 8% from the previously assumed 15% conservation.

Another budget consideration is the hiring of the new General Manager. The worst case budget continues to maintain the General Manager position's wages and employers cost for the possibility of hiring an external candidate into that position. The estimated cost for an external candidate in wages and employer costs is \$200,000. If the General Manager position is filled internally, that \$200,000 is eliminated from the budget.

The following sample bills are attached for comparisons of reductions to the Worst Case rate increase:

- Attachment 1 – Worst Case Sample Bill from March 2014
- Attachment 2 – Reduction in water conservation target from 15% to 8%
- Attachment 3 – Reduction in wages and employer costs for internal hire into the General Manager’s position and 8% water conservation target
- Attachment 4 – Internal hiring into General Manager’s position, 8% water conservation target, Security and Drainage Taxes reduced accordingly (while maintaining collection for reserves)

	Attach 1 Worst Case		Attach 2 8% Conservation		Attach 3 Internal GM Hire, 8% Conservation		Attach 4 Internal GM Hire, Reduce Security and Drainage Tax accordingly, 8% Conservation	
	Dollars	Percent	Dollars	Percent	Dollars	Percent	Dollars	Percent
Water	\$10.27	16.44%	\$5.55	8.29%	\$3.25	4.86%	\$3.25	4.86%
Sewer	1.77	3.58%	1.77	3.58%	.19	.38%	.19	.38%
Solid Waste	.46	2.27%	.46	2.27%	.12	.59%	.12	.59%
Security Tax	1.00	3.86%	1.00	3.86%	1.00	3.86%	.39	1.50%
Drainage Tax	.09	1.94%	.09	1.94%	.09	1.94%	.00	0.00%
Total Increase	\$13.59	8.35%	\$8.87	5.30%	\$4.65	2.78%	\$3.95	2.36%
Reduction from Worst Case			(\$4.72)	(3.05%)	(\$8.94)	(5.57%)	(\$9.55)	(5.99%)

RMCS D 2014-2015 Current Budget Assumptions

Following are the assumptions used in developing this draft 2014-2015 budget.

REVENUES

1. **Admin** – Property tax reduction of \$8,520 based on projections provided by Sacramento County. The county continues to provide monthly updates to the property tax estimates.
2. **All Funds** – No new development growth in 2014-15.
3. **Water, Sewer and Security** – Late charges are estimated at 1.5% of total service charges.
4. **Water** – Water usage projected at **8% conservation** savings from 2013 usage as a result of the **Stage 1 – Water Alert** declaration.
5. **Sewer** – The advance debt service and related reserve charge for the VVR Permanent Irrigation Fields is projected to remain at last year’s rate of \$3.65. It is

possible that this charge will be removed in January 2015 if the District is successful in obtaining the Master Reclamation Permit for wastewater disposal/reuse eliminating the need to convert the VVR Irrigation Fields to a permanent condition.

6. **Water** – The advance debt service and related reserve charge for the Water Treatment Plant Expansion Project (“WTP1”) is revised to a flat fee of \$6.00 (previously the prefunding was split between a portion in the Water base charge and the Water usage charge for an average charge of \$4.75). This amount continues to be collected as a debt prefunding until the WTP1 project begins and the District incurs debt (either from internal borrowing or private placement borrowing) requiring repayment; which is not expected to occur until 2015.
7. **Security** – Security rates are set at the maximum tax rate allowed. This allows for collecting \$3,480 per month, total annual collection of \$41,760, for Security Capital Replacement Reserves.

EXPENSES – Assumptions made in all department budgets

1. Wages

- a. Represented employees wages are adjusted for step increases (if applicable) in review month.
- b. Non-represented wages have 4% increase built in, effective April 1st, to create the “wage pool” (equivalent to \$7,400 for the last 3 months of the budget year) that is allocated through the Pay for Performance Plan. This is not meant to imply that every non-represented employee will receive a 4% salary increase.

2. Employer Costs

- a. The Employer Contribution rate for PERS New Members (2%@62 plan) is 6.25%.
- b. The Employer Contribution rate for PERS Classic Members (2%@55 plan) is 13.322% (last year’s was 12.608%), for an increase of 5.7%.
- c. Employer Paid Member Contribution (EPMC) is reduced to 3% effective January 1, 2015 for represented and unrepresented employees that are Classic Members (means employees will contribute 4% to PERS). Represented employees that are New Members receive 0% EPMC effective January 1, 2015; they must begin paying the full Member Contribution of 6.25% when the current MOU expires. Unrepresented employees that have been hired on as New Members are required to pay the full Member Contribution since the PEPRA implementation on January 1, 2013.
- d. Medical premiums are projected to increase 7% on January 1, 2015.
- e. The District contribution of the full Annual Required Contribution (ARC) to the OPEB Trust is increasing \$36,000 to \$189,000. This increase is based on the new OPEB Actuarial Report.
- f. SMUD Power cost – 2.5% increase in SMUD base rate.

General Fund

1. Liability and Property Insurance Premiums – no increase in rate; however, the total premium has increased \$20,000 due to the increase in coverage limits, which resulted from the facilities appraisal completed in 2012. Reflects premium credit for participation in GSRMA’s Loss Prevention Incentive Program.
2. Election cost – added \$5,000 for District election in November 2014.
3. Office Supplies – increase of \$3,600 due to printing of monthly Pipeline.
4. IT Maintenance – replacement of one (1) workstation and one (1) laptop.
5. Copy Machine Maintenance – increase of \$8,650 to 13/14 budget however 12/13 actual cost was \$15,700 and 13/14 projected cost is \$18,267. Increase is related to more in-house printing of monthly Pipeline (double-sided, color).

Security

1. Security Patrol - IT Maintenance plans for replacing the Patrol2 laptop and adds one new Toughbook.
2. Budget reductions taken in Telephones, Power, Patrol Employer Costs, Safety Center, and It support (total reduction of \$23,090).

Water

1. Water SOS power includes an increase of \$60,000 for the SMUD demand surcharge that is expected due to running of the three (3) 500 hp pumps.
2. Water General - Conservation budget includes \$70,000 increase for drought related outreach activities.
3. Water General - consulting includes \$30,000 for 50% of a quarter time Engineer for general engineering services.
4. Water General - IT Maintenance Three (3) workstations replaced (50/50 with Sewer).

Sewer

1. Sewer General - consulting includes \$30,000 for 50% of a quarter time Engineer for general engineering services.
2. Sewer General - IT Maintenance Three (3) workstations replaced (50/50 with Water).
3. Budget reductions taken in Power, ST&D Supplies, Off-site Sludge Removal, Vehicle Fuel, Training and Safety, and IT support (total reduction of \$11,160).

Drainage

1. Improvements – reduced \$3,630 to keep within 2% maximum rate increase.

Solid Waste

1. 1.7% estimated worst case increase for California Waste Recovery Services.
2. 1.7% estimated worst case increase for Sacramento County surcharge fee.

Budget Summaries by fund

Budget Summaries by fund will be available at the June Budget Workshop. Additional budget impacts (such as insurance premium increases, final Solid Waste rate increase, etc.) will be discussed and reviewed at the workshop. The hiring decision on the General Manager will also be known by the date of the workshop.

Capital Project Listing

The Capital Project Listing for FY14/15 is attached. In 2014-15, there are five (5) new projects and fourteen (14) carryover projects. Work on one (1) of the carryover projects is in process.



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

**Worst Case Bill Impact
2014-15 Proposed Budget**

May 18, 2014

ATTACHMENT 1

Average Monthly Customer Bill

Residential Metered Lot

Water

Average Usage in CF	1663
	Current Proposed

Residential Usage		
Usage Charge per CF	\$ 0.0140	\$ 0.0163
Debt Service Prefunding	\$ 0.0012	\$ -

Residential Base		
Residential Base	\$ 28.53	\$ 33.22
Debt Service Prefunding	\$ 2.25	\$ -
Reserve Contribution	\$ 6.39	\$ 6.39
Debt Service Prefunding	\$ -	\$ 6.00

Water Total	\$ 62.45	\$ 72.72	\$ 10.27	16.44%
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Sewer

Residential Base	\$ 37.59	\$ 39.36	\$ 1.77
Debt Service Prefunding - Perm Irrig Fields	\$ 3.15	\$ 3.15	\$ -
Reserve Contribution	\$ 6.81	\$ 6.81	\$ -
CDO Reimbursement	\$ 1.92	\$ 1.92	\$ -

Sewer Total	\$ 49.47	\$ 51.24	\$ 1.77	3.58%
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Solid Waste (avg. 64 Gallon Container)	\$ 20.30	\$ 20.76	\$ 0.46	2.27%
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Security Tax (Maximum Tax Ceiling \$26.93)	\$ 25.93	\$ 26.93	\$ 1.00	3.86%
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Drainage Tax (Maximum Tax Ceiling \$4.73)	\$ 4.64	\$ 4.73	\$ 0.09	1.94%
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Total	\$ 162.79	\$ 176.38	\$ 13.59	8.35%
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*** Assumptions**

- 15% conservation in water consumption
- Drought fiscal impacts included

Murieta Village Lot

Water

Average Usage in CF	440
	Current Proposed

Residential Usage		
Usage Charge per CF	\$ 0.0140	\$ 0.0163
Debt Service Prefunding	\$ 0.0012	\$ -

Residential Base		
Residential Base	\$ 28.53	\$ 33.22
Debt Service Prefunding	\$ 2.25	\$ -
Reserve Contribution	\$ 6.39	\$ 6.39
Debt Service Prefunding	\$ -	\$ 6.00

Water Total	\$ 43.86	\$ 52.79	\$ 8.92	20.35%
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Sewer

Residential Base	\$ 37.59	\$ 39.36	\$ 1.77
Debt Service Prefunding - Perm Irrig Fields	\$ 3.15	\$ 3.15	\$ -
Reserve Contribution	\$ 6.81	\$ 6.81	\$ -
CDO Reimbursement	\$ 1.92	\$ 1.92	\$ -

Sewer Total	\$ 49.47	\$ 51.24	\$ 1.77	3.58%
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Solid Waste (avg. 64 Gallon Container)	\$ 20.30	\$ 20.76	\$ 0.46	2.27%
--	-----------------	-----------------	----------------	--------------

Security Tax (Maximum Tax Ceiling \$6.49)	\$ 6.24	\$ 6.49	\$ 0.25	4.01%
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Drainage Tax (Maximum Tax Ceiling \$3.16)	\$ 3.10	\$ 3.16	\$ 0.06	1.94%
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Total	\$ 122.97	\$ 134.44	\$ 11.46	9.32%
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*** Assumptions**

- 15% conservation in water consumption
- Drought fiscal impacts included

Vacant or Unmetered Lot

Security Tax (Maximum Tax Ceiling \$21.54)		20.34	21.54	1.20	5.9%
* Water Standby	\$10.00 PER YEAR	0.83	0.83	0.00	0.0%
* Sewer Standby	\$10.00 PER YEAR	0.83	0.83	0.00	0.0%
Drainage Tax (Maximum Tax Ceiling \$4.73)		4.64	4.73	0.09	1.9%

	Current Monthly Rates July 1, 2013	Proposed Rates	Change	
Total	\$26.64	\$27.93	\$1.29	4.84%

* This fee is billed annually at \$10.00 and is shown as a monthly rate for comparison purposes only.



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

**Worst Case Bill Impact
2014-15 Proposed Budget**

ATTACHMENT 2

May 18, 2014

Average Monthly Customer Bill

Residential Metered Lot

		Current Monthly Rates July 1, 2013	Proposed Rates	Change	
Water					
Average Usage in CF		1957	1800		
		Current	Proposed		
Residential Usage					
Usage Charge per CF	\$ 0.0140	\$ 27.40	\$ 28.09	\$ 0.69	
Debt Service Prefunding	\$ 0.0012	\$ 2.35	\$ -	\$ (2.35)	
Residential Base					
Residential Base		\$ 28.53	\$ 31.99	\$ 3.46	
Debt Service Prefunding		\$ 2.25	\$ -	\$ (2.25)	
Reserve Contribution		\$ 6.39	\$ 6.39	\$ -	
Debt Service Prefunding		\$ -	\$ 6.00	\$ 6.00	
Water Total		\$ 66.92	\$ 72.47	\$ 5.55	8.29%
Sewer					
Residential Base		\$ 37.59	\$ 39.36	\$ 1.77	
Debt Service Prefunding - Perm Irrig Fields		\$ 3.15	\$ 3.15	\$ -	
Reserve Contribution		\$ 6.81	\$ 6.81	\$ -	
CDO Reimbursement		\$ 1.92	\$ 1.92	\$ -	
Sewer Total		\$ 49.47	\$ 51.24	\$ 1.77	3.58%
Solid Waste (avg. 64 Gallon Container)		\$ 20.30	\$ 20.76	\$ 0.46	2.27%
Security Tax (Maximum Tax Ceiling \$26.93)		\$ 25.93	\$ 26.93	\$ 1.00	3.86%
Drainage Tax (Maximum Tax Ceiling \$4.73)		\$ 4.64	\$ 4.73	\$ 0.09	1.94%
		\$ 167.26	\$ 176.13	\$ 8.87	5.30%

* Assumptions

- 8% conservation in water consumption
- Drought fiscal impacts included

Murieta Village Lot

		Current Monthly Rates July 1, 2013	Proposed Rates	Change	
Water					
Average Usage in CF		518	477		
		Current	Proposed		
Residential Usage					
Usage Charge per CF	\$ 0.0140	\$ 7.25	\$ 7.43	\$ 0.18	
Debt Service Prefunding	\$ 0.0012	\$ 0.57	\$ -	\$ (0.57)	
Residential Base					
Residential Base		\$ 28.53	\$ 31.99	\$ 3.46	
Debt Service Prefunding		\$ 2.25	\$ -	\$ (2.25)	
Reserve Contribution		\$ 6.39	\$ 6.39	\$ -	
Debt Service Prefunding		\$ -	\$ 6.00	\$ 6.00	
Water Total		\$ 44.99	\$ 51.81	\$ 6.82	15.16%
Sewer					
Residential Base		\$ 37.59	\$ 39.36	\$ 1.77	
Debt Service Prefunding - Perm Irrig Fields		\$ 3.15	\$ 3.15	\$ -	
Reserve Contribution		\$ 6.81	\$ 6.81	\$ -	
CDO Reimbursement		\$ 1.92	\$ 1.92	\$ -	
Sewer Total		\$ 49.47	\$ 51.24	\$ 1.77	3.58%
Solid Waste (avg. 64 Gallon Container)		\$ 20.30	\$ 20.76	\$ 0.46	2.27%
Security Tax (Maximum Tax Ceiling \$6.49)		\$ 6.24	\$ 6.49	\$ 0.25	4.01%
Drainage Tax (Maximum Tax Ceiling \$3.16)		\$ 3.10	\$ 3.16	\$ 0.06	1.94%
		\$ 124.10	\$ 133.46	\$ 9.36	7.54%

* Assumptions

- 8% conservation in water consumption
- Drought fiscal impacts included

Vacant or Unmetered Lot

		Current Monthly Rates July 1, 2013	Proposed Rates	Change	
Security Tax (Maximum Tax Ceiling \$21.54)		20.34	21.54	1.20	5.9%
* Water Standby \$10.00 PER YEAR		0.83	0.83	0.00	0.0%
* Sewer Standby \$10.00 PER YEAR		0.83	0.83	0.00	0.0%
Drainage Tax (Maximum Tax Ceiling \$4.73)		4.64	4.73	0.09	1.9%
		\$26.64	\$27.93	\$1.29	4.84%

* This fee is billed annually at \$10.00 and is shown as a monthly rate for comparison purposes only.



**Worst Case Bill Impact
2014-15 Proposed Budget**

**Rate Impact of Hiring Internal Candidate for GM
Keeping Security and Drainage at max allowable rate**

Average Monthly Customer Bill

Residential Metered Lot

		Current Monthly Rates July 1, 2013	Proposed Rates	Change	
Water					
Average Usage in CF		1957	1800		
		Current	Proposed		
Residential Usage					
Usage Charge per CF	\$ 0.0140	\$ 27.40	\$ 27.01	\$ (0.39)	
Debt Service Prefunding	\$ 0.0012	\$ 2.35	\$ -	\$ (2.35)	
Residential Base					
Residential Base		\$ 28.53	\$ 30.77	\$ 2.24	
Debt Service Prefunding		\$ 2.25	\$ -	\$ (2.25)	
Reserve Contribution		\$ 6.39	\$ 6.39	\$ -	
Debt Service Prefunding		\$ -	\$ 6.00	\$ 6.00	
Water Total		\$ 66.92	\$ 70.17	\$ 3.25	4.86%
Sewer					
Residential Base		\$ 37.59	\$ 37.78	\$ 0.19	
Debt Service Prefunding - Perm Irrig Fields		\$ 3.15	\$ 3.15	\$ -	
Reserve Contribution		\$ 6.81	\$ 6.81	\$ -	
CDO Reimbursement		\$ 1.92	\$ 1.92	\$ -	
Sewer Total		\$ 49.47	\$ 49.66	\$ 0.19	0.38%
Solid Waste (avg. 64 Gallon Container)		\$ 20.30	\$ 20.42	\$ 0.12	0.59%
Security Tax (Maximum Tax Ceiling \$26.93)		\$ 25.93	\$ 26.93	\$ 1.00	3.86%
Drainage Tax (Maximum Tax Ceiling \$4.73)		\$ 4.64	\$ 4.73	\$ 0.09	1.94%
		\$ 167.26	\$ 171.91	\$ 4.65	2.78%

* Assumptions

- 8% conservation in water consumption
- Drought fiscal impacts included

Murieta Village Lot

		Current Monthly Rates July 1, 2013	Proposed Rates	Change	
Water					
Average Usage in CF		518	477		
		Current	Proposed		
Residential Usage					
Usage Charge per CF	\$ 0.0140	\$ 7.25	\$ 7.15	\$ (0.10)	
Debt Service Prefunding	\$ 0.0012	\$ 0.62	\$ -	\$ (0.62)	
Residential Base					
Residential Base		\$ 28.53	\$ 30.77	\$ 2.24	
Debt Service Prefunding		\$ 2.25	\$ -	\$ (2.25)	
Reserve Contribution		\$ 6.39	\$ 6.39	\$ -	
Debt Service Prefunding		\$ -	\$ 6.00	\$ 6.00	
Water Total		\$ 45.04	\$ 50.31	\$ 5.26	11.69%
Sewer					
Residential Base		\$ 37.59	\$ 37.78	\$ 0.19	
Debt Service Prefunding - Perm Irrig Fields		\$ 3.15	\$ 3.15	\$ -	
Reserve Contribution		\$ 6.81	\$ 6.81	\$ -	
CDO Reimbursement		\$ 1.92	\$ 1.92	\$ -	
Sewer Total		\$ 49.47	\$ 49.66	\$ 0.19	0.38%
Solid Waste (avg. 64 Gallon Container)		\$ 20.30	\$ 20.42	\$ 0.12	0.59%
Security Tax (Maximum Tax Ceiling \$6.49)		\$ 6.24	\$ 6.49	\$ 0.25	4.01%
Drainage Tax (Maximum Tax Ceiling \$3.16)		\$ 3.10	\$ 3.16	\$ 0.06	1.94%
		\$ 124.15	\$ 130.04	\$ 5.88	4.74%

* Assumptions

- 8% conservation in water consumption
- Drought fiscal impacts included

Vacant or Unmetered Lot

		Current Monthly Rates July 1, 2013	Proposed Rates	Change	
Security Tax (Maximum Tax Ceiling \$21.54)		20.34	21.54	1.20	5.9%
* Water Standby	\$10.00 PER YEAR	0.83	0.83	0.00	0.0%
* Sewer Standby	\$10.00 PER YEAR	0.83	0.83	0.00	0.0%
Drainage Tax (Maximum Tax Ceiling \$4.73)		4.64	4.73	0.09	1.9%
		\$26.64	\$27.93	\$1.29	4.84%

* This fee is billed annually at \$10.00 and is shown as a monthly rate for comparison purposes only.



Worst Case Bill Impact
2014-15 Proposed Budget

Rate Impact of Hiring Internal Candidate for GM
Reducing Security and Drainage for Admin Savings

Average Monthly Customer Bill

Residential Metered Lot

Water

Average Usage in CF	1957	1800
	Current	Proposed

	Current Monthly Rates July 1, 2013	Proposed Rates	Change	
Residential Usage				
Usage Charge per CF	\$ 0.0140	\$ 0.0150	\$ (0.39)	
Debt Service Prefunding	\$ 0.0012	\$ -	\$ (2.35)	
Residential Base				
Residential Base	\$ 28.53	\$ 30.77	\$ 2.24	
Debt Service Prefunding	\$ 2.25	\$ -	\$ (2.25)	
Reserve Contribution	\$ 6.39	\$ 6.39	\$ -	
Debt Service Prefunding	\$ -	\$ 6.00	\$ 6.00	
Water Total	\$ 66.92	\$ 70.17	\$ 3.25	4.86%
Sewer				
Residential Base	\$ 37.59	\$ 37.78	\$ 0.19	
Debt Service Prefunding - Perm Irrig Fields	\$ 3.15	\$ 3.15	\$ -	
Reserve Contribution	\$ 6.81	\$ 6.81	\$ -	
CDO Reimbursement	\$ 1.92	\$ 1.92	\$ -	
Sewer Total	\$ 49.47	\$ 49.66	\$ 0.19	0.38%
Solid Waste (avg. 64 Gallon Container)	\$ 20.30	\$ 20.42	\$ 0.12	0.59%
Security Tax (Maximum Tax Ceiling \$26.93)	\$ 25.93	\$ 26.32	\$ 0.39	1.50%
Drainage Tax (Maximum Tax Ceiling \$4.73)	\$ 4.64	\$ 4.64	\$ -	0.00%
Total	\$ 167.26	\$ 171.21	\$ 3.95	2.36%

* Assumptions

- 8% conservation in water consumption
- Drought fiscal impacts included

Murieta Village Lot

Water

Average Usage in CF	518	477
	Current	Proposed

	Current Monthly Rates July 1, 2013	Proposed Rates	Change	
Residential Usage				
Usage Charge per CF	\$ 0.0140	\$ 0.0150	\$ (0.10)	
Debt Service Prefunding	\$ 0.0012	\$ -	\$ (0.62)	
Residential Base				
Residential Base	\$ 28.53	\$ 30.77	\$ 2.24	
Debt Service Prefunding	\$ 2.25	\$ -	\$ (2.25)	
Reserve Contribution	\$ 6.39	\$ 6.39	\$ -	
Debt Service Prefunding	\$ -	\$ 6.00	\$ 6.00	
Water Total	\$ 45.04	\$ 50.31	\$ 5.26	11.69%
Sewer				
Residential Base	\$ 37.59	\$ 37.78	\$ 0.19	
Debt Service Prefunding - Perm Irrig Fields	\$ 3.15	\$ 3.15	\$ -	
Reserve Contribution	\$ 6.81	\$ 6.81	\$ -	
CDO Reimbursement	\$ 1.92	\$ 1.92	\$ -	
Sewer Total	\$ 49.47	\$ 49.66	\$ 0.19	0.38%
Solid Waste (avg. 64 Gallon Container)	\$ 20.30	\$ 20.42	\$ 0.12	0.59%
Security Tax (Maximum Tax Ceiling \$6.49)	\$ 6.24	\$ 6.34	\$ 0.10	1.60%
Drainage Tax (Maximum Tax Ceiling \$3.16)	\$ 3.10	\$ 3.10	\$ -	0.00%
Total	\$ 124.15	\$ 129.83	\$ 5.67	4.57%

* Assumptions

- 8% conservation in water consumption
- Drought fiscal impacts included

Vacant or Unmetered Lot

	Current Monthly Rates July 1, 2013	Proposed Rates	Change	
Security Tax (Maximum Tax Ceiling \$21.54)	20.34	20.65	0.31	1.5%
* Water Standby \$10.00 PER YEAR	0.83	0.83	0.00	0.0%
* Sewer Standby \$10.00 PER YEAR	0.83	0.83	0.00	0.0%
Drainage Tax (Maximum Tax Ceiling \$4.73)	4.64	4.64	0.00	0.0%
Total	\$26.64	\$26.95	\$0.31	1.16%

* This fee is billed annually at \$10.00 and is shown as a monthly rate for comparison purposes only.

CAPITAL EXPENDITURE REQUEST

Date: April 17, 2014

PROJECT REQUEST SUMMARY

Department: Water/Sewer

PROJECT NAME: Backhoe

PLANNING: RMCS D

PROJECT CATEGORY: Water / Sewer Capitol Improvement Reserves

DESIGN: N/A

PROJECT NUMBER: 14-XX-1

CONSTRUCTION:

PROJECT STAFFING:

PLANNING: Paul Siebensohn
 DESIGN: District Staff
 CONSTRUCTION: N/A

WORK ORDERS:

PLANNING:
 DESIGN:
 CONSTRUCTION:

SCOPE/DESCRIPTION:

PLANNING: District staff

ENVIRONMENTAL: N/A

DESIGN: District Staff

CONSTRUCTION: N/A

PHASE	START DATE	ESTIMATED COMPLETION DATE	ESTIMATED TIME REQUIRED
PLANNING			
ENVIRONMENTAL			
BID	November 2014	December 2014	6 weeks
COMPLETION			

PROJECT OBJECTIVES: Provides District Staff with necessary equipment to complete

POTENTIAL BENEFITS:

TANGIBLE: Provides Districts staff with a necessary and often utilized tool for making underground repairs, redefining drainage ditches, loading and unloading materials, etc., and provide long term cost savings to the District versus renting.

INTANGIBLE: Allows staff to utilize necessary equipment without any delays during which a major water leak, sewer backup, or drainage backup may be occurring.

CAPITAL EXPENDITURE REQUEST

Date: April 17, 2014

PROJECT REQUEST SUMMARY

Department: Water/Sewer

PROJECT NAME: Backhoe**PROJECT IMPACTS:**

ENVIRONMENTAL: N/A

RIGHT OF WAY: N/A

AGENCY APPROVALS: N/A

WATER RIGHTS: N/A

OPERATING: N/A

CAPACITY: N/A

PROJECT BUDGET	PLAN	ENVIRON	DESIGN	COMPLETION	TOTAL
ORIGINAL BUDGET					
INITIAL PERIODS OF FUNDING	0	0	0	0	0
CURRENT PROJECT BUDGET	0	0	0	0	\$0
ADJUSTED PROJECT BUDGET					
PROJECT FUNDING					
REPLACEMENT RESERVES					
UNRESTRICTED CASH	0				
CAPITAL IMPROVEMENT FEES	0				\$70,000
DEVELOPER CONTRIBUTIONS	0				
OTHER					

PROJECT FUNDING COMMENTS:

Funding to come from Water / Sewer Capitol Improvement Reserves.

CAPITAL EXPENDITURE REQUEST

Date: April 14, 2014

PROJECT REQUEST SUMMARY**Department:** Water**PROJECT NAME:** Granlees Forebay Repairs**PLANNING:** RMCS D**PROJECT CATEGORY:** Water Replacement Reserves

DESIGN: N/A

PROJECT NUMBER: 14-XX-1

CONSTRUCTION:

PROJECT STAFFING:

PLANNING: Paul Siebensohn / David Herrmann

DESIGN: District Staff

CONSTRUCTION: N/A

WORK ORDERS:

PLANNING:

DESIGN:

CONSTRUCTION:

SCOPE/DESCRIPTION:

PLANNING: District staff

ENVIRONMENTAL: DFW Stream Alteration Permit required

DESIGN: N/A

CONSTRUCTION: Awarded contractor

PHASE	START DATE	ESTIMATED COMPLETION DATE	ESTIMATED TIME REQUIRED
PLANNING	July 2014	September 2014	3 months
ENVIRONMENTAL	August 2014	October 2014	3 months
BID	September 2014	October 2014	4 weeks
COMPLETION	October 2014	November 2014	1 months

PROJECT OBJECTIVES: Repair intakes steel and concrete appurtenances.**POTENTIAL BENEFITS:****TANGIBLE:** Provides Districts reliable, long term viability of raw water diversion from the Cosumnes River to our storage reservoirs.**INTANGIBLE:** Prevention of the potential for excessive down time due to equipment failure which could delay diversions from the river and effect our water storage and supply capability.

CAPITAL EXPENDITURE REQUEST

Date: April 14, 2014

PROJECT REQUEST SUMMARY

Department: Water

PROJECT NAME: Granlees Forebay Repairs**PROJECT IMPACTS:**

ENVIRONMENTAL: N/A

RIGHT OF WAY: N/A

AGENCY APPROVALS: Streambed alteration permit will need to be filed with Department of Fish & Wildlife

WATER RIGHTS: N/A

OPERATING: N/A

CAPACITY: N/A

PROJECT BUDGET	PLAN	ENVIRON	DESIGN	COMPLETION	TOTAL
ORIGINAL BUDGET					
INITIAL PERIODS OF FUNDING	0	0	0		0
CURRENT PROJECT BUDGET	0	0		0	\$0
ADJUSTED PROJECT BUDGET					
PROJECT FUNDING					
REPLACEMENT RESERVES					\$130,000
UNRESTRICTED CASH	0				
CAPITAL IMPROVEMENT FEES	0				
DEVELOPER CONTRIBUTIONS	0				
OTHER					

PROJECT FUNDING COMMENTS:

Funding to come from Water Capital Replacement Reserves.

CAPITAL EXPENDITURE REQUEST**Date:** April 14, 2014**PROJECT REQUEST SUMMARY****Department:** Sewer**PROJECT NAME:** Main Lift North Generator Replacement**PLANNING:** RMCSO / Sac. Metro Fire**PROJECT CATEGORY:** Sewer Replacement Reserves

DESIGN: N/A

PROJECT NUMBER: 14-XX-2

CONSTRUCTION:

PROJECT STAFFING:

PLANNING: Paul Siebensohn / David Herrmann

DESIGN: District Staff / Sacramento Metro Fire Department

CONSTRUCTION: N/A

WORK ORDERS:

PLANNING:

DESIGN:

CONSTRUCTION:

SCOPE/DESCRIPTION:

PLANNING: District staff / Sacramento Fire Department

ENVIRONMENTAL: Sacramento AQMD

DESIGN: District Staff / Sacramento Metro Fire Department

CONSTRUCTION: Awarded contractor

PHASE	START DATE	ESTIMATED COMPLETION DATE	ESTIMATED TIME REQUIRED
PLANNING	September 2014	November 2014	8 weeks
ENVIRONMENTAL	December 2014	February 2014	3 months
BID	November 2014	December 2014	4 weeks
COMPLETION	January 2014	April 2014	4 months

PROJECT OBJECTIVES: Replace diesel generator to comply with Sacramento Air Quality Management District Standards.**POTENTIAL BENEFITS:****TANGIBLE:** Provides Districts sewer pumping station and adjacent Sacramento Metro Fire Station #59 with reliable and supportable equipment that complies with air quality regulations.**INTANGIBLE:** Fines that could be levied due to non-compliance with Sacramento AQMD.

CAPITAL EXPENDITURE REQUEST

Date: April 14, 2014

PROJECT REQUEST SUMMARY

Department: Sewer

PROJECT NAME: Main Lift North Generator Replacement**PROJECT IMPACTS:**

ENVIRONMENTAL: N/A

RIGHT OF WAY: N/A

AGENCY APPROVALS: Notice to Construct needed from Sacramento AQMD

WATER RIGHTS: N/A

OPERATING: N/A

CAPACITY: N/A

PROJECT BUDGET	PLAN	ENVIRON	DESIGN	COMPLETION	TOTAL
ORIGINAL BUDGET					
INITIAL PERIODS OF FUNDING	0	0	0		0
CURRENT PROJECT BUDGET	0	0		0	\$0
ADJUSTED PROJECT BUDGET					
PROJECT FUNDING					
REPLACEMENT RESERVES					\$125,000
UNRESTRICTED CASH	0				
CAPITAL IMPROVEMENT FEES	0				
DEVELOPER CONTRIBUTIONS	0				
OTHER					?

PROJECT FUNDING COMMENTS:

Funding to come from Sewer Capital Replacement Reserves; costs to be shared with Sacramento Metro Fire Dept. if they are interested in shared use. Costs to include generator, permitting fees, and electrical contractor.

CAPITAL EXPENDITURE REQUEST**Date:** 4-08-14**PROJECT REQUEST SUMMARY****Department:** Security**PROJECT NAME:** Spare Gate Operator**PLANNING:** Greg Remson**PROJECT CATEGORY:** Security Reserves**DESIGN:** Greg Remson**PROJECT NUMBER:** 14-XX-3**CONSTRUCTION:** Vendor**PROJECT STAFFING:**

PLANNING: Greg Remson

DESIGN: Greg Remson

CONSTRUCTION: Staff and vendor

WORK ORDERS:

PLANNING:

DESIGN:

CONSTRUCTION:

SCOPE/DESCRIPTION:

PLANNING:

ENVIRONMENTAL:

DESIGN:

CONSTRUCTION: Immediate replacement of present gate operator.

PURCHASE:

PHASE	START DATE	ESTIMATED COMPLETION DATE	ESTIMATED TIME REQUIRED
PLANNING	7-01-14		
ENVIRONMENTAL			
DESIGN			
CONSTRUCTION			

PROJECT OBJECTIVES: To have a replacement Gate Operator on-site for replacement purposes(back-up).**POTENTIAL BENEFITS:****TANGIBLE:** To reduce down-time in the event of a Gate Operator failure.**INTANGIBLE:**

CAPITAL EXPENDITURE REQUEST

Date: 4-08-14

PROJECT REQUEST SUMMARY

Department: Security

PROJECT NAME: Spare Gate Operator

PROJECT IMPACTS:

ENVIRONMENTAL: N/A

RIGHT OF WAY:

AGENCY APPROVALS:

WATER RIGHTS:

OPERATING:

CAPACITY:

PROJECT BUDGET	PLAN	ENVIRON	DESIGN	CONST	TOTAL
ORIGINAL BUDGET					
INITIAL PERIODS OF FUNDING					
CURRENT PROJECT BUDGET					
ADJUSTED PROJECT BUDGET					
PROJECT FUNDING					
REPLACEMENT RESERVES				\$7,000	\$7,000
UNRESTRICTED CASH					
CAPITAL IMPROVEMENT FEES					
DEVELOPER CONTRIBUTIONS					
OTHER					

PROJECT FUNDING COMMENTS:

CAPITAL EXPENDITURE REQUEST

Date: 4-08-14

PROJECT REQUEST SUMMARY

Department: Security

PROJECT NAME: Two Way Radio Replacement (required)

PLANNING: Greg Remson

PROJECT CATEGORY: Security Reserves

DESIGN: Greg Remson

PROJECT NUMBER: 14-XX-3

CONSTRUCTION: Vendor

PROJECT STAFFING:

PLANNING: Greg Remson
 DESIGN: Greg Remson
 CONSTRUCTION: Staff and vendor

WORK ORDERS:

PLANNING:
 DESIGN:
 CONSTRUCTION:

SCOPE/DESCRIPTION:

PLANNING: N/A

ENVIRONMENTAL: N/A

DESIGN: N/A

CONSTRUCTION: Hardware-antennas, radio, software to install at N & S Gates.(two base stations)
 Radios/batteries/shoulder mics for patrol (3 portable radios)

PURCHASE:

PHASE	START DATE	ESTIMATED COMPLETION DATE	ESTIMATED TIME REQUIRED
PLANNING	7-1-14	8-1-14	1 month
ENVIRONMENTAL	n/a		
DESIGN	n/a		
CONSTRUCTION	8-1-14	8-15-14	15 days

PROJECT OBJECTIVES: Required update to the present use of the 800mhz Sac County radio system.

POTENTIAL BENEFITS:

TANGIBLE:

INTANGIBLE:

CAPITAL EXPENDITURE REQUEST

Date: 4-08-14

PROJECT REQUEST SUMMARY**Department:** Security**PROJECT NAME:** Two Way Radio Replacement (required)**PROJECT IMPACTS:**

ENVIRONMENTAL:

RIGHT OF WAY:

AGENCY APPROVALS:

WATER RIGHTS:

OPERATING:

CAPACITY:

PROJECT BUDGET	PLAN	ENVIRON	DESIGN	CONST	TOTAL
ORIGINAL BUDGET					
INITIAL PERIODS OF FUNDING					
CURRENT PROJECT BUDGET					
ADJUSTED PROJECT BUDGET					
PROJECT FUNDING					
REPLACEMENT RESERVES	n/a	n/a	n/a	\$12,000	\$12,000
UNRESTRICTED CASH					
CAPITAL IMPROVEMENT FEES					
DEVELOPER CONTRIBUTIONS					
OTHER					

PROJECT FUNDING COMMENTS:

RESOLUTION # 2014-08

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT APPROVING THE PROPOSED BUDGET FOR FISCAL YEAR 2014-15

WHEREAS, District departments have submitted estimates of budget requirements for Fiscal Year 2014-2015 and those estimates have been reviewed by the General Manager and Finance Committee; and

WHEREAS, the General Manager has submitted the tabulations of said estimates together with proposed revisions to the Board of Directors; and

WHEREAS, the Board of Directors has reviewed and considered the proposed budget for Fiscal Year 2014-2015; and

BE IT RESOLVED AND ORDERED that the proposed budget for Fiscal Year 2014-2015, as submitted by the District Finance Officer and as reviewed by the Board of Directors is a proper financial program for the budget period and constitutes the proposed budget for 2014-2015; and

BE IT FURTHER RESOLVED AND ORDERED that a public presentation was conducted for the budget for the Fiscal Year 2014-2015 on May 21, 2014 at 5:30 p.m. in the Board Room at 15160 Jackson Road, Rancho Murieta, California.

NOW, THEREFORE, it is resolved that the District's 2014-2015 Budget is hereby adopted and ordered filed with the County Auditor of Sacramento County in accordance with Section 5931 of the Government Code.

PASSED AND ADOPTED this 18th day of June 2014, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gerald Pasek, President of the Board
Rancho Murieta Community Services District

[SEAL]
Attest:

Suzanne Lindenfeld, District Secretary

MEMORANDUM

Date: May 15, 2014
To: Board of Directors
From: Darlene Gillum, Director of Administration
Subject: Review of 2014-15 Proposed Service Charge and Special Tax Adjustments

RECOMMENDED ACTION

Introduce Ordinance 2014-01, an Ordinance of the Rancho Murieta Community Services District, amending Chapter 14 of the District Code relating to Water; amending Chapter 15 of the District Code relating to Sewer; amending Chapter 16 of the District Code relating to Drainage; amending Chapter 16A of the District Code relating to Drainage Tax; amending Chapter 21 of the District Code relating to Security Code; and amending Chapter 31 of the District Code relating to Solid Waste Collection and Disposal, waive the full reading of the Ordinance and continue to the June 18, 2014 Board meeting for adoption.

