



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

15160 Jackson Road, Rancho Murieta, CA 95683

Office - 916-354-3700 * Fax - 916-354-2082

IMPROVEMENTS COMMITTEE

Regular Meeting

November 7, 2017 at 8:30 a.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

1. **Call to Order**
2. **Comments from the Public**
3. **Monthly Updates**
 - ✚ CIA Ditch Project
 - ✚ The Greens Neighborhood Park
 - ✚ Development
 - ✚ Solar Power
 - ✚ Emergency Well Project
 - ✚ Basin 5 (Lost Lake)
 - ✚ 4 Park Via Del Cerrito Drainage
4. **Water Supply Augmentation and Capital Improvement Fee Study**
5. **Approve Bid for Replacement of Field Operation's Truck**
6. **Discuss Wastewater Tertiary Filtration Plant – Programmable Logic Controller, Capital Replacement Plan**
7. **Approve Main Lift South Stormwater Pump Repairs**
8. **Approve Short-Term Recycled Water Plan from Kennedy-Jenks Consultants**
9. **Yellow Bridge Pump Repair**
10. **CIA Ditch Quitclaim**
11. **Geyer Sewer Easement Quitclaim – Verbal**
12. **Directors & Staff Comments/Suggestions [no action]**
13. **Adjournment**

*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 November 3, 2017. Posting locations are: 1) District Office; 2) Rancho Murieta Post Office; 3) Rancho Murieta Association; 4) Murieta Village Association.*

MEMORANDUM

Date: November 1, 2017
To: Improvements Committee
From: Paul Siebensohn, Director of Field Operations
Subject: Monthly Updates

CIA DITCH PROJECT

The CIA ditch has been back in service at full flow and into Laguna Joaquin for a few weeks. Recently however, the Gardens project has requested that we adjust flow as they are getting groundwater into utility trenches being dug for the Murieta Marketplace project with concern being that water may be coming from the CIA ditch.

THE GREENS NEIGHBORHOOD PARK

No update. Work is continuing for the park installation and this phase looks to be completed well before the rainy season is here.

DEVELOPMENT

The Retreats East & North

No Update.

Murieta Gardens

The project manager for Poelman Construction was made aware that the District conducted stormwater Best Management Practice (BMP) inspection and provide photos of the items the project needs to address. A follow up stormwater inspection occurred on behalf of the District by Coastland Engineering's inspector. Poelman and their stormwater contractor Emerald did a good job addressing necessary BMPs.

Murieta Marketplace

A schedule has been requested of the project multiple times to no avail. However, the project is proceeding with oversight from Coastland Engineering's inspector. Recent work includes a water line installation for fire hydrants. This will remain inactive until a laboratory test comes back negative for bacteriological analysis so it may be opened to the District's system. Storm drain pipes are now being installed as well, with preparations for manholes to be installed along the storm drain line.

The Murieta Gardens II – Subdivision

We are currently waiting on a sewer analysis review for impacts to the Cantova sewer pump station and proper sizing of the sewer pumps there. No work schedule has been given or conveyed for the project to proceed.

Rancho Murieta North

The District, Coastland, and Rancho North project representatives met to discuss all of their projects and various concerns with them. Some of those items included the need for all landscape plans to be reviewed under our recycled water specifications in areas that may receive recycled water, various easements to be dedicated and quitclaimed, reiteration of the need for a water system hydraulic analysis for future impacts, and funding of recycled water infrastructure.

FAA Business Park

I spoke with the project owner and he conveyed that this project may proceed in mid to late November.

SOLAR POWER INSTALLATIONS

Wastewater Treatment Plant Site

Completed.

Water Treatment Plant Site

Solar City is still waiting on SMUD to install their meter on the system, after which the site will be able to become active. The hope is that it will be active within the next two (2) weeks.

EMERGENCY WELL PROJECT

No progress yet on this project. Edward R. Crouse, Interim Assistant General Manager, has contacted the Regional Water Authority (RWA) to see if the grant for this project may be extended through 2018. The well driller that would be awarded the project, should it proceed, has conveyed that the cost may go up for working in the wet weather season due to mobilization/demobilization concerns and that the District may have to build a road to accommodate the drilling rig getting access if the farm roads become muddy.

BASIN 5 (LOST LAKE)

Staff has finally received the necessary parts today and hopes to have the repair completed before the predicted November 2nd rain comes. I am bringing in a vendor to discuss potential solutions for this area as it relates to the aesthetic concerns of neighboring residents.