BACKGROUND

The purpose of this service charge adjustment hearing is to receive community input on the rate adjustments as well as to receive Board direction addressing adjustments resulting from community input.

The budget previewed in March was the basis for rate adjustment notices to the community.

At the April Board Meeting the Directors postponed implementing the Drought Related Tiered Pricing structure and requested that staff review the impacts of that structure in more detail. Therefore, the Drought Related Tiered Pricing that was included in the Prop 218 Notices has been removed from the proposed changes to the 2014-15 rates.

To formally adopt new rates, various chapters of the District Code will be changed by approving the attached Ordinance 2014-01, which reflects the rates associated with the March draft budget. The actual rates implemented will be lower if the most recent budget draft is approved by the board of directors.

Rate Adjustment Overview

Based on the April 2014 Prop 218 notice, the following increases to the Water, Sewer and Solid Waste enterprise funds and the Security and Drainage special tax rates are based on the May budget draft. These rates may potentially be reduced as a result of the June 7, 2014 Budget Workshop, but in no event will the 2014-15 rates be any higher.

WATER

The proposed 2014-15 monthly bill changes for an average consumption residential metered lot are: **\$10.27 per month**, of which \$1.75 is related to the increase in the Water Treatment Plant 1 expansion project debt repayment, \$1.61 is related to operation cost increases, and \$6.91 is related to drought impacts of projected 15% lower usage and increased conservation efforts.

	Current Rate 2013-14	Proposed 2014-15
Base Charge (w/o reserve contribution)	\$30.78	\$33.22
Reserve Contribution	\$6.39	\$6.39
Usage Charge (per cf)	\$.0152	\$.0163
Debt Service Charge	Included in base charge and usage charge	\$6.00
<ul style="list-style-type: none"> • Non-residential customers are charged one base charge per month per meter plus the reserve contribution times their Water EDU (equivalent dwelling unit) value plus usage 		

SEWER

The proposed 2014-15 monthly bill changes for a residential metered lot are: **\$1.77 per month** increase, which is related to increased cost for the day-to-day wastewater operations.

	Current Rate 2013-14	Proposed 2014-15
Base Charge (w/o reserve contribution)	\$40.74	\$42.51
Reserve Contribution	\$8.73	\$8.73
<ul style="list-style-type: none"> • Non-residential customers are charged the base charge plus the reserve contribution times their Sewer EDU (equivalent dwelling unit) value 		

SOLID WASTE

The proposed 2014-15 monthly bill changes for a 64 gallon container are: **\$.46 per month** increase (for the container and the Sacramento County Surcharge) inclusive of the operational increase in the California Waste Recovery Services and the increase in the Sacramento County Surcharge.

	Current Rate 2013-14	Proposed 2014-15
38 gallon container (T38)	\$17.45	\$17.85
64 gallon container (T64)	\$19.12	\$19.56
96 gallon container (T96)	\$28.47	\$29.12
Sac County Surcharge	\$1.18	\$1.20
Extra Cart (38 gallon)	\$7.88	\$8.00
Extra Cart (64 gallon)	\$9.82	\$9.97
Extra Cart (96 gallon)	\$20.88	\$21.19

Extra Recycle Cart	\$6.28	\$6.37
Extra Yard Waste Cart	\$6.02	\$6.28
Yard Waste Exemption	(\$2.00)	(\$2.00)

DRAINAGE

The proposed 2014-15 monthly bill changes for a residential metered lot are: \$.09 per month increase for operational increases.

	Current Rate 2013-14	Proposed 2014-15	Max Rate 2014-15
Developed Property			
Residential (per lot)			
Metered	\$4.64	\$4.73	\$4.73
Unmetered	\$4.64	\$4.73	\$4.73
The Villas	\$3.10	\$3.16	\$3.16
Murieta Village	\$3.10	\$3.16	\$3.16
Non-Residential (per acre)			
1 Retail	\$23.178	\$23.642	\$23.642
2 Industrial/Whse	\$24.625	\$25.118	\$24.622
3 Light Industrial	\$18.830	\$19.207	\$19.207
4 Office	\$21.729	\$22.164	\$22.164
5 Landscape (golf course/park sites)	\$4.346	\$4.433	\$4.433
6 Murieta Equestrian Center	\$1.677	\$1.711	\$1.711
7 RMCC (club house and parking)	\$0.000	\$0.000	\$0.000
8 Airport	\$1.931	\$1.970	\$1.970
9 Geyer Property	\$14.485	\$14.775	\$14.775
Undeveloped Property			
Residential & Non-Residential	\$2.740	\$2.795	\$2.795

SECURITY

The proposed 2014-15 monthly bill changes for a residential inside-gate metered lot are: **\$1.00per month** of which \$.10 of the increase is for operational increases and \$.90 of the increase is for capital replacement reserves.

Developed Property	Current Rate 2013-14	Proposed 2014-15	Max Rate 2014-15
Residential (per lot)Inside Gates			
Metered	\$25.93	\$26.93	\$26.93
Unmetered	\$20.34	\$21.54	\$21.54
Outside Gates	\$6.24	\$6.49	\$6.49
Non-Residential (per Building square foot)			
1 Highway Retail	\$.2338	\$.2426	\$.2426
2 Other Retail/comm.	\$.0253	\$.0262	\$.0262
3 Industrial/Whse/Lt Industrial	\$.0550	\$.0571	\$.0571
4 Office	\$.0131	\$.0137	\$.0137
5 Institutional	\$.0131	\$.0137	\$.0137
6 Public Utility	\$.0419	\$.0435	\$.0435
7 Murieta Equestrian Center	\$.0037	\$.0040	\$.0040
8 RMCC	\$.0660	\$.0683	\$.0683
9 Airport	\$.0167	\$.0173	\$.0173
Undeveloped Property (per acre)			
Inside Gates	\$21.9628	\$22.7785	\$22.7785
Outside Gates	\$3.2728	\$3.3945	\$3.3945

The average increase in the monthly bill for a residential metered lot is approximately 8.35% as a result of these rate increases. Please refer to the attached Sample Bill.



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

**Worst Case Bill Impact
2014-15 Proposed Budget**

May 18, 2014

ATTACHMENT 1

Average Monthly Customer Bill				Current	Proposed	Change	
				Monthly Rates	Rates		
				July 1, 2013			
Residential Metered Lot							
Water							
Average Usage in CF	1663						
		Current	Proposed				
Residential Usage							
Usage Charge per CF	\$ 0.0140	\$ 0.0163		\$ 23.29	\$ 27.11	\$ 3.83	
Debt Service Prefunding	\$ 0.0012	\$ -		\$ 2.00	\$ -	\$ (2.00)	
Residential Base							
Residential Base				\$ 28.53	\$ 33.22	\$ 4.69	
Debt Service Prefunding				\$ 2.25	\$ -	\$ (2.25)	
Reserve Contribution				\$ 6.39	\$ 6.39	\$ -	
Debt Service Prefunding				\$ -	\$ 6.00	\$ 6.00	
Water Total				\$ 62.45	\$ 72.72	\$ 10.27	16.44%
Sewer							
Residential Base				\$ 37.59	\$ 39.36	\$ 1.77	
Debt Service Prefunding - Perm Irrig Fields				\$ 3.15	\$ 3.15	\$ -	
Reserve Contribution				\$ 6.81	\$ 6.81	\$ -	
CDO Reimbursement				\$ 1.92	\$ 1.92	\$ -	
Sewer Total				\$ 49.47	\$ 51.24	\$ 1.77	3.58%
Solid Waste (avg. 64 Gallon Container)				\$ 20.30	\$ 20.76	\$ 0.46	2.27%
Security Tax (Maximum Tax Ceiling \$26.93)				\$ 25.93	\$ 26.93	\$ 1.00	3.86%
Drainage Tax (Maximum Tax Ceiling \$4.73)				\$ 4.64	\$ 4.73	\$ 0.09	1.94%
				\$ 162.79	\$ 176.38	\$ 13.59	8.35%

- * Assumptions
- 15% conservation in water consumption
- Drought fiscal impacts included

Murieta Village Lot

				Current	Proposed	Change	
				Monthly Rates	Rates		
				July 1, 2013			
Water							
Average Usage in CF	440						
		Current	Proposed				
Residential Usage							
Usage Charge per CF	\$ 0.0140	\$ 0.0163		\$ 6.16	\$ 7.18	\$ 1.01	
Debt Service Prefunding	\$ 0.0012	\$ -		\$ 0.53	\$ -	\$ (0.53)	
Residential Base							
Residential Base				\$ 28.53	\$ 33.22	\$ 4.69	
Debt Service Prefunding				\$ 2.25	\$ -	\$ (2.25)	
Reserve Contribution				\$ 6.39	\$ 6.39	\$ -	
Debt Service Prefunding				\$ -	\$ 6.00	\$ 6.00	
Water Total				\$ 43.86	\$ 52.79	\$ 8.92	20.35%
Sewer							
Residential Base				\$ 37.59	\$ 39.36	\$ 1.77	
Debt Service Prefunding - Perm Irrig Fields				\$ 3.15	\$ 3.15	\$ -	
Reserve Contribution				\$ 6.81	\$ 6.81	\$ -	
CDO Reimbursement				\$ 1.92	\$ 1.92	\$ -	
Sewer Total				\$ 49.47	\$ 51.24	\$ 1.77	3.58%
Solid Waste (avg. 64 Gallon Container)				\$ 20.30	\$ 20.76	\$ 0.46	2.27%
Security Tax (Maximum Tax Ceiling \$6.49)				\$ 6.24	\$ 6.49	\$ 0.25	4.01%
Drainage Tax (Maximum Tax Ceiling \$3.16)				\$ 3.10	\$ 3.16	\$ 0.06	1.94%
				\$ 122.97	\$ 134.44	\$ 11.46	9.32%

- * Assumptions
- 15% conservation in water consumption
- Drought fiscal impacts included

Vacant or Unmetered Lot

				Current	Proposed	Change	
				Monthly Rates	Rates		
				July 1, 2013			
Security Tax (Maximum Tax Ceiling \$21.54)				20.34	21.54	1.20	5.9%
* Water Standby \$10.00 PER YEAR				0.83	0.83	0.00	0.0%
* Sewer Standby \$10.00 PER YEAR				0.83	0.83	0.00	0.0%
Drainage Tax (Maximum Tax Ceiling \$4.73)				4.64	4.73	0.09	1.9%
				\$26.64	\$27.93	\$1.29	4.84%

* This fee is billed annually at \$10.00 and is shown as a monthly rate for comparison purposes only.

ORDINANCE NO. 2014-01

AN ORDINANCE OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT, AMENDING CHAPTER 14 OF THE DISTRICT CODE, RELATING TO WATER; AMENDING CHAPTER 15 OF THE DISTRICT CODE RELATING TO SEWER; AMENDING CHAPTER 16 OF THE DISTRICT CODE RELATING TO DRAINAGE; AMENDING CHAPTER 16A OF THE DISTRICT CODE RELATING TO DRAINAGE TAX; AMENDING CHAPTER 21 OF THE DISTRICT CODE RELATING TO SECURITY CODE; AND AMENDING CHAPTER 31 OF THE DISTRICT CODE RELATING TO SOLID WASTE COLLECTION AND DISPOSAL

BE IT ORDAINED by the Board of Directors of the Rancho Murieta Community Services District, Rancho Murieta, Sacramento County, California, as follows:

SECTION ONE:

I) The Water Code, Chapter 14, Section 7.00 Rates and Charges is amended as follows:

Section 7.05 Rates for Metered Service.

(a) General metered service shall be as follows:

MONTHLY CHARGES

Basic service charge	\$33.22/mo
Reserve contribution	<u>\$ 6.39/mo</u>

Total Basic Service Charge	\$39.61/mo
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Usage charge per cubic foot:

Basic volumetric rate per cubic foot	\$ 0.0163/cu. ft.
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Debt Service Charge	\$ 6.00/mo
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(b) Metered service to residential lots at Murieta Village shall be as follows:

MONTHLY CHARGES

Basic service charge	\$33.22/mo
Reserve contribution	<u>\$ 6.39/mo</u>

Total Basic Service Charge	\$39.61/mo
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Usage charge per cubic foot:

Basic volumetric rate per cubic foot	\$ 0.0163/cu. ft.
--------------------------------------	-------------------

Debt Service Charge	\$ 6.00/mo
---------------------	------------

(c) Non-Residential metered service shall be as follows:

MONTHLY CHARGES

Basic Service Charge for non-residential shall be based on an EDU basis

Monthly Charges

Basic Service Charge for non-residential metered service shall be calculated on number of meters and an EDU basis for each customer multiplied by the Basic Service Charge reflected in Section 7.05(a) above.

Usage charge per cubic foot:
 Basic volumetric rate per cubic foot \$ 0.0163/cu. ft.

Debt Service Charge for non-residential metered service shall be calculated on number of meters and an EDU basis for each customer multiplied by the Debt Service Charge reflected in Section 7.05(a) above.

II) The Sewer Code, Chapter 15, Section 7.00 Rates and Charges, is amended as follows:
Section 7.03 Rates and Charges for Service. The monthly service charge for each premise receiving sewer service from the District shall be:

Residential or other premises, each unit	
Base rate	\$39.36 per month
Debt service prefunding	\$ 3.15 per month
Reserve contribution	\$ 6.81 per month
CDO Reimbursement	<u>\$ 1.92 per month</u>
Total monthly service charge	\$51.24 per month

Murieta Village, per unit	
Base rate	\$39.36 per month
Debt service prefunding	\$ 3.15 per month
Reserve contribution	\$ 6.81 per month
CDO Reimbursement	<u>\$ 1.92 per month</u>
Total monthly service charge	\$51.24 per month

Non-Residential
 Monthly service charge for non-residential sewer service shall be calculated on an EDU basis for each customer multiplied by the residential service charge.

III) The Drainage Code, Chapter 16, Section 7.00 Rates and Charges, is amended as follows:
Section 7.01 Rates and Charges: Drainage charges for operation and maintenance of the District's system shall be as set forth in Chapter 16A, Section 3.00.

The Drainage Code, Chapter 16A, Section 3.00 Drainage Tax, is amended as follows:
Section 3.00 Rates and Charges for Operation and Maintenance of the District's system shall be:

Commencing July 1, 2014, property within the District shall be assessed a monthly drainage tax as follows. The maximum monthly tax rates shown reflect annual adjustments, per Section 5.00.

<u>LAND USE</u>		Monthly Special Tax Rates Fiscal Year 2014-15	Monthly Special Tax Rates Maximum Ceiling Rate Year 2014-15
DEVELOPED PROPERTY			
Residential			
-Metered Developed	Per Lot	\$ 4.73	4.73
-Unmetered Developed	Per Lot	\$ 4.73	4.73
-The Villas	Per Lot	\$ 3.16	3.16
-Murieta Village	Per Lot	\$ 3.16	3.16

Non-Residential			
-Retail	Per Acre	\$ 23.642	23.642
-Industrial/Warehouse	"	\$ 25.118	25.118
-Light Industrial	"	\$ 19.207	19.207
-Office	"	\$ 22.164	22.164
-Landscaped Areas (golf course & park site)	"	\$ 4.433	4.433
-Murieta Equestrian Center	"	\$ 1.711	1.711
-RMCC (club house & parking)	"	\$ 0.000	0.000
-Airport	"	\$ 1.970	1.970
-Geyer Property	"	\$ 14.775	14.775

UNDEVELOPED PROPERTY

Uses Drainage System

-Residential and Non-Residential	Per Acre	\$ 2.795	2.795
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Does Not Use Drainage System

-Lakeview	"	\$ 0.00	0.00
-PTF N of Cosumnes	"	\$ 0.00	0.00

IV) The Security Code, Chapter 21, Section 5.00 Security Tax, is amended as follows:
Commencing July 1, 2014, property within the District shall be assessed a monthly security tax as follows. The maximum tax rates shown reflect annual adjustments, per Section 5.00:

		Monthly Special Tax Rates Fiscal Year 2014-15	Monthly Special Tax Rates Maximum Ceiling Rate Year 2014-15
DEVELOPED PROPERTY			
Residential			
Inside Gates			
- Metered	Per Lot	\$ 26.93	26.93
- Unmetered	Per Lot	\$ 21.54	21.54
Outside Gate	Per Lot	\$ 6.49	6.49
Non-Residential			
- Highway Retail	Per Building Sq. Ft.	\$ 0.2426	0.2426
- Other Retail/Commercial	"	\$ 0.0262	0.0262
- Industrial/Warehouse/Lt Industrial	"	\$ 0.0571	0.0571
- Office	"	\$ 0.0137	0.0137
- Institutional	"	\$ 0.0137	0.0137
- Public Utility	"	\$ 0.0435	0.0435
- Equine Complex	"	\$ 0.0040	0.0040
- RMCC	"	\$ 0.0683	0.0683
- Airport	"	\$ 0.0173	0.0173
UNDEVELOPED PROPERTY			
- Inside Gates	Per Acre	\$22.7785	22.7785
- Outside Gates	Per Acre	\$ 3.3945	3.3945

V) The Solid Waste Collection and Disposal Code, Chapter 31, Section 4.0 Collection Rates, is amended as follows:

Section 4.03 Collections Rates. The monthly service charge shall be:

(1) Garbage Collection Services (rates include Sacramento County Surcharge)

38 gallon cart	\$ 17.85
64 gallon cart	\$ 19.56
96 gallon cart	\$ 29.12

(2) Additional Garbage Carts

38 gallon cart	\$ 8.00
64 gallon cart	\$ 9.97
96 gallon cart	\$ 21.19

(3) Additional Recycling Cart (in excess of 1 recycled cart)

38 gallon cart	N/A
64 gallon cart	\$ 6.37
96 gallon cart	\$ 6.37

(4) Additional Green Waste Cart (in excess of 2 green waste carts)

38 gallon cart	N/A
64 gallon cart	\$ 6.37
96 gallon cart	\$ 6.37

(6) Sacramento County Surcharge

\$ 1.20

SECTION TWO:

To the extent the terms and conditions of this Ordinance may be inconsistent or in conflict with the terms and provisions of any prior District ordinances, resolutions, rules, or regulations the terms of this Ordinance shall prevail with respect to the terms and provisions thereof, and such inconsistent or conflicting terms and provisions of prior ordinances, resolutions, rules, and regulations are hereby repealed.

SECTION THREE:

This Ordinance shall be in full force and effect thirty (30) days after adoption and shall be published not less than once in a newspaper of general circulation published in the District within ten (10) days after adoption.

SECTION FOUR:

The establishment, modification, structuring, restructuring and approval of the fees, rates, tolls, or other charges as set forth herein are for the purposes of continuing to meet the District's costs for operation and maintenance, supplies and equipment, financial reserves, and capital replacement needs, and are necessary to maintain service within the District's existing service area.

PASSED AND ADOPTED by the Board of Directors of the Rancho Murieta Community Services District, Sacramento County, California, at a meeting held on June 18, 2014, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Gerald Pasek, President of the Board
Rancho Murieta Community Services District

[seal]

ATTEST:

Suzanne Lindenfeld, District Secretary

DRAFT

MEMORANDUM

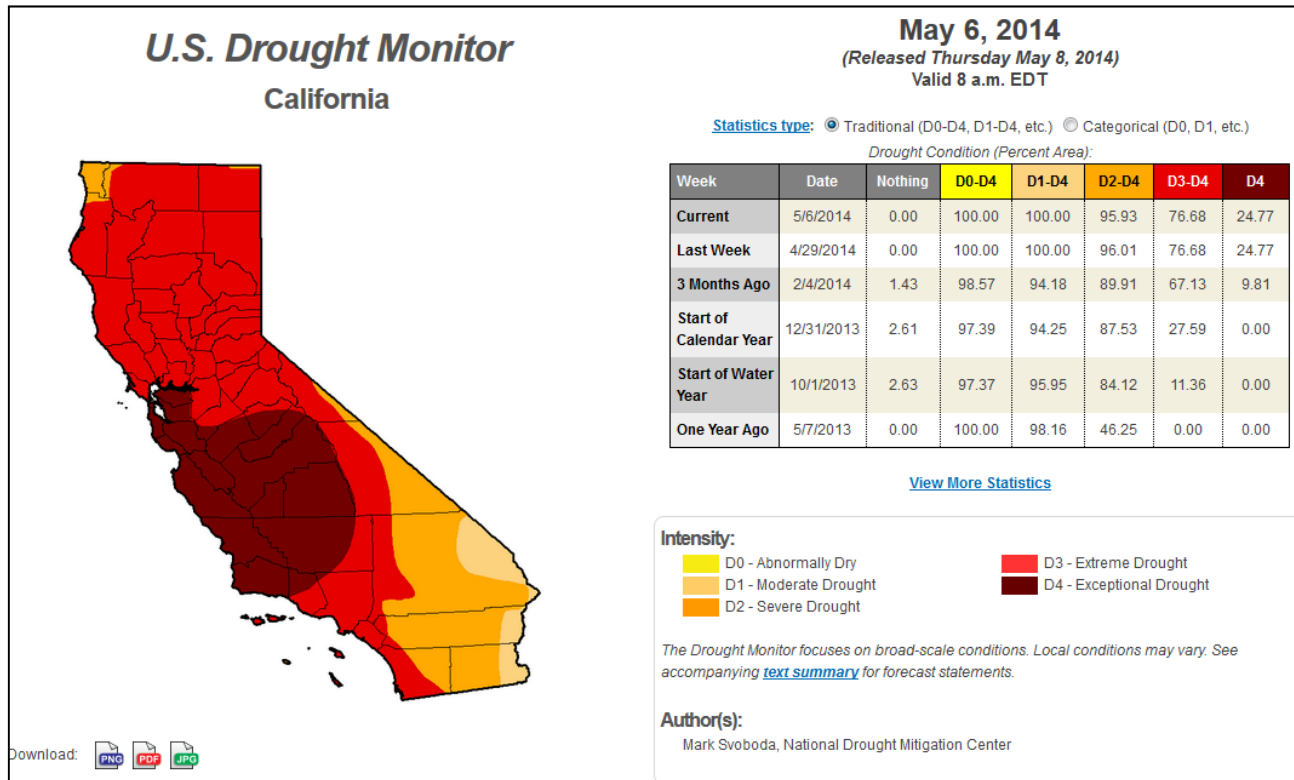
Date: May 14, 2014
 To: Board of Directors
 From: Darlene Gillum, Assistant General Manager
 Paul Siebensohn, Director of Field Operations
 Subject: Receive Drought Update

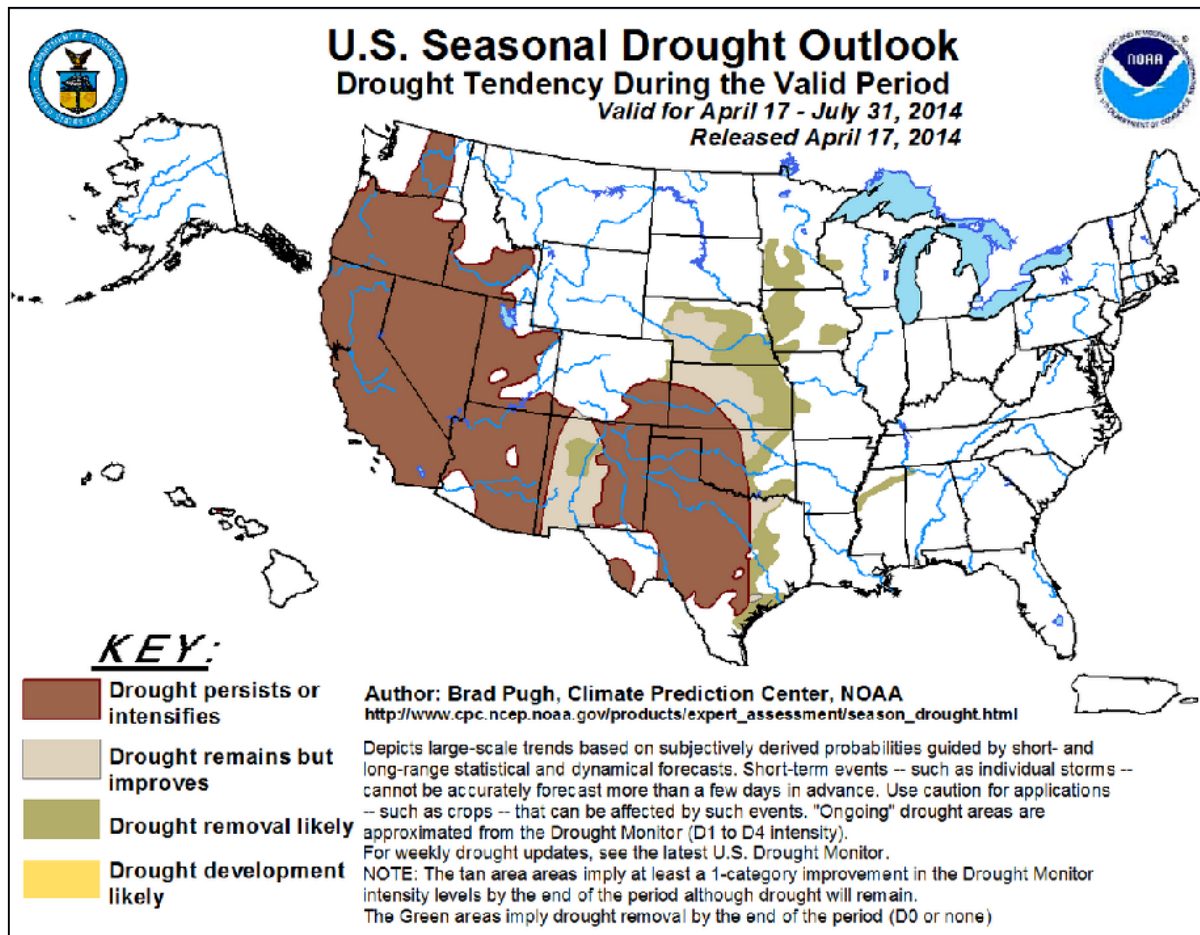
RECOMMENDED ACTION

No action – receive update.

FUTURE FORECASTS

No rain is forecasted for the near future. Long term forecasting is continuing to show we will be in a persistent extreme drought, see updated Drought Monitor for California below.





RIVER FLOWS AND DIVERSIONS

We continue pumping to top off our reservoir storage levels as river flows allow through May 31.

STAGE 1 DECLARATION

As the District's reservoirs were being maintained near full storage, on April 16, 2014 the District Board decided to go from a Stage 2 to a Stage 1 drought declaration. This allowed the community to irrigate three (3) days a week instead of only two (2) days a week. On April 25, 2014 California Governor Jerry Brown issued an executive order to reaffirm the State's need to continue to conserve water. It provided that "all California residents should refrain from wasting water" and it then listed some things to avoid and limit, as well as for Homeowner's Associations not to punish those complying with water conservation. Similarly, other provisions in section 3 of the Order use "should."

As applied to the District, the Order is a recommendation and not an affirmative mandate. Even though our reservoirs are full, with next year's weather outlook uncertain with the potential to continue to be dry, we will continue to be in a Stage 1 – Water Alert per our Water Shortage Contingency Plan. I forwarded an email to the Rancho Murieta Association's General Manager and Facilities Manager, and to the Rancho Murieta Country Club's General Manager and included a link to the Governor's Executive Order as well as posting the link on our website. The link changed

recently due the governor's website updating. The recent link as of this report is <http://gov.ca.gov/news.php?id=18496>

Residents have done a great job in responding to our call for water conservation in comparison to 2013 YTD water consumption. We have seen a 22.6% reduction in total potable water consumption YTD through April 2014 compared to the same time period in 2013. The May mid-cycle read indicates that we are on track to maintain the 22.6% reduction in consumption YTD through May. However, we are entering into the first hot weather cycle of the year with temperatures expected to approach 100 degrees by the end of this week. This hot spell is likely to cause a spike in irrigation usage.

The downside is that although we are seeing conservation efforts that result in a 22.6% savings from last year, the amount of water consumption for this fiscal year to date (July 2013 through April 2014) is still exceeding projected/budgeted consumption by 5.6%.

EDUCATION AND OUTREACH
EDUCATION AND OUTREACH

Education and outreach activities have included meeting with the Fishing Club, the Women's Club, the Kiwanis Club and our Water Conservation (Drought) Fair on April 12, 2014. At all events, most of the feedback has been very positive with residents being concerned about saving water and thankful for the rebates and free water saving devices that we have been handing out. No new events are scheduled on the immediate horizon.

We continue to have a banner posted at the District office for our Stage 1 notification. Our website is being updated as needed to convey the most recent information we have available for drought education and outreach.

MEMORANDUM

Date: May 20, 2014
To: Board of Directors
From: Darlene Gillum, Assistant General Manager
Subject: Review, Consider and Possible Approval of Financing and Services Agreement

RECOMMENDED ACTION

Approve the Financing and Services Agreement with Cosumnes River Land, Rancho Murieta Properties, Murieta Industrial Park, Murieta Lakeside Properties, and Murieta Highlands in substantially the form as presented at this meeting and authorize the Board President to approve and sign the final Agreement together with any minor additions or changes deemed necessary or advisable by the Board President in consultation with the Agency General Manager and General Counsel.

BACKGROUND

Staff and Cosumnes River Land, LLC ("CRL") and Rancho Murieta Properties, LLC ("RMP") have been negotiating the terms of the attached Finance and Services Agreement ("FSA") since January 2014. The attached FSA incorporates the terms of the Term Sheet between the District, CRL and RMP which was executed in December 2013 (attached for reference) with the exception to the financing of the Water Treatment Plant #1 Expansion ("WTP1 Expansion"). The financing terms have been renegotiated due to the final bid costs exceeding Roebbelen's initial construction cost estimate by approximately \$1,000,000. The initial estimate, including the estimated soft cost, was \$11,360,122. The final firm bids plus the additional force-main construction (which was not included in the initial estimate) and the estimated soft cost is \$12,312,588 for the first phase (4.0 mgd). The second phase, which adds 1.0 mgd of treated water capacity for CRL/RMP, is \$540,000; making the final cost for 5.0 mgd of treated water capacity \$12,852,588.

A summary of the major deal points in the FSA follows:

- 1) The WTP#1 Expansion will be completed in phases. Phase 1 will provide for a core plant structure (in the ground facilities) to produce 6.0 mgd of treated water. Phase 1 will provide sufficient filtration membranes to produce 4.0 mgd of treated water; leaving 2.0 mgd of production capacity for future phases. The Phase 1 4.0 mgd will be allocated accordingly:

District	1.5 mgd
CFD #1	1.5 mgd
CRL/RMP	.5 mgd
Other	<u>.5 mgd</u>
	4.0 mgd

- 2) Phase 2 of the WTP#1 Expansion will be constructed at CRL/RMP's request when they are in need of increasing their purchased water capacity to a total of 1.5 mgd; increasing total plant treated water capacity production to 5.0 mgd.
- 3) The cost for Phase 1 and Phase 2 of the WTP#1 Expansion is \$12,852,588 to be shared as follows :
 - a. CFD #1 share is limited to the \$4,136,099 available from the existing R&B letters of credit, which equates to 32.2%
 - b. The District share to replace the existing capacity of WTP#1 of 1.5 mgd is \$4,358,245, or 33.9%
 - c. The CRL/RMP share to purchase 1.5 mgd of treated water capacity is \$4,358,245, or 33.9%
- 4) The District, CFD #1 and CRL/RMP are all eligible to receive reimbursement from future landowners who are not participating in the expansion project at this time for any core and filtration membrane costs at \$2.91 per gallon of treated capacity (or \$5,000 per EDU). Non-participating landowners are primarily Residences East, Residences West and the Apartment site.
- 5) Until the nonparticipating landowners request water capacity, the 500,000 gpd of Other capacity noted in number 1 above could potentially be borrowed by the District to decommission Water Treatment Plant #2. Replacing this borrowed capacity will be Phase 3 of the WTP#1 Expansion. The cost to the District to replace this borrowed capacity is estimated to be \$69,000, which is for filtration membranes only. The other 1.5 mgd of capacity in WTP#2 is replaced with the CFD#1 1.5 mgd they are building in Phase 1.
- 6) The net cost to the District for replacing both WTP#1 and WTP#2 after receiving reimbursement from the nonparticipating landowners is \$3,934,000 (reference the bottom of Exhibit J – page 2).
- 7) CRL/RMP will post a \$4,000,000 letter of credit within 10 days of signing the FSA and will provide a second initial payment of \$178,245 (the District received the first initial payment of \$180,000 in January 2014 for the 30 EDU provisional will serves) to cover their full obligation of \$4,358,245.
- 8) The District agrees to work with CRL/RMP on structuring a Municipal Financing, if CRL/RMP request to structure municipal financing. The cost of structuring any such financing is the responsibility of CRL/RMP. The municipal financing will replace the letter of credit upon completion.
- 9) The District agrees not to draw against the posted letter of credit until after September 14, 2014 to provide CRL/RMP time to obtain municipal financing or some other Owner financing to replace the letter of credit if CRL/RMP choose to do so.

- 10) CRL/RMP will be invoiced quarterly for the upcoming 90 days of projected expenditures.
- 11) District and CRL/RMP will meet quarterly or more frequently if required to avoid project delays, to review the project status and progress.
- 12) Cost overruns, if any, shall be shared 50/50 between District and CRL/RMP. The District will pay overrun costs subject to reimbursement by CRL/RMP from their share of any nonparticipating landowner reimbursement.
- 13) Murieta Gardens will pay \$5,900 per EDU for previously constructed infrastructure reimbursement upon water permit issue.
- 14) RMP agrees to negotiate in good faith with Rancho Murieta 205, LLC for reimbursement of previously constructed infrastructure on Rancho North Property.
- 15) The Van Vleck Irrigation Easement will be conveyed to the District.
- 16) CRL agrees to pay its fair share (22.238%) of Landowner Irrigation Facilities (i.e., the permanent Van Vleck Ranch spray fields) if the District determines it is necessary to construct such facilities.
- 17) Gardens agrees to pay \$225 per EDU for Irrigation Facilities Maintenance upon water permit issue.
- 18) CRL agrees to pay the Security Impact Fee of \$750 per lot or Commercial/retail EDU upon water permit issue. RMP agrees to pay \$1200 per lot for the Security Impact Fee upon water permit issue.
- 19) CRL/RMP agree to pay all standard District fees such as Water Supply Augmentation, Capital Improvement, Water meter installation, and Water and Sewer inspection fees.
- 20) CRL/RMP acknowledge that additional winter impoundments for secondary treated wastewater may be necessary for the provision of sewer service to their properties and will work with District cooperatively as necessary.
- 21) CRL/RMP acknowledges that use of recycled water is their responsibility.
- 22) The provision of water runs with the land.
- 23) The term of the Agreement expires December 31, 2034 with a single 10 year extension available upon mutual agreement.

-DRAFT-

FINANCING AND SERVICES AGREEMENT

This Financing and Services Agreement ("**Agreement**") is entered into this ____ day of _____, 2014 ("**Effective Date**"), by and among the Rancho Murieta Community Services District ("**DISTRICT**"), a community services district organized under the laws of the State of California, and the following owners of land in the District - Cosumnes River Land, LLC ("**CRL**"); Murieta Industrial Park, LLC ("**MIP**"); Murieta Lakeside Properties, LLC ("**MLP**"); and Murieta Highlands, LLC ("**MH**") (CRL, MIP, MLP, and MH collectively are the "**Owners**" and individually an "**Owner**"). The DISTRICT, CRL, MIP, MLP, and MH are also sometimes individually referred to herein as a "**Party**" and collectively as "**Parties**."

RECITALS

A. DISTRICT is authorized to provide services within the DISTRICT, including, without limitation, obtaining a raw water supply, storage of raw water, treatment, storage and distribution of potable water, collection, treatment and disposal of wastewater, management and control of storm water runoff and drainage, provision of security services, provision of solid waste collection and disposal, and the administrative support required for such services.

B. Each Owner owns certain lands within the boundaries of DISTRICT, and Owners represent that such lands have been granted or are seeking land use entitlements by the County of Sacramento. CRL owns the 62 acre property and project known as the Murieta Gardens I & II ("**Gardens**"), which property is more particularly described in Exhibit A-1. MIP owns the real property which is described in Exhibit A-2. MLP owns the real property which is described in Exhibit A-3. MH owns the real property which is described in Exhibit A-4. The lands described in and shown on Exhibits A-1, A-2, A-3, and A-4, are individually referred to herein as a "**Property**" and one or more thereof collectively as the "**Properties**". The Properties described in Exhibits A-2, A-3 and A-4 are sometimes referred to herein as the "**Rancho North Properties**" and the project to be constructed thereon as the "**Rancho North Project**" which currently is comprised of approximately 800 acres of unimproved lands intended to be developed primarily for residential uses. Rancho Murieta Properties, LLC, a California limited liability company ("**RMP**") owns or controls the Owners. A general diagram of the Rancho North Properties is attached as Exhibit A-5.

C. DISTRICT presently owns and operates two water treatment plants and facilities known as Water Treatment Plant #1 ("**WTP #1**") and Water Treatment Plant #2 ("**WTP #2**"). WTP #1 has reached its useful life and WTP #2 is also technologically outdated.

D. Owners wish to obtain a commitment in the form of "will serve" letters from the DISTRICT that the water services provided by DISTRICT will be available to the owners, residents and occupants of the Properties. As the first step in obtaining such services, the Owners and DISTRICT have signed and delivered a Fee and Services Agreement Term Sheet approved on December 18th, 2013 by the Board of Directors of the DISTRICT and fully executed by all parties (the "**Term Sheet**"). This Agreement terminates and supersedes the Term Sheet. CRL delivered to the DISTRICT a check in the amount of \$180,000 (the "**Initial Payment**") and, in exchange, the DISTRICT delivered to CRL a provisional "will serve" letter for 30 equivalent dwelling units (EDUs) of water service to the Gardens Property currently

intended to be used for an 83 room hotel, 24 extended stay units and related improvements (the “**Initial Will Serve Letter**”), all in conformance with the Term Sheet and the District EDU Standard (as defined in Exhibit B, the “**District EDU Standard**”). A copy of the Initial Will Serve Letter, dated January 13, 2014, is attached hereto as Exhibit C. DISTRICT and its DISTRICT Engineer represent and warrant that the DISTRICT currently has sufficient water supply and water treatment capacity to provide the 30 EDUs of water service and that the issuance of the Initial Will Serve Letter is not conditioned upon satisfaction of any further requirements of the DISTRICT.

E. DISTRICT and Owners, as well as other owners of property within the DISTRICT’S boundaries, desire to provide for the design, permitting, expansion and upgrade of WTP #1 (the “**WTP Improvements**”), which currently serves existing residents of Rancho Murieta. DISTRICT plans to proceed with the WTP Improvements upon execution of this Agreement and delivery of Owners security. The Parties acknowledge that the WTP Improvements may be constructed (with installation of cassettes and filters) in phases to better meet the timing of demand for potable water for existing users and future development by the Owners and DISTRICT and to reduce costs. DISTRICT will construct Phase 1 of the WTP Improvements consisting of four water treatment process basins, cassettes and filtration membranes for installation in three process trains within basins 1 through 3 sufficient to generate 4 million net gallons per day (4 mgd) of usable treated water capacity. Upon Owners’ request, the DISTRICT will complete the fourth water treatment process train including cassettes and filter membranes and related improvements sufficient to generate one mgd net of additional usable treated water capacity as Phase 2 of the WTP Improvements. The plant is designed for subsequent additions to capacity, which may be phased to provide capacity such that total plant capacity could reach 6.0 mgd of net usable treated water capacity. This last one mgd of net capacity would be undertaken at the discretion of the DISTRICT based on need.

F. DISTRICT has entered into one or more separate reimbursement and shortfall agreements with other landowners and through the Community Facilities District #1 (“**CFD#1**”) within Rancho Murieta to obtain, *inter alia*, landowner financial assistance towards the WTP Improvements one of which such agreements, together with any amendments thereto, is commonly known as the “**670 FSA**”.

G. The Owners desire that the DISTRICT undertake the design and construction of the WTP Improvements to the extent that (1) upon completion of Phase 1, the WTP Improvements will provide sufficient usable treated water capacity to allow 500,000 net gpd thereof to be reserved to the Owners’ Properties, and (2) upon completion of Phase 2, the WTP Improvements will provide an additional 1.0 mgd net of usable treated water capacity reserved to the Owners’ Properties, for a combined total of 1.5 mgd net of usable treated water capacity to be reserved to the Properties. The Phase 1 and 2 allocation of the 1.5 mgd net capacity to the Properties shall be allocated among each of the Properties as shown on the attached Exhibit D, and the balance of the usable treated water net capacity to be made available by the completion and operation of the WTP Improvements is intended to be allocated also as provided in Exhibit D. The usable treated water capacity reserved to each Property as shown on this exhibit for subsequent allocation to the Owners’ Properties is referred to in this Agreement as the Owners’ “**Purchased Capacity**.”

H. DISTRICT and Owners desire that the DISTRICT begin construction on the Phase 1 WTP Improvements as soon as possible and Owners desire to provide their fair share

funding for such effort, including, without limitation, the Initial Payment, plus additional funding as is more particularly provided in this Agreement, for the purpose of facilitating the timely construction and operation of the WTP Improvements for Owners to obtain treated water capacity for the timely development of their Properties.

I. DISTRICT acknowledges that it is a party to an “Agreement for Use of Reclaimed Water”, with Rancho Murieta Country Club, Inc., Rancho Murieta Properties, LLC and Murieta Industrial Park, LLC, Recorded in Sacramento County on May 16, 1988.

J. This Agreement is primarily a financing agreement and is not a “project” under the California Environmental Quality Act (“CEQA”) and, therefore, is not subject to CEQA review. The environmental impacts of the projects contemplated by this Agreement have been or will be properly reviewed and assessed by DISTRICT or County of Sacramento pursuant to CEQA.

K. The Owners and DISTRICT desire to enter into this Agreement to set forth their respective obligations and timing towards funding, designing and constructing the WTP Improvements to serve the Properties and the terms upon which DISTRICT will provide treated water capacity will serve letters for the Properties, and to address certain other related matters which are intended to facilitate the development of the Properties. By entering into this Agreement, the Owners are agreeing to pay the fees and costs identified below, in exchange for the DISTRICT designing and constructing the WTP Improvements (and facilitating a related municipal financing for the Owners if requested and as described below) and providing treated water capacity to serve the Properties.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants herein contained, the receipt and sufficiency of which is hereby acknowledged, and further confirming the accuracy and completeness of the foregoing Recitals, which Recitals are incorporated into this Agreement, the Parties hereto agree as follows:

AGREEMENT

SECTION 1. Water Treatment Plant

1.1. Potable Water Usage.

The Parties agree that the existing facilities of DISTRICT for the treatment and production of potable water are inadequate to produce the volume of potable water necessary to serve the entirety of the Owners’ Properties when developed. The Parties further agree that the potable water demand and allocation for the Properties shall be determined by DISTRICT based on the District EDU Standard, the number and types of lots and the lot sizes within each Owner’s respective Property and the Property’s Purchased Capacity allocation as shown in Exhibit D. Owners and the DISTRICT acknowledge and agree that the District EDU Standard may be modified by the DISTRICT in the future based on such properties’ future use of recycled water and other relevant factors.

1.2. Transfer or Sale of EDUs; Will Serve Letters.

A. Provided that CRL is not then in material default under this Agreement, prior to the development of the Gardens Property, CRL may transfer and assign to another

Property, based on scheduling and need, any portion of the 30 EDUs covered by the Initial Will Serve Letter by delivering written notice of assignment (in a form satisfactory to DISTRICT) to the DISTRICT and the assignee/Owner of the other Property.

B. Upon completion of construction of the Phase 1 WTP Improvements, Owners will then have a collective Purchased Capacity of 500,000 (net) gpd. Upon completion of Phase 2 WTP Improvements, Owners will then have Purchased Capacity of 1,500,000 (net) gpd. When requested by an Owner, DISTRICT will issue provisional water capacity will serve letters to the applicable Owner for its respective Property, from its respective portion of the Purchased Capacity reservation and allocation as shown on Exhibit D. The Purchased Capacity will be allocated by water capacity will serve letter to specific Properties and once so allocated, the allocation will remain with the Property unless transferred and assigned pursuant to this Agreement. The allocations identified in the will serve letters shall thereafter run with the Property identified therein. DISTRICT shall create and maintain accurate books and records to memorialize the allocations and transfers (if any) of Owners' Purchased Capacity. District shall also maintain accurate records of all other treated water capacity available from the WTP Improvements allocated to applicable properties.

C. Provided that an Owner is not then in material default under this Agreement with respect to such Owner's share of the aggregate Owners' Financial Obligation (as defined in Section 1.3 C.(2)(a) below), an Owner may transfer and assign to another Property inside the District boundaries all or a portion of such Owner's share of the (i) Purchased Capacity provided that such portion of the Purchased Capacity has not yet been allocated to such Owner by the issuance of a will serve letter therefor, or (ii) Purchased Capacity which has been allocated to such Owner by the issuance of a will serve letter therefor, but which allocation such Owner agrees will not be used or necessary for development of such Owner's Property, by delivering written notice of such assignment to the DISTRICT and the assignee/Owner of the other Property (in a form satisfactory to DISTRICT).

D. Except as set forth herein, an Owner shall not transfer or sell any Purchased Capacity (whether reserved or already allocated) to any other real property. In the event any Owner's Property is entitled or develops in a manner that requires fewer EDUs and Purchased Capacity than initially reserved or allocated to such Owner for such Property, or if such Owner does not anticipate needing any excess reserved or allocated Purchased Capacity in the foreseeable future for its Property or for any other properties located within the DISTRICT boundaries which may have been acquired by such Owner after the Effective Date, such Owner may notify the DISTRICT of the availability of such excess Purchased Capacity and request the DISTRICT to approve the transfer and assignment of the excess Purchased Capacity to the DISTRICT or to the landowner of other real property within the DISTRICT. Upon receipt of such a request, the DISTRICT Board of Directors will approve or disapprove the request as determined by the Board in its reasonable discretion. The Board will render its written decision along with the reasons for the decision within 40 days from the date of the request. If the DISTRICT approves the request, then the excess Purchased Capacity reserved or allocated to the applicant Owner's Property may be transferred and assigned to the DISTRICT or the other real property (if applicable) by delivering written notice of assignment to the DISTRICT and the assignee/landowner of the other property (if applicable) in a form satisfactory to DISTRICT. In the event the DISTRICT approves such a transfer, such Owner's excess Purchased Capacity shall be transferred for consideration payable to the transferring Owner equal to \$5,000per EDU so

transferred (“**EDU Base Price**”), escalated each June 30th after the date of substantial completion of the WTP Improvements based on the previous year’s change in the construction cost index for 20 U.S. cities as reported in the Engineering News Record Construction Cost Index (“**EDU Escalated Price**”), an example of which is shown on Exhibit O. Such payment of the EDU Escalated Price shall be made by the DISTRICT or the assignee/landowner to the applicable Owner(s) at the time of the transfer of such excess Purchased Capacity (in a form acceptable to the District). In the event that the transferring Owner is in default under this Agreement at the time it seeks approval for a foregoing transfer, the existence of such default shall not serve to prohibit the foregoing transfer so long as the transferee agrees in writing to assume and perform, or does perform, all necessary actions to cure the default. The performance of such cure shall relieve and release the transferring Owner of the consequences of such default.

1.3 Water Treatment Plant Expansion; Phasing; Financing; Construction.

A. WTP Improvements; Allocated Purchased Capacity. In further specific consideration of the DISTRICT’S receipt of the Initial Payment from the Owners, and the Owners’ financial covenants set forth below, DISTRICT shall design, engineer, permit, and construct the WTP Improvements as described in the Recitals. The DISTRICT represents and warrants that the Phase 1 and Phase 2 WTP Improvements when constructed will be sufficient to reserve and allocate no less than 1.5 mgd (net) Purchased Capacity for the Owners’ Properties. By the Parties entering into and the Owners performing the Owners’ Financial Obligation (as defined in Section 1.3(C)(2)(a) below). DISTRICT agrees that upon completion of the WTP Improvements, the reservation and allocation of the Purchased Capacity (i.e., the Phase 1 Purchased Capacity upon completion of construction of Phase 1, and the Phase 1 and 2 Purchased Capacity upon completion of construction of Phase 2) to the Owners and their Properties, and the Owners’ rights and ability to transfer same as provided in this Agreement, are secured to and vested with the Owners’ and the Properties based on the allocations in Exhibit D. The DISTRICT agrees that until will serve letters have been issued by the DISTRICT covering the entire Purchased Capacity, the allocations among the Properties set forth in Exhibit D may be amended by the Owners with respect to Purchased Capacity that remains unallocated, such amendment to occur by the Owners delivering to the DISTRICT a substitute Exhibit D accompanied by a written summary of the changes shown in the amended Exhibit D. However, after development of a Property and installation of a water connection to a building or structure, the allocation of Purchased Capacity attributable (based on EDU) to that building or structure will be secured and vested in that portion of the Property indefinitely and water service thereafter may only be terminated or suspended for good cause in accordance with the DISTRICT Code and policies.

B. Phasing of the WTP Improvements.

(1) Owners request and DISTRICT agrees that of the Phase 1 WTP Improvements to be constructed initially, 500,000 net gpd of the Purchased Capacity will be reserved for the applicable Properties so identified in Exhibit D (as amended from time to time).

(2) Owners may initiate the process for the DISTRICT to complete the Phase 2 WTP Improvements by providing no less than one years’ prior written notice to DISTRICT for DISTRICT to install the Phase 2 capacity. Owners may request dividing the Phase 2 additional treatment capacity into two separate subphases of 500,000 net gpd of filter membranes at their discretion, as so indicated in the written notice.

(3) Nothing in this Agreement will preclude the DISTRICT from undertaking other WTP#1 or WTP#2 improvements or expansion from other available funding provided that such other improvements or expansions do not materially delay the completion of the Phase 1 or Phase 2 WTP Improvements or increase the Owners' fair share of the costs therefor.

C. Financial Obligations for the WTP Improvements. The DISTRICT has determined that the costs of the WTP Improvements are to be shared among three sources: (i) one or more letters of credit provided to DISTRICT through the CFD#1, (ii) the Owners, and (iii) the DISTRICT, as follows:

(1) DISTRICT has calculated the CFD#1's share of the costs for the Phase 1 WTP Improvements to be \$4,136,099 ("**CFD#1's Financial Obligation**"). DISTRICT represents and warrants to the Owners that it holds letters of credit ("**CFD#1 L/C**") in the amount of not less than \$4,136,099 issued by Wells Fargo Bank in favor of the DISTRICT to secure completion of CFD#1's share of the Phase 1 WTP Improvements (as shown on Exhibit E). DISTRICT shall draw funds from CFD#1 L/C and apply same to the costs of the Phase 1 WTP Improvements to cover the CFD#1's Financial Obligation, as provided below.

(2) The remaining balance of the costs for the Phase 1 and Phase 2 WTP Improvements shall be shared between Owners and the DISTRICT as follows:

(a) Owners will pay \$4,358,245 toward the costs of the Phase 1 and 2 WTP Improvements ("**Owners' Financial Obligation**") against which amount the Initial Payment shall be applied as a credit, and from which amount the sum of \$540,000 shall be reserved to be used as Owners' share of the incremental costs for the balance of its Purchased Capacity comprising Phase 2 of the WTP Improvements.

(i) To secure the Owners' Financial Obligation toward the Phase 1 and 2 costs, within ten (10) days of the execution and delivery of this Agreement by the Parties, the Owners will provide to the DISTRICT an irrevocable letter of credit in the face amount of Four Million Dollars (\$4,000,000.00), with RMP as the applicant thereunder, in favor of, and in a form and issued by a bank reasonably acceptable to, the DISTRICT ("**Owners' L/C**"). Owners' L/C shall name DISTRICT as beneficiary thereunder and provide that draws, including partial draws, will be honored upon the delivery to the issuer of a written notice signed by DISTRICT that the Owners are in default of their obligations under this Section 1.3 to pay a WTP Quarterly Payment (as defined in and pursuant to Section 1.3(G) below) pertaining to the WTP Improvements. The Owners' L/C shall also provide that the face amount of the letter of credit may be reduced periodically at the time and in proportion to the percentage of the Owners' Financial Obligation that the Owners pay or are credited with paying toward their share of each WTP Quarterly Invoice as provided in Section 1.3(G) below.

(ii) In addition, no later than the date of providing the Owners' L/C, the Owners will provide to the DISTRICT an additional cash deposit of \$178,245 to cover the difference between the total of the Owners' Financial Obligation, (after crediting the Initial Payment) and the original face amount of the Owners' L/C ("**Second Initial Payment**").

(iii) Owners' Financial Obligation less the Initial Payment and the Second Initial Payment is defined as the "**Owners' Residual Financial Obligation.**" Owners' Residual Financial Obligation may be paid either by (A) Owners paying in cash their share of the Quarterly WTP Invoices as provided in Section 1.3(G) below, in which case the Owners' L/C shall

remain in place and serve as security for the Owners' Residual Financial Obligation, or (B) Owners depositing into a separate bank account the entire sum of the Owners' Residual Financial Obligation ("**Owners' Construction Account**"), in which case the Owners' L/C shall be released. The Owners' Construction Account, if and when created, may be funded from the proceeds of equity from or private debt financing arranged by the Owners, or from a Municipal Financing Program more particularly described below. The DISTRICT shall be granted access rights to draw funds from the Owners' Construction Account in conformance with the terms and conditions of this Agreement and any applicable conditions of the financial institution holding said funds.

(iv) If proposed by the Owners, the DISTRICT will consider and adopt a financing program for the benefit of the Owners whereby the Owners may finance the Owners' Residual Financial Obligation. Such financing program may involve the adoption of a municipal financing program as more particularly described in Exhibit F ("**Municipal Financing Program**"). If a Municipal Financing Program is entered into by the Owners and by the DISTRICT, the Owners shall arrange for the net proceeds of such financing program (other than interest reserve and other reserves which may be required as a part of such financing program and the applicable costs for formation thereof as provided in this Agreement) to be deposited into the Owners' Construction Account. Upon the deposit of such funds covering the Owners' Residual Financial Obligation into the Owners' Construction Account, the Owners' L/C shall be released in full.

(b) DISTRICT will pay \$4,358,245 toward the costs of the Phase 1 and 2 WTP Improvements plus any cost overruns in accordance with Section 1.3(E) and subject to a priority right to reimbursement as provided in Section 1.3(E) below.

D. WTP Improvements Costs; Guaranteed Maximum Budget. The total project cost estimates for the Phase 1 and 2 WTP Improvements are described and shown in Exhibit E. The construction and related cost components for Phases 1 and 2 include the following: (i) the Guaranteed Maximum Budget for the construction costs which includes the Construction Manager at Risk ("**CMAR**") contract fees and expenses, as defined in the CMAR Contract; (ii) engineering fees and costs; (iii) other consultants fees and costs; (iv) costs of land and right of way acquisition (if any); (v) other costs (including, without limitation, permitting, plan check and inspection, and temporary facilities needed during construction); and (vi) DISTRICT staff time, overhead, and legal fees relating to the project (not to exceed \$50,000) (collectively the "**Total Project Costs**"). DISTRICT represents that the Exhibit E cost estimate is based upon the DISTRICT having (x) obtained firm bids with the intent to enter into contracts for all trades and components of the Phase 1 WTP Improvements upon receiving Owners' Financial Obligation in full, (y) adopted a Project Authorization Amendment to replace the original estimate figures attached to the CMAR contract with the itemization and sum of the bid prices, and (z) made its best estimate of all other costs to be incurred for the Phase 1 and 2 WTP Improvements, such that the Total Project Costs are only those items and costs listed on Exhibit E, which items and amounts Owners hereby accept. The final total cost estimate for each phase as shown on Exhibit E is referred to as the "**Final Cost Estimate.**" The Final Cost Estimate includes a contingency amount of \$540,564 for Phase 1 ("**Phase 1 Contingency**"), and also includes the sum of \$540,000 being the estimated amount reserved to construct and complete the Phase 2 WTP Improvements ("**Phase 2 Estimated Costs**"). The Phase 2 Estimated Costs are not included in the bids currently held by the DISTRICT.

E. Cost Overruns. If the actual final Total Project Costs of the Phase 1 WTP

Improvements or Phase 2 WTP Improvements exceed the portion of the Final Cost Estimate applicable thereto (e.g., due to change orders, claims, unexpected or unforeseen conditions, or changed circumstances), then the DISTRICT shall pay the cost overrun and be reimbursed for fifty percent (50%) thereof from the Owners' share of reimbursement due from any non-participating landowner as defined in the 670 FSA until fully repaid. An example of how such reimbursement would be calculated is described in Exhibit G.

F. DISTRICT Obligation To Design and Construct. DISTRICT shall design and engineer, and through the CMAR contract, permit and construct the Phase 1 WTP Improvements within the time period and as provided in this Section 1.3(F).

(1) DISTRICT represents that it has retained HDR, Inc. as the principal engineer ("**Engineer**") for designing and engineering the Phase 1 WTP Improvements who has prepared and completed final 100% complete plans and specifications for the Phase 1 WTP Improvements. A complete and accurate list of all the final plans and specifications for the Phase 1 WTP Improvements is attached hereto as Exhibit H (the "**Phase 1 Approved Plans and Specifications**"). A digital copy of the Phase 1 Approved Plans and Specifications shall be provided to Owners on c/d rom disc upon the execution and delivery of this Agreement.

(2) Upon receipt of the Owners' L/C and Second Initial Payment in full, DISTRICT will immediately accept all bids, sign all related contract documents, assign those contracts to the CMAR contractor, and direct it to undertake the permitting and commence the construction of the Phase 1 WTP Improvements. DISTRICT shall use diligent good faith efforts to obtain all necessary permits and approvals for the WTP Improvements. DISTRICT and Owners will work cooperatively in good faith to reasonably control the cost of the WTP Improvements.

(3) Upon receipt of all necessary regulatory permits and approvals, DISTRICT and its contractor will immediately commence construction of the Phase 1 WTP Improvements. Following commencement of construction, DISTRICT shall cause its contractor(s) to diligently prosecute such construction to completion in conformance with the applicable construction contracts and achieve substantial completion thereof by the Substantial Completion Date identified in the Approved Phase 1 Construction Schedule (as defined in Section 1.3(F)(5) below and subject to extension as provided in that provision). The WTP Improvements shall be constructed (a) in a good and workmanlike manner, and (b) in accordance with applicable laws, regulations and codes, and in conformity with the Phase 1 Approved Plans and Specifications. DISTRICT shall obtain from all contractors, including engineers, subcontractors and suppliers, all normal and customary guaranties and defect and performance warranties for the WTP Improvements.

(4) DISTRICT covenants to keep the Owners' Properties and the Owners' Construction Account free from any liens and stop notices, including mechanic's liens, which may arise in connection with the construction of the WTP Improvements, unless such lien or stop notice results from a breach of this Agreement by the Owners or is levied as part of the creation of the Municipal Financing Program. The Parties acknowledge that the Owners' obligations hereunder relate primarily to financing of the WTP Improvements, and Owners shall have no responsibility or liability whatsoever for design, engineering or construction defects, materials, practices or procedures related to or arising out of the construction of the WTP Improvements. DISTRICT shall diligently enforce, or cause to be enforced, the terms and provisions of the

CMAR contract and all other contracts and purchase orders relating to the WTP Improvements in a timely manner.

(5) Construction Schedule. Exhibit I is a copy of the Master Construction Schedule for the Phase 1 WTP Improvements project which has been developed by the CMAR, which DISTRICT and Owners hereby approve (“**Approved Phase 1 Construction Schedule**”). The substantial completion date for the Phase 1 WTP Improvements is shown on the Approved Phase 1 Construction Schedule. The substantial completion date already takes into consideration delays due to inability to construct in the summer months in accordance with standard industry practice. DISTRICT, in coordination with the CMAR, will diligently endeavor to undertake and complete the Phase 1 work in accordance with the Approved Phase 1 Construction Schedule. DISTRICT may extend the substantial completion date for good cause based on circumstances beyond DISTRICT’s control.

(6) Changes; Contingency; Cost Overruns. DISTRICT shall give immediate written notice (together with all relevant supporting documentation) to Owners if and to the extent (i) any changes are proposed to be made to the Phase 1 Approved Plans and Specifications or to the WTP Improvements (other than minor construction field directives which will have no effect on the Total Project Cost or have no material effect on the operations and capacity of the WTP Improvements) from those shown on the Phase 1 Approved Plans and Specifications; (ii) any change orders which are proposed by the CMAR to be approved by the DISTRICT; (iii) any proposal that all or any portion of the contingency is to be used; (iv) any proposed shift of funds allocated between line items in the Guaranteed Maximum Budget; and (v) any projected or actual cost overruns for the Phase 1 WTP Improvements (collectively, a “**Change**”). Each such Change shall be presented and discussed at the quarterly status meetings (defined in Section 1.3(H) below) and, if action on the proposed Change can be delayed until the next quarterly meeting without adversely impacting the construction schedule, the Parties shall confer and attempt in good faith to reach a consensus on the appropriate action to be taken on account of each such Change. Prior to incurring any Total Project Costs in excess of the Final Cost Estimate, DISTRICT will prepare and provide to the Owners a written explanation and accounting of the cost overrun and the Parties will meet and confer to review the cost overrun.

(7) Phase 2 WTP Improvements. Upon written request by the Owners, the DISTRICT shall obtain bids, enter into applicable contracts and purchase orders therefor and expeditiously construct and install such cassettes, filters, pumps and other improvements constituting the Phase 2 WTP Improvements in conformity with the Phase 2 Estimated Costs and other requirements set forth in this Section 1.3(F), made applicable to Phase 2.

G. Allocation of Total Project Costs; Invoices for WTP Improvement Construction Costs Progress Payments. The DISTRICT shall allocate the Total Project Costs among the CFD#1 L/C, the DISTRICT and the Owners in proportion to their respective financial obligations as provided in Section 1.3(C) and as provided in this Section 1.3(G).

(1) Funds necessary to pay each WTP Quarterly Invoice (as defined below) for the Total Project Costs for the Phase 1 WTP Improvements shall be drawn proportionally from each of the CFD#1 L/C, the DISTRICT and the Owners in proportion of their respective financing obligations and in the percentages as calculated and shown on Exhibit E. The Owners’ relative portion of each such payment shall be drawn first from the Initial Payment (until fully applied), then from the Second Initial Payment (until fully applied) and subsequent amounts

either from cash payments made by the Owners to the DISTRICT, from the Owners' L/C, or from the Owners' Construction Account (if same has been created), as more specifically described below; provided, however, the DISTRICT agrees that it will defer until after September 14, 2014 drawing funds from the Owners' Construction Account or drawing upon the Owners' L/C.

(2) Prior to and during the course of construction of the WTP Improvements, DISTRICT shall, on a quarterly basis, concurrently invoice ("**WTP Quarterly Invoice**") the Owners, the CFD#1 and the DISTRICT for their respective portion of the Total Project Costs for the applicable phase of the WTP Improvements which the DISTRICT reasonably estimates will be needed to be paid for work to be performed during each next ninety (90) day period ("**WTP Quarterly Invoice Period**"). Each such invoice shall include and separately identify such portion of the Owners' Financial Obligation (along with equivalent information with respect to the CFD#1's and the DISTRICT'S share of such invoice) which is applicable to such next WTP Quarterly Invoice Period. With respect to each WTP Quarterly Invoice, the DISTRICT shall conduct normal inspections of the work and project site with its Engineer. DISTRICT shall at the same time provide the Owners with supporting documentation for the estimated costs for the next WTP Quarterly Invoice Period and funds remaining with respect to completing the project, as well as supporting documentation for costs incurred during the preceding WTP Quarterly Invoice Period; however any claimed insufficiency of such documentation shall not be grounds for delay in submitting a WTP Quarterly Invoice to the Owners. Supporting documentation shall include, without limitation, certification from the project Engineer or CMAR that the labor and materials for work identified in the preceding period has been properly and timely performed or provided and suitably stored on site, the percentage of work completed and percentage of work scheduled to be completed during the ensuing WTP Quarterly Invoice Period, copies of invoices and applications for payment from the CMAR certified for payment by the Engineer, together with evidence of payment for costs incurred during such prior billing period and conditional and unconditional lien and stop notice releases for work performed, and confirmation that the contractor(s), subcontractors and suppliers are in full conformance with their respective contracts. The amount designated in each WTP Quarterly Invoice shall reflect adjustments for any of the foregoing factors respecting work performed or not performed along with applicable retention policies and any Changes. DISTRICT agrees that it will only pay contractors in the amount and at the time such payment is lawfully due under applicable contracts and laws. Any payment to such contractors and any WTP Quarterly Invoice delivered to the Owners shall take into account the retention policy provided in the respective contracts and/or DISTRICT policy.

(3) Owners shall have ten (10) days from their receipt of each such WTP Quarterly Invoice to review and provide comments on such invoice. If the Owners object to any such invoice, the DISTRICT shall meet with the Owners to review the objection and attempt to resolve any Owner concerns in good faith ("**Resolution Effort**"). Provided that the DISTRICT has complied with the foregoing Resolution Effort obligations with respect to any objections or comments of the Owners respecting a WTP Quarterly Invoice, the WTP Quarterly Invoice will be paid to DISTRICT within 30 days from Owners' receipt of the invoice as follows (after exhausting funds available from the Initial Payment and Second Initial Payment): Owners may pay the invoice in cash within the 30-day period; if Owners do not pay the invoice within the 30-day period and if the Owners' Construction Account has been funded at the time such payment is due, DISTRICT will draw the funds from the Owners' Construction Account; and, if Owners do not pay the invoice within the 30-day period and if the Owners' Construction Account has not

been funded by the time such payment is due, DISTRICT will draw payment from the Owners' L/C, subject to the provisions of Section 1.3(G)(1) above. Any Resolution Effort process will not extend the 30-day payment deadline, unless the parties so agree in writing.

(4) Funds necessary to pay WTP Quarterly Invoices for the construction and installation of the Phase 2 WTP Improvements shall be paid by the Owners in the same manner as is applicable to Phase 1, except that there will not be any funding contributions by CFD#1 or DISTRICT.

H. Status Meetings. After commencement of construction of the WTP Improvements, DISTRICT and Owners agree to meet at least quarterly, or more frequently if required to avoid delays in completion of the WTP Improvements, to review the status, progress and costs of the WTP Improvements. DISTRICT shall be responsible for scheduling such meetings and providing a report, with reasonable supporting documentation, on the status, progress and costs of the WTP Improvements. DISTRICT plans to provide monthly updates and summaries of the WTP Improvements status and costs at its normally scheduled monthly Improvements Committee meeting.

I. Retention and Release of Unused Funds; Delay and Termination of the Project.

(1) Subject to compliance with any applicable terms and conditions of a Municipal Finance Program or other private debt financing arrangement which applies to the use of funds in the Owners' Construction Account (if same has been created), upon the earlier of (i) recording of a valid notice of completion, or (ii) the actual completion of the Phase 1 WTP Improvements, DISTRICT agrees to release to the Owners any remaining unspent portion of Owner's funds actually received by DISTRICT for application towards Owners' share of costs for the Phase 1 WTP Improvements ("**Owners' Funds**") (except any of the Owners' Funds equal to the Phase 2 Estimated Costs which shall remain in the Owners' Construction Account) and release any claim or restrictions on the Owners' Construction Account, except Owners' proportionate share with respect to the extent there are any claims relating to the construction of the Phase 1 WTP Improvements. If there are any such claims filed prior to or during such ninety (90) day period, a portion of the Owners' Funds for Phase 1 equal to the Owners' proportionate share of the amount of the claim may be retained by DISTRICT until the final resolution of such claim, and any balance remaining thereafter shall be allocated as provided above.

(2) Subject to compliance with any applicable terms and conditions of a Municipal Finance Program or other private debt financing arrangement which applies to the use of funds in the Owners' Construction Account (if same has been created), within ninety (90) days following the earlier of (i) recording of a valid notice of completion, or (ii) the actual completion or cessation of the work, of the Phase 2 WTP Improvements, as applicable, DISTRICT agrees to release to the Owners any remaining unspent portion of Owner's Funds for Phase 2 and release any claim or restrictions on the Owners' Construction Account, except Owners' proportionate share with respect to the extent there are any claims relating to the construction of the Phase 2 WTP Improvements. If there are any such claims filed prior to or during such ninety (90) day period, a portion of the Owners' Funds for Phase 2 equal to the Owners' proportionate share of the amount of the claim may be retained by DISTRICT until the final resolution of such claim, and any balance remaining thereafter shall be allocated as provided above. Subject to the foregoing, to the extent that any funds remain unspent in the Owners' Construction Account after completion of the Phase 2 WTP Improvements, such funds

shall be released to the Owners.

(3) If the construction of the WTP Improvements is delayed more than ninety (90) consecutive days, or if DISTRICT ceases or abandons construction prior to the completion thereof, then Owners' Financial Obligation shall cease. In either such case, the DISTRICT shall immediately return to the Owners all previously contributed Owners' funds which have not already been spent by the DISTRICT as of such date and shall not draw upon or otherwise utilize any further payments from the Owners' Construction Account. DISTRICT shall not re-start the WTP Improvement project thereafter using funding and financing from the Owners without obtaining the prior express written consent of the Owners, which consent may be granted, conditioned or denied in Owners' sole and absolute discretion

J. Reimbursement from Nonparticipating Landowners; Purchase of Excess DISTRICT Capacity by the Owners. If and to the extent that the DISTRICT allocates usable treated water capacity from the Phase 1 or 2 WTP Improvements to a landowner or developer located in the DISTRICT that did not participate in and pay its fair share of the Total Project Costs (e.g. Residences of Murietta Hills-East and -West), then the DISTRICT will develop and implement a reimbursement program, via separate agreement, to require the nonparticipating landowner/developer to pay its fair share of the Total Project Costs (determined pursuant to an EDU calculation by the DISTRICT based on the nonparticipating landowner/developer development project EDUs, final Total Project Costs, and total capacity of the WTP Improvements). The reimbursement program will be developed and implemented consistent with the applicable provisions in the 670 FSA and this Agreement. Under the reimbursement program, DISTRICT will impose and collect reimbursement from the nonparticipating landowner/developer and the Owners shall be reimbursed proportionately for such water service capacity allocated to the nonparticipating landowner/developer, subject to the provisions of Section 1.3(E) of this Agreement. Owners' share of reimbursement will be based on its total share of the Total Project Costs relative to the portions paid by the DISTRICT and through the CFD#1 L/C, and not based on the relative treated water capacity reserved or allocated to each such funding source. A summary of the policy terms comprising said excess capacity purchase and reimbursement program and relevant examples for pricing are described in Exhibit J.

K. Verification of Water Services Capacity. Upon written request by an Owner for a water supply verification in connection with a proposed subdivision or other Property development project, the DISTRICT agrees to timely provide written verification to Sacramento County of available water supply and water treatment capacity for the Owner's Property as part of the Owner's application to Sacramento County to obtain entitlements, tentative and final tract map approvals, removal or amendment to restrictive covenants and conditions of approval or other necessary or desirable land development entitlements, both as to the DISTRICT'S existing capacity and to future capacity upon the completion of the WTP Improvements. The water supply verification will be provided consistent with the allocations set forth in Exhibit D (as amended) and applicable laws.

L. Reimbursement for Previously Constructed Infrastructure. The Parties acknowledge that the Owners of the Gardens and Rancho North Properties owe reimbursement to the DISTRICT for infrastructure previously built ("PCI") by or on behalf of the DISTRICT. As part of the consideration under this Agreement, the DISTRICT agrees to cap the reimbursement obligations for the Gardens and Rancho North Properties for PCI as follows:

(1) With respect to the Gardens Property, and in full satisfaction of the CRL's obligations to the DISTRICT for PCI on that Property, DISTRICT and CRL agree that CRL shall pay to the DISTRICT the sum of \$5,900 per EDU for PCI constructed by the DISTRICT, such amounts payable at the time water permits are issued for each EDU.

(2) With respect to the Rancho North Properties, for the PCI which was constructed by previous landowners thereof, RMP agrees to negotiate in good faith on behalf of the Owners of the Rancho North Properties with Rancho Murieta 205, LLC and SHF Corporation for satisfaction of any obligation of said Owners to reimburse costs for PCI constructed on the Rancho North Properties; provided, however, such negotiation efforts or any success or lack thereof, shall not be a condition precedent or subsequent to the other obligations or rights of the Parties under this Agreement.

SECTION 2. Wastewater Disposal Matters.

2.1 Van Vleck Irrigation Easement.

A. Owners agree to work with the other members of Rancho Murieta 670, LLC ("RM670") to request, support and encourage RM670 to convey by appropriate instrument the Landowner Irrigation Easement (as defined in the 670 FSA) to DISTRICT ("**RM670 Landowner Irrigation Easement**"). In consideration for such conveyance, DISTRICT agrees to forward reimbursement amounts received from Elk Grove Bilby Partners, LP and PCCP CSGF RB PORTFOLIO, LLC (aka the Lakeview and Riverview landowners) to CRL in a sum to be determined (but estimated at \$379,347 for illustrative purposes) as shown on Exhibit K. The payment, if any, shall occur within thirty (30) days of the DISTRICT'S receipt of such payments from the Lakeview and Riverview landowners

B. Upon receipt of the RM670 Landowner Irrigation Easement, DISTRICT agrees to utilize good faith efforts to maintain the RM670 Landowner Irrigation Easement in good condition and to maintain and operate same for wastewater disposal or in the event of plant upset or in case of other unanticipated events or needs, for all of the 670 FSA properties, which specifically includes Gardens I & II and Retreats.

C. CRL agrees to pay its fair pro rata share of the costs of the engineering, construction management, construction, plan check and inspection, change orders and DISTRICT administrative costs relating to the Landowner Irrigation Facilities (as described in the 670 FSA) applicable to the Gardens Property if and when the DISTRICT determines that the installation and operation of the Landowner Irrigation Facilities are necessary, DISTRICT and CRL agree that CRL's fair pro rata share thereof (calculated in accordance with the Landowner Irrigation Facilities provisions in the 670 FSA) is as follows: $149 \text{ EDU} / 670 \text{ EDU} = 22.238\%$.

2.2 Irrigation Facilities Maintenance Costs.

For the Gardens, and conditioned upon completion of the RM670 Landowner Irrigation Facilities, CRL agrees to deposit with DISTRICT a one-time payment of Two Hundred Twenty Five Dollars (\$225.00) for each lot or commercial EDU at the time of issuance of a water permit for each such lot or EDU, to pay the estimated cost of maintaining such facilities from completion through estimated build-out of the Property ("**Irrigation Facilities Maintenance Cost**"). The Parties agree that the total payment for the Irrigation Facilities Maintenance Cost for the Properties is Thirty-three Thousand Seven Hundred Fifty Dollars (\$33,750.00)

2.3 Provision and Denial of Service.

A. As consideration for the terms and conditions set forth herein, as of the Effective Date, when sufficient WTP Improvements have been completed and are operational, DISTRICT agrees to provide to the Owners provisional treated water capacity will serve letters upon request of an Owner which letter(s) will provide that upon compliance with this Agreement, and compliance with other applicable requirements of the DISTRICT Code and policies, such Owner will be entitled to a final treated water capacity will serve letter for the Owner's Property. DISTRICT agrees to provide water service and wastewater service and other services provided by the DISTRICT to each Owner's Property, subject to and contingent upon (i) Owner's satisfactory performance of and compliance with all of the terms and conditions of this Agreement and of other legal obligations as set forth in the DISTRICT Code and policies and other duly enacted or adopted ordinances and regulations of DISTRICT, and (ii) Owner's payment of all fees, charges and other amounts as required by and in accordance with applicable provisions of the DISTRICT Code, policies, ordinances and resolutions.