4 PARK VIA DEL CERRITO DRAINAGE

Staff has done an excellent job putting the drainage system back to the original engineering drawings for the area, which is probably better than what was actually there previously. They will be grouting in the rock that has been set around the discharge of the culvert today. See photo below:



MEMORANDUM

Date: November 2, 2017
To: Improvements Committee
From: Mark Martin, General Manager
Paul Siebensohn, Director of Field Operations
Subject: Approve Coastland Civil Engineering Draft Government Code 66000 Compliance Fee Report

RECOMMENDED ACTION

Approve; review and provide comments, input and/or suggestions.

BACKGROUND

At the September 20, 2017 District Board meeting, following the planned approval of the updated Fee Report, the Board of Directors agreed to allow John Sullivan to submit his comments regarding the Water Supply Augmentation and Capital Improvement Fee Study no later than the start of the October 3, 2017 Improvements Committee meeting.

At the October 3, 2017 Improvements Committee meeting, John Sullivan commented on his concerns regarding the allocation of projected costs for the Capital Improvement Fee update and for the overall Water Supply Augmentation Fee. After a discussion, the Committee directed staff and Coastland Engineering to review the list of concerns Mr. Sullivan provided to the Committee.

Since then, Coastland and staff met twice with Mr. Sullivan concerning his comments and concerns. We spent many hours addressing and providing response to his concerns. Some, perhaps not all, of his concerns have been addressed. Nevertheless, the attached report reflects the District's best effort to address Mr. Sullivan's concerns as well as maintain the guidance directed by the Board to prepare the final report.

Coastland Engineering will be present at the Committee meeting to provide input regarding Mr. Sullivan's comments.

Below is a recap of previous summaries, in *italics*. **Bold** is the summary for the current fees, as proposed.

In May and June, the Improvements Committee and Board of Directors received draft technical memoranda from Coastland Civil Engineering documenting the capital projects and equipment associated with improvements for updating the Water Supply Augmentation and Community Facilities Fees. Further, in late August, the Directors received an advanced copy of the Draft Government Code 66000 Compliance Fee Report that did not reflect comments from District Counsel. Based on comments received from Board members over the past four months, both the technical memoranda and the Draft Government Code 66000 Compliance Fee Report have been updated.

To summarize recent changes, the technical memoranda include additional detail on project components and adjustments to project cost estimates to reflect costs such as mobilization and appropriate levels of contingencies for planning level estimates. Changes to the Draft Government Code 66000 Compliance Fee Report include additional details on projects that benefit both existing ratepayers and new development, along with updated cost allocations for these projects that benefit both existing ratepayers and new development. Errors in calculation of equivalent dwelling units (EDUs) have been corrected.

Further, subsequent analysis has determined that the administration facilities serve as support and management and that it is more appropriate to fund the administration facilities through the other capital improvement fees. Consequently, the Community Facilities Fees will include the water, sewer, drainage, and security capital improvement fees and the administration facilities fund balance and projects will be reallocated among these other fee accounts. The percentage of allocation was based on District audited financial statements.

The analysis recommends changing the Water Supply Augmentation Fee and the Community Facilities Fee, which are currently set at \$4,660 per EDU at \$1,180 per EDU, respectively, to as follows:

Water Supply Augmentation Fee:	\$5,938 per EDU
Community Facilities Fees	
Water Capital Improvement Fee:	\$1,730 per EDU
Sewer Capital Improvement Fee:	\$2,409 per EDU
Drainage Capital Improvement Fee:	\$ 0 per EDU
Security Capital Improvement Fee:	\$ 66 per EDU
Total Community Facilities Fee:	\$4,205 per EDU

The current version of the Draft Government Code 66000 Compliance Fee Report is attached. District Counsel has reviewed the report and comments have been incorporated. Updated technical memoranda are included in this report as appendices.

While the methodology for calculating residential fees remains unchanged, the methodology for calculating fees for non-residential projects is proposed to be changed. Prior methodology was based on type of project and equated to the overall developed square footage of the project. The new methodology is based on equating the project meter size to a standard one-inch meter, utilizing the instantaneous demand and American Water Works Association (AWWA) standards. Below is a breakdown by meter size:

- 1" meter = 1 EDU
- 1.5" meter = 2 EDUs
- 2" meter = 3.2 EDUs
- 3" meter = 6.4 EDUs
- 4" meter = 10 EDUs
- 6" meter = 20 EDUs
- 8" meter = 32 EDUs

The methodology acknowledges that instantaneous demands from commercial, industrial, and institutional projects have a larger impact on the water system in comparison to a single-family residential connection. AWWA standards were used as these equate larger meters to a standard one-inch meter used for a single-family residential connection. This change will be part of the revisions to Chapter 8 of the District Code.