B. Notwithstanding the provisions of Section 2.3(A) above, in the event that an Owner has not satisfactorily performed all of its other respective legal and contractual obligations with respect to any individual Property or portion thereof, whether pursuant to the terms and conditions of this Agreement, or in duly enacted and adopted ordinances and regulations of DISTRICT, DISTRICT may withhold issuance of water permits and water service to that Owner with respect to that Property which is the subject of the Owners' failure to perform. DISTRICT shall not, however, withhold water service to that Owner with respect to any other portions of that Property not subject to the Owners' failure to perform, nor to any other Property owned by that Owner, or to other non-defaulting Owners and their respective Properties, on account of such defaulting Owner's failure to comply with any of its foregoing obligations.

C. Notwithstanding anything to the contrary in this Agreement, even if an Owner is in default under any provision of this Agreement or pursuant to duly enacted and adopted ordinances and regulations of DISTRICT, if such Owner has satisfactorily performed its share of the Owners' Financial Obligation, the DISTRICT shall not take or reallocate such Owner's Property's share of the Purchased Capacity to any other property or for any other purpose except as provided in Section 1.2 above.

SECTION 3. Various Fees and DISTRICT Policy and Program Intentions.

3.1 Security Impact Fees.

Each of the Owners voluntarily agree to pay, at the time of water permit issuance, a security impact fee for the following Properties at the indicated rate: (i) for Gardens, \$750 per residential lot or commercial/retail EDU; and (ii) for Rancho North Properties, \$1,200 per residential lot (collectively, the "**Security Impact Fees**"). Owners acknowledge that the DISTRICT Board of Directors intends to adopt one (or more) policy statement(s) that will apply to the implementation and use of the Security Impact Fees consistent with the draft sample policy in Exhibit L. DISTRICT may consider security improvements of a public nature consistent with the policy, installed by the Owners and dedicated to the DISTRICT, to be subject to in lieu offset. DISTRICT and Owners agree to work cooperatively with the Rancho Murieta Association ("RMA"), Rancho North Association and future commercial owners association of Gardens I and II and/or RMA or Rancho North Property owners association to implement this

policy statement.

3.2 Water Augmentation Fee Program.

As a part of the Water Supply Augmentation fee program, DISTRICT acknowledges that it has identified, for the last 20 years, a project to construct a commercial raw water delivery loop to increase the amount of potable water available for drought protection and water augmentation for DISTRICT. However, the DISTRICT'S Integrated Water Master Plan Update (2010) does not address the need for this commercial loop and the DISTRICT is in the process of replacing and re-identifying projects contemplated by the Water Supply Augmentation Fee and shall consider a commercial recycled water conveyance project for inclusion for funding under the Water Augmentation Supply fee program in a timely manner

3.3 Standard DISTRICT Fees.

With respect to the development of the Properties, Owners agree to pay the following standard DISTRICT fees at the time of water permit issuance: a) Capital Improvement fee; b) Water Augmentation fee (less a Recycled Water credit as applicable); c) Water meter installation fee; and d) Water and Sewer Inspection Fees. Other customary plan checking, environmental review and extension agreement costs and fees charged by the DISTRICT for each subdivision or other development project submitted to Sacramento County Planning Department will be paid and handled in accordance with DISTRICT'S normal planning and plan check process. These fees are documented and established in the DISTRICT Code and will be charged according to the fees in place at the time of water permit issuance. Except as provided below, nothing in this section shall prevent the DISTRICT from adopting, levying and collecting, in compliance with State law, future taxes, assessments, fees or charges which may be charged against the Properties, Owners or development of the Properties. Notwithstanding the foregoing or anything else to the contrary in this Agreement, as further consideration for the Owners' Financial Obligation towards the construction of the WTP Improvements, DISTRICT agrees that the Properties and their future ratepayers shall be exempt from the imposition by the DISTRICT of any charges, assessments or special taxes (or portion of same) that would provide revenue to fund, or repay DISTRICT debt associated with, the design and construction of the WTP Improvements.

3.4 Audit. DISTRICT shall keep itemized records of the expenses incurred that are related to the design and construction of the WTP Improvements, and all such records shall be retained for a minimum of three (3) years following completion of each improvement and shall be made available to the Owners for review during regular business hours, upon at least 72 hours advance written notice.

3.5 Zone Assessments.

DISTRICT agrees to cooperate with Owners' future requests for property owner initiated zone assessments or special taxes, as per California Government Code Sections 61140-61144 and/or other applicable law, for municipal financing of project related costs for this Fee and Services Agreement or other future community projects.

3.6 Winter Impoundments.

Owners acknowledge that (i) previous studies have indicated additions to winter impoundments (storage) for secondary treated wastewater effluent may be necessary based upon

future build-out conditions, and (ii) the design and construction of such wastewater effluent storage improvements may be required as a condition of providing sewer service to the Properties. Owners have entered into negotiations with their tenant, Joint Apprenticeship Training Center (“JATC”), to perform certain work on certain portions of the Property, and other lands within the District for wastewater treatment facilities, which may be necessary for construction of such additions to storage. DISTRICT and Owners agree to work cooperatively to develop plans and specifications for the improvements, in a timely manner. However, final specifications, timing and method of construction, including the use of JATC or a bona fide licensed contractor, shall be at the DISTRICT’S sole discretion. DISTRICT acknowledges that an early determination of need and funding by the Owners for design engineering for such improvements is important for the Owners to secure their tenant's assistance in constructing improvements if agreed to by the DISTRICT at its sole discretion. DISTRICT agrees to commence work on engineering design of additional winter impoundments upon all tentative map approvals by Sacramento County for the balance of the Rancho North Properties of the Owners. This will permit the DISTRICT and the Owners to project maximum build-out density for DISTRICT planning purposes.

3.7 Recycled Water Policy.

Owners acknowledge that DISTRICT has adopted a recycled water policy, ordinance and standards and agree to abide thereby. The DISTRICT policy directs the implementation and use of recycled water for future development where economically feasible. Owners acknowledge the use of recycled water is Owners’ responsibility for wastewater disposal and water supply augmentation demand reductions. Nothing herein shall impair or limit the legislative discretion of the DISTRICT Board to revise its policy, ordinance, and/or standards in the future.

SECTION 4. Default by Owner: Joint and Several Liability.

4.1 Delinquent Owners.

Any Owner or successor who fails, beyond any applicable notice and cure periods set forth in this Agreement, to contribute its pro-rata share of the Owners’ Financial Obligation, as specifically required hereunder, or who fails to pay any other fees and costs or perform other obligations specifically required hereunder, shall be referred to as a “**Delinquent Owner**”, and shall be considered in material default under this Agreement. For any Delinquent Owner, but subject to the limitations set forth in Section 2.3(C) above, DISTRICT may (i) pursue any available breach of contract or other remedies that it may have, (ii) refuse to issue any will serve letters to the Delinquent Owner’s Property, and (iii) refuse to take any other action toward extending other utility services to the Delinquent Owner’s Property. To the extent that the applicable notice and cure period for any failure by an Owner to comply with its obligations under this Agreement is not set forth elsewhere in this Agreement, an Owner shall not become a Delinquent Owner unless and until such Owner has failed to cure any material default hereunder after receipt of no less than thirty (30) days prior written notice from the DISTRICT specifically describing such alleged default and such Owner fails to cure same with such thirty (30) days after receipt of such notice. Except as otherwise provided above or elsewhere specifically in this Agreement, Owners agree that they are jointly and severally liable to the DISTRICT for the costs, fees, other amounts and other obligations to DISTRICT under this Agreement.

SECTION 5. Miscellaneous Provisions.

5.1 Covenant to Grant Easements.

Each Owner agrees to convey to DISTRICT, upon demand at any time following approval of a final subdivision map for the Property containing such easement or right of way, any water, sewer or storm drainage easements or rights of way reasonably required to accommodate the facilities and improvements required by DISTRICT to serve the Property, without compensation or subject to any conditions.

5.2 Authority of DISTRICT.

DISTRICT represents and warrants that it has the authority to enter into this Agreement and perform all of its obligations set forth herein. Owners and DISTRICT agree that nothing in this Agreement is intended to limit or restrict the exercise of the normal and customary powers of DISTRICT to act in accordance with its obligations to protect the public health and safety of the residents, owners, and occupants of property within the DISTRICT. DISTRICT retains the right and obligation to adopt ordinances and regulations addressing the needs of DISTRICT provided that all such ordinances and regulations are uniformly applicable to similarly situated property within the boundaries of DISTRICT.

5.3 Binding Agreement; Runs With Land.

This Agreement shall constitute a contract under the laws of the State of California between Owners and DISTRICT, and an equitable servitude of each Owner (and Owner's successors and assigns) as to the Properties described and shown on Exhibits A-1, A-2, A-3, A-4, and A-5, and such servitude shall obligate each Owner (and Owner's successors and assigns), as to such lands, for the benefit of DISTRICT and other lands within the DISTRICT and for the benefit of each Owner and the lands of each such Owner. A memorandum of this Agreement shall be recorded in the Official Records of the County of Sacramento, California, substantially in the form attached hereto as Exhibit M. This Agreement is, and shall be, a covenant running with the land pursuant to Civil Code Section 1468 and shall run with, and bind DISTRICT and the current and future owners of the Properties described in this Agreement, subject to the termination of this Agreement as specifically provided herein. Notwithstanding the foregoing, any right to reimbursement by the DISTRICT hereunder is personal to each Owner and such right to reimbursement shall not run with the land and shall remain with such Owner unless expressly assigned as part of an executed assignment and assumption agreement that is delivered to DISTRICT.

5.4 Term.

The term of this Agreement shall run from the Effective Date until December 31, 2034 (“**Term**”). The Term may be extended for one ten (10) year period upon mutual written agreement by the Parties executed prior to the expiration date of the initial Term. Notwithstanding the foregoing, any provision in this Agreement which by its terms is specified to survive the expiration or earlier termination of this Agreement shall so survive.

5.5 Notices.

A. General. All notices, requests, demands and other communication given or required to be given hereunder shall be in writing and (i) personally delivered, (ii) sent by United States registered or certified mail, postage prepaid, return receipt requested, (iii) sent by nationally recognized courier service such as Federal Express, or (vi) sent by facsimile or e-mail, provided

that any notice sent by facsimile or e-mail shall also be sent by one of the other methods provided above. All notices, requests, demands or other communications shall be addressed to the Parties as follows:

To DISTRICT: Rancho Murieta Community Services District
15160 Jackson Road
Rancho Murieta, CA 95683
Attention: General Manager

With copy to: Bartkiewicz, Kronick & Shanahan
1011 22nd Street
Sacramento, CA 95816-4907
(916) 446-4254
Attention: Richard P. Shanahan, General Counsel

Notices required to be given to Owners and/or RMP shall be addressed as follows:

To CRL: Cosumnes River Land, LLC
14670 Cantova Way Suite 220
Rancho Murieta, CA 95683
Attention: John M. Sullivan, Manager

To RMP: Rancho Murieta Properties, LLC
24591 Silver Cloud Court, Suite 100
Monterey, CA 93940
Attention: Thomas S. deRegt, Manager

With copy to: Rancho Murieta Properties, LLC
14670 Cantova Way Suite 220
Rancho Murieta, CA 95683-1280
Attn: Carol Anderson Ward, Manager

To any and all other Owners: c/o CRL and RMP
14670 Cantova Way Suite 220
P. O. Box 1280
Rancho Murieta, CA 95683-1280
Attn: Antonio Velez, CFO

With copy to: Law Office of Larry R. Vollintine
50 Biehs Court
Oakland, CA 94618
Attention: Larry R. Vollintine

Delivery of any notice or other communication hereunder shall be deemed made on the date of actual delivery thereof to the address of the addressee, if personally delivered, and on the date indicated in the return receipt or courier's records as the date of delivery or as the date of first attempted delivery, if sent by mail or courier service. Notice may also be given by facsimile or e-mail (provided another method in subsection (i)-(iii) above is also used) which shall be

deemed delivered when received by the facsimile machine or e-mail of the receiving party if received before 5:00 p.m. (Pacific Time) on a business day, or if received after 5:00 p.m. (Pacific Time) or on a day other than a business day (*i.e.*, a Saturday, Sunday, or legal holiday), then such notice shall be deemed delivered on the following business day. The transmittal confirmation receipt produced by the facsimile machine or e-mail server of the sending party shall be prima facie evidence of such receipt (provided another method is used in addition to such fax or e-mail). Any party may change its address, facsimile number or e-mail for purposes of this Section by giving notice to the other Parties as herein provided.

B. Notice to Owners. If a provision in this Agreement states that notice is to go to the “Owners” it shall mean notice is to be given to each Owner.

C. Notice by Owners.

(1) This subsection will apply from the Effective Date until the completion of construction of the WTP Improvements. For any notice, request or other communication to be given by the “Owners” to DISTRICT, the communication must be given and signed by _____ as the representative of all of the Owners. During such period, the DISTRICT may rely upon any Owners’ communication given by _____ as a communication by and on behalf of all of the Owners. Similarly, during such period, the DISTRICT will not acknowledge or accept a communication from any other person purporting to represent the Owners as a communication by all of the Owners. The Owners’ representative under this provision may be changed at any time by a notice to the DISTRICT approved and signed by an authorized representative of each of the Owners.

(2) This subsection will apply after completion of construction of the WTP Improvements. For any notice, request or other communication to be given by the “Owners” to DISTRICT, to be effective the communication must be given and signed by an authorized representative of each of the Owners. DISTRICT will not acknowledge or accept a communication from any person purporting to represent all the Owners as a communication by all of the Owners and nor will DISTRICT acknowledge or accept a communication from less than all of the Owners as a communication by all of the Owners.

5.6 Force Majeure.

Performance by any Party related to construction of improvements shall not be deemed to be in default during any period where delays or defaults are due to war, acts of terrorism, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, or enactment of conflicting state or federal laws or regulations, to the extent that such event was not within the reasonable control of the Party asserting rights to excuse timely performance on account thereof, except that payment of any amounts due hereunder shall not be excused for Force Majeure events.

5.7 Entire Agreement.

This is an integrated Agreement, and contains all of the terms, consideration, understanding and promises of the Parties. It is intended to be, and shall be, read as a whole. All Recitals and the exhibits referenced herein are incorporated herein. This Agreement and the exhibits hereto contain the entire agreement between the Parties with respect to the subject matter hereof. Except as otherwise specified in this Agreement, all prior correspondence, memoranda, agreements, warranties or representations, including, without limitation, the Term

Sheet, are superseded in total by this Agreement and the exhibits hereto.

5.8. Legal Action/Remedies.

In addition to any other rights or remedies, and, except as specifically waived or restricted as provided in this Agreement, each Party shall have all rights and remedies at law and equity with respect to any material default by another Party including, without limitation, instituting legal action to cure, correcting or remedying any default, enforcing any covenant or agreement herein, or enjoining any threatened or attempted violation.

5.9 Attorneys' Fees.

In the event of any litigation (including non-judicial arbitration) arising out of this Agreement, the prevailing Party (or Parties) in such action, in addition to any other relief which may be granted, shall be entitled to recover its reasonable attorneys' fees and costs. Such attorneys' fees and costs shall include fees and costs on any appeal, and all other reasonable costs incurred in investigating such action, taking depositions and discovery, retaining expert witnesses, and all other necessary and related costs with respect to such litigation or arbitration. All such fees and costs shall be deemed to have accrued on commencement of the action and shall be enforceable whether or not the action is prosecuted to judgment.

5.10 Applicable Law.

This Agreement shall be construed and enforced in accordance with the laws of the State of California. Venue for any such legal action shall be in Sacramento County, California.

5.11 Indemnity.

The Owners hereby agree to and shall defend, indemnify and hold DISTRICT, its Board, officers, agents, and employees harmless from any liability for damage, liability, litigation or claims for damages for personal injury, or bodily injury including death, as well as from claims for property damage (collectively “**Claims**”) brought by third parties against the DISTRICT arising out of (i) any breach of this Agreement by the Owners or any Owner, (ii) any misrepresentation regarding the authority of the Owners or any Owner to enter into and perform this Agreement, or (iii) any tort committed by the Owners or any Owner in connection with this Agreement, in all cases to the extent such Claims arise from the actions or inactions of the Owners or an Owner relating to this Agreement, whether such action or inaction be by the Owner, or by any one or more persons directly or indirectly employed by, or acting as agent for, the Owner, unless and to the extent such Claim arises from the negligence or willful misconduct of DISTRICT and/or its Board, officers, agents, contractors, subcontractors or employees. Provided and during such time that the Owners collectively obtain and maintain during the Term of this Agreement a commercial general liability insurance policy with limits of no less than \$5,000,000 per occurrence and in the aggregate and provide proof of such insurance to the DISTRICT, the foregoing Owner indemnity shall be limited to the Claims that would be covered by such insurance policy. Except as expressly provided otherwise in this Agreement, the indemnity obligations of the Owners provided above shall be joint and several.

5.12 Intentionally Left Blank

5.13 No Joint Venture.

It is specifically understood and agreed by and among the Parties hereto that the subject project is a private development. No partnership, joint venture or other association of any kind is

formed by this Agreement.

5.14 Third Parties.

This Agreement is made and entered into for the sole protection and benefit of the Parties. No other person shall have any right of action based upon any provision in this Agreement.

5.15 Time of the Essence.

The Parties agree that time is of the essence for each Agreement provision of which time is an element.

5.16 Assignment.

Subject to the provisions of Section 1.2 above, each Owner shall have the right to assign this Agreement, or any portion thereof, or any EDUs of the Purchased Capacity, in connection with any sale, transfer or conveyance of the Owner's Property, or any portion thereof, to a subsequent owner of the Property or any portion, and upon the express written assignment by the Owner and assumption by the assignee of this Agreement in the form of Exhibit N, and the conveyance of Owner's interest in the Property. Upon provision of a copy of the executed assignment and assumption agreement to the DISTRICT, such Owner shall be released from any future liability or obligation hereunder, related to the portion of the Property so conveyed and the assignee shall be deemed the "Owner," with all rights and obligations related thereto, with respect to such conveyed Property or portion.

5.17 Amendments.

This Agreement may be amended only in writing by mutual consent of the Parties or their successors in interest. Notwithstanding the foregoing, in the event there is additional excess capacity in the WTP Improvements or the Landowner Irrigation Facilities (in addition to the capacity for the Properties), the Owners and DISTRICT agree to cooperate in good faith on the amendment of this Agreement to allow any other property owner within the DISTRICT to become a party to this Agreement in order to obtain capacity in the WTP Improvements or the Landowner Irrigation Facilities by complying with the terms and conditions herein. Such amendment will allocate any excess capacity to such property owner and provide for the additional property owner to become a party hereunder and comply with the financial and other landowner obligations in the Agreement.

5.18 Severability

The provisions of this Agreement are intended to be severable. If any term or provision of this Agreement is illegal or invalid for any reason whatsoever, any invalidation by judgment or court order shall in no way affect any of the other provisions hereof or the application thereof to any other person and the remainder of the Agreement shall remain in full force and effect, unless enforcement of this Agreement as so partially invalidated would be unreasonable or grossly inequitable under all the circumstances or would frustrate the purposes of this Agreement, or if such severance would deprive a Party to a material part of the consideration contemplated to be received under this Agreement.

5.19 Counterparts.

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original and all of which when taken together, constitute one and the same document. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to any other counterpart.

5.20 Exhibits.

The following exhibits are attached hereto and are incorporated herein by this reference:

- A-1 Legal Description and general diagram of the Murieta Gardens I and II
- A-2 Legal Description of MIP Property
- A-3 Legal Description of MLP Property
- A-4 Legal Description of MH Property
- A-5 General diagram of Rancho North
- B District EDU Standard
- C Copy of January 13, 2014 Provisional Will Serve Letter to CRL Property for 30 EDUs
- D Phase 1 and 2 Usable Treated Water Capacity Allocations to the Owners' Properties and Allocations to Other Users
- E May 6, 2014 Phase 1 and 2 Cost Estimate and Funding Allocation (Worksheet)
- F Municipal Financing Program Option
- G Example of Reimbursement Calculations for District Cost Overruns
- H Phase 1 Approved Plans and Specifications (list)
- I Phase 1 Master Construction Schedule from Final CMAR Contract
- J Non-participating Landowner Reimbursement Program Summary
- K Van Vleck Ranching Resources Easement Reimbursement Chart (same as Exhibit H-2 from 670 FSA)
- L Draft Policy for Implementation and Use of Security Impact Fees
- M Memorandum of Financing and Service Agreement (Form)
- N Form of Assignment and Assumption Agreement for Transfers of Owners' Purchased Capacity
- O Example of ENR Adjustment for Purchased Capacity Reimbursement

SIGNATURE BLOCKS ON FOLLOWING PAGES

IN WITNESS WHEREOF, the Parties hereto execute this Agreement:

_____, 2014

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING ON THE ___ DAY OF _____, 2014

By: _____
Gerald E. Pasek,
President, Board of Directors

"DISTRICT"

Approved as to form:

By: _____
Richard P. Shanahan,
District General Counsel

OWNERS:

_____, 2014

COSUMNES RIVER LAND, LLC, a Delaware limited liability company

By: _____
John M. Sullivan, Manager
Authorized Signatory

" Murieta Gardens I and II"

_____, 2014

RANCHO MURIETA PROPERTIES, LLC
a Delaware limited liability company

By: _____
Tom deRegt, Manager
Authorized Signatory

By: _____
John M. Sullivan, Manager
Authorized Signatory

"Rancho North"

[signatures continue on next page]

_____, 2014

MURIETA INDUSTRIAL PARK, LLC, a
Delaware limited liability company

By: _____
Printed Name: _____
Authorized Signatory

_____, 2014

MURIETA LAKESIDE PROPERTIES, LLC, a
Delaware limited liability company

By: _____
Printed Name: _____
Authorized Signatory

_____, 2014

MURIETA HIGHLANDS, LLC, a Delaware
limited liability company

By: _____
Printed Name: _____
Authorized Signatory

“OWNERS”

EXHIBIT A-1

FINANCING AND SERVICES AGREEMENT

Legal Description of the Murieta Gardens I and II

Exhibit "A"

Legal Description

Real property in the an unincorporated area, County of Sacramento, State of California, described as follows:

PARCEL 1:

BEING A PORTION OF LOT 10 AS SHOWN ON THE "PLAT OF SUBDIVISION OF PARCEL NO. 14 RANCHO MURIETA", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON MAY 19, 1976, IN BOOK 103 OF MAPS, MAP NO. 16, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT 10, SAID POINT ALSO BEING ON THE SOUTHWEST RIGHT OF WAY LINE OF JACKSON ROAD (STATE HIGHWAY ROUTE 16); THENCE ALONG SAID SOUTHWEST RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1.) SOUTH 56° 37' 39" EAST, 198.43 FEET; 2.) SOUTH 57° 16' 11" EAST, 103.93 FEET; 3.) SOUTH 53° 20' 25" EAST, 56.41 FEET; 4.) SOUTH 57° 33' 54" EAST, 256.06 FEET; 5.) SOUTH 51° 02' 37" EAST, 138.79 FEET; THENCE LEAVING SAID SOUTHWEST RIGHT OF WAY LINE, SOUTH 35° 00' 00" WEST, 133.46 FEET; THENCE SOUTH 44° 39' 54" WEST, 68.50 FEET; THENCE SOUTH 35° 00' 00" WEST, 24.21 FEET; THENCE ALONG THE ARC OF AN 820.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 55° 02' 21", THE CHORD OF WHICH BEARS SOUTH 62° 31' 10" WEST, 757.76 FEET; THENCE NORTH 89° 57' 39" WEST, 300.15 FEET TO A POINT ON THE EAST LINE OF MURIETA DRIVE, A PRIVATE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1.) NORTH 00° 02' 21" EAST, 407.59 FEET; 2.) ALONG THE ARC OF A 960.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 27° 07' 16" THE CHORD OF WHICH BEARS NORTH 13° 35' 59" EAST, 450.19 FEET TO THE MOST WESTERLY CORNER OF LOT 9 AS SHOWN ON SAID "PLAT OF SUBDIVISION OF PARCEL NO. 14 RANCHO MURIETA"; THENCE ALONG THE SOUTH BOUNDARY OF SAID LOT 9 THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1.) SOUTH 56° 37' 39" EAST, 25.00 FEET; 2.) SOUTH 64° 34' 50" EAST, 172.00 FEET; 3.) NORTH 50° 47' 04" EAST, 220.01 FEET; 4.) NORTH 33° 22' 21" EAST, 65.00 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN THE LOT LINE ADJUSTMENT RECORDED DECEMBER 9, 2005 IN BOOK 20051209, PAGE 931, OFFICIAL RECORDS.

PARCEL 2:

BEING A PORTION OF LOT 10 AS SHOWN ON THE "PLAT OF SUBDIVISION OF PARCEL NO. 14 RANCHO MURIETA", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON MAY 19, 1976, IN BOOK 103 OF MAPS, MAP NO. 16, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY CORNER OF SAID LOT 10, SAID POINT ALSO BEING ON THE SOUTHWEST RIGHT OF WAY LINE OF JACKSON ROAD (STATE HIGHWAY ROUTE 16); THENCE ALONG THE NORTHEAST LINE OF SAID LOT 10 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1.) NORTH 45° 50' 17" WEST, 220.06 FEET (SHOWN OF RECORD AS BEING 225.05 FEET); 2.) NORTH 51° 02' 37" WEST, 19.58 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT OF WAY LINE, SOUTH 38° 54' 30" WEST, 64.50 FEET; THENCE SOUTH 82° 51' 35" WEST, 5.34 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 78.00 FOOT RADIUS CURVE, CONCAVE TO THE WEST, FROM A RADIUS POINT THAT BEARS SOUTH 82° 51' 35" WEST, THROUGH A CENTRAL ANGLE OF 46° 02' 55", THE CHORD OF WHICH BEARS SOUTH 15° 53' 02" WEST 61.02 FEET; THENCE SOUTH 38° 54' 30" WEST, 36.71 FEET; THENCE ALONG THE ARC OF A 245.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 24° 15' 35", THE CHORD OF WHICH BEARS SOUTH 51° 02' 18" WEST, 102.96 FEET; THENCE ALONG THE ARC OF A REVERSING 169.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 22° 20' 37", THE CHORD OF WHICH BEARS SOUTH 51° 59' 47" WEST, 65.49 FEET, THENCE ALONG THE ARC OF A REVERSING 1357.79 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 31° 05' 27", THE CHORD OF WHICH BEARS SOUTH 56° 22' 11" WEST, 727.78 FEET; THENCE SOUTH 15° 22' 17" EAST, 81.04 FEET; THENCE SOUTH 74° 37' 43"

WEST, 80.47 FEET; THENCE SOUTH 53° 19' 12" WEST, 320.67 FEET; THENCE NORTH 37° 32' 53" WEST, 108.36 FEET; THENCE NORTH 89° 57' 39" WEST, 353.34 FEET TO A POINT ON THE WEST LINE OF SAID LOT 10, ALSO BEING THE EAST RIGHT OF WAY LINE OF MURIETA DRIVE, A PRIVATE ROAD; THENCE ALONG SAID WEST LOT LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1.) NORTH 00° 02' 21" EAST, 464.15 FEET; 2.) NORTH 11° 20' 57" EAST, 50.99 FEET; 3.) NORTH 00° 02' 21" EAST, 160.85 FEET; THENCE LEAVING SAID WEST PROPERTY LINE, SOUTH 89° 57' 39" EAST, 300.15 FEET; THENCE ALONG THE ARC OF AN 820.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 55° 02' 21", THE CHORD OF WHICH BEARS NORTH 62° 31' 10" EAST, 757.76 FEET; THENCE NORTH 35° 00' 00" EAST, 24.21 FEET; THENCE NORTH 44° 39' 54" EAST, 68.50 FEET; THENCE NORTH 35° 00' 00" EAST, 133.46 FEET TO A POINT ON THE NORTHEAST PROPERTY LINE OF SAID LOT 10, ALSO BEING THE SOUTHWEST RIGHT OF WAY OF SAID JACKSON ROAD; THENCE ALONG SAID LOT LINE, SOUTH 51° 02' 37" EAST, 558.63 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN THE LOT LINE ADJUSTMENT, RECORDED DECEMBER 9, 2005, BOOK 20051209, PAGE 931 OFFICIAL RECORDS.

PARCEL 3:

BEING A PORTION OF LOT 10 AS SHOWN ON THE "PLAT OF SUBDIVISION OF PARCEL NO. 14 RANCHO MURIETA", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY ON MAY 19, 1976, IN BOOK 103 OF MAPS, MAP NO. 16, MORE PARTICULARLY DESCRIBED AS

FOLLOWS:BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 10; THENCE ALONG THE SOUTHEASTERLY BOUNDARY THEREOF THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1.) SOUTH 43° 58' 09" WEST, 1439.04 FEET; 2.) SOUTH 52° 30' 00" WEST, 100.00 FEET; 3.) NORTH 37° 30' 00" WEST, 225.00 FEET; 4.) SOUTH 52° 30' 00" WEST, 500.00 FEET; 5.) NORTH 37° 30' 00" WEST, 120.00 FEET; 6.) SOUTH 52° 30' 00" WEST, 293.97 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE ALONG THE WEST LINE THEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1.) ALONG THE ARC OF A NON-TANGENT 480.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST, FROM A RADIUS POINT THAT BEARS NORTH 37° 30' 00" WEST, THROUGH A CENTRAL ANGLE OF 52° 27' 39", THE CHORD OF WHICH BEARS NORTH 26° 16' 11" EAST, 424.30 FEET; 2.) NORTH 00° 02' 21" EAST, 241.64 FEET; THENCE LEAVING THE WEST LINE OF SAID LOT 10, SOUTH 89° 57' 39" EAST, 353.34 FEET; THENCE SOUTH 37° 32' 53" EAST, 108.36 FEET; THENCE NORTH 53° 19' 12" EAST, 320.67 FEET; THENCE NORTH 74° 37' 43" EAST, 80.47 FEET; THENCE NORTH 15° 22' 17" WEST, 81.04 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 1357.79 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, FROM A RADIUS POINT THAT BEARS NORTH 18° 05' 05" WEST, THROUGH A CENTRAL ANGLE OF 31° 05' 27", THE CHORD OF WHICH BEARS NORTH 56° 22' 11" EAST, 727.78 FEET; THENCE ALONG THE ARC OF A REVERSING 169.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, THROUGH A CENTRAL ANGLE OF 22° 20' 37", THE CHORD OF WHICH BEARS NORTH 51° 59' 47" EAST, 65.49 FEET; THENCE ALONG THE ARC OF A REVERSING 245.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 24° 15' 35", THE CHORD OF WHICH BEARS NORTH 51° 02' 18" EAST, 102.96 FEET; THENCE NORTH 38° 54' 30" EAST, 36.71 FEET; THENCE ALONG THE ARC OF A 78.00 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, THROUGH A CENTRAL ANGLE OF 46° 02' 55", THE CHORD OF WHICH BEARS NORTH 15° 53' 02" EAST, 61.02 FEET; THENCE NORTH 82° 51' 35" EAST, 5.34 FEET; THENCE NORTH 38° 54' 30" EAST, 64.50 FEET TO A POINT ON THE NORTHEAST LINE OF SAID LOT 10; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1.) SOUTH 51° 02' 37" EAST, 19.58 FEET; 2.) SOUTH 45° 50' 17" EAST, 222.06 FEET TO THE POINT OF BEGINNING, AS DESCRIBED IN THE LOT LINE ADJUSTMENT RECORDED DECEMBER 9, 2005, BOOK 20051209 PAGE 931 OFFICIAL RECORDS.

PARCEL 4:

LOTS 4 AND 8, AS SHOWN ON THE OFFICIAL PLAT OF "SUBDIVISION OF PARCEL NO. 14, RANCHO MURIETA", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, ON MAY 19, 1976, IN BOOK 103 OF MAPS, MAP NO. 16 AND LOT 6, AS SHOWN ON THE PLAT OF "PARCEL NO. 11, RANCHO MURIETA", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, ON FEBRUARY 25, 1975, IN BOOK 98 OF MAPS, MAP NO. 25, AS DESCRIBED IN THE LOT LINE ADJUSTMENT RECORDED DECEMBER 9, 2005, BOOK 20051209 PAGE 931, OFFICIAL RECORDS.

PARCEL 5:

LOT 5, AS SHOWN ON THE "PLAT OF SUBDIVISION LOT 2 OF PARCEL NO. 11, RANCHO MURIETA", FILED NOVEMBER 1, 1977, MAP BOOK 116, PAGE 8, SACRAMENTO COUNTY RECORDS.

APN: 073-0470-004-0000; 073-0470-005; 073-0470-006; 073-0470-007; 073-0480-006; 073-0460-004;
073-0450-006

EXHIBIT A-2

FINANCING AND SERVICES AGREEMENT

Legal Description of the MIP Property

Exhibit A to
Grant Deed

LEGAL DESCRIPTION

All that certain real property located in the Unincorporated area of the County of Sacramento, State of California, described as follows:

TRACT THREE:

PARCEL ONE

PARCEL 7B, AS SHOWN AND DESCRIBED ON THAT CERTAIN "PARCEL MAP OF RANCHO MARIETTA" RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, STATE OF CALIFORNIA, ON June 11, 1973, IN BOOK 12 OF PARCEL MAPS, AT PAGE 47.

APN: 073-0180-009-0000

PARCEL TWO

A PORTION OF PARCELS 7A AND 8 AS SHOWN ON THAT CERTAIN PARCEL MAP OF RANCHO MURIETA FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, IN BOOK 12 OF PARCEL MAPS, AT PAGE 47, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 8 BEING COMMON TO SAID PARCEL 7A; THENCE FROM SAID POINT OF BEGINNING COINCIDENT WITH THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF SECTION 3 AS SHOWN ON SAID PARCEL MAP, NORTH 00°20'53" WEST 1272.34 FEET; THENCE, LEAVING SAID WEST LINE, NORTH 00°21'06" WEST 496.88 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY NO. 16, OTHERWISE KNOWN AS JACKSON ROAD; THENCE, COINCIDENT WITH THE SOUTHERLY RIGHT OF WAY, THE FOLLOWING ELEVEN (11) COURSES:

- (1) NORTH 47°47'54" EAST 100.26 FEET;
- (2) ALONG THE ARC OF A 1060.00 FOOT RADIUS CURVE TO THE LEFT, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 72°23'02" EAST 234.63 FEET;
- (3) SOUTH 78°44'17" EAST 381.72 FEET;
- (4) ALONG THE ARC OF A TANGENT 940.00 FOOT RADIUS CURVE TO THE RIGHT, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 69°26'02" EAST 303.95 FEET;
- (5) SOUTH 59°32'57" EAST 273.01 FEET;
- (6) SOUTH 48°55'04" EAST 193.97 FEET;
- (7) SOUTH 55°55'46" EAST 446.52 FEET;
- (8) SOUTH 52°28'47" EAST 200.90 FEET;
- (9) SOUTH 42°46'32" EAST 143.96 FEET;
- (10) SOUTH 42°15'25" EAST 208.32 FEET;
- (11) SOUTH 41°16'20" EAST 201.41 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 75°57'50" WEST 194.20 FEET; THENCE, NORTH 48°09'57" WEST 595.29 FEET; THENCE, SOUTH 24°10'45" WEST 269.69 FEET TO A POINT IN THE LINE COMMON TO SAID PARCELS 7A AND 8; THENCE, COINCIDENT THEREWITH, THE FOLLOWING THREE (3) COURSES:

- (1) SOUTH 51°55'38" WEST 990.82 FEET;

- (2) SOUTH 66°06'00" WEST 278.92 FEET; AND
- (3) SOUTH 88°53'11" WEST 450.23 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY BOUNDARY OF SAID PARCEL 8, AND THE SOUTHWEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 16, AS SHOWN ON SAID PARCEL MAP, AT THE NORTHWESTERLY TERMINUS OF A COURSE DESIGNATED AS "N. 55°55'46" W. 446.52 FEET"; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCELS AND ALONG SAID LINE, THE FOLLOWING FIVE (5) COURSES:

- (1) SOUTH 55°55'46" EAST 446.52 FEET,
- (2) SOUTH 52°28'47" EAST 200.90 FEET,
- (3) SOUTH 42°46'32" EAST 143.96 FEET,
- (4) SOUTH 42°15'25" EAST 208.32 FEET, AND
- (5) SOUTH 41°16'20" EAST 201.41 FEET TO THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN THE GRANT DEED RECORDED IN BOOK 86-10-29, OFFICIAL RECORDS OF SACRAMENTO COUNTY, AT PAGE 1995;

THENCE LEAVING SAID NORTHEASTERLY BOUNDARY AND SAID RIGHT OF WAY LINE ALONG SAID NORTH LINE NORTH 75°57'50" WEST 36.64 FEET; THENCE LEAVING SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES:

- (1) NORTH 41°35'35" WEST 376.23 FEET,
- (2) ALONG THE ARC OF A TANGENT 1150.00 FOOT RADIUS CURVE LEFT, THROUGH AN CENTRAL ANGLE OF 12°02'08" A DISTANCE OF 241.57 FEET,
- (3) TANGENT TO SAID CURVE NORTH 53°37'43" WEST 696.30 FEET, AND
- (4) NORTH 36°22'17" EAST 19.82 FEET TO SAID NORTHEASTERLY BOUNDARY; THENCE ALONG SAID BOUNDARY SOUTH 48°55'04" EAST 149.07 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF PARCEL 8 AND PARCEL 7A, AS SAID PARCELS ARE SHOWN ON THE "PARCEL MAP OF RANCHO MURIETA" FILED IN BOOK 12 OF PARCEL MAPS, AT PAGE 47, SACRAMENTO COUNTY RECORDS, BEING ALSO A PORTION OF PARCEL 13 AS SAID PARCEL IS DESCRIBED IN THAT GRANT DEED RECORDED IN BOOK 20010905 AT PAGE 245, SACRAMENTO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 8 AND SAID PARCEL 13, SAID POINT BEING LOCATED NORTH 88°53'11" EAST 450.23 FEET, AND NORTH 66°06'00" EAST 65.45 FEET FROM THE SOUTHWEST COMER OF SAID PARCEL 8;

THENCE FROM SAID POINT OF BEGINNING, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL 8 AND SAID PARCEL 13 THE FOLLOWING THREE COURSES:

- 1) NORTH 66°06'00" EAST 213.47 FEET,
- 2) NORTH 51°55'38" EAST 990.82 FEET, AND
- 3) NORTH 24°10'45" EAST 269.69 FEET;

THENCE LEAVING THE SOUTHEASTERLY LINE OF SAID PARCEL 8, BUT CONTINUING ALONG THE SOUTHERLY LINE OF SAID PARCEL 13 THE FOLLOWING TWO CONSECUTIVE COURSES:

- 1) SOUTH 48°09'57" EAST 595.29 FEET, AND
- 2) SOUTH 75°57'50" EAST 157.56 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THE PROPERTY

GRANTED TO THE STATE OF CALIFORNIA AND DESCRIBED IN THE GRANT DEED RECORDED IN BOOK 900608 AT PAGE 0908, OFFICIAL RECORDS OF SACRAMENTO COUNTY;

Exhibit A to Grant

Deed

-2-

THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING THREE CONSECUTIVE COURSES: 1) NORTH 41°35'35" WEST 376.23 FEET,
2) 241.57 FEET ALONG THE ARC OF A 1150.00-FOOT RADIUS TANGENT CURVE LEFT, AND
3) NORTH 53°37'43" WEST 445.20 FEET;

THENCE LEAVING SAID SOUTHWESTERLY LINE SOUTH 36°22'17" WEST 1510.45 FEET TO THE POINT OF BEGINNING, ALSO DESCRIBED IN THAT LOT LINE ADJUSTMENT RECORDED SEPTEMBER 24, 2004, BOOK 20040924, PAGE 1241, OFFICIAL RECORDS.

APN: 073-0180-029-0000

PARCEL THREE

LOT 7, AS SHOWN ON THE OFFICIAL PLAT OF "SUBDIVISION OF PARCEL NO. 14, RANCHO MURIETA", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, ON MAY 19, 1976, IN BOOK 103 OF MAPS, MAP NO. 16.

APN: 073-0460-007-0000

GRANT DEED
DO NOT RECORD

201308090953
201308090953

DOCUMENT NO. _____

STATEMENT OF DOCUMENTARY TRANSFER TAX DUE AND
REQUEST THAT AMOUNT OF TAX NOT BE MADE A PART
OF THE PERMANENT RECORD IN THE OFFICE OF THE COUNTY RECORDER

To: Registrar – Recorder
County of Sacramento

Request is hereby made in accordance with Section 11932 of the Revenue & Taxation Code that the amount of tax shall be shown on this statement, which shall be affixed to the document by the recorder after the record is made and before the original is returned as specified in Section 27321 of the Government Code.

The attached Grant Deed names:

RANCHO NORTH PROPERTIES LLC, a California limited liability company,
as grantor

and

MURIETA INDUSTRIAL PARK, LLC, a Delaware limited liability company, as grantee

The property described in the accompanying document is located in Sacramento County, California.

The amount of tax due to the County of Sacramento on the accompanying document is Four Hundred Twelve and 50/100 Dollars (\$412.50) and is computed on the full value of the property conveyed.


Please see attached signature page

STATEMENT OF DOCUMENTARY TRANSFER TAX DUE SIGNATURE PAGE

7000 Alameda Drive, Rancho Murieta, California

RANCHO NORTH PROPERTIES LLC,
a California limited liability company

By: McMorgan & Company LLC,
a Delaware limited liability company
Title: Manager

By: 
Name: Brian T. Morton
Title: President

Dated: July __, 2013

EXHIBIT A-3

FINANCING AND SERVICES AGREEMENT

Legal Description of the MLP Property

Exhibit A to
Grant Deed

LEGAL DESCRIPTION

All that certain real property located in the Unincorporated area of the County of Sacramento, State of California, described as follows:

TRACT SIX:

PARCEL NO. 1

ALL THAT PORTION OF PARCEL 1 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY, CALIFORNIA, IN BOOK 12 OF PARCEL MAPS AT PAGE 47, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE COINCIDENT WITH THE WEST, NORTH AND EAST LINES THEREOF, THE FOLLOWING SIX (6) COURSES AND DISTANCES: (1) THENCE, NORTH 01°00'13" WEST 506.32 FEET; (2) THENCE, NORTH 01°00'09" WEST 1349.66 FEET; (3) THENCE NORTH 89°33'32" EAST 1326.06 FEET; (4) THENCE NORTH 00°54'01" WEST 1356.92 FEET; (5) THENCE SOUTH 88°29'53" EAST 2641.91 FEET; AND (6) THENCE, SOUTH 00°56'07" EAST 3528.18 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1; THENCE, COINCIDENT WITH THE SOUTHERLY LINE THEREOF NORTH 84°36'54" WEST 900.00 FEET; THENCE, LEAVING SAID SOUTHERLY LINE, NORTH 63°44'28" EAST 364.38 FEET; THENCE NORTH 47°55'12" EAST 271.54 FEET; THENCE NORTH 02°45'01" EAST 124.53 FEET; THENCE, NORTH 45°11'46" WEST 179.06 FEET; THENCE NORTH 11°50'22" WEST 174.50 FEET; THENCE NORTH 67°02'47" EAST 236.70 FEET; THENCE NORTH 19°13'09" WEST 430.06 FEET; THENCE NORTH 61°10'55" WEST 284.22 FEET; THENCE NORTH 26°46'45" WEST 174.06 FEET; THENCE NORTH 10°55'18" EAST 164.51 FEET; THENCE NORTH 59°36'48" EAST 121.15 FEET; THENCE NORTH 89°32'10" EAST 280.51 FEET; THENCE NORTH 30°43'31" EAST 243.82 FEET; THENCE NORTH 08°54'41" EAST 132.73 FEET; THENCE NORTH 05°46'55" WEST 405.15 FEET; THENCE NORTH 62°04'40" WEST 408.29 FEET; THENCE NORTH 02°45'38" EAST 265.10 FEET; THENCE NORTH 80°53'03" WEST 200.89 FEET; THENCE SOUTH 54°51'56" WEST 165.06 FEET; THENCE NORTH 64°55'36" WEST 280.06 FEET; THENCE SOUTH 55°03'28" WEST 240.80 FEET; THENCE NORTH 83°49'20" WEST 133.97 FEET; THENCE NORTH 32°36'56" WEST 312.77 FEET; THENCE NORTH 75°59'35" WEST 202.75 FEET; THENCE SOUTH 65°45'28" WEST 255.62 FEET; THENCE SOUTH 33°38'53" WEST 830.29 FEET; THENCE SOUTH 10°55'44" WEST 297.84 FEET; THENCE SOUTH 26°18'47" WEST 412.38 FEET; THENCE SOUTH 06°56'49" WEST 736.80 FEET; THENCE SOUTH 35°52'17" EAST 181.90 FEET; THENCE SOUTH 72°28'05" EAST 164.64 FEET; THENCE SOUTH 48°59'15" EAST 226.01 FEET; THENCE SOUTH 04°27'15" WEST 202.13 FEET; THENCE SOUTH 52°24'09" EAST 327.32 FEET; THENCE SOUTH 31°27'43" EAST 202.66 FEET TO A POINT IN THE SOUTHERLY LINE OF SAID PARCEL 1; THENCE, COINCIDENT THEREWITH NORTH 84°36'54" WEST 1855.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION DEEDED TO RANCHO COMMUNITY SERVICES DISTRICT BY GRANT DEED RECORDED September 24, 2004, IN BOOK 20040924, PAGE 1246, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT LIES THE FOLLOWING 3 COURSES FROM THE SOUTHWESTERLY CORNER OF SAID PARCEL A AND OF SAID PARCEL 1 AS SHOWN ON SAID PARCEL MAP OF RANCHO MARIETTA:

1. SOUTH 84°36' 54" EAST ALONG THE SOUTH LINE OF SAID PARCEL 1, 1855.00 FEET PER

Exhibit A to Grant
Deed

SAID CERTIFICATE OF COMPLIANCE

2. NORTH 31°27' 43" WEST ALONG THE WESTERLY BOUNDARY OF PARCEL B OF SAID CERTIFICATE OF COMPLIANCE 202.86 FEET, AND

3. CONTINUING ALONG THE WESTERLY BOUNDARY OF PARCEL B OF SAID CERTIFICATE OF COMPLIANCE , NORTH 52°24' 09" WEST 237.29 FEET;

THENCE FROM SAID POINT OF BEGINNING SOUTH 40°06'08" WEST 144.92 FEET; THENCE NORTH 28°37' 45" WEST 254.36 FEET; THENCE NORTH 50°30' 22" WEST 98.73 FEET; THENCE NORTH 59°15' 54" WEST 186.16 FEET; THENCE NORTH 36°20'32" WEST 142.70 FEET; THENCE NORTH 4° 49' 51" EAST 219.08 FEET; THENCE NORTH 34° 07' 20" EAST 60.88 FEET TO A POINT ON THE WESTERLY BOUNDARY OF PARCEL B OF SAID CERTIFICATE OF COMPLIANCE; THENCE ALONG SAID WESTERLY BOUNDARY OF LANDS OWNED BY THE RANCHO MARIETTA ASSOCIATION THE FOLLOWING 6 COURSES:

1. SOUTH 05° 56' 49" WEST 52.63 FEET,
2. SOUTH 35° 52' 17" EAST 181.90 FEET,
3. SOUTH 72° 28' 05" EAST 164.64 FEET,
4. SOUTH 48° 59' 15" EAST 226.01 FEET,
5. SOUTH 04° 27' 15" WEST 202.13 FEET, AND
6. SOUTH 52° 24' 09" EAST 90.03 FEET TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER: 073-0090-062-0000

PARCEL NO. 2

PARCEL 7, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY CALIFORNIA ON February 28, 1990, IN BOOK 117 OF PARCEL MAPS, AT PAGE 15, AND AS AMENDED BY THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON April 3, 1991 IN BOOK 123 OF PARCEL MAPS, AT PAGE 26.

EXCEPTING THEREFROM PARCEL 7 THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED HEREIN, FROM WHICH POINT THE EASTERLY TERMINUS OF THE COURSE SHOWN ON SAID PARCEL MAP FILED IN BOOK 117 OF PARCEL MAPS AT PAGE 15 AS S. 78°03'12" WEST. 247.29 FEET, BEARS S. 21°11'18" E. 169.43 FEET; THENCE FROM SAID POINT OF BEGINNING N. 01°00'00"W. 67.00 FEET; THENCE N. 89°00'00" E. 104.00 FEET; THENCE S. 01°00'00" E. 67.00 FEET; THENCE S. 89°00'00" W. 104.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING FROM THAT PORTION OF SAID PARCEL 7 TRANSFERRED FROM SAID PARCEL 7 TO PARCEL 6 (AS PARCEL 6 IS SHOWN AND DESCRIBED ON THAT CERTAIN "PARCEL MAP OF RANCHO MARIETTA" FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, STATE OF CALIFORNIA, ON June 11, 1973 IN BOOK 12 OF

Exhibit A to Grant
Deed

PARCEL MAPS, AT PAGE 47) BY COUNTY OF SACRAMENTO LOT LINE ADJUSTMENT RESOLUTION NO. 82-SRC-02, RECORDED ON AUGUST 21, 1995, IN SERIES NO. 199508216035 OF THE OFFICIAL RECORDS OF THE COUNTY OF SACRAMENTO, BEING THEREIN DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID PARCEL 7, SAID POINT BEING ALSO A POINT ON THE NORTHEASTERLY LINE OF JACKSON ROAD (STATE HIGHWAY 16); THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHERLY LINE OF SAID PARCEL 7 NORTH 18° 47' 41" EAST, 64.19 FEET; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PARCEL 7 THE FOLLOWING SEVENTEEN (17) CONSECUTIVE COURSES: 1) SOUTH 68° 30' 06" EAST, 391.88 FEET, 2) SOUTH 82° 59' 45" EAST, 264.57 FEET, 3) NORTH 49° 40' 03" EAST, 258.95 FEET, 4) NORTH 21° 33' 00" EAST, 76.23 FEET, 5) SOUTH 80° 26' 03" EAST, 191.36 FEET, 6) NORTH 84° 25' 21" EAST, 295.30 FEET, 7) NORTH 64° 36' 32" EAST, 209.14 FEET, 8) NORTH 04° 28' 25" WEST, 455.77 FEET, 9) NORTH 81° 10' 17" EAST, 849.95 FEET, 10) NORTH 28° 06' 08" EAST, 160.23 FEET, 11) NORTH 73° 37' 07" EAST, 97.40 FEET, 12) SOUTH 57° 45' 49" EAST 133.78 FEET, 13) NORTH 59° 44' 17" EAST, 139.40 FEET, 14) NORTH 00° 08' 38" WEST, 275.94 FEET, 15) NORTH 31° 57' 46" EAST, 34.15 FEET, 16) NORTH 69° 23' 38" EAST, 44.67 FEET, AND 17) SOUTH 00° 08' 38" EAST, 672.03 FEET TO THE SOUTHWEST CORNER OF THE "GRANTEES' LIFE ESTATE WELLS FARGO BANK" PARCEL AS SHOWN ON SAID PARCEL MAP; THENCE LEAVING THE NORTHERLY LINE OF SAID PARCEL 7, SOUTH 00° 08' 38" EAST, 364.08 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL 7; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 7 THE FOLLOWING FIFTEEN (15) CONSECUTIVE COURSES: SOUTH 86° 01' 33" WEST 374.05 FEET, 2) SOUTH 69° 51' 13" WEST, 360.03 FEET, 3) SOUTH 53° 45' 58" WEST, 390.00 FEET, 4) NORTH 57° 14' 02" WEST, 160.00 FEET, 5) SOUTH 38° 45' 58" WEST, 310.00 FEET, 6) SOUTH 67° 03' 12" WEST, 200.87 FEET, 7) SOUTH 30° 36' 08" WEST, 313.50 FEET, 8) SOUTH 71° 45' 15" WEST, 296.58 FEET, 9) SOUTH 49° 54' 23" WEST 106.41 FEET, 10) NORTH 34° 31' 37" WEST, 83.87 FEET, 11) NORTH 45° 50' 17" WEST, 33.07 FEET, 12) NORTH 24° 41' 34" WEST, 249.61 FEET, 13) NORTH 72° 53' 40" WEST, 105.21 FEET, 14) ALONG THE ARC OF A 115.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 42° 28' 08" FOR 85.24 FEET (CHORD: SOUTH 85° 52' 16" WEST, 83.30 FEET) TO A POINT ON THE NORTHEASTERLY LINE OF JACKSON ROAD (STATE HIGHWAY 16); THENCE ALONG SAID NORTHEASTERLY LINE NORTH 45° 50' 17" WEST, 338.12 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 7 DESCRIBED IN A CORPORATION GRANT DEED RECORDED IN BOOK 930329, AT PAGE 1196, OF THE OFFICIAL RECORDS OF THE COUNTY OF SACRAMENTO, SAID PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT COMMON TO PARCELS 4 AND 5, AS SHOWN ON THE PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF SACRAMENTO COUNTY IN BOOK 12 OF PARCEL MAPS, AT PAGE 47, FROM WHICH POINT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 8 NORTH, RANGE 8 EAST, M.D.B.&M, BEARS NORTH 76° 25' 09" WEST 1221.17 FEET; THENCE FROM SAID POINT ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 4 NORTH 25° 47' 12" WEST 224.94 FEET; THENCE ALONG THE EAST LINE OF SAID PARCEL 4 NORTH 25° 47' 12" WEST 433.42 FEET; THENCE NORTH 38° 44' 45" WEST 120.00 FEET; THENCE LEAVING THE EAST LINE OF SAID PARCEL 4 NORTH 51° 15' 15" EAST 290.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 14° 03' 16" EAST 165.16 FEET; THENCE ALONG THE ARC OF A NON-TANGENT 275.00 FOOT RADIUS CURVE TO THE LEFT, SAID ARC BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 65° 56' 55" EAST 321.44 FEET; THENCE NORTH 78° 17' 15" EAST 114.88 FEET; THENCE SOUTH 23° 53' 43" EAST 174.51 FEET; THENCE SOUTH 42° 39' 21" EAST 121.00 FEET; THENCE SOUTH 28° 42' 21" WEST 95.77 FEET; THENCE SOUTH 60° 30' 18" WEST 227.48 FEET; THENCE SOUTH 19° 21' 14" WEST 225.42 FEET TO A POINT ON THE EASTERLY LINE OF THAT REAL PROPERTY DESCRIBED AS THE CHESBRO DAM WATER TREATMENT PLANT AS SHOWN AND SO DESIGNATED IN BOOK 740328 OF THE OFFICIAL RECORDS, AT PAGE 361; THENCE ALONG THE BOUNDARY OF

Exhibit A to Grant

Deed

-3-

SAID PLANT NORTH 71°05'30" WEST 34.29 FEET; THENCE NORTH 18°43'03" WEST 143.00 FEET TO A POINT ON THE NORTHERLY LINE OF THAT REAL PROPERTY DESCRIBED IN A GRANT DEED AS RANCHO MARIETTA WATER TREATMENT PLANT LOT LINE ADJUSTMENT AS SHOWN AND SO DESIGNATED IN BOOK 870611 OF THE OFFICIAL RECORDS, AT PAGE 1778; THENCE LEAVING THE BOUNDARY LINE OF SAID PLANT AND FOLLOWING THE BOUNDARY OF SAID GRANT DEED SOUTH 84° 43' 03" WEST 22.00 FEET; THENCE LEAVING THE BOUNDARY OF SAID GRANT DEED NORTH 11° 56' 00" WEST 368.47 FEET TO THE TRUE POINT OF BEGINNING.

ASSESSOR'S PARCEL NOS. 073-0790-023-0000 AND 073-0800-003-0000

Exhibit A to Grant
Deed

892738.01/SF
370251-00021/7-29-13/aad/acl

-4-

EXHIBIT A-4

FINANCING AND SERVICES AGREEMENT

Legal Description of the MH Property

Exhibit A to
Grant Deed

LEGAL DESCRIPTION

All that certain real property located in the Unincorporated area of the County of Sacramento, State of California, described as follows:

TRACT FOUR:

PARCEL 12, AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON FEBRUARY 28, 1990, IN BOOK 117 OF PARCEL MAPS, AT PAGE 15 AS AMENDED BY THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE COUNTY RECORDER OF SACRAMENTO COUNTY, CALIFORNIA ON APRIL 3, 1991 IN BOOK 123 OF PARCEL MAPS, AT PAGE 26.

EXCEPTING THEREFROM ALL THAT PORTION DEEDED TO RANCHO MURIETA COMMUNITY SERVICES DISTRICT BY GRANT DEED RECORDED SEPTEMBER 24, 2004, IN BOOK 20040924 PAGE 1245, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE NORTHWESTERLY BOUNDARY OF SAID PARCEL 12, AND POINT ALSO BEING A POINT OF CURVATURE OF THE SOUTHEASTERLY RIGHT OF WAY OF MARIETTA PARKWAY, LYING AT THE SOUTHWESTERLY TERMINUS OF THE LINE LABELED NORTH 41°57'04" EAST 617.94; THENCE FROM SAID POINT OF BEGINNING, NORTH 41°57'04" EAST ALONG THE SOUTHEASTERLY RIGHT OF WAY OF MARIETTA PARKWAY 392.94; THENCE LEAVING SAID RIGHT OF WAY OF MARIETTA PARKWAY, SOUTH 48°02'58" EAST ALONG A LINE THAT IS PARALLEL WITH AND 250.00 FEET PERPENDICULAR DISTANCE FROM THE SOUTHWESTERLY RIGHT OF WAY OF CAMINO DEL LAGO 525.00 FEET; THENCE NORTH 41°57'04" EAST, PARALLEL WITH MARIETTA PARKWAY, 250.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF CAMINO DEL LAGO; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF CAMINO DEL LAGO THE FOLLOWING 2 COURSES: 1) SOUTH 48°02'56" EAST 120.45 FEET, AND 2) ALONG THE ARC OF A 729.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 08°50'37", AN ARC DISTANCE OF 112.52 FEET (CHORD: SOUTH 43°37'38" EAST 112.41 FEET) TO THE SOUTHEASTERLY TERMINUS OF SAID RIGHT OF WAY OF CAMINO DEL LAGO;

THENCE CONTINUING ALONG THE ARC OF THE 729.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 06°24'34", AN ARC DISTANCE OF 81.55 FEET (CHORD: SOUTH 36°00'02" EAST 81.51 FEET); THENCE SOUTH 27°28'04" WEST 152.36 FEET; THENCE SOUTH 33°42'12" WEST 109.18 FEET; THENCE SOUTH 10°44'39" WEST 162.49 FEET; THENCE SOUTH 16°51'06" EAST 156.74 FEET; THENCE SOUTH 56°50'11" EAST 130.35 FEET TO THE MOST NORTHERLY CORNER OF PARCEL 6D, AS SHOWN ON SHEET 5 OF THE MAP FILED IN BOOK 12 OF PARCEL MAPS, PAGE 47; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 6D THE FOLLOWING 2 COURSES: 1) SOUTH 40°32'08" WEST 49.07 FEET; AND 2) SOUTH 20°13'04" WEST 250.55 FEET;

THENCE NORTH 60°18'16" WEST 251.96 FEET; THENCE NORTH 01°10'28" WEST 316.25 FEET; THENCE NORTH 43°18'16" WEST 167.03 FEET; THENCE NORTH 15°31'54" WEST 141.14 FEET; THENCE NORTH 48°02'56" WEST PARALLEL WITH CAMINO DEL LAGO 237.55 FEET; THENCE SOUTH 86°57'04" WEST 207.40 FEET; THENCE NORTH 48°02'56" WEST PARALLEL WITH CAMINO DEL LAGO 200.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL THAT PORTION DEEDED TO RANCHO MURIETA COMMUNITY SERVICES DISTRICT BY GRANT DEED RECORDED SEPTEMBER 24, 2004, IN BOOK 20040924 PAGE 1246, DESCRIBED AS FOLLOWS:

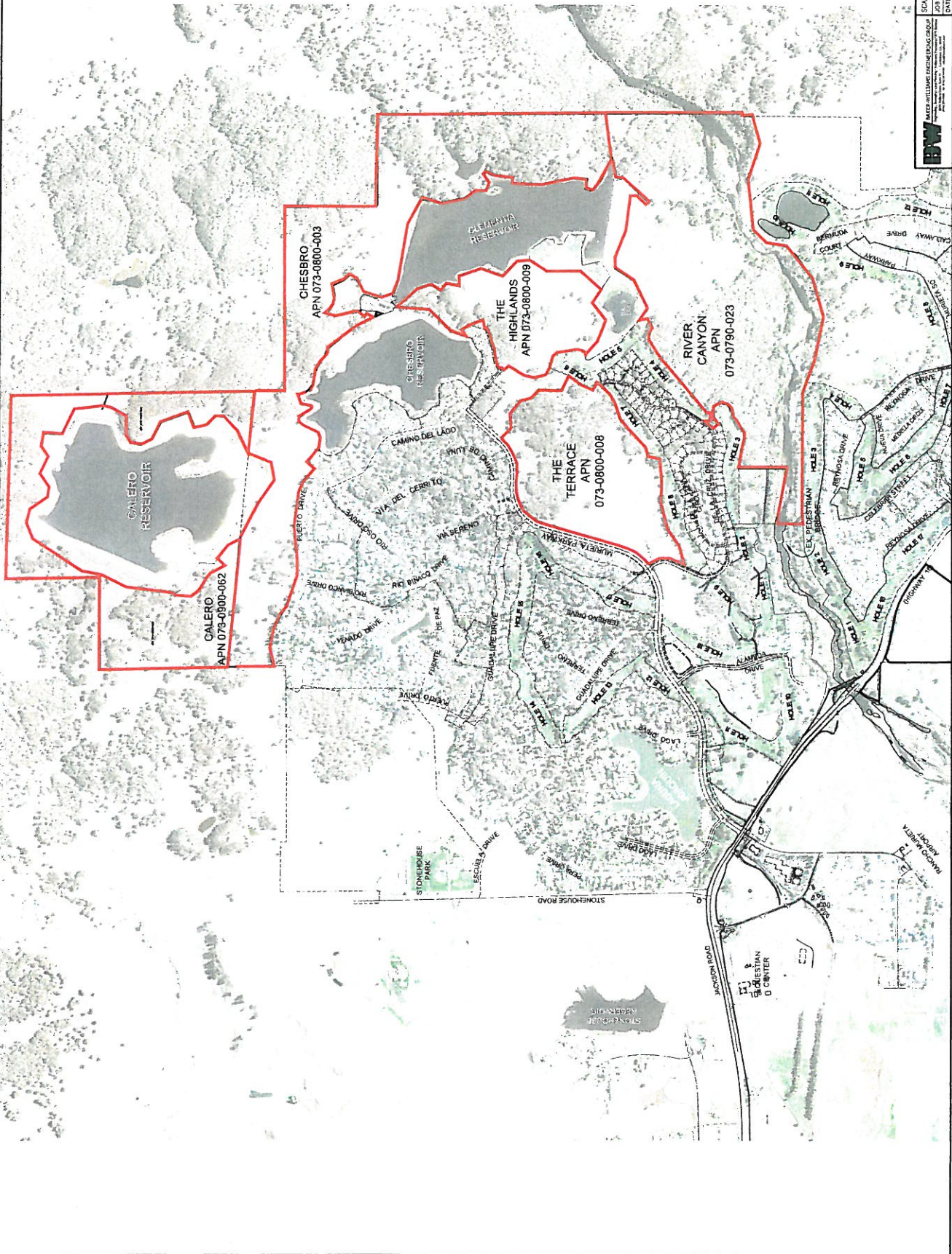
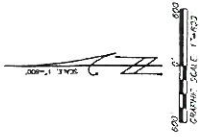
BEGINNING AT AN ANGLE POINT IN THE BOUNDARY COMMON TO SAID PARCEL 12 AND TO PARCEL 5 AS SAID PARCEL IS SHOWN ON THE PARCEL MAP FILED IN BOOK 12 OF PARCEL MAPS, PAGE 47, SAID POINT LYING AT THE SOUTHWESTERLY TERMINUS OF THE LINE LABELED N 55°14'05" E 252.75; AS SHOWN ON SHEET 8 OF SAID PARCEL MAP, AND BEING AT THE EASTERLY END OF THE AREA COMMONLY KNOWN AS BASS LAKE; THENCE NORTH 57°39'51" WEST ALONG THE BOUNDARY COMMON TO SAID PARCELS 12 AND 5, 236.76 FEET; THENCE NORTH 42°16'17" EAST 397.96 FEET; THENCE NORTH 490.00 FEET; THENCE NORTH 31°18'27" EAST 286.75 FEET TO AN ANGLE POINT IN THE WESTERLY BOUNDARY OF SAID PARCEL 5; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL 5 THE FOLLOWING 11 COURSES: 1) SOUTH 89°14'28" EAST 151.01 FEET; 2) SOUTH 34°58'34" EAST 296.56 FEET; 3) SOUTH 09°17'36" WEST 111.46 FEET; 4) SOUTH 81°59'43" WEST 64.63 FEET; 5) SOUTH 01°58'30" WEST 116.07 FEET; 6) SOUTH 61°44'45" EAST 166.88 FEET; 7) SOUTH 02°46'13" WEST 248.29 FEET; 8) NORTH 74°13'48" WEST 224.45 FEET, 9) SOUTH 86°23'30" WEST 222.44 FEET; 10) SOUTH 13°10'38" EAST 258.81 FEET; AND 11) SOUTH 55°14'05" WEST 252.75 FEET TO THE POINT OF BEGINNING.

APN: 073-0800-007-0000, 073-0800-008-0000, 073-0800-009-0000

EXHIBIT A-5

FINANCING AND SERVICES AGREEMENT

General Diagram of Rancho North Properties



BW BAKER WILLIAMS ENGINEERING GROUP
 10000 Wilshire Blvd., Suite 1000, Beverly Hills, CA 90210
 (310) 274-1000
 www.bakerwilliams.com

SCALE: 1"=500'
 JOB # 11-04-02
 DATE: Jan 2011

PROJECTS INVENTORY
 NORTH PROPERTIES
 Unimproved parcels
 RANCHO PURETA, CALIFORNIA



Imagery © 2014 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, InMap data © 2014 Google 500 ft

EXHIBIT B

FINANCING AND SERVICES AGREEMENT

District EDU Standard

Under the current District standard, an EDU for water service for a 12,000 sq. ft. (or larger) single-family residential (SFD) lot is 750 gallons per day (gpd); an EDU for a SFD lot under 12,000 sq. ft. is 650 gpd; an EDU for a half-plex residential lot is 400 gpd; and, an EDU for non-residential development is determined by the DISTRICT General Manager based on the development's anticipated water demand as compared to a SFD lot.

Exhibit B
 Financing and Services Agreement
 District EDU Standard



The District's standard for water consumption per dwelling unit is as follows:

Type	Consumer Rate	EDU	Est Peak Demand
1 Lot 12,000 sq. ft. or greater	750 gpd	1.00	1,666
2 Lot less than 12,000 sq. ft.	650 gpd	0.87	1,449
3 Halfplex Lots	400 gpd	0.53	883
4 Townhouse Lots	350 gpd	0.47	783
5 Any fractional residential EDU not referenced shall be calculated by dividing the consumption rate by 750.			
6 District's EDU Standard for non-residential development is 750 gpd average. District's General Manager shall determine anticipated water demand based on non-residential uses to calculate the number of EDU's per project.			

EXHIBIT C

FINANCING AND SERVICES AGREEMENT

Copy of January 13, 2014 Provisional Will Serve Letter to CRL Property for 30 EDUs
[Attach]



Rancho Murieta Community Services District

15160 Jackson Road • P.O. Box 1050 Rancho Murieta, CA 95683 • 916-354-3700 • Fax 916-354-2082

Visit our website www.rmcsd.com

January 13, 2014

John Sullivan
Cosumnes River Land, LLC
7200 Lone Pine Drive, Suite 200
Rancho Murieta, CA 95683

Subject: Provisional Will Serves


Dear John:

Pursuant to the Term Sheet approved by the Rancho Murieta Community Services District Board of Directors on December 18, 2013 and fully executed by all parties on December 31, 2013, and receipt by the District of \$180,000, Cosumnes River Land, LLC, is hereby granted provisional will serve letters for 30 Equivalent Dwelling Units (EDUs; One EDU equals 750 gallons per day, average daily flow) for the Murieta Gardens I & II project.

The District Engineer has determined there is sufficient capacity in the existing water treatment plant for issuance of these provisional will serves. A Sacramento County sponsored peer review entitled Water Availability Review dated November 1, 2013 prepared by MWH affirms that the provisional will serve demands can be accommodated by the existing water treatment plants.

Issuance of the provisional will serves is subject to the condition that Cosumnes River Land, LLC, agrees to negotiate in good faith toward the finalization of a Fee and Service Agreement for the Murieta Gardens Project to provide funding of their fair share of a water treatment plant expansion project intended to provide permanent water treatment plant capacity to replace the 30 EDU provisional will serves. The water treatment plant expansion is expected to be in operation on or before June 30, 2015.

Sincerely,



Edward R. Crouse
General Manager

ERC

Serving the Community for over 30 years

Board of Directors: Gerald Pasek, President • Roberta Belton, Vice-President • Betty Ferraro • Paul Gumbinger • Michael Martel
General Manager • Edward R. Crouse

EXHIBIT D

FINANCING AND SERVICES AGREEMENT

Phase 1 and 2 Usable Treated Water Capacity Allocations to the Owners' Properties and
Allocations to Other Users
[Attach]

Exhibit D
 Financing and Services Agreement
 Usable Treated Water Capacity Allocation to the Owners and Other Users



	Gallons Per Day		Rancho N. Owners	Others	Total
	CSD	CFD			
Phase 1 Completion	1,500,000	1,500,000	500,000	500,000	4,000,000
Phase 2 Completion			1,000,000		1,000,000
Total Reserved Capacity	1,500,000	1,500,000	1,500,000	500,000	5,000,000
Peak Demand Capacity EDU (at 1666 gpd)	900	900	900	300	3,000

Allocation to Rancho North Owners of its 1.5 mgd

			Phase 1	Phase 2	Total
<u>Phase 1:</u>					
The Murieta Inn & Extended Stay		Hotel	49,980		49,980
Murieta Gardens 1		Commercial	31,500		31,500
Murieta Gardens 2	78 Lots	Residential	90,975		90,975
Other RM North Properties	84 Lots	Residential	69,972		69,972
Industrial Park - 39 Acres		Mixed Use	75,000		75,000
Reserved & Unallocated			182,573		182,573
					-
<u>Phase 2:</u>					
Rancho Murieta North Properties	945 Lots	Residential		1,362,788	1,362,788
Adjustment of mgd				(362,788)	(362,788)
					-
Total Allocation			500,000	1,000,000	1,500,000

Note:

1. Phase 1 Construction of WTP is for 4 mgd net.
2. Phase 2 Construction is for an additional 1 mgd net.
3. Allocation to the various properties within RMP ownership is subject to change.

EXHIBIT E

FINANCING AND SERVICES AGREEMENT

May 6, 2014 Phase 1 and 2 Cost Estimate and Funding Allocation (Worksheet)
[Attach]

EXHIBIT E
 CSD WATER TREATMENT PLANT UPGRADE AND EXPANSION
 COST SUMMARY WORKSHEET



	<u>Final Cost Estimate</u>	
<u>Phase I Core Costs:</u>		
<u>Hard Costs:</u>		
Painting	\$ 291,000	
Sitework	555,659	
Fencing	53,640	
Mechanical	4,893,000	
Electrical	2,370,226	
Fire Protection	42,500	
Total Hard Costs	<u>8,206,025</u>	
Soft Cost Allocation (80%)	1,571,520	
Contingency Allocation (80%)	432,451	
Total Core Costs before Filters	<u>10,209,996</u>	
Filtration & Pumps	1,601,600	
Soft Cost Allocation (20%)	392,880	
Contingency Allocation (20%)	108,113	
Total GE Filtration Cost	<u>2,102,593</u>	
Total Construction Cost - Phase I	12,312,589	
<u>Phase II - Filtration to 5 MGD</u>	540,000	
Final Cost Estimate - Phase I & II	<u>\$ 12,852,589</u>	
<u>Phase III - Filtration to 6 MGD</u>	367,000	Estimated
Total Water Treatment Plant Expansion	<u>\$ 13,219,589</u>	
<u>Allocable Soft Costs:</u>		
HDR Design	240,000	
CSD Administration	50,000	
General Conditions	305,607	
Shop drawings	320,049	
GE Services	572,200	
Contractor Insurance (.75%)	80,141	
Contractor Fee (3.5%)	396,403	
Total Soft Costs	<u>1,964,400</u>	
Phase I Allocation Hard Costs (80%)	1,571,520	
Phase I Allocation to Filters (20%)	<u>392,880</u>	
	<u>1,964,400</u>	
<u>Allocation of Construction Costs Phase I & II:</u>		
RMCSO	\$ 4,358,245	33.9%
Rancho North Properties (Owners)	4,358,245	33.9%
CFD	4,136,099	32.2%
Total Allocation for Phase I & II	<u>\$ 12,852,589</u>	100.0%

EXHIBIT F

FINANCING AND SERVICES AGREEMENT

Municipal or Other Financing Program Option

1. The Owners have several options to provide the funds necessary to cover the Owners' Residual Financial Obligation. One option would be to propose the creation of a municipal financing program for the benefit of the Owners to be adopted by the DISTRICT.
2. If, when and to the extent that the Owners submit to the DISTRICT a written proposal that the DISTRICT form a Mello-Roos community facilities district or other land-based municipal financing program to finance for the Owners all or any portion of the Owners' Residual Financial Obligation ("Municipal Financing Program") which Municipal Financing Program is acceptable to the DISTRICT, DISTRICT, in coordination and cooperation with Owners, agrees to expeditiously form and implement such a Municipal Financing Program, levy special taxes against the Properties, and issue special tax bonds or other debt to provide municipal construction financing for such portion of the Owners' Residual Financial Obligation as the Owners request for application towards the Owners' Financial Obligation for the Phase 1 and 2 WTP Improvements, all upon such terms and conditions as the Owners and the DISTRICT shall determine; provided that the net proceeds available to the DISTRICT from such Municipal Financing Program plus the Initial Payment and the Second Initial Payment equals the total of the Owners' Financial Obligation. The amount to be financed under any Municipal Financing Program shall include the costs of issuance and other incidental costs and fees that will be incurred to create and manage the Municipal Financing Program ("Owners' Financed Amount"). Upon the DISTRICT'S approval of the Municipal Financing Program, DISTRICT agrees to expeditiously commence and diligently complete all necessary notices, hearings and procedures and take all appropriate actions required to finish the Municipal Financing Program. The special tax formula for Owners' Financed Amount on the Owners' Properties shall utilize a method of spread among the Properties approved by the Owners. The net proceeds of sale of the bonds or other debt issued under the Municipal Financing Program ("Financing Program Funds") shall be held in a separate bank account ("Owners' Construction Account") and be drawn upon only to satisfy the Owners' share of WTP Quarterly Invoices for construction of the Phase 1 and 2 WTP Improvements as provided in Section 1.3(G) of the Agreement, and to fund and pay any required interest reserve, debt service and other costs as required under the Municipal Financing Program. Upon closing of the Municipal Financing Program and obtaining access to the Financing Program Funds for WTP Improvements funding, DISTRICT will release the Owners' L/C to the Owners.
3. If and when the Owners submit to the DISTRICT a proposal/package for the creation of the Municipal Financing Program ("Financing Proposal"), the DISTRICT shall expeditiously review and validate the Financing Proposal to ensure that it meets all

DISTRICT's legal requirements for the creation and implementation of municipal construction financing. If DISTRICT determines that the Financing Proposal satisfies the Owners' funding requirements of this Agreement, complies with applicable laws, and is acceptable to the DISTRICT's Board of Directors, the DISTRICT will expeditiously approve and implement the Financing Proposal. Owners acknowledge and accept responsibility for the costs of evaluating, processing, preparing and implementing the Financing Proposal ("Municipal Financing Program Costs"), including, but not limited to, (a) preparation of a special tax study to determine the special tax and special tax formula, (b) DISTRICT's preparation of the appropriate notices, resolutions, ordinances and other documents and perform other tasks necessary and appropriate to form and implement the Municipal Financing Program, approve and levy the special tax and issue the special tax bonds or other debt, (c) performance of other and related non-governmental tasks as appropriate to implement the Municipal Financing Program, and (d) bond counsel, special tax consultant, financial advisor and DISTRICT staff fees, costs and time incurred on the above tasks. DISTRICT will maintain a record of its Municipal Financing Program Costs and will submit a statement to Owners each month requesting reimbursement of those costs. Owners will pay the statement within 30 days of its receipt. DISTRICT may delay closing on the Municipal Financing Program until any outstanding costs are reimbursed in full.