NEXT STEPS/SCHEDULE

The proposed fees and revised District Code chapters will be adopted through the ordinance process which requires a 60-day public comment/review period, which will commence at the November Board meeting with the reading of the ordinance and public hearing. The Ordinance for the revised District Code chapters will be adopted and finalized at the December Board of Directors meeting. The analysis provided by the Government Code 66000 Compliance Fee Report is essential for these actions.

ORDINANCE NO. O2017-02

**AN ORDINANCE OF THE BOARD OF DIRECTORS OF
THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT
AMENDING DISTRICT CODE CHAPTER 8
CONCERNING COMMUNITY FACILITIES FEES**

The Board of Directors of the Rancho Murieta Community Services District hereby ordains as follows:

Section 1. Purpose and Authority. The purpose of this ordinance is to update and increase the District Water Supply Augmentation and Community Facilities Fees (“Fees”) based on the costs of planned utility system and other capital improvements and expansions as appropriate to meet the service and facility needs of new development. This ordinance is adopted pursuant to Government Code sections 54344, 54350, 61115(a)(1), 61123(a), 66013, 66016, and 66022, and other applicable law.

Section 2. Findings. The Board of Directors finds and determines as follows:

(a) The District currently levies and collects the Fees pursuant to District Code chapter 8. The District retained Coastland Civil Engineering to evaluate and update the Fees and the related capital improvement projects and plans. As a first step in this work, Coastland researched, evaluated, and prepared three Technical Memoranda: a TM dated September 8, 2017 concerning Development Projects and EDU Calculation Summary; a TM dated June 27, 2017 concerning Water Supply Augmentation Project - Recycled Water Program; and, a TM dated August 29, 2017 concerning Facility Capital Improvement Projects. Coastland then prepared the Water Supply Augmentation Fee and Facilities Capital Improvement Fee Study Update dated September 11, 2017 (the “2017 Fee Report”), which recommends increases in the Fees. The 2017 Fee Report (together with the technical memoranda that are appendices to the report) also describes and estimates the capital costs of the water, sewer, drainage, and security capital improvements and expansion that are necessary and appropriate to serve the anticipated service needs and demands of new development. By this ordinance, the Board accepts and approves the 2017 Fee Report.

(b) With the current fee amounts, the present and future funds and revenues of the District are and will be inadequate to fund the necessary utility and security system improvements to serve new development in the District. The most fair and equitable method of ensuring that new development pays its fair share of the costs of capital improvements to expand District facilities and capacity is through the imposition of fees that are payable upon connection to the District utility system. This approach will ensure that all future connections pay the cost of improvements necessitated by the expanded demand for capacity in the utility and security systems.

(c) The purpose of the adjusted Fees is to fund water, sewer, drainage, and security system facility improvements and expansion needed to provide service to new development and utility connections within the District.

(d) New development and utility connections in the District will result in increased use of and burdens on existing facilities. Without improvements to its existing system facilities, the new development will adversely impact the District’s ability to continue providing an adequate level of utility and security service to existing development and residents within the District while also serving new development.

(e) The need for capital facilities improvements in the District is caused by all types of development because all new development contemplated in the District (whether residential, commercial or other) will require new utility and security service and, therefore, all new development will result in increased use of and burdens on the District's utility and security system facilities.

(f) There is a reasonable relationship between use of the Fees revenue and new residential, commercial and other development projects in the District, because (1) the District will have adequate revenues and funds available to pay for facilities improvements and expansion necessary or appropriate to serve all requested new connections with the adequate utility and other services, (2) the owners, residents, and other users of the new development will benefit from the availability of utility and other services, and (3) all of the new development contemplated in the District will require and benefit from District water, sewer, drainage and security services.

(g) There is a reasonable relationship between the need for utility and security facilities in the District and improvements necessary or appropriate to serve new residential, commercial and other development projects because the new development will place a burden on the limited capacity of the existing system, adversely impact the District's ability to adequately and safely serve both the existing property owners and residents and new development in the District, and thereby cause a need to expand the systems to serve the new development.