4. If requested by Owners, and if allowed by the terms of the Municipal Financing Program, DISTRICT agrees to include reimbursement of those Municipal Financing Program Costs incurred by the Owners within the special tax formula and special tax bonds or other debt in order to either repay to Owners their payment of Municipal Financing Program Costs to DISTRICT or to pay certain Municipal Financing Program Costs (e.g., bond counsel fees) directly from the debt issuance.

End of Exhibit F

EXHIBIT G

FINANCING AND SERVICES AGREEMENT

Example of Calculations for Reimbursement of District for Cost Overruns

[Attach]

Exhibit G
 Financing and Services Agreement
 Example of Cost Overrun and Reimbursements



		33.9% CSD	33.9% Owners	32.2% CFD
Initial Final Cost Estimate for Phase 1 & 2	\$ 12,852,589	4,358,245	4,358,245	4,136,099
Cost Overrun paid by CSD	250,000	250,000		
	<u>\$ 13,102,589</u>	<u>4,608,245</u>	<u>4,358,245</u>	<u>4,136,099</u>

Reimbursement rate per gallon (Exhibit G-1) \$ 2.91

Non-participating landowner in 670 FSA water request:

Residence East & West request gpd	313,000			
Reimbursement rate above	\$ 2.91			
Total reimbursement	<u>\$ 910,830</u>	\$ 308,771	\$ 308,771	\$ 293,287
Reimbursement related to cost overruns to CSD	-	125,000	(125,000)	
Adjusted balance of reimbursement	<u>\$ 910,830</u>	<u>\$ 433,771</u>	<u>\$ 183,771</u>	<u>\$ 293,287</u>

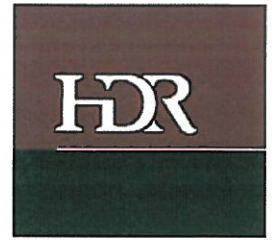
Note:

Under Section 1.3 E, cost overrun shall be paid by the District and be reimbursed by 50% from the Owner's share of reimbursement due from any non-participating landowners as defined in the 670 FSA until fully repaid.

EXHIBIT H

FINANCING AND SERVICES AGREEMENT

Phase 1 Approved Plans and Specifications (list)
[Attach]



Rancho Murieta Community Services District (CSD)

Water Treatment Plant Expansion

**Contract Documents
and Specifications**

Issued for Bids

January 2014

HDR Project No. 08669-211953-028

Water Treatment Plant Expansion

Rancho Murieta CSD

Issued for Bids

January 2014



HDR

2365 Iron Point Road, Suite 300
Folsom, CA 95630

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EXHIBIT I

FINANCING AND SERVICES AGREEMENT

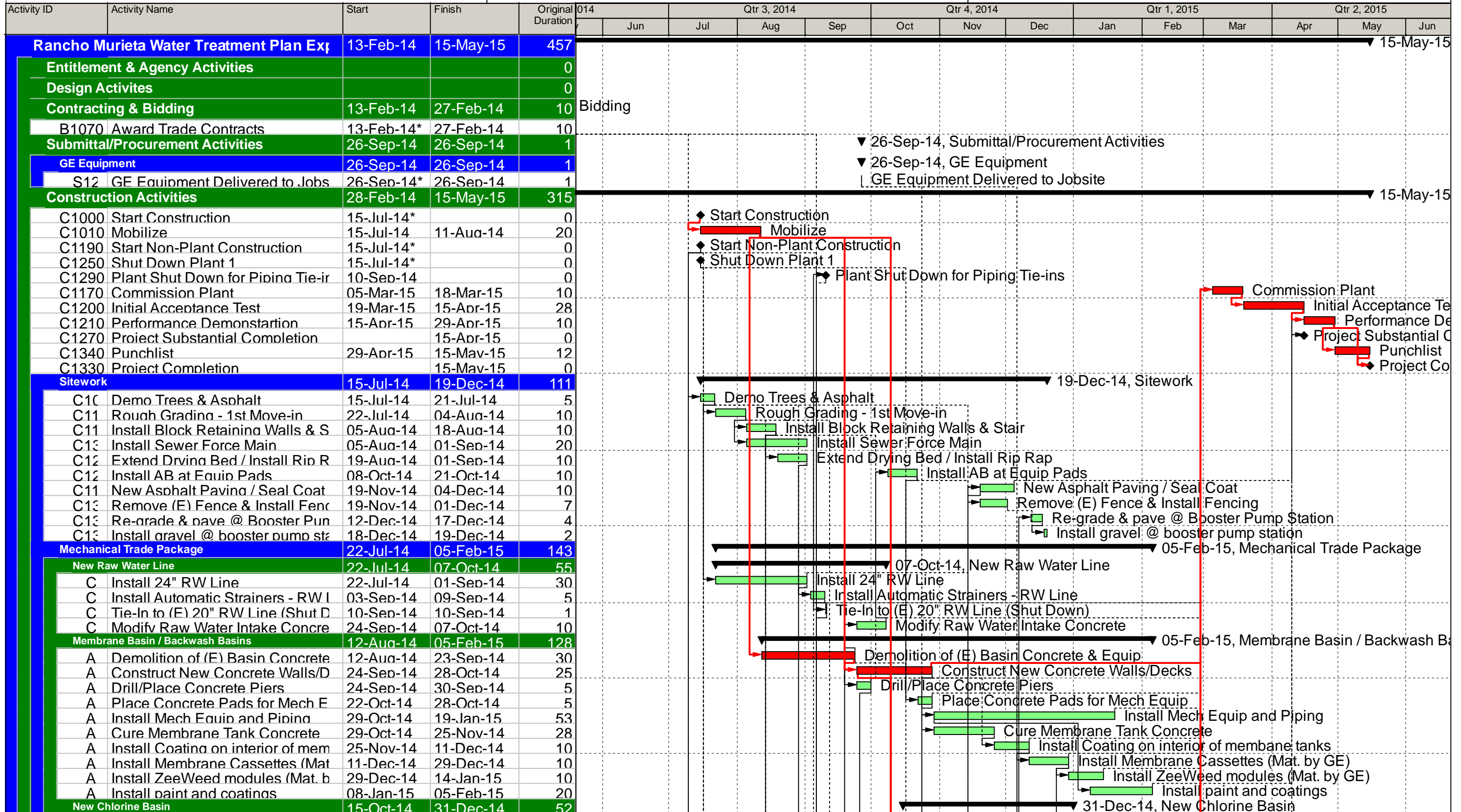
Phase 1 Master Construction Schedule from Final CMAR Contract
[Attach]

RMCSD Water Treatment Plant Expansion Base Bid A

16150 Jackson Rd, Rancho Murieta, CA 95683



12-Feb-14 14:01



█ Actual Work ◆ Milestone
█ Remaining Work ◆ Summary
█ Critical Remaining Work



Date	Revision	Checked	Approved
15-Jan-14	Contract Bid Schedule		
10-Feb-14	Update Bid Schedule Add #04		

EXHIBIT J

FINANCING AND SERVICES AGREEMENT

Non-participating Landowner Reimbursement Program Summary
[Attach]

Exhibit J
 Financing and Services Agreement
 Reimbursement Rate



	Allocated Construction Cost	Cost Allocation %	Core Capacity GPD		Reimbursement Rate	
			Paid For (In Thousands)	Reserved	Per Gallon	Per Peak EDU
CSD	\$ 4,358,245	33.9%	2,034	1,500	\$ 2.91	\$ 4,841
Rancho N. Owners	4,358,245	33.9%	2,034	1,500	\$ 2.91	\$ 4,841
CFD	4,136,099	32.2%	1,932	1,500		
Others				500		
Total	12,852,589	100.0%	6,000	5,000		

Example of Reimbursement:

	GPD	Reimburse Rate	Amount Reimbursed
Residence East & West (May 2016)	313,000	\$ 2.91	\$ 910,830
Apartment Site purchases	187,000	\$ 2.91	\$ 544,170

Note:

1. Cost of Construction after Phase 1 & 2 not including any additional cost overruns.
2. Each EDU is based on 750 Gallons Per Day
3. Reimbursement rate is based on NET capacity (\$4,358,245 / 1.5 mgd = \$2.91)
4. Estate EDU = 1666 gpd peak day capacity demand
5. Residence East & West is 198 lots x 1666 x .95 (EDU) = 313,000 gpd +/-

EXHIBIT J - (page 2)
CSD WATER TREATMENT PLANT UPGRADE AND EXPANSION
COST ALLOCATION WORKSHEET

	Total Cost	Gardens I & II			Total	Apartment Site and Murieta Hills Residences E&W**
		CSD	CFD	RETREATS		
		33.9000%	MELLO-ROOS	RM North	33.9000%	
Core Cost Allocation Phase 1 (refer to Exh J)			32.2000%			
Projected Core Costs (3)	\$ 8,206,025	\$ 2,781,842	\$ 2,642,340	\$ 2,781,842	\$ 8,206,025	\$ 820,603
Soft costs	\$ 1,571,520	\$ 532,745	\$ 506,029	\$ 532,745	\$ 1,571,520	\$ 157,152
Contingency	\$ 432,451	\$ 146,601	\$ 139,249	\$ 146,601	\$ 432,451	\$ 43,245
Total Core - Phase 1	\$ 10,209,996	\$ 3,461,189	\$ 3,287,619	\$ 3,461,189	\$ 10,209,996	\$ 1,021,000
Filtration Capacity - Phase 1		1,500,000	1,500,000	500,000	4,000,000	500,000
Train 1 thru 3 Filtration Cost Allocation - Phase 1	\$ 1,601,600	\$ 600,600	\$ 600,600	\$ 200,200	\$ 1,401,400	\$ 200,200
Soft Costs (20%)	\$ 392,880	\$ 147,330	\$ 147,330	\$ 49,110	\$ 343,770	\$ 49,110
Contingency (20%)	\$ 108,112	\$ 40,542	\$ 40,542	\$ 13,514	\$ 94,598	\$ 13,514
	\$ 2,102,592					\$ 262,824
Excess 500,000 gpd filtration - Phase 1	\$ 89,097	\$ 84,629	\$ 89,097	\$ 89,097	\$ 262,824	
Total Phase 1 Cost	\$ 12,312,588	\$ 4,336,758	\$ 4,160,720	\$ 3,813,110		
Future Filtration Needs				1,000,000	1,000,000	
Train 4 Core and Filtration - Phase 2	\$ 540,000			\$ 540,000	\$ 540,000	
Total Phase 1 and 2 Cost	\$ 12,852,588	\$ 4,336,758	\$ 4,160,720	\$ 4,353,110	\$ 12,852,588	\$ 1,283,824
1.0 mgd Filtration - Phase 3	\$ 367,000					
Total Cost - 6.0mgd net capacity	\$ 13,219,588					
Financing and Reimbursement Summary						
Phase 1 and 2 Financing	\$ 12,852,588	\$ 4,358,245	\$ 4,136,099	\$ 4,358,245	\$ 12,852,588	
Residences Reimbursement **		\$ (308,771)	\$ (293,287)	\$ (308,771)	\$ (910,830)	
Apartment Site EDU Transfer (see Exhibit N)		\$ (184,474)	\$ (175,223)	\$ (184,474)	\$ (544,170)	
Phase 3 - 500,000 gpd (decommission WTP 2 - estimated cost of membranes only)		\$ 69,000			\$ 69,000	
	\$ 3,934,000	\$ 3,667,589	\$ 3,865,000			

** to be reimbursed to CSD, CFD and RMP when properties seek water permits

EXHIBIT K

FINANCING AND SERVICES AGREEMENT

Van Vleck Ranching Resources Easement Reimbursement Chart (same as Exhibit H-2 from 670 FSA)

[Attach]

**Rancho Murieta CSD
 Financing and Services Agreement
 Exhibit K (also Ex H-2 from 670 FSA): All 670 Properties included
 Van Vleck Ranch Easement Reimbursement- Illustrative purposes only**

670	EDU	Property	PERCENT OF \$ COLLECTED	PAID	DUE	SHORT	LONG	Percent overpaid
22.238	149	Murieta Ga	44.35	1,063,975	684,628		379,347	55.4
14.776	99	Warmingto	32.433	732,295	454,880		277,415	60.99
14.776	99	Woodside	2.5	476,270	454,880		21,390	4.70
12.537	84	Retreats	20.715	563,138	385,953		177,185	45.91
14.776	99	Lakeview		242,830	454,882	212,052		
20.896	140	Riverview		-	643,285	643,285		
99.999	670		99.998	3,078,509	3,078,509	855,337	855,337	

Footnote:
 The developers and landowners have an expectation that the cost participation is roughly shown in the attached table subject to District review and approval at the time the documentation is provided and subsequently calculated by the fund manager.

EXHIBIT L

FINANCING AND SERVICES AGREEMENT

Draft Sample Policy for Implementation and Use of Security Impact Fees

POLICY STATEMENT

REGARDING COOPERATIVE USES OF SECURITY IMPACT FEES –

IT SHALL BE THE POLICY OF THE DISTRICT TO CLOSELY COOPERATE WITH LANDOWNERS THAT HAVE VOLUNTARILY AGREED TO FUND IMPACT FEES FOR SECURITY.

USES OF SUCH SECURITY FEES SHALL BE IN COOPERATION WITH LANDOWNERS AND THE BROADER RANCHO MURIETA COMMUNITY, THE RESIDENTIAL AND COMMERCIAL OWNERS ASSOCIATIONS AND SHALL PREDOMINATELY BE FOR NON-OPERATING EXPENSES WITH THE GOAL OF;

- PROTECTING LIFE SAFETY
- DEPLOYING TECHNOLOGY IN SUCH A MANNER AS TO ACT AS FORCE MULTIPLIER, AND FOR IMPROVED SECURITY RESPONSE,
- PROTECTING PROPERTY,
- BENEFITTING LANDOWNERS, HOMEOWNERS AND PROPERTY OWNERS AND BUSINESSES FROM WHICH FUNDS ARE DERIVED.

DISTRICT, LANDOWNERS AND OTHER COMMUNITY STAKEHOLDERS WILL (IDEALLY) AGREE TO IMPLEMENTATION AND EXECUTION OF THE POLICY WITH CONSENT AND COOPERATION AS PROJECTS ARE PROPOSED AND APPROVED, AND BY DEPLOYING SUCH FUNDS FOR SECURITY TECHNOLOGY WITH THE GOAL OF PROTECTING THE PEOPLE AND PROPERTY WITHIN THE DISTRICT.

IT IS EXPRESSLY UNDERSTOOD THAT LANDOWNERS STRATEGIC SECURITY INTERESTS CAN BE FUNDED THROUGH IN-LIEU CONTRIBUTIONS FOR LANDOWNER PROJECTS THAT THE DISTRICT HAS APPROVED FOR IN LIEU CREDIT (TO OFFSET FEES) OR AS

PART OF A MASTER SECURITY ROADMAP (PLAN) AGREED TO AND ADOPTED BY THE DISTRICT WITH LANDOWNERS CONSENT.

EXHIBIT M

FINANCING AND SERVICES AGREEMENT

Memorandum of Financing and Service Agreement (Form)

WHEN RECORDED MAIL TO:

Attention: _____.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MEMORANDUM OF FINANCING AND SERVICES AGREEMENT

This Memorandum of Agreement (this "**Memorandum**") is made as of this ___ day of _____, 20___, by and between by and among the Rancho Murieta Community Services District ("**DISTRICT**"), a community services district organized under the laws of the State of California, and the following owners of land in the District - Cosumnes River Land, LLC ("**CRL**"); Rancho Murieta Properties, LLC ("**RMP**"); Murieta Industrial Park, LLC ("**MIP**"); Murieta Lakeside Properties, LLC ("**MLP**"); and Murieta Highlands, LLC ("**MH**") (CRL, RMP, MIP, MLP, and MH collectively are the "**Owners**" and individually an "**Owner**"). The DISTRICT, CRL, RMP, MIP, MLP, and MH are also sometimes individually referred to herein as a "**Party**" and collectively as "**Parties**."

RECITALS

A. DISTRICT is authorized to provide services within the DISTRICT, including, without limitation, obtaining a raw water supply, storage of raw water, treatment, storage and distribution of potable water, collection, treatment and disposal of wastewater, management and control of storm water runoff and drainage, provision of security services, provision of solid waste collection and disposal, and the administrative support required for such services.

B. Each Owner owns certain lands within the boundaries of DISTRICT, and Owners represent that such lands have been granted or are seeking land use entitlements by the County of Sacramento. CRL owns the 62 acre property and project known as the Murieta Gardens I & II ("**Gardens**"), which property is more particularly described in Exhibit A-1. RMP owns the balance of the project known as Rancho North ("**Rancho North**"), which currently is comprised of approximately 800 acres of unimproved lands intended to be developed primarily for residential uses, and is described in Exhibit A-2. MIP owns the real property which is described in Exhibit A-3. MLP owns the real property which is described in Exhibit A-4. MH owns the real property which is described in Exhibit A-5. The lands described in and shown on Exhibits

A-1, A-2, A-3, A-4, and A-5, are individually referred to herein as a "**Property**" and one or more thereof collectively as the "**Properties**".

C. DISTRICT presently owns and operates two water treatment plants and facilities known as Water Treatment Plant #1 ("**WTP #1**") and Water Treatment Plant #2 ("**WTP #2**"). WTP #1 has reached its useful life and WTP #2 is also technologically outdated.

D. DISTRICT and Owners, as well as other owners of property within the DISTRICT'S boundaries, desire to provide for the design, permitting, expansion and upgrade of WTP #1 (the "**WTP Improvements**"), which currently serves existing residents of Rancho Murieta.

E. DISTRICT and the Owners have entered into that certain Financing Services Agreement dated as of _____, 2014 (the "**FSA**") to provide a mechanism for the Owners to contribute funds (along with funds from the DISTRICT and the Community Facilities District #1 ("**CFD#1**") within Rancho Murieta) to construct the WTP Improvements, thereby reserving to the Owners for future allocation and the issuance of will serve letters therefor a minimum amount of 1.5 mgd net of usable treated water capacity from the WTP Improvements (the "**Purchased Capacity**"), and to address other matters related to the development of the Owners' Properties, all as more specifically set forth in the FSA.

F. DISTRICT and the Owners desire to execute this Memorandum and cause the same to be recorded in the Official Records for the purpose of memorializing the FSA and to provide third parties with notice of the FSA. Capitalized terms not otherwise defined herein shall have the same meanings as set forth in the FSA.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby acknowledge and agree as follows:

AGREEMENT

1. Pursuant to the FSA, DISTRICT agrees to design, permit, construct and operate the WTP Improvements upon the terms and conditions set forth therein. The Owners agree to provide the Owners' Financial Obligation for the construction of the WTP Improvements as more specifically provided in the FSA. The Parties also agree to perform and observe the other terms, conditions and covenants that are set forth in the FSA

2. The term of the FSA, began on _____, 2014, shall expire on December 31, 2034 ("**Term**"), unless sooner terminated pursuant to the FSA. The Term may be extended for one ten (10) year period upon mutual written agreement by the Parties executed prior to the expiration date of the initial Term. Notwithstanding the foregoing, any provision in the FSA which by its terms is specified to survive the expiration or earlier termination of the FSA shall so survive.

3. The sole purpose of this Memorandum is to give notice of the FSA and all of the terms, covenants and conditions respectively contained therein to the same extent as if the same were fully set forth herein, and all of the terms, conditions and provisions of the FSA are incorporated herein by this reference.

[Signatures on Following Page]

IN WITNESS WHEREOF, the parties have executed this Memorandum:

_____, 2014

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING ON THE ___ DAY OF _____, 2014

By: _____
Gerald E. Pasek,
President, Board of Directors

"DISTRICT"

Approved as to form:

By: _____
Richard P. Shanahan,
District General Counsel

OWNERS:

_____, 2014

COSUMNES RIVER LAND, LLC, a Delaware limited liability company

By: _____
John M. Sullivan, Manager
Authorized Signatory

" Murieta Gardens I and II"

_____, 2014

RANCHO MURIETA PROPERTIES, LLC
a Delaware limited liability company

By: _____
Tom deRegt, Manager
Authorized Signatory

By: _____
John M. Sullivan, Manager
Authorized Signatory

"Rancho North"

[signatures continue on next page]

_____, 2014

MURIETA INDUSTRIAL PARK, LLC, a
Delaware limited liability company

By: _____
Printed Name: _____
Authorized Signatory

_____, 2014

MURIETA LAKESIDE PROPERTIES, LLC, a
Delaware limited liability company

By: _____
Printed Name: _____
Authorized Signatory

_____, 2014

MURIETA HIGHLANDS, LLC, a Delaware
limited liability company

By: _____
Printed Name: _____
Authorized Signatory

“OWNERS”

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____ before me, _____,
Notary Public, personally appeared _____,

_____ personally known to me
Or
_____ 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.

WITNESS my hand and official seal

SIGNATURE OF NOTARY PUBLIC

(S E A L)

STATE OF CALIFORNIA)
) ss.
COUNTY OF _____)

On _____ before me, _____,
Notary Public, personally appeared _____,

_____ personally known to me
Or
_____ 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.

WITNESS my hand and official seal

SIGNATURE OF NOTARY PUBLIC

(S E A L)

EXHIBIT A
TO MEMORANDUM OF AGREEMENT
LEGAL DESCRIPTIONS OF PROPERTIES

[Attach]

EXHIBIT N

FINANCING AND SERVICES AGREEMENT

Form of Assignment and Assumption Agreement for Transfers of Owners' Purchased Capacity

[Attach]

Copy to: Rancho Murieta CSD
Attn: General Manager
P O Box 1050
Rancho Murieta, CA 95683-1050

In WITNESS WHEREOF, the parties hereto have executed this Assignment as of the date first above written.

Assignor:

Rancho Murieta Properties, LLC, A Delaware
Limited Liability Company

By: _____
Tom deRegt, Manager

Assignee:

Rancho Custom Homes Inc., A California
Corporation

By: _____
John A. Smith, President

By: _____
Joe Smith Jr., Corporate Secretary

CONSENT TO ASSIGNMENT

The undersigned hereby consents to the assignment of Reserved water capacity and agrees that the allocation included on the schedule attached is the true and complete detail to be recorded on the books and records of the Rancho Murieta Community Services District and such allocation shall entitle the Assignee to water will-serves when requested unless amended based on total capacity being revised prior to water permit.

Dated: _____ Rancho Murieta Community Services District

By: _____
President

By: _____
Its General Manager

Exhibit O
 Financing and Service Agreement
 Example Calculation of Surplus Capacity Transferred



Apartment Site request (gpd)	187,000
EDU Conversion (gpd)	<u>1,666</u>
Equivalent EDU	<u><u>112.2</u></u>
ENR Base cost index at time of completion	9300 (Assumed)
ENR Cost index at time of purchase/transfer	9800 (Assumed)
ENR Cost index change	500
ENR Cost index change in percent (%)	5.4%
Base price per EDU (Per Section 1.2 E of the FSA)	\$ 5,000
Plus ENR change in cost index (5.4% of \$5,000)	<u>270</u>
Current price per EDU	<u><u>\$ 5,270</u></u>
Therefore the total price to transfer/sell 112.2 EDU is (112.2 x \$5,270)	<u><u>\$ 591,531</u></u>

Notes:

1. Agreed base price is \$5,000 per EDU upon Phase 2 completion.

EXHIBIT O

FINANCING AND SERVICES AGREEMENT

Example of ENR Adjustment for Purchased Capacity Reimbursement

[Attach]

FEE AND SERVICES AGREEMENT

TERM SHEET

FEE AND SERVICES AGREEMENT

TERM SHEET

The following outlines the terms of the Fee and Services Agreement:

1. The Fee and Services Agreement by and among the Rancho Murieta Community Services District ("District" or "RMCS D"); Cosumnes River Land, LLC ("Gardens I & II"); and Rancho Murieta Properties, LLC ("Rancho North") collectively the (Owners), and as to RMCS D and Owners (the "Parties").
2. Owners own Gardens I which includes the proposed 83 room hotel on parcel 8 ("The Murieta Inn") as shown on February 7, 2013 updated composite site plan by Baker Williams Engineering, and the proposed 24 unit extended stay project on parcel 7.
3. Owners wish to confirm provisional "will serve letters" and that water service will be available to The Murieta Inn and extended stay facilities in accordance with the provisions of items 5, 6, 7 and 8 below. Owners also own and have approved entitlements for the properties known as Gardens II (Residential-78 lots-reduced from 95), the balance of Gardens I (Retail/Commercial) along with approximately 800 acres of property in the District formerly owned by the Pension Trust Fund for Operating Engineers and Rancho North Properties, LLC.
4. Owners are willing to pay their fair share of Core actual costs (roughly 31.165%), based on treatment capacity of the core (4.813 mgd), plus up to an additional eight percent (8%) of the Core actual costs ("Funds Advanced") as requested by the District, subject to reimbursement by the District, for future water system capacity and expansion and Core capacity necessary for the potential decommissioning of Water Treatment Plant #2. Reimbursement to Owners of the Funds Advanced shall be due when WTP #2 is de-commissioned.
5. Owners agree to initially pay \$180,000 to the District in exchange for the District issuing provisional will serve letters for 30 EDUs initially earmarked for the hotel and extended stay facility and which may be used throughout Owners' properties based on scheduling and need. Owners acknowledge that land use approvals are ultimately under the authority and control of Sacramento County and

that the District only issues “vested” will serves upon final maps approved by Sacramento County.

The District Engineer has determined that there is currently sufficient water capacity in the District’s water treatment plant system to authorize issuance of the 30 EDUs provisional will-serve letters.

The issuance of the provisional will serves is predicated on payment of \$180,000 upon signing of this Fee and Services Term Sheet.

6. Owners agree to pay the District 31.165% for its share of the Core Facilities, plus an amount equal to the amount District would need to pay for its fair share (31.165%) beyond \$3,000,000 (the Funds Advanced) combining District Core Facility share of 31.165%, Districts 31.165% share of GE engineering services and freight, and District’s 1.5 mgd of filtration capacity. Owners’ agreement to fund the excess beyond \$3,000,000 is not to exceed 8% of said core costs unless mutually agreed. This will be based upon the Construction Manager’s “guaranteed maximum budget” (“GMB”) of the Core Water Treatment Plant facilities for a 4.813 mgd plant, [expandable to 6.0mgd]. Owners agree to post acceptable Letter of Credit with the District for the Owners combined share, not to exceed 31.165% plus the excess District costs (to be determined, but not to exceed 8% of Core Facility Costs) for a combined maximum of 39.2% of Core Water Treatment Plant facilities. The Letter(s) of Credit shall be provided to the District by the time the WTP projected bid opening date (currently anticipated to be February 1, 2014). Any adjustment to the Letter(s) of credit necessary based on the final GMB shall be provided to the District before District’s issuing a notice to proceed. Scope of GMB will be based on the District’s acceptance and award of one of two bid alternatives; A) being an accelerated construction schedule with project completion by December 2014; or B) being a traditional construction schedule with project completion by June 2015. Cost allocation worksheets with capacities and various bid scenarios are provided for clarification and attached as examples. District acknowledges Owners intent to fund District’s share of project costs greater than \$3,000,000 and in return Owners , and Retreats, shall not be required to participate in developer financing of District’s fair share of the WTP project as contemplated in the 670 Financing and Services Agreement sec 1.3.

7. Owners also agree to fund their pro-rata share of the cassettes, modules and filter costs for Owners' initial capacity needs currently estimated at 500,000 gpd, and Owners will provide to the District, at least one year in advance of any future needs, (beyond the initial 500,000 gallons of capacity), timely notification(s) when Owners require additional capacity beyond the initial capacity defined above. Owners to deposit funds for such incremental additional filtration capacity (based on the estimated number of gallons needed) for cassettes, filtration modules, taxes and installation services, and any other related costs, on a fully funded basis, in advance of services requests made to District for any Owners' properties, or before making transfers of capacity to purchasers of Owner's property, at Owners direction. In calculating the incremental capacity costs, Owners shall be given credit for the initial payment of \$180,000. District and Owners agree all Core Facility costs are to be included in Core Facilities to be shared as part of the advance funding.
8. Once the Water Treatment Plant expansion retro-fit and upgrade is completed, Owners shall have secured up to 1.5mgd of firm core capacity allocated to them for their properties and will be permitted to transfer their core capacity to other properties (which have received tentative map approvals from Sacramento County). Owners will pay the District in advance for the filtration capacity to match the transferred core capacity, and shall receive confirmation of such "will-serves" for the transferred capacity from the District upon request. To the extent there is surplus core capacity available beyond the projected needs of the Owners, the District, at their sole discretion, may decide to utilize the surplus capacity for its future needs and reimburse the Owners the Funds Advanced. Reimbursement of the Funds Advanced will be escalated annually from date of project completion based on the Engineering News Record index. District acknowledges this will most likely be implemented to provide for the decommissioning of Water Treatment Plant #2.
9. District agrees to verify available capacity as part of Owner's application to Sacramento County to amend restrictive conditions of approval as to provisional will serves as it relates to District's existing capacity as confirmed by peer review. Copy of the DRAFT peer review is attached, demonstrating District's ability to serve.

10. With respect to Gardens I & II, the Parties wish to cap reimbursement for previously constructed infra-structure (PCI) at \$5900 per EDU payable by Gardens to the District at the time water permits are issued. This reimbursement of \$879,100 (149 EDU x \$5900) shall be full satisfaction to District for PCI from the Owners for Gardens I & II.
11. Owners shall negotiate in a timely manner and in good faith with RM205 LLC and SHF Corporation regarding reimbursement amount for previously constructed infrastructure (PCI) for Rancho North Properties. Implementation of this Terms Sheet or the definitive agreement shall not be conditioned upon successful conclusion of negotiations, nor be reason for denial of District services.
12. With respect to all of the aforementioned properties, Owners agree to pay the following standard District fees: a) Capital Improvement fee; b) Water Augmentation fee (less Recycled Water credit if applicable); c) Water meter installation fee d) Water and Sewer Inspection Fees; and e) other customary plan checking fees charged by the District for each subdivision plan review and services extension(s), and for each project submitted to Sacramento County Planning Department for tentative map processing and environmental review that District normally reviews as part of the entitlement process: These fees are documented and established in District Code and will be charged according to the fees in place at the time of water permit issuance. Nothing in this section shall prevent the District from adopting, in compliance with State law, future taxes, fees and or charges which may be charged against the properties. District agrees to cooperate with Owner's future requests for property owner initiated zone assessments (taxes), as per California Government Code Sections 61140-61144.
13. Owners agree to pay, at time of water permit issuance, a "Security Impact" fee for Gardens I and II of \$750 per residential lot (or per EDU for commercial/retail). Owners acknowledge that the District Board of Directors intends to consider adopting one (or more) policy statement(s), as to the implementation and use of this Security Impact fee. District may consider that security improvements of a public nature consistent with the policy, installed by the Owners are subject to in

lieu offset. District and Owner agree to work cooperatively with RMA and a future Commercial Owners Association of Gardens I/II to implement this policy statement.

14. Owners agree to pay, at time of water permit issuance, a “Security Impact” fee for Rancho North of \$1200 per residential lot. Owners acknowledge that the District Board of Directors intends to consider adopting one (or more) policy statement(s), as to the implementation and use of this Security Impact fee. District may consider that security improvements of a public nature consistent with the policy, installed by the Owners are subject to in lieu offset. District and Owner agree to work cooperatively with RMA and/ or the Rancho North Property Owners Association to implement this policy statement.
15. Owners acknowledge that previous studies have indicated additions to winter impoundments for secondary treated wastewater (storage) may be necessary based upon future build-out conditions. Owners have entered into negotiations with their tenant (JATC) regarding work on certain portions of the wastewater treatment facilities, which may be necessary for construction of such additions to storage. District and Owners agree to work cooperatively to develop plans and specifications for the improvements on the property in a timely manner. However, final specifications, timing and method of construction, including the use of JATC or a bona fide licensed contractor, shall be at the District’s sole discretion. District acknowledges that an early determination of need and funding by the Owners for design engineering is important for the Owners to secure tenant’s assistance in constructing if agreed to by Owners and at the sole discretion of the District.
16. Owners agree to convey the Landowners Van Vleck Ranch irrigation easement to District in conjunction with Rancho Murieta 670, LLC. District shall cause reimbursement funds received by District from each Reimbursing Landowners (Lakeview and Riverview) as to the Van Vleck Landowner irrigation easement previously acquired by Murieta Gardens Shopping Center and others (Rancho Murieta 670 LLC), to be paid to Cosumnes River Land, LLC by District, in the proportion as shown on exhibit H-2 from the 670 FSA, within 30 days of receipt of such payments to District. District agrees to utilize good faith efforts to maintain the RM670 Landowner Irrigation

easement in good standing, once it is conveyed, as a prudent emergency reserve for wastewater disposal in case of plant upset or other unanticipated situation(s) or need.

District further acknowledges that RMCC, and other lands have first rights under a written agreement between District, RMCC and Rancho North(RMP, LLC) to all of the recycled water that can be beneficially used for the golf courses and other irrigation. Owners agree to pay the Gardens I & II fair share of the Van Vleck Ranch irrigation system project costs, if and when District determines that the permanent facility is necessary.

17. As a part of the Water Supply Augmentation fee program, District acknowledges that it has identified, for the last 20 years, a project to construct a commercial raw water delivery loop to increase the amount of potable water available for drought protection and water augmentation. However, the IWMP Update (2010) eliminates the need for this commercial loop and the District is in the process of replacing/re-identifying the projects contemplated by the Water Supply Augmentation Fee and may, at its sole discretion, consider a commercial recycled water conveyance project for inclusion for funding under the Water Augmentation Supply fee program.
18. Owners acknowledge that District has adopted a recycle water policy, ordinance and standards and agree to abide thereby. The District policy directs the implementation and use of recycled water for future development where economically feasible. Owners acknowledge the use of recycled water is the owners responsibility for wastewater disposal and water supply augmentation demand reduction.
19. Gardens I & II agree to deposit with District a one-time payment of Two Hundred Twenty Five Dollars (\$225.00) for each lot or Commercial EDU, a total payment of Thirty-three Thousand Seven Hundred Fifty Dollars (\$33,750) for its fair share of the estimated cost of maintaining such facilities to serve the property during the useful life of the RM670 Landowner irrigation facilities. Payment shall be due at water permit issuance.

20. District agrees to cooperate with Owner's future requests for property owner initiated zone assessments (taxes), as per California Government Code Sections 61140-61144 for financing of project related costs for this Fee and Services Agreement or other future community projects.
21. By agreeing to enter into this agreement, the Owners agree to pay these aforementioned fees and costs in exchange for the District providing water, sewage, security, and drainage services to the properties.
22. The parties agree that the Owners' water capacity secured through payment of the fees specified in this Term Sheet and the Owners' ability to transfer its water capacity as provided in this Term Sheet shall be vested to Owners and shall not expire.
23. This Term Sheet will be replaced with a binding Fee and Services Agreement no later than February 1, 2014.
24. This agreement will expire on December 31, 2034. One ten year extension may be granted upon mutual agreement.

IN WITNESS WHEREOF, the Parties hereto execute this Term Sheet:

December 31, 2013

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

By: _____



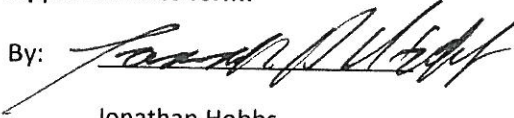
Gerald E. Pasek,
President, Board of Directors

"DISTRICT"

APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING ON THE 18 DAY OF December 2013

Approved as to form:

By: _____



Jonathan Hobbs,

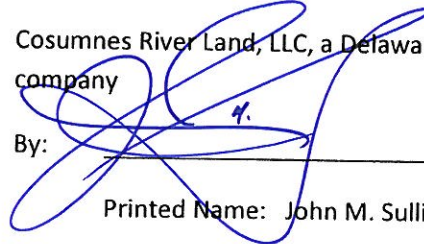
District Counsel

(AS A NON-BINDING TERM SHEET)

12/31, 2013

Cosumnes River Land, LLC, a Delaware limited liability company

By: _____



Printed Name: John M. Sullivan, Manager

Authorized Signatory

12.31, 2013

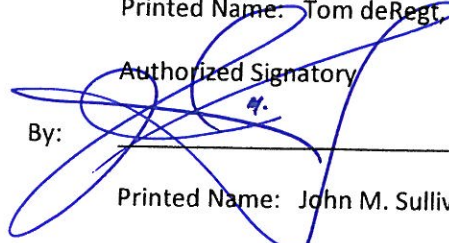
Rancho Murieta Properties, LLC, a Delaware limited liability company

By: _____

Printed Name: Tom deRegt, Manager

Authorized Signatory

By: _____



Printed Name: John M. Sullivan, Manager

Authorized Signatory

IN WITNESS WHEREOF, the Parties hereto execute this Term Sheet:

_____, 2013

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING ON THE ___ DAY OF _____, 2013

By: _____

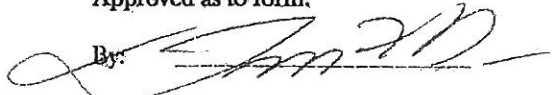
Gerald E. Pasek,
President, Board of Directors
"DISTRICT"

Approved as to form:

By: _____

Jonathan Hobbs,
District Counsel

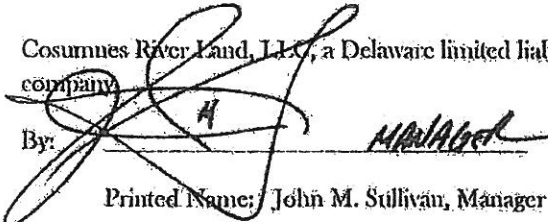
Approved as to form:

By: 

Greg Dyer,
Counsel for Owners

_____, 2013

Cosumnes River Land, LLC, a Delaware limited liability company

By: 

Printed Name: John M. Sullivan, Manager
Authorized Signatory

"Gardens I & II"

"OWNERS"

IN WITNESS WHEREOF, the Parties hereto execute this Term Sheet:

_____, 2013
APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING ON THE _____ DAY OF _____, 2013

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

By: _____

Gerald E. Pasek
President, Board of Directors

DISTRICT

Approved as to form:

By: _____
Jonathan Hobbs
District Counsel

_____, 2013

Cosumnes River Land, LLC, a Delaware limited liability company

By: _____

Printed Name: John M. Sullivan, Manager
Authorized Signatory

12.24
_____, 2013

Rancho Murieta Properties, LLC, a Delaware limited liability company

By: *Tami deRest*

Printed Name: Tami deRest, Manager
Authorized Signatory

By: _____

Printed Name: John M. Sullivan, Manager
Authorized Signatory



RANCHO MURIETA CSD WATER TREATMENT PLAN EXPANSION AND UPGRADE

	Gallons per day	CSD	CFD #1	RN
	4,813,375	1500000	1813375	1500000
		31.163%	37.674%	31.163%
				4,813,375
				100.0000%
Filtration gallons		1500000	1813375	500000
		39.335%	47.553%	13.112%
				3,813,375
				100.0000%
Core	8,500,000	2,648,869	3,202,262	2,648,869
GE	572,200	178,316	215,569	178,316
	9,072,200	2,827,185	3,417,831	2,827,185
Filters	1,427,800	561,628.48	678,962.03	187,209.49
	10,500,000	3,388,813	4,096,793	3,014,394
				10,500,000
Excess		(388,813)		388,813
				3,403,207

Section 6.
Example(s) Interactive



Department of Community Development -
Planning and Environmental Review

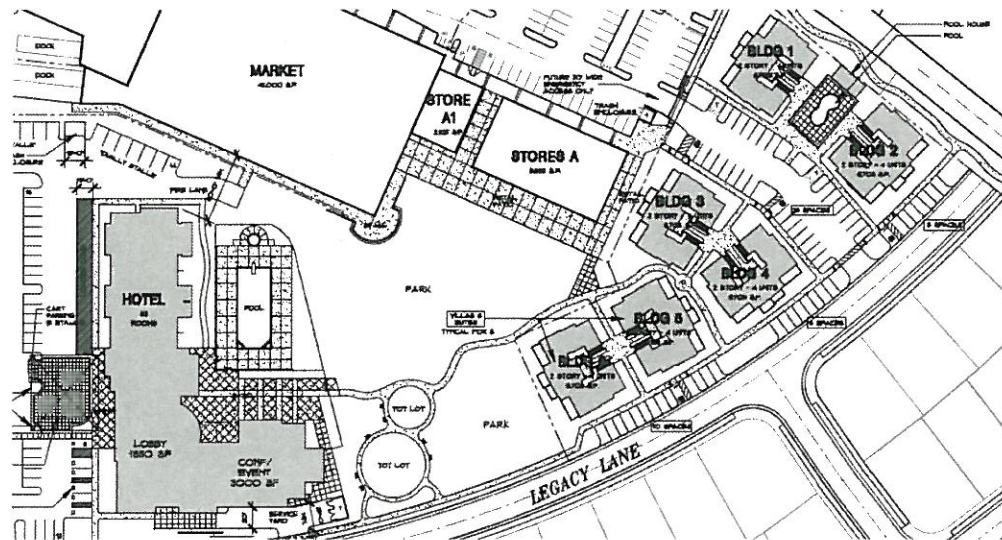
Water Availability Review

for Rancho Murieta Community Services District



Background

Rancho Murieta Community Services District (referred to as RMCS D or District, herein) has been approached for water and other utility services by Cosumnes River Land LLC for Murieta Gardens I lot #7 and lot #8 which consists of an 83-room hotel and a 24 unit extended stay/condominium facility referred to herein as the "Project" shown as "hotel" and Building 1-6 below:



The Project is currently in the planning, environmental review and entitlement approval process with Sacramento County. The District has issued a conditional "Will Serve" letter for the Project for water service. As water supply availability is a concern for the Project, MWH was engaged by Sacramento County to peer review the basis for the District's Will Serve determination. Water systems are regulated by the California Department of Public Health (DPH) through a permitting and inspection program. DPH has established and recognized system operating standards, criteria and methods. Public agencies such as the District have discretion on establishing local operating practices, preferences and their ability or conditions for providing new water service.

Summary of Findings

The District's estimated average day water demand for the Project is 30 equivalent dwelling units (EDUs), which by District policy equates to 22,500 gallons per day. MWH reviewed the proposed land uses and using approximately 7.5 acres as the service area, estimates the range of water demands for the Project from 7,525 to 15,050 gallons per day. Therefore, the District's estimate of water demand for the Project appears conservative. For context, an additional average demand of 22,500 gallons per day on the District's system is **less than 1% of its total average day water demand**. Considering the District's current instrumentation and measurement accuracy ranges, these additional Project demands may not even be measurable or noticeable.

The District uses 3.2 mgd as its estimate of current maximum day demand (MDD). In reviewing District operational data since 2002, MWH finds that a MDD of 3.2 mgd accounts for over 90% of the maximum daily demands on record in the last 10 years. While there are many ways to estimate and calculate MDD, absent more detailed data on diurnal system demands from automated instrumentation, a MDD of 3.2 mgd appears appropriate. The District's MDD of 3.2 mgd approximately equals its current sustained water treatment plant capacity of 3.2 mgd. However, the combined design capacity of the plants is 3.5 mgd and the District has operated the plants as high as 3.6 mgd for brief periods, so the Project demands can be accommodated by the existing treatment plants under MDD conditions.

The District uses a system peaking factor of 2.1 which is used in computing water distribution sizing criteria and storage requirements. 30 EDUs of additional water demand equate to an additional peak daily demand of 47,250 gal/day. Typical system peaking factors range from 1.5 to 1.8 in the Sacramento region, so the District's 2.1 peaking factor appears to be comparatively high.

The District has two water storage reservoirs totaling 4.2 million gallons to serve its gravity (3.0 mg) and pressure (1.2 mg) zones, respectively. Reservoirs are usually sized to serve peak hour or fire flow demands plus diurnal storage needs. The District has determined its current storage needs to meet total system peak hour demands is 1.27 million gallons of storage. The Project will be served by the gravity pressure zone which needs 0.93 million gallons and the pressure zone needs 0.34 million gallons. In estimating future storage needs in its gravity pressure zone, the District estimates it will need 1.28 million gallons of storage to serve all future land uses, including the Project, which is less than half of current storage capacity of 3.0 million gallons. MWH did not review the District's storage system operations in detail, but from inspection and experience, it appears the District has substantial storage capacity now and into the future which will facilitate service to the Project.

In reviewing RMCSD's recent water demand history, existing treatment plant capacity, system-wide water storage availability and gravity pressure zone storage availability, both average day and peak water demands of the Project can be accommodated by the District's existing water system. The District has adequate existing water rights and raw water supplies available to meet current and planned future demands. The District's existing water supply system, including diversion capacity, raw water storage, treatment, pumping, transmission and potable water storage, and considering current instrumentation, appear sufficient in combination to meet the additional demands imposed by the Project.

The District has completed a long-term water supply planning effort and is currently implementing water management practices, policies and projects to address current and future water needs. The District recognizes its treatment plants are aging and nearing capacity during peak demand periods, and has taken steps to upgrade and expand their water delivery capacity. Planned system improvements will increase the District's capacity buffer:

1. Water treatment plant process upgrade and capacity expansion project at Plant #1. This project is currently in the final design phase, a contractor has been selected and procurement documents have been executed with equipment vendors. The project is scheduled to start construction in 2014 with completion in 2015.

2. A new groundwater well to provide a backup/emergency supply source which will significantly increase the District's water supply reliability. Groundwater system improvements are currently under design and intended for construction in 2014.

Note: MWH noticed in reviewing the District's water demand and production data, it appears the District's system "peaks" from its treatment plants given their varying flows over time, as opposed to peaking from its storage reservoirs. While this practice is perfectly acceptable, current operational practices indicate the District may not be using (or have the ability to use) its existing storage capacity to the fullest extent in combination with its treatment plants in meeting peak demands. A system review and optimization effort with additional instrumentation and a supervisory control and data acquisition (SCADA) system would likely help the District better use its existing assets and could increase overall system capacity and efficiency.

1. Introduction

Rancho Murieta Community Services District (RMCS D) was formed in 1982 to provide water supply, wastewater, storm drainage and flood control services to the community of Rancho Murieta. The area served by the District encompasses approximately 3,500 acres in Sacramento County, California as shown in **Figure 1**. Land uses within this service area provide for the development of approximately 2,000 acres for single-family residences, townhouses, apartments, duplexes and manufactured homes.

MWH was engaged by the Sacramento County Planning Department to provide peer review services for water supply availability to serve a proposed 83-room hotel and 24 unit extended stay/condominium facility (Project) within. As RMCS D has prepared several technical documents¹² over recent years, MWH is relying on published information, personal communications and direct observation in this peer review. MWH has not collected data independently, nor were we retained for independent data validation. Accordingly, this peer review is based on, and limited to, the accuracy of information provided by others.

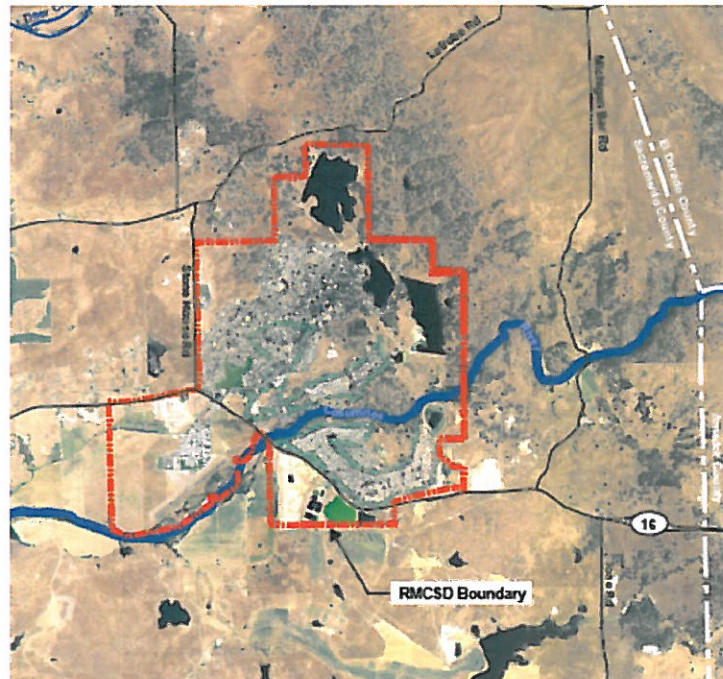


Figure 1 Rancho Murieta Community Services District Boundary and Key Water Resource Facilities

¹ 2010 Integrated Water Master Plan Update October 18, 2010, prepared by Brown and Caldwell

² "Attachment A"-- Data/calculations prepared and provided September 10, 2013 by RMCS D.

2. Water Resources and Raw Water System

RMCS D has a permitted water right (#16762) to divert water from the Cosumnes River seasonally (Nov 1 to May 31) under certain river flow conditions. The water supply is delivered at Granlee's Dam through an intake to a combination high/low service pump station which lifts water to three storage reservoirs (Calero, Chesbro, and Clementia)- see **Figure 2**. In addition to other use limitations, the total amount of water taken from the Cosumnes River cannot exceed 6,368 acre-feet per year (AF/YR) at a maximum

allowable diversion rate (to storage) of 46 cfs. The combined storage capacity of the aforementioned reservoirs is 5,132 AF of which 4,732 AF is useable. For perspective, this storage volume is more than double RMCS D's current annual average water consumption. Raw water is diverted through an intake structure and directed to either Calero, Chesbro, or Clementia reservoirs. These reservoirs serve as the raw water supply for both of the water treatment plants (Plant #1 and Plant #2).

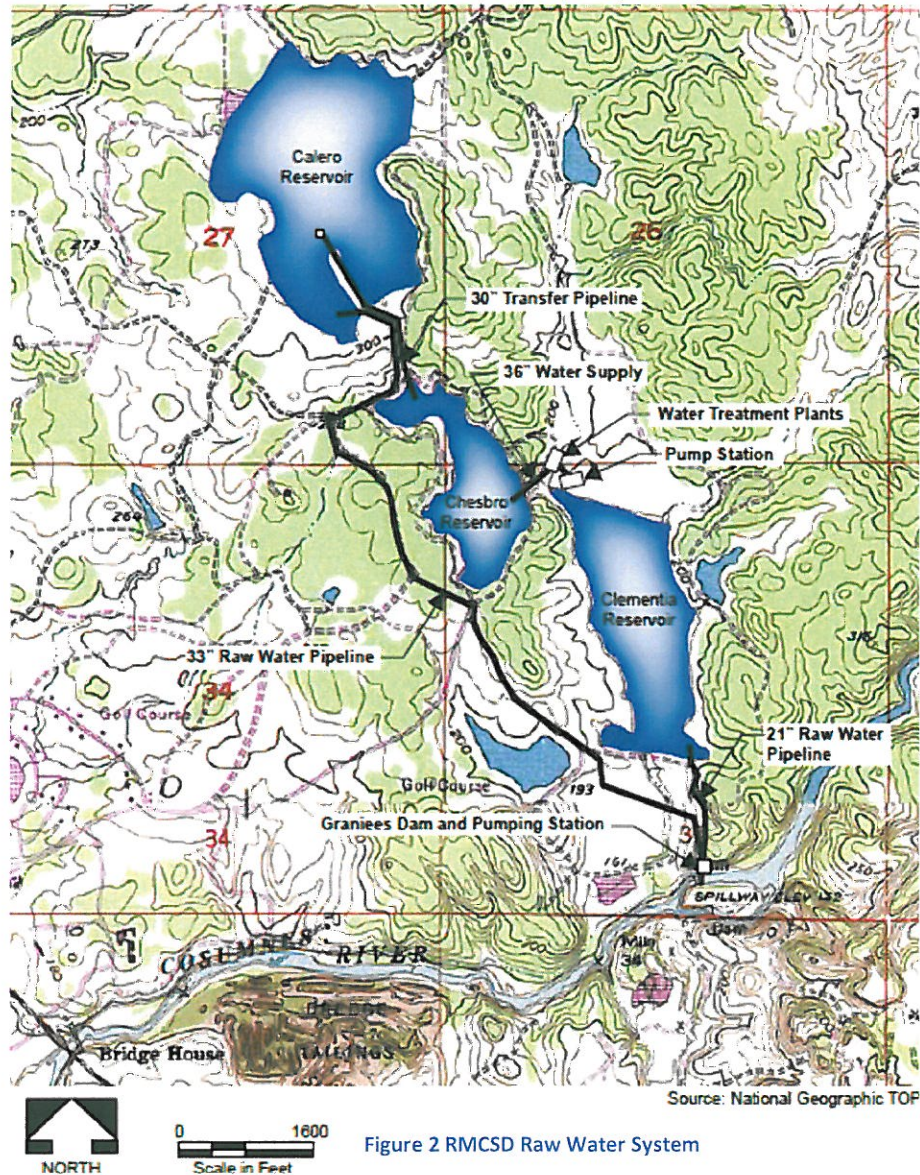


Figure 2 RMCS D Raw Water System

3. Water Treatment and Distribution System

RMCSO owns, operates and maintains two existing conventional water treatment plants: Plant 1 (1978) (see Figure 3) operates at a maximum 1.2 mgd flow rate and Plant 2 (1987) at a maximum flow rate of 2.0 mgd. While Plant #1 was originally designed for 1.5 mgd, subsequent modifications to its filtration system increased filter headloss and reduced its sustained capacity to 1.2 mgd due to hydraulic limitations. While Plant #1 can be (and has) operated at flow rates higher than 1.2 mgd reduces efficiency, requiring frequent filter backwashing that consumes more energy than desired.

Both plants use conventional flocculation, sedimentation, granular dual media filtration, disinfection and have been able to produce sufficient treated water to meet recent historical maximum day system demands of 3.2 mgd. The hotel's projected average day demand of 0.022 mgd (0.047 mgd peak) should not create any challenges from a treatment plant capacity perspective.



Figure 3 RMCSO WTP #1 (right) and #2 (left)

Due to age of existing facilities and anticipated demand growth within its service area, RMCSO is currently in the process of implementing a treatment capacity expansion project to increase treatment capacity of Plant #1 to 3.5 mgd initially, with an ultimate capacity of 6.0 mgd with 2.0 mgd of redundancy. The current design includes the demolition of the existing conventional filtration processes and addition of submerged low-pressure membrane filters at Plant #1. The District has selected the Construction Manager at-risk delivery method, estimates beginning construction in 2014 and anticipates having the expanded capacity available in 2015.

Raw water flows by gravity from the aforementioned raw water storage reservoirs into and through both plants. Treated water is then stored in clearwells, and then finished/potable water is gravity fed or pumped into the distribution system. The distribution system includes 2 pressure zones:

- The lower ("gravity") pressure zone currently has 1909 customer connections with a 3 MG storage tank;
- The upper ("pressure") pressure zone currently has 675 customer connections with a 1.2 MG storage tank

Existing storage volumes are robust, and are currently appear more than sufficient to meet existing District service needs. For instance, there are low demand periods during the year when District operations staff need to manipulate plant and reservoir operations to reduce the detention time in order to maintain proper levels of chlorine residual. The addition of the hotel and its 0.022 mgd of average day demand should not create any challenges from a distribution system storage perspective.

The District is also in the process of completing a new groundwater extraction well to provide a backup/emergency potable water supply for the community. The new well (or wells), with a target capacity of approximately 370 gpm (600 AF/yr), will be located in the western area of the system and will pump into the lower pressure zone. The new well is anticipated to be available for service in late 2014 or 2015.

4. Customer Water Demands

A summary of key information developed by others³ for current and future buildout (2030) conditions in RMCS D considering a range of growth scenarios that affect raw water supply, treatment, delivery capacity and potable water demands. The graph in **Figure 4** illustrates estimated the growth of average day water demands over time, noting that little demand growth is expected before 2015, with a range of possible demands estimated thereafter. For planning purposes, RMCS D assumed the medium growth scenario for its planning purposes. Assuming SB X7-7⁴ compliance will be achieved by 2020, raw water supply and water treatment capacity needs may be as much as 20 percent lower than build-out estimates compared to baseline water use estimates. The water demands associated with the subject (proposed) hotel are included within these customer demand estimates.

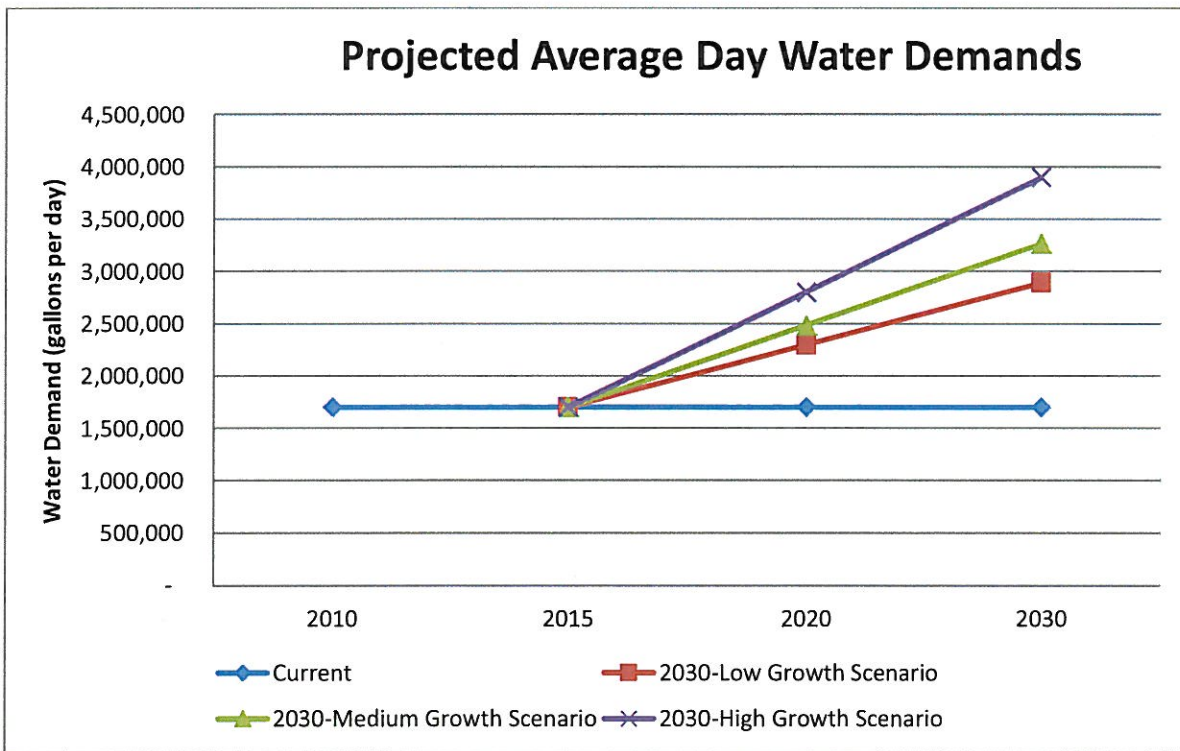


Figure 4—Projected average day water demands at 2030 considering different growth scenarios

³ 2010 Integrated Water Master Plan Update October 18, 2010, prepared by Brown and Caldwell

⁴ Senate Bill X7-7 (often referred to as “20 by 2020”) was enacted in November 2009, requiring all water suppliers to increase water use efficiency efforts and reduce baseline water demands by 20 percent, by the year 2020.

5. Planned Future Improvements

In planning its future water needs, the District has adopted and is in the process of implementing policies and projects to improve and fund its water management practices (policy) and upgrade/expand its physical assets considering current and future needs (projects):

- Re-adopt District Board Policy 90-2 to determine conservation level and number of units served and trigger for when new augmentation supplies are needed (Policy).
- Select appropriate augmentation projects and size, including prudent reserve; set the new fee (Project).
- Refine water shortage contingency plan to better define timing of drought stages, related to raw water reservoir levels, early warning forecasts, etc (Policy).
- Expand/upgrade Water Treatment Plant (WTP) and Wastewater Reclamation Plant (WWRP) phase planning, as well as recycled water transmission and storage facilities (Project).
- Complete new groundwater well as a backup/emergency supply.
- Develop direction for future studies and policy changes (Policy).
- Pursue CDPH approval of Clementia Reservoir for drinking water supply in times of drought (Project).

The District has implemented and maintains an active water conservation program within its service area. The policy measures listed above are consistent with demand reduction practices regionally and statewide, to conform with SB X7-7 targets. Accomplishing these demand reduction targets appears likely and may reduce the need for future infrastructure capacity expansions.

6. Conclusion

RMCSO owns, operates and maintains a robust, yet aging water supply system that should have sufficient capacity to accommodate the Project, both from a source of supply, treatment capacity and distribution standpoint. The District has investigated and planned for its future water system needs and system replacements/upgrades and is actively implementing those improvements.

In preparing this report MWH relied upon published information, personal communications and direct observation. MWH has not collected data independently, nor were we retained for independent data validation. Accordingly, this peer review is based on, and limited to, the accuracy of information provided by others.

**Rancho Murieta CSD
 Financing and Services Agreement
 Exhibit H-2: All 670 Properties included
 Van Vleck Ranch Easement Reimbursement- Illustrative purposes only**

670	EDU	Property	PERCENT OF \$ COLLECTED	PAID	DUE	SHORT	LONG	Percent overpaid
22.238	149	Murieta Ga	44.35	1,063,975	684,628		379,347	55.4
14.776	99	Warmingto	32.433	732,295	454,880		277,415	60.99
14.776	99	Woodside	2.5	476,270	454,880		21,390	4.70
12.537	84	Retreats	20.715	563,138	385,953		177,185	45.91
14.776	99	Lakeview		242,830	454,882	212,052		
20.896	140	Riverview		-	643,285	643,285		
99.999	670		99.998	3,078,509	3,078,509	855,337	855,337	

Footnote:
 The developers and landowners have an expectation that the cost participation is roughly shown in the attached table subject to District review and approval at the time the documentation is provided and subsequently calculated by the fund manager.

MEMORANDUM

Date: May 20, 2014
To: Board of Directors
From: Darlene Gillum, Assistant General Manager
Subject: Authorize General Manager to Award Construction Bids and Enter Into Contracts

RECOMMENDED ACTION

Authorize the General Manager to award construction bids for the Water Treatment Plant Expansion Project as listed in the Agenda, approve and sign the construction contracts, and assign those contracts to Roebbelen Construction Management Services, Inc., under the terms of the Professional Services Agreement dated September 18, 2013, but only after (1) the Financing and Services Agreement has been finalized and signed, and 2) the District has received from the Financing and Services Agreement owners the \$4 million Letter of Credit and an additional cash deposit of \$178,245.

BACKGROUND

The following bids have been identified as the qualifying low bids for the Water Treatment Plant #1 Expansion Project:

Division	Contractor Name	Award Amount
GE Equipment and Services	GE Water & Process Technologies	\$2,173,800
09 – Painting	River City Painting, Inc.	\$291,000
10 – Sitework (including Alt #01)	JD Pasquetti	\$555,659
10B – Fencing	Roebbelen Contracting, Inc.	\$53,640
27 – Mechanical	KG Walters Construction	\$4,893,000
28 – Electrical	Bockmon & Woody Electric	\$2,370,226
32 – Fire Protection	Marquee Fire Protection	\$42,500

These bids are ready for award upon the approval of the Financing and Services Agreement with Cosumnes River Land, LLC and Rancho Murieta Properties, LLC and receipt of the associated project funding of \$4,358,245. All bids are valid through June 20, 2014.

MEMORANDUM

Date: May 20, 2014
To: Board of Directors
From: Darlene J. Gillum, Assistant General Manager
Subject: Consider Adoption of Resolution Approving Inter-fund Borrowing to Finance Portion of District's\Share of Water Treatment Plant Expansion Project

RECOMMENDED ACTION

Adopt Resolution 2014-10, a resolution approving inter-fund borrowing to finance portion of District's share of Water Treatment Plant Expansion Project.

BACKGROUND

With the approval of the Financing and Services Agreement with Cosumnes River Land, Rancho Murieta Properties, Murieta Industrial Park, Murieta Lakeside Properties, and Murieta Highlands, the District can now move forward with the Water Treatment Plant Expansion Project.

The District's share of the Water Treatment Plant Expansion Project is \$4,358,245. Staff is recommending financing \$2,000,000 of this sum by an inter-fund transfer and loan, on the terms provided below, and the balance to be paid from Water Capital Replacement Reserves and Water Treatment Plant Prefunding Reserves. (Government Code Section 53601(e) and 66013, and other laws, authorize the inter-fund transfer and loan to finance these improvements.)

Section 1. The Board of Directors approves a loan and transfer of \$1,500,000 from the Sewer Capital Replacement Reserve Fund and \$500,000 from the Water Supply Augmentation Reserve Fund (the "Borrowed-From Funds") to the Water Capital Replacement Reserve Fund (the "Indebted Fund") in order to finance the District's share of the Water Treatment Plant Expansion Project costs and the General Manager is hereby authorized and directed to implement the transfer and loan. The Director of Administration shall keep or cause to be kept detailed records of the funds so transferred and the costs expended, in order to accurately ascertain, record, and monitor the Indebted Fund's liability to the Borrowed-From Funds.

Section 2. The Borrowed-From Funds shall be repaid by the Indebted Fund with interest at a rate equal to the interest rate being earned by the Borrowed-From Fund for the same time period. The repayment with interest shall be made in full no later than June 30, 2030.

Section 3. The Board finds and determines that the Borrowed-From Funds monies transferred and loaned by this Resolution are not required for the immediate necessities of that fund, that the transferred funds will be repaid with interest to the Borrowed-From Funds before they are needed for that fund(s), and that the loan and transfer under this resolution are prudent, reasonable and appropriate and in the best interests of the District and its ratepayers.

The attached spreadsheet #1 shows the projected loan amortization of borrowing \$2,000,000 at the Borrowed-From funds' interest rate (beginning with a rate of .5% and gradually increasing to 2% in 2024) at a debt servicing rate of \$6.00 per resident/commercial account per month. The loan repayment period is slightly over 11 years.

The attached spreadsheet #2 shows the projected reserve account balances from 2014 through 2030 and is reflective of the funds borrowed from the Sewer Replacement Reserves and Water Supply Augmentation Reserves. The projection also includes estimates of expenditures each year. Upon paying the \$2,358,245 from Water Replacement Reserves and Water Debt Service Prefunding Reserves and borrowing the remaining \$2,000,000 from Sewer Replacement Reserves and Water Supply Augmentation Reserves the reserve fund balances on January 1, 2015 are projected to be:

Water Replacement Reserves	\$819,675
Water Debt Service Prefunding	\$0
Sewer Replacement Reserves	\$1,210,555
Water Supply Augmentation	\$2,028,426

**ATTACHMENT #2 - PROJECTED RESERVE BALANCE
2014 - 2030**

	Water Replacement Reserve			Water Debt Service Reserve			Sewer Replacement Reserve			Water Supply Augmentation Reserve		
	Collections	Expense	Balance	Collections	Expense	Balance	Collections	Expense	Balance	Collections	Expense	Balance
7/31/13 Balance	\$ 2,682,621			\$ 139,260			\$ 2,869,146			\$ 2,448,725		
2014	\$ 213,299	\$ (2,076,245)	\$ 819,675	\$ 142,740	\$ (282,000)	\$ -	\$ 291,409	\$ (1,950,000)	\$ 1,210,555	\$ 79,701	\$ (500,000)	\$ 2,028,426
2015	\$ 214,731	\$ -	\$ 1,039,578				\$ 480,835	\$ (360,000)	\$ 1,338,047	\$ 38,565		\$ 2,077,326
2016	\$ 220,079	\$ (150,000)	\$ 1,118,535				\$ 493,164	\$ (360,000)	\$ 1,482,980	\$ 277,668		\$ 2,373,834
2017	\$ 229,108	\$ (150,000)	\$ 1,209,620				\$ 513,545	\$ (360,000)	\$ 1,652,891	\$ 269,955		\$ 2,670,227
2018	\$ 237,831	\$ (150,000)	\$ 1,310,425				\$ 533,220	\$ (360,000)	\$ 1,844,371	\$ 277,668		\$ 2,977,374
2019	\$ 244,010	\$ (150,000)	\$ 1,418,479				\$ 547,464	\$ (360,000)	\$ 2,052,153	\$ 174,828		\$ 3,183,724
2020	\$ 247,646	\$ (202,000)	\$ 1,493,407				\$ 555,845	\$ (360,000)	\$ 2,292,958	\$ 69,417		\$ 3,318,204
2021	\$ 248,336	\$ (202,520)	\$ 1,570,008				\$ 557,436	\$ (360,000)	\$ 2,540,202	\$ -		\$ 3,384,568
2022	\$ 248,336	\$ (204,545)	\$ 1,646,074				\$ 507,281	\$ (360,000)	\$ 2,741,232	\$ -		\$ 3,452,259
2023	\$ 248,336	\$ (206,591)	\$ 1,721,576				\$ 339,276	\$ (360,000)	\$ 2,774,918	\$ -		\$ 3,521,304
2024	\$ 248,336	\$ (208,657)	\$ 1,796,480				\$ 339,276	\$ (360,000)	\$ 2,809,278	\$ -		\$ 3,591,730
2025	\$ 248,336	\$ (210,743)	\$ 1,870,754				\$ 339,276	\$ (360,000)	\$ 2,844,325	\$ -		\$ 3,663,565
2026	\$ 248,336	\$ (212,851)	\$ 1,944,364				\$ 339,276	\$ (360,000)	\$ 2,880,073	\$ -		\$ 3,736,836
2027	\$ 248,336	\$ (214,979)	\$ 2,017,276				\$ 339,276	\$ (360,000)	\$ 2,916,536	\$ -		\$ 3,811,573
2028	\$ 248,336	\$ (217,129)	\$ 2,089,452				\$ 339,276	\$ (360,000)	\$ 2,953,728	\$ -		\$ 3,887,804
2029	\$ 248,336	\$ (219,300)	\$ 2,160,858				\$ 339,276	\$ (360,000)	\$ 2,991,664	\$ -		\$ 3,965,560
2030	\$ 248,336	\$ (221,493)	\$ 2,231,454				\$ 339,276	\$ (360,000)	\$ 3,030,359	\$ -		\$ 4,044,872

Includes projections for 670 development :

Lakeview	99 meters	1/1/2018 - 10/1/2020
Murieta Gardens I	8 meters	Jul-17
Riverview	140 meters	1/1/2016 -11/1/2019
Murieta Gardens II	99 meters	1/1/2016 -10/1/2018
Hotel	2 meters	Jul-14
Retreats	84 meters	8/1/2015-11/2017

Includes borrowing \$1.5m for WTP1 expansion repaid over 11yr 2mo at reserve fund current interest rate (\$6.00 per resident/meter/mo)

Includes borrowing \$500,000 for WTP1 expansion repaid over 11yr 2mo at reserve fund current interest rate

WSA fee reflects \$2,000 credit for purple pipe

Expenditures based on current 5 yr capital improvement plan
Assumes 10% of GE Membranes are replaced each year beginning in 2020

RESOLUTION 2014 - 10

RESOLUTION OF THE BOARD OF DIRECTORS OF RANCHO MURIETA COMMUNITY SERVICES DISTRICT APPROVING INTER-FUND TRANSFER AND LOAN TO FINANCE DISTRICT SHARE OF WATER TREATMENT PLANT EXPANSION PROJECT COSTS

WHEREAS, the Rancho Murieta Community Services District (District) is proposing to construct improvements to its Water Treatment Plant #1 (the "Water Treatment Plant Expansion Project") with substantial funding by various landowners and developers;

WHEREAS, the District's share of the Water Treatment Plant Expansion Project is estimated to be \$4,358,245;

WHEREAS, the Board has decided to finance \$2,000,000 of this sum by an inter-fund transfer and loan on the terms provided below, and with the balance of \$2,358,245 to be paid from Water Capital Replacement Reserves and WTP Debt Prefunding Reserves; and,

WHEREAS, Government Code sections 53601(e), 66006 and 66013 and other laws authorize an inter-fund transfer and loan to finance these improvement costs;

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The Board of Directors approves a loan and transfer of \$1,500,000 from the Sewer Capital Replacement Reserve Fund and \$500,000 from the Water Supply Augmentation Reserve Fund (the "Borrowed-From Funds") to the Water Capital Replacement Reserve Fund (the "Indebted Fund") in order to finance the District's share of the Water Treatment Plant Expansion Project costs and the General Manager is hereby authorized and directed to implement the transfer and loan. The Director of Administration shall keep or cause to be kept detailed records of the funds so transferred and the costs expended, in order to accurately ascertain, record, and monitor the Indebted Fund's liability to the Borrowed-From Funds.

Section 2. The Borrowed-From Funds shall be repaid by the Indebted Fund with interest at a rate equal to the interest rate being earned by the Borrowed-From Fund for the same time period. The repayment with interest shall be made in full no later than June 30, 2030.

Section 3. The Board finds and determines that the Borrowed-From Funds monies transferred and loaned by this resolution are not required

for the immediate necessities of that fund, that the transferred funds will be repaid with interest to the Borrowed-From Funds before they are needed for that fund(s), and that the loan and transfer under this resolution are prudent, reasonable and appropriate and in the best interests of the District and its ratepayers.

PASSED AND ADOPTED this 21st day of May 2014 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

Gerald Pasek, President of the Board
Rancho Murieta Community Services District

Attest:

Suzanne Lindenfeld
District Secretary

MEMORANDUM

Date: May 12, 2014
To: Board of Directors
From: Personnel Committee Staff
Subject: Adopt Revised Utility Supervisor Job Description

RECOMMENDED ACTION

Adopt the revised Utility Supervisor Job Description.

BACKGROUND

The Utility Supervisor job description has not been revised since 2005. Since this position is open due to a retirement, Paul wanted to take the opportunity to update the job description to reflect the current needs for the District. Management staff reviewed the position and updated it as shown in track changes mode attached. Updates included clarifications of job responsibilities and the removal of requiring a pesticide applicators license, as Paul can train and authorize use under my pesticide applicators license's categories.

The Personnel Committee recommends adoption.

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

UTILITIES SUPERVISOR

DEPARTMENT: WATER/WASTEWATER/DRAINAGE

FLSA OVERTIME STATUS: NON-EXEMPT

BARGAINING UNIT: N/A

APPROVED BY BOARD OF DIRECTORS - 02/16/05

SUMMARY: Responsible for the daily planning, organization, coordination and supervision of a staff of employees assigned ~~to water distribution;~~ to the construction, repair, and maintenance of water ~~distributionsystems~~ distribution systems ~~and,~~ sewer collection systems, drainage systems, buildings, grounds and other facilities; to perform a variety of technical and administrative support functions including site inspections, verification of code compliance, plan checks; and to perform other related work as required.

SUPERVISION: Receives general supervision from the Director of Field Operations; Provides direct supervision over Utility Workers.

ESSENTIAL DUTIES AND RESPONSIBILITIES include the following; Other duties may be assigned.

- Responsible for the planning, organization, coordination, evaluating and supervision of employees assigned to the construction, repair, and maintenance of water distribution and sewer collection systems, drainage systems, buildings, grounds and other facilities;
- recommends and implements proposed changes and enhancements to systems and facilities operation; responds to complaints and requests for information; prepares and maintains reports of completed job orders and the status of jobs in progress;
- inspects job sites, before, during, and after, to ~~check-monitor on~~ work progress, assure satisfactory completion and plan new assignments; prepares requisitions for system operations and maintenance supplies, equipment and materials; develops cost estimates for labor, ~~and~~ materials, and projects; supervises special projects as required;
- conducts regular safety meetings, participates as a member of the District safety committee; investigates and completes necessary incident reports and accident reports; maintains records, prepares and submits required reports for appropriate

agencies;

- implements preventative maintenance programs; ~~responsible for overseeing the pesticide control program~~; monitors and applies best management practices as related to ~~pesticide use~~ Stormwater system in the District;
- supervises backflow testing and monitoring program for the District;
- conducts plan checks and inspects all underground water, sewer and drainage new drainage new construction to ensure compliance with District standards; coordinates location and marking of USA's (underground service alerts) for underground facilities for outside contractors.
- Respond to customer complaints and or service requests concerning water pressure and water availability, sewer, and drainage;
- Coordinates meter reading, disconnects/reconnects, new water service billings;
- Supervises and directs emergency repair work and shutdowns;
- Maintains a variety of logs, files, inventory and records in electronic format.