(h) As demonstrated in the 2017 Fee Report, there is a reasonable relationship between the amount of the Fees established by this ordinance and the portion of the total cost of the needed improvements attributed to new development projects because (1) costs and fees are allocated based on a fair dwelling unit/equivalent dwelling unit basis as described in Fee Report Appendix B such that the costs are reasonably allocated based on the anticipated service demand from new development projects, and (2) the Fees charged to a particular new development or construction project will not exceed the total estimated reasonable costs of the utility and security facilities and improvements needed to serve that project.

(i) The purpose of the Water Supply Augmentation Fee continues to be the funding of improvements to provide an additional water supply to meet the water supply needs of new development. However, with this ordinance, the means of attaining that objective change from the development and installation of new groundwater supply wells to the development and construction of an expanded recycled water system. The delivery of recycled water to additional non-potable uses (made possible through the development of recycled water improvements) frees up additional treated water to serve the needs of new development. The Board finds and determines that funding the recycled water system improvements as a means to generate additional treated water capacity is preferable to, and more efficient than, the development and installation of new groundwater wells. The current Water Supply Augmentation Fee balance shall be used and redirected toward the recycled water improvement projects as described in the 2017 Fee Report and appendices.

(j) The District Board of Directors noticed and conducted a public hearing on the 2017 Fee Report and this proposed ordinance in accordance with legal requirements. The 2017 Fee Report and this ordinance have been available for public inspection, review and copying for at least 10 days prior to the date of the public hearing in accordance with Government Code section 66016.

(These findings are based on the 2017 Fee Report (including the appendices), District utility system master plans, other supporting documents in the District's files, and testimony and other information received at the public hearing on this matter.)

Section 3. Chapter 8 Amendments. Section 3.00 of District Code Chapter 8 is amended to read as follows:

SECTION 3.00 Community Facilities and Other Fees

3.01 Community Facilities Fees Established

The District approves, adopts, and continues in effect (a) the following Community Facilities Fees as described below and in the Water Supply Augmentation Fee and Facilities Capital Improvement Fee Study Update dated September 11, 2017 (“2017 Fee Report”) - Water Capital Improvement Fee, Sewer Capital Improvement Fee, Drainage Capital Improvement Fee, Security Capital Improvement Fee, and Water Supply Augmentation Fee, and (b) a Community Park Fee. The fees in this section shall apply to the construction of any new building or structure in the District that requests District water or sewer service.

3.02 Deposit and Use of Fees

The General Manager or his or her designee shall deposit the Community Facilities Fees revenue in separate capital facilities funds (one for each fee type) and account for each fee in a manner to avoid any commingling with other District moneys or funds (except for inter-fund borrowing). Any interest income earned from the investment of moneys in a fee fund shall be deposited in that fund. The District, by resolution adopted by its Board of Directors, may approve the temporary inter-fund borrowing and investments among the fee funds and other District funds. The fee funds, and interest earned on the funds, shall be expended solely for: (a) the uses and purposes described in the 2017 Fee Report and appendices; (b) reimbursing the District for a development’s fair share of any public facilities described in the 2017 Fee Report that are constructed or provided by the District; (c) reimbursing a developer who previously constructed or provided public facilities of a type described in the 2017 Fee Report and where those public facilities were beyond that needed to serve the needs of the developer’s project; or (d) such other use as authorized by resolution of the District Board of Directors.

3.03 Time of Payment

The Community Facilities Fees shall be paid by the applicant at or prior to the time of the District’s issuance of a water or sewer permit for service to the premises, or the District’s initial provision of service, whichever occurs first. The fees shall be paid at the rate in effect on the day of payment. As explained in section 3.04, the fees for nonresidential uses are calculated based on water meter size. If the owner of a premises with an existing water connection requests the installation of a larger meter to serve expanded or changed use of the premises, then, as a condition of installation of the larger meter, the owner shall pay additional Community Facilities Fees in a sum as calculated based on the fee amount for the new meter size at the then-applicable fees minus the fee amount for the existing (to be replaced) meter size at the then applicable fees.

3.04 Dwelling Unit and Equivalent Dwelling Unit Calculation

a. The Community Facilities Fees shall be imposed and calculated on an equivalent dwelling unit (EDU) basis. The EDU calculation is explained in Appendix B of the 2017 Fee Report. For residential development, the EDUs shall be determined and applied as follows:

Residential	
Development Type/Size	EDU Calculation

Estate lot > 24,000 square feet	1 lot = 2.5 EDUs
Estate Lot between 12,000 - 24,000 square feet	1 lot = 1 EDU
Estate lot < 12,000 square feet	1 lot = 0.9 EDU
Cottage and circle (70' or