QUALIFICATION REQUIREMENTS:

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required.

~~Skills In:~~ Excellent skills with computers, computer applications and software, including but not limited to Excel, Word, Power Point, asset management and database software.

Ability to supervise personnel in a wide range of operations, repair, and maintenance work at water, wastewater (underground utilities) and drainage facilities. Develop, implement and maintain comprehensive asset management and preventative maintenance program. Maintain responsibility for operations and maintenance at assigned facilities. Monitor and manage the progress of multiple projects. Diagnose a variety of operating problems and take effective corrective actions. Communicate clearly and precisely verbally and written. Maintain logs, charts, records, reports, and budgets. Mentor and train less experienced staff. Establish and maintain cooperative working relationships. Work unusual shifts, weekends, evenings, and holidays when required, as well as on Standby for emergency response. ~~Establish and maintain cooperative working relationships.~~

Coordinate training, monitoring, testing and sampling operations with District staff.

~~Establish and maintain cooperative relationships with others.~~

EDUCATION AND/OR EXPERIENCE:

Any combination of training and experience, which would likely provide the required knowledge and ability, is qualifying. A typical way to obtain this knowledge and ability would be:

Minimum Education: High School diploma and/or equivalent.

Four years of substantial and increasingly responsible construction and maintenance experience involving water distribution, wastewater collection and drainage system facilities, including at least one year in a lead or supervisory capacity.

CERTIFICATES, LICENSES, REGISTRATIONS:

Possession of the category of California Driver's license required by the State Department of Motor Vehicles to perform the essential duties of the position. Continued maintenance of a valid driver's license, insurability, and compliance with established District vehicle operation standards are conditions of continuing employment.

Possession and maintenance of a ~~the District's system required minimum water distribution certification consistent with the level required for the District's water system, which is currently a~~ Grade 2 Water Distribution Operator's Certificate, issued by the California Department of ~~Health Services~~Public Health, within 18 months of entering this position is required, and;

~~Possession and maintenance of a Pesticide Applicators license issued by the Department of Pesticide Regulation within 18 months of entering this position is required, and;~~

Possession and maintenance of a Backflow and Tester Certificate issued by the State of California or AWWA within 18 months of entering this position is required.

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job.

While performing the duties of this job, the employee is frequently required to stand; walk; sit; use hands to ~~finger~~manipulate, handle, and ~~or~~ feel objects, tools, ~~or~~ controls; reach with hands and arms; climb ~~or~~and balance; stoop, kneel, crouch, ~~or~~and crawl; talk ~~or~~ hear; and taste and ~~or~~ smell.

The employee must frequently lift and/or move up to ~~75~~50 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus.

WORK ENVIRONMENT:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee frequently works near moving mechanical parts and is frequently exposed to wet and/or humid conditions. The employee occasionally works in high, precarious places and in outside weather conditions and is occasionally exposed to fumes or airborne particles, toxic or caustic chemicals, biological hazards, extreme heat, and vibration, risk of electrical shock.

The noise level in the work environment is usually loud.

COMMENTS:

Employees appointed to positions in this class are required to be neatly groomed as needed to wear respiratory protection or other safety equipment.

MEMORANDUM

Date: May 13, 2014
To: Board of Directors
From: Paul Siebensohn, Director of Field Operations
Subject: Approve Revised Director of Field Operations Job Description

RECOMMENDED ACTION

Adopt the revised Director of Field Operations Job Description.

BACKGROUND

Director Ferraro requested that the Personnel Committee review job description for the Director of Field Operation. The job description was reviewed at the May 7, 2014 Personnel Committee with revisions discussed. The Committee requested that these changes be made and taken forward to the Board for approval. Attached is the Director of Field Operations job description in track changes mode, showing the suggested revisions.

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

DIRECTOR OF FIELD OPERATIONS

DEPARTMENT: WATER/WASTEWATER/DRAINAGE

FLSA OVERTIME STATUS: EXEMPT

BARGAINING UNIT: N/A

APPROVED BY BOARD OF DIRECTORS - 02/16/05xx/xx/xxxx

SUMMARY: To plan, organize, coordinate and direct the operations and maintenance of water, wastewater and drainage functions of the District; to supervise, train and evaluate staff; to coordinate the construction and maintenance work of outside contractors.

SUPERVISION: Receives general supervision from the General Manager. Provides direct supervision over Chief Plant Operator and Utility Supervisor.

ESSENTIAL DUTIES AND RESPONSIBILITIES include the following. These are not to be construed as exclusive or all-inclusive. Other duties may be required and assigned.

- Plans, organizes, coordinates and directs a wide variety of water distribution and treatment, wastewater collection systems and treatment plant operations, flood control and drainage, raw water and treated effluent storage, including operation and maintenance of earth-filled dams, drainage systems, levees, lakes and reservoirs, construction and maintenance, functions of the District;
- directs and participates in the development of goals, objectives, rules, policies and operating procedures for field operations;
- prepares departmental budget requests and controls expenditures; coordinates the activities of the department with other District departments;
- maintains water rights permits and oversees preparation of periodic reports to Federal and State, county and local agencies;
- prepares cost estimates and specifications for outside contract work including Capital Improvements Projects;
- coordinates and routinely inspects construction and maintenance work performed by contractors;
- establishes and oversees comprehensive programs for preventive maintenance, work safety, training and energy conservation;

- approves the requisition of materials, supplies, and equipment;
- attends meetings of the District Board of Directors; prepares detailed staff reports and makes presentations to the board;
- provides technical information, advice, and consultation to the District Board and General Manager on water, wastewater, and drainage activities or problems;
- directs the preparation and prepares a variety of reports related to operations, functions, and activities;
- responds to sensitive citizen inquiries and complaints concerning operations and activities;
- serves on District or community committees as assigned;
- develops long range strategic and financial goals for the department.

QUALIFICATION REQUIREMENTS:

To perform this job successfully, an individual must be able to administer and manage the operations of the water, wastewater, and drainage functions and to perform each essential duty satisfactorily. The requirements listed below are representative of the knowledge, skill, and/or ability required.

Knowledge of the principles and methods of water distribution, water treatment, and wastewater treatment, collections, operations and maintenance. Knowledge of the principles of organization and management; principles of supervision, training, and effective personnel management; budgetary and job costing practices. Familiarity of safety programs and practices related to the control and use of hazardous materials and substances, confined space entry and related safety issues. Knowledge of energy conservation programs and practices. Familiarity and ability to comprehend and apply applicable Federal, State, county and local environmental regulations.

SUPERVISORY RESPONSIBILITIES:

Ability to assign, review, plan, coordinate and guide the work of other employees; recommend the transfer, promotion, salary increase, discipline or discharge of staff; evaluate the work of employees and prepare performance appraisals; promote staff development and motivation and to train staff; analyze problems that arise in the areas under supervision and recommend solutions; preparation procedures and processes for tracking and evaluating the budget through the year.

Ability to use independent judgment in fairly non-routine situations, such as, but not limited to: water leaks, calculating anticipated revenue and/or expenditures and ensuring adequate supervision of programs.

EDUCATION ~~AND/OR EXPERIENCE:~~

~~Minimum Education: High School diploma and/or equivalent.~~

Bachelors of Science degree ~~preferably~~—in civil/environmental engineering, ~~or~~ public/business administration, chemistry, ~~natural sciences or related field~~ is highly desirable.

~~Experience~~**EXPERIENCE:** —Four (4) years effective Water and Wastewater utility governmental—administration experience including supervision, budget preparation, personnel management, operations and maintenance public program analysis, and analytical report preparation including two (2) years in a supervisory or management administrative capacity.

LICENSE AND/OR CERTIFICATES:

Possession of the category of a current California Driver's license required by the State Department of Motor Vehicles to perform the essential duties of the position. Continued maintenance of a valid driver's license, insurability, and compliance with established District vehicle operation standards are conditions of continuing employment.

Possession and maintenance of a Grade 3 Wastewater Plant Operator's Certificate of Competence issued by the California State Water Resources Control Board within 18 months of entering this position is required, and;

Possession and maintenance of a Grade 3 Water Treatment Operator's Certificate required by the California Department of Health Services within 18 months of entering this position is required.

Possession and maintenance of a Grade 1 Laboratory Certificate issued by either the CWEA or the AWWA.

Possession and maintenance of a Grade 1 Collection System Maintenance Certificate issued by either the CWEA or AWWA.

Possession of California Department of Pesticide Regulation – Qualified Applicator's certification for aquatics, roadsides & right-of-ways, and sewer collection root control.

OTHER SKILLS AND ABILITIES:

Knowledge of supervisory principles and practices; Operation, administration, policies and procedures relating to governmental administration and finance; operate a computer at a skill level and with the degree of accuracy to meet job requirements; data

management including word processing, spreadsheet and data base principles; Methods of preparing and monitoring annual budgets.

Ability to work with and communicate clearly with various Federal, State, county and local regulatory agencies, build and maintain a good working relationship with the applicable agencies.

PHYSICAL DEMANDS:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job.

While performing the duties of this job, the employee is regularly required to sit, ~~and~~ talk, ~~or~~ and hear. The employee frequently is required to walk. The employee is occasionally required to stand; use hands to ~~finger~~ manipulate, handle, ~~or~~ and feel objects, tools, ~~or~~ and controls; reach with hands and arms; climb ~~or~~ and balance; and taste ~~or~~ and smell. The employee may be exposed to extreme dampness, heights and vibrations.

The employee must occasionally lift and/or move up to 25-50 pounds. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, and depth perception.

WORK ENVIRONMENT:

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee may occasionally work near moving mechanical parts and in outside weather conditions and may occasionally be exposed to wet and/or humid conditions, toxic or caustic chemicals, biological hazards, vibration, and risk of electrical shock.

The noise level in the work environment is usually moderate.

MEMORANDUM

Date: May 12, 2014
To: Board of Directors
From: Finance Committee Staff
Subject: Approve Financial Reserve Study Proposal

RECOMMENDED ACTION

Approve proposal from Association Reserves to conduct a financial reserve study of the District, in an amount not to exceed \$12,900. Funding to come from Water, Sewer, Drainage and Security Operating Budgets.

RESERVE FUND STUDY

A Request for Proposal (RFP) for a District Asset Management Plan (AMP) was sent out on March 31, 2014 to eight (8) companies. The Proposal due date was April 18, 2014. Only one Proposal was received.

This study will provide the District with information regarding the magnitude and timing of upcoming major capital assets and repair or replacement projects. They will identify the Useful Life, Remaining Useful Life, and Projected Repair or Replacement Cost of all assets. This study will project the District's major expenditures as far away as the next 30 years.

The Proposal is included for your review.

The Finance Committee recommends approval.



About Us

Association Reserves is the nationwide leader in Reserve Study preparation. Established in 1986 as a professional engineering consulting firm, Association Reserves has been instrumental in defining and advocating the National Reserve Study Standards endorsed by the Community Associations Institute (CAI). In our 25 years in business, our firm has completed over 25,000 Reserve Studies for properties of all types, including condominium and homeowners associations, community development districts, timeshare and resort properties, commercial facilities, camps, retreat centers, schools, worship facilities, and more. Our clients range from small, boutique condo properties to large master associations representing tens of thousands of owners.

Each Reserve Study is conducted with special consideration for the unique characteristics of the client property, including age, regional weather patterns, local pricing factors, and input from the Manager and Board of Directors. Our time-tested approach involves thorough research of all key factors, especially project history, projected useful life and cost data, and aesthetic standards in the local area.

CEO and Founder Robert M. Nordlund is a Professional Engineer, CAI Reserve Specialist® (#5), and former board president of his own 71-unit homeowners association. He obtained his bachelor's degree from the University of Washington in Mechanical Engineering, and is a member of the prestigious engineering honor society Tau Beta Pi. In addition, Robert is a past Chairman of CAI's Reserve Professionals Committee, past President of the Association of Professional Reserve Analysts (APRA), past President of CAI's Greater Los Angeles Chapter, and a frequent speaker in industry-sponsored seminars and presentations throughout the United States.

We began serving the Northern California marketplace in 1986, and have served condos, HOAs, CIDs, timeshare and resort properties throughout the region. Derek Eckert, RS is the President of our San Francisco Regional Office. Derek has personally completed over 600 Reserve Studies for properties throughout California. This experience includes a wide range of property types, representing all types of residential communities, historic buildings, and commercial developments. Derek's designations include CAI Reserve Specialist (#114) and APRA Professional Reserve Analyst (PRA). He is also a writer and speaker on the subject of Reserve planning. Derek earned a bachelor's degree in Business Management from California State University, Northridge.

Association Reserves serves the reserve planning needs of Association-governed communities from eleven regional offices located throughout the United States. Staffed with more Reserve Specialist®'s than any other firm, we carry **worker's compensation, automobile liability, and general liability insurance**, and will gladly provide certificates upon request.



Frequently Asked Questions

What's a Reserve Study?

A Reserve Study is a tool used by Association-governed communities to help plan financially for major common area repair & replacement projects. We offer three levels of professional Reserve Study Services:

Level 1 = FULL Reserve Study (includes site inspection)

Level 2 = Reserve Study Update With-Site-Visit (WSV)

Level 3 = Reserve Study Update No-Site-Visit (NSV)

All of our studies cover a one year period, corresponding to the Association's current or upcoming fiscal year.



Every study contains three key results:

- ◆ **A Reserve Component List**, detailing the scope & schedule of all repair & replacement projects
- ◆ **A calculation of Reserve Fund strength** (expressed as % Funded), that measures how well the Reserve Fund has kept pace with ongoing common area deterioration
- ◆ **A custom 30-year Reserve Funding Plan** that allows for timely repairs & replacements, with an emphasis on avoiding Special Assessments

What types of projects or components are included in a Reserve Study?

Our firm helped establish the National Reserve Study Standards, which specify the following four-part test for whether a certain project qualifies for reserve funding:

- #1. Must be the association's responsibility.
- #2. Must have a limited Useful Life (UL)
- #3. Must have a predictable Remaining Useful Life (RUL)
- #4. Must be above a certain "threshold cost"

We typically recommend reserve funding for projects such as: asphalt resurfacing, deck sealing and restoration, elevator modernization, interior/amenity area remodeling, major mechanical systems (fire alarm, hot water, HVAC, etc.), painting/waterproofing, pool and spa expenses, roof replacement, and many more. Since every property is unique, every Component List will be different.

What's the process?

Once our proposal has been accepted, we begin the process right away. Here are the four main steps:

1. Preliminary Research and Scheduling

A Project Manager (Reserve Specialist®) is assigned to the job to schedule the site inspection (as necessary), and begin collecting background information about the property (governing documents, property maps or building plans, vendor contact information, etc.)

2. Site Inspection (as necessary)

We prefer to begin every site inspection by meeting with a representative of the association, either the Manager, a Boardmember, or both. This allows us to ask preliminary questions, find out about recent or upcoming projects, and begin designing a rough outline of how the study will be organized. After this meeting, your Reserve Specialist® will begin physically inspecting the property, which involves photographing, measuring, and taking notes on all

common area assets or areas that need to be included. The on-site inspection ranges from a few hours for Reserve Study Updates, with larger or more complex properties requiring one or more days. Since site inspections associated with a "Full" Reserve Study involve first-time measurements, they will require more time on-site than a site inspection associated with a Reserve Study Update.



3. Follow Up Research

The research phase is usually much more time consuming than the site inspection, and represents the bulk of the overall Reserve Study process. Your Reserve Specialist® begins by organizing and interpreting the raw data gathered during the site inspection, and reviewing measurements, notes and photographs for key details and insights. The component list is established, along with life and cost estimates. Our standard procedure is to use any historical information provided to us by the client and to review any bids or estimates for upcoming work. We review our findings with your current vendors for their insights, and also check their input against information we've gathered working with comparable properties in your area. We constantly consult our own internal databases, comprised of data collected from over 25,000 Reserve Studies. For good measure, we also reference a construction estimating software program that utilizes cost data from over 900 cities, and is updated quarterly to ensure accuracy. Our end result is a set of replacement cost estimates that are accurate, current, property-specific, and generated by a qualified, independent third party.

4. Report Preparation & Delivery

Your Reserve Specialist® reviews your current financials in order to calculate Reserve Fund Strength and create a Funding Plan recommendation. Finally, it's time to write the report and produce a short video explanation of the results. The video includes a discussion of our findings and explains the implications for your association. From the founding of our company, our focus has been on creating a useful, reliable document that can be read and understood by any Manager, Boardmember, or homeowner. All Reserve Study related files (the Executive Summary, Report, Video, and Funding Analysis software) are posted online for password-protected viewing and printing throughout the duration of your fiscal year. Printed and bound copies of the report are also available on request. In some cases, we also participate in Board or Association meetings (online or in person) to formally present the Reserve Study and answer questions directly.

What can I expect to see in my Reserve Study?

Simple, easy-to-read summary of recommendations, with a clear, organized listing of Reserve components.

3- Minute Executive Summary

Association: Sample Condo Association Assoc. #: 9999-0
 Location: Anywhere, FL
 # of Units: 311
 Report Period: January 1, 2011 through December 31, 2011

Results as-of 1/1/2011:

Projected Starting Reserve Balance:	\$176,000
Fully Funded Reserve Balance:	\$332,480
Average Reserve Deficit (Surplus) Per Unit:	\$503
Percent Funded:	52.9%
Recommended 2011 monthly Reserve Contribution:	\$29,000
Recommended 2011 Special Assessment for Reserves:	\$0
Most Recent Reserve Contribution Rate:	\$26,435

Economic Assumptions:
 Net Annual "After Tax" Interest Earnings Accruing to Reserves..... 1.00%
 Annual Inflation Rate..... 3.00%

- This is a "Full" Reserve Study (original, created "from scratch"). The information in this Reserve Study is based on our site inspection on July 16, 2010. This Reserve Study was prepared by a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is between 30% and 70% at 52.9% Funded, this represents a fair position. In perspective, associations funded at this level face a moderate risk of special assessments and other cash flow problems. Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase in the upcoming fiscal year.
- The monthly Reserve contribution amount recommended here should be increased by 4% in each of the next 14 years, followed thereafter by annual increases of 3%. No assets appropriate for Reserve designation were excluded.

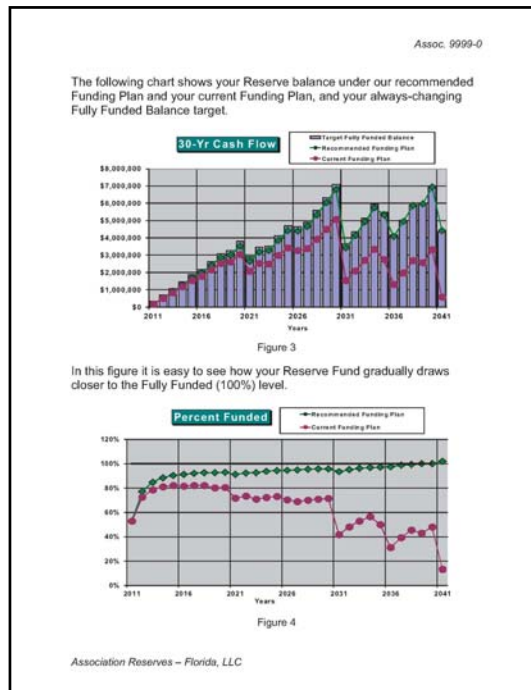
Association Reserves - Florida, LLC

Table 1: Executive Summary

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
Sample Condo - Exterior/Garage					
104	Balcony Decks - Recast	5	4	\$99,000	\$111,425
105	Balcony Decks - Resurface	28	27	\$346,500	\$769,677
201	Asphalt - Resurface	24	23	\$7,600	\$14,999
202	Asphalt - Seal/Repair	4	3	\$693	\$757
324	Exterior Lighting - Replace	20	19	\$33,613	\$58,940
326	Garage Lights - Replace	30	29	\$4,200	\$9,898
701	Main Entrance Doors - Replace	15	14	\$3,900	\$5,899
702	Garage Gates - Replace	25	24	\$17,500	\$35,574
903	Exterior Furniture - Replace	8	7	\$160,000	\$196,780
1111	Garage Interior - Repaint	14	13	\$19,125	\$35,086
1115	Stucco - Repaint	10	9	\$7,925	\$10,340
1118	Parking Spaces - Restripe	7	6	\$17,200	\$20,538
1130	Hellpad - Recast	5	4	\$3,125	\$3,517
1202	Pool - Resurface	10	9	\$28,000	\$36,534
1203	Spa - Resurface	5	4	\$8,000	\$9,004
1304	Deck Underlayment - Replace	20	19	\$88,200	\$154,459
1307	Torch-Down Modified Roof - Replace	20	19	\$138,450	\$242,773
1705	Exterior Planters - Waterproof	15	14	\$265,000	\$400,836
1950	Building Envelope - Seal/Waterproof	10	9	\$460,000	\$600,196
Sample Condo - Interior Areas					
326	Exit Signs - Replace	30	29	\$32,000	\$75,410
403	Mallboxes - Replace	25	24	\$26,813	\$54,098
601	Corridor Carpet - Replace	10	9	\$116,000	\$151,354
902	Gym Equip. Accessories - Replace	8	7	\$111,425	\$137,039
903	Lobby Furniture/Network - Replace	12	11	\$150,863	\$208,552
903	Office Furnishings/Equip - Replace	12	11	\$13,650	\$18,895
904	Kitchenettes - Refurbish	10	9	\$10,000	\$13,048
910	240 Lounge - Remodel	12	11	\$125,000	\$173,029
910	Common Area Bathrooms - Remodel	12	11	\$12,000	\$16,611
910	Gym - Remodel	10	9	\$15,000	\$19,572
910	Lobby/Office - Refurbish	12	11	\$9,000	\$12,458
1110	Corridor Interiors - Repaint	10	9	\$61,200	\$79,852
1110	Stairwell Interiors - Repaint	15	14	\$43,600	\$65,949
1802	Elevator Cabs - Remodel	10	9	\$70,000	\$91,334
Sample Condo - Mechanical/Systems					
302	Emergency Generator - Overhaul	50	49	\$200,000	\$851,244
303	AC Condensing Units - Replace	20	19	\$9,500	\$16,658
303	Fan Coil Units - Replace	25	24	\$18,500	\$37,607
303	Heat Pumps - Replace (Common)	20	19	\$84,000	\$147,295
303	Packaged AC Units - Replace	20	19	\$13,500	\$23,672
304	Variable Frequency Drives - Replace	10	9	\$50,000	\$65,230
305	Stairwell Pressure Fans - Replace	20	19	\$16,500	\$28,933
306	Emergency Supply Fans - Replace	20	19	\$16,500	\$28,933
306	Garage Exhaust Fans - Replace	20	19	\$9,000	\$15,782
306	Garage Supply Fans - Replace	20	19	\$19,000	\$33,317

Association Reserves - Florida, LLC

Large, color-coded charts and tables to illustrate long-term implications



Here's a sample of our Inventory Appendix pages.

We devote a half-page summary to every single component included in your Reserve Study.


Association Reserves
Inventory Appendix

Client: 9999FB Sample Condo - Interior Areas

Comp #: 902 Gym Equip, Accessories - Replace
Quantity: (15) Large Machines
Location: 24th Floor
Evaluation: (6) treadmills, (3) Staimasters, (2) stationary bikes, (4) resistant weight machines, (20) lockers, misc. small pieces. Modern, high quality equipment in good condition. No unusual signs of wear or age

Useful Life & Remaining Useful Life Estimates

Useful Life: 8 years
 Remaining Life: 7 years



Full Color Photographs


Best Case: \$100,300.00
Lower estimate to replace

Worst Case: \$122,550.00
Higher estimate

Cost Source: Client Cost History, plus Inflation

Comp #: 903 Lobby Furniture/Artwork - Replace
Quantity: Approx (14) Pieces
Location: Lobby interior
Evaluation: All attractive and modern pieces. Expect to replace periodically to maintain contemporary style. Costs taken from purchase schedule provided by client. Security guard's desk is included here.

Useful Life: 12 years
 Remaining Life: 11 years



Descriptive, detailed commentary

Best Case: \$135,600.00
Lower estimate to replace

Worst Case: \$165,725.00
Higher estimate

Cost Source: Client Cost History, plus Inflation

July 05, 2011

Accurate cost estimates, and description of information source

Page 3 of 8

How long does the process take?

We offer three turnaround options: **Rush** (2-weeks), **Standard** (5-weeks), and **Economy** (8-weeks). The timeframe begins when we receive your signed Agreement, 50% deposit, and other documents of significance.

Are Reserve Studies really that important?

Absolutely. It's fairly easy to plan and prepare for recurring operating costs like management fees, insurance premiums, landscaping contracts, and utilities, but what about the projects and expenses that DON'T happen every year? That's our specialty...identifying and forecasting reserve projects that are *certain* to occur, but are often overlooked or underestimated. There's no question that setting aside Reserve funds over a long period of time is the simplest, most cost-effective, and most responsible way to plan for major repair & replacement projects. The work will need to be done in a timely manner; it's up to the association to plan accordingly. Without adequate Reserves, associations will face the unpleasant consequence of taking out costly loans, or passing special assessments, or worst, accept a drop in home values due to deteriorating conditions and deferred maintenance! A current, reliable Reserve Study is the first step toward long-term financial strength for every association. Without a Reserve Study, association Managers, Boardmembers, and homeowners will be misinformed, underprepared, and exposed to serious financial consequences. A current, reliable Reserve Study is a hallmark of well-managed associations, and an important part of the Board's fiduciary duty to act in the best interest of their association members.



Why should we choose Association Reserves?

We started in this business in 1986, and have since conducted over 25,000 Reserve Studies nationwide, as well as many international projects. In that time, we've inspected properties of all shapes and sizes, from small, boutique condo associations to sprawling CIDs and HOAs. Our staff members earn and maintain the Reserve Specialist® credential administered by the Community Associations Institute (CAI), the international authority on all aspects of community association living. We don't take a one-size-fits-all approach to our work, because we know that every association is different, and we take the time and care to ensure our results will help you to make wise decisions regarding the long-term care of your physical and financial assets. From our first phone call to final delivery of your study, we hold ourselves to the highest standards of professionalism. We pride ourselves on delivering a first-rate product, because we know you're putting your trust in our hands. That's why the vast majority of our clients come back to us year after year for updates, building a relationship that lasts for decades.

What's the next step?

If you'd like us to get started on your Reserve Study, just sign the Agreement on the back of the Bid Letter and return it to us by mail, fax, or email, along with your 50% deposit. Next, we'll let you know what else we need to get started on your study and (if necessary) contact you to make an appointment for your site inspection.

If you have any other questions, don't hesitate to contact us anytime!

References and Testimonials

You don't get to be in business for 25 years and counting without building a great reputation. Here's what some of our clients have had to say about us recently:

- ◆ *"As the owner of a fairly large property management company, I have been using Association Reserves since the firm was founded. Excellent staff, timely responses, easy to understand reports, and changing reports has never been problematic! I cannot recommend Association Reserves highly enough."*
- ◆ *"Association Reserves provides incredible service, knowledge and professionalism."*
- ◆ *"Until now, I had yet to see a Reserve Study whose overview so "user" friendly. Any novice may pick it up and understand the concepts behind a Reserve Study. Very impressive. To add to that, our Project Manager could not be more responsive in answering any of our questions and bending over backwards to work with us."*
- ◆ *"I have been in this business since 1998 and not everyone understands how HOAs and Boards work. Association Reserves employees do, which makes my job easier."*
- ◆ *"Our Board could not be more pleased with the report we have received and the manner in which the study was conducted. We highly recommend Association Reserves to prepare your Reserve Study."*
- ◆ *"We have worked with Association Reserves for several years. This is a process which can be very cumbersome to say the least, but Association Reserves has streamlined the process and with their help it has been painless and very successful."*
- ◆ *"Association Reserves far exceeded my expectations in terms of ease of access to our Reserve Study report on the internet, and quality of service."*
- ◆ *"The Association Reserves representatives have been very friendly and professional and have been very responsive to our needs."*

Client references provided upon request.



San Francisco Office
268 Bush Street #3434
San Francisco, CA 94104

Tel (415) 694-8931
Fax (415) 762-3662
www.reservestudy.com



Regional Offices

Arizona
California
Colorado
Florida
Hawaii
Nevada
Washington

April 15, 2014

Rancho Murieta Community Services District
Mr. Edward R. Crouse
PO Box 1050
Rancho Murieta, CA 95683

Subject: Capital Replacement Plan – Rancho Murieta Community Services District.

Thank you for your interest in a Reserve Study for Rancho Murieta Community Services District. This study will provide you with information about the magnitude and timing of upcoming major capital assets and repair or replacement projects. If hired, we will come on-site and inspect and evaluate all of the facilities, separating our inspection results into areas, groups and/or phases. For all these assets, we will identify the Useful Life, Remaining Useful Life, and Projected Repair or Replacement Cost.

The scope of this project will focus on the major assets: water components (pump stations, treatment plants, reservoirs and other stations), wastewater components (pump stations, plants, pipelines), drainage and flood control (pump stations and pipelines), and guard house. Minor equipment or components will be outside the scope of this analysis. The completed study will project your major Reserve expenditures, as far away as the next 30 years, even though we understand primary interest to be in the first few years.

Our proposal (see attached) consists of an on-site inspection, evaluation, and a recommended funding plan, arranged in an easy to read report. The MS-Excel software used to prepare our financial analysis will be provided upon completion of the project, thus allowing you to make your own follow-up adjustments for this year or adjust the information for future years.

Thank you for your interest in a Reserve Study with Association Reserves. If you find the attached proposal does not accurately meet your needs at this time, we welcome your request for a revised proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Derek Eckert".

Derek Eckert, R.S.
President

Enclosures: as noted

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Regional Offices

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Washington

**Capital Replacement Plan Proposal
Rancho Murieta Community Services District
Rancho Murieta, CA
April 15, 2014**

Fee:	\$ 19,500	10-Week Turnaround
	\$ 16,200	15-Week Turnaround
	\$ 12,900	20-Week Turnaround

**Quicker turnarounds available at a premium.*

***Future year updates available at a lower fee schedule. Contact AR for pricing.*

Description:

We will come on-site to perform a diligent visual inspection of the entire vicinity to identify and establish the assets appropriate for Capital Replacement designation, dividing the assets into groupings aligned with planned projects.

Scope to include: major fixed assets on water components (pump stations, treatment plants, reservoirs and other stations), wastewater components (pump stations, plants, pipelines), drainage and flood control (pump stations and pipelines), and guard house. For all assets in this scope, we will inspect and quantify in order to establish an expected Useful Life cycle, Remaining Useful Life, and Repair/Replacement Cost.

Scope not to include: minor equipment and/or any assets or projects below a \$5,000 threshold.

We will assemble this information into a Capital Planning Report illustrated with a photographic Inventory Appendix suitable for scheduling projects and identifying Capital-funding requirements. Underlying software, loaded with data, will be provided to client upon completion.

Assumptions: Client to provide access to staff who are familiar with existing capital maintenance costs and life cycles, with timing and scope of future work and projects, and a list of current major vendors (HVAC, elevator, etc.).

Terms: 50% deposit, 50% final payment upon delivery of Report. Client is to designate one "primary" contact person. All work to be accomplished during

normal business hours in a manner consistent with the nature of this facility, scheduled and executed in a manner to minimize disruptions to staff.

This proposal assumes a turnaround of ten weeks from receipt of Go-Ahead deposit to delivery of Report draft for the client to review. We will respond to client's draft feedback within two weeks.

Note: We are covered by General Liability and our staff is covered by Workman's Compensation. Certificates of insurance are available upon request. We do not perform intrusive investigations or destructive testing of any type. In our work, preparing Capital Replacement Plans, we do not claim to inspect or provide opinions on "hidden" components such as plumbing or electrical components, nor do we claim an ability to identify construction defect issues, anticipate or reveal environmental hazards such as asbestos or radon, nor pest hazards such as termites, nor acts of God such as earthquake or flood. What we do claim is to help our clients plan for expenses that can be anticipated, so that only the above listed unknowns and other urgent situations are the cause of financial emergencies.

Note 1: This proposal is valid for 90 days.

Proposal Acceptance (please sign and return)

Total Fee: \$_____

50% Deposit Enclosed: \$_____

Signature: _____ Date: ____/____/____

ASSOCIATION RESERVES SAN FRANCISCO TEAM

Robert M. Nordlund, P.E., R.S.

Founder, CEO



A registered professional engineer, Mr. Nordlund has been involved in the Community Associations industry since 1982. As President of his own homeowners association, Mr. Nordlund recognized how vital long-term reserve planning was to the health of a common interest development. In 1986, he founded Association Reserves, Inc. and pioneered many widely used reserve funding concepts. He is recognized nationally as an expert on reserve funding issues and has authored numerous articles on the subject. Mr. Nordlund is a past Chairman of CAI's Reserve Professionals Committee, past Chairman of the Association of Professional Reserve Analysts, past President of the Community Association's Institute (CAI) Greater Los Angeles Chapter, and a frequent speaker in industry-sponsored seminars and presentations throughout the United States. He is a 1980 graduate of the University of Washington and a member of the prestigious engineering honor society, Tau Beta Pi. Prior to forming Association Reserves, Mr. Nordlund worked as a Lead Engineer at Rockwell International on the Space Shuttle Program.

Derek Eckert, R.S., P.R.A.

President and Co-Owner of Association Reserves - San Francisco, LLC

Derek joined Association Reserves in 2004 with a degree in Business Management from California State University, Northridge. During his tenure with our firm, Derek has traveled extensively to serve residential, resort, and business clients throughout the United States. For his expertise, Derek earned the Community Association Institute's (CAI) Reserve Specialist (RS) designation and has the distinction of being RS #114. Derek is also a certified Professional Reserve Analyst (PRA). In 2007, Derek took on full responsibility for overseeing our San Francisco regional office, which has quickly expanded to meet the needs of all Bay Area clients. Derek comes with a valuable background in theme park operations and management. This combination of physical, financial, and staffing expertise has honed Derek's ability to work with teams of decision-makers, within budget limitations, to accomplish significant repair & replacement projects. Derek enjoys traveling, each off-season he picks and travels to a new remote destination.



Naomi Obana, R.S., P.R.A.
Operations Manager



Naomi joined the Association Reserves, San Francisco team in April of 2008. She holds bachelors' degrees in both Business Economics and Communication Studies from The University of California, Los Angeles (UCLA). Her prior work experience in the mortgage, finance, and client relations industries provide her with a solid business background, essential in developing strategic recommendations while keeping the clients' needs a number one priority. Naomi has completed over 1,000 Reserve Studies and is a credentialed Reserve Specialist (RS #196) and a certified Professional Reserve Analyst (PRA). Naomi enjoys spending weekends outdoors with her husband and rambunctious yellow lab Miso.

Kevin Fink, R.S.
Senior Project Manager

Kevin joined the Association Reserves San Francisco team in 2008. He has learned important fundamentals of the Reserve Study business through a hands-on approach and has become a valuable member of the production staff. His bachelor's degree in business administration with concentration in accounting from San Francisco State University and professional experience in customer service allows him to meet the unique needs of each client while keeping accuracy and reliability a top priority. Kevin has completed over 650 Reserve Studies and is a Community Associations Institute (CAI) credentialed Reserve Specialist (RS #223). In his free time Kevin enjoys exploring San Francisco and attending sporting events throughout the Bay Area.



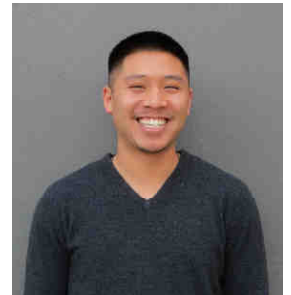
Maggie Sholtis
Client Relations Manager



Maggie joined the Association Reserves team in 2010 with a Business-Accounting degree from California State University, Long Beach. Coming from a background of auditing, banking, and customer service, Maggie is able to assist current and prospective clients in making well-informed decisions. As Client Relations Manager, Maggie serves as the first and initial contact for our office. She focuses on creating and maintaining ongoing relationships with our clientele to ensure a successful experience throughout the Reserve Study process. When not at the office, Maggie enjoys music festivals, hiking, and exploring the hidden gems that San Francisco has to offer!

Anthony Liu
Project Coordinator

Anthony joined the Association Reserves San Francisco team in 2011 and is a graduate of San Francisco State University. He has work experience in accounting, bookkeeping, and vendor/client relations, which have allowed him to utilize his skills to assist in client needs. After learning the fundamentals of the Reserve Study business, he has worked his way to becoming a Project Coordinator. In his free time, Anthony enjoys watching sports, exploring different foods/restaurants, and traveling.



Shianna Falk
Project Coordinator



Shianna joined the Association Reserves San Francisco office in early 2013. She has an Industrial Psychology degree from California State East Bay and was a 4-year women's soccer starter. She started at Association Reserves as a Project Assistant aiding Project Managers with their Reserve Studies. Hands-on training and professional guidance from her talented peers have allowed Shianna to quickly progress and she is now completing her own Reserve Studies. Her growing Reserve Study skills and knowledge allow her to complete studies accurately while still keeping client concerns a top priority. In her spare time, Shianna enjoys playing soccer, running, and lifting weights.

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CONFERENCE/EDUCATION SCHEDULE

Date: May 15, 2014
To: Board of Directors
From: Suzanne Lindenfeld, District Secretary
Subject: Review Upcoming Conference/Education Opportunities

This report is prepared in order to notify Directors of upcoming educational opportunities. Directors interested in attending specific events or conferences should contact me to confirm attendance for reservation purposes. The Board will discuss any requests from Board members desiring to attend upcoming conferences and approve those requests as deemed appropriate.

Board members must provide brief reports on meetings that they have attended at the District's expense. (AB 1234).

The upcoming conferences/educational opportunities include the following:

CALIFORNIA SPECIAL DISTRICT ASSOCIATION (CSDA)

General Manager Leadership Summit	June 22, 2014	Olympic Valley
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GOLDEN STATE RISK MANAGEMENT ASSOCIATION (GSRMA)

No Information Currently Available on Upcoming Conferences.

ASSOCIATION OF CALIFORNIA WATER AGENCIES (ACWA)

Fall Conference and Exhibition	December 2 - 5, 2014	San Diego
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AMERICAN WATER WORKS ASSOCIATION (AWWA)

Dam Safety	September 21 - 25, 2014	San Diego
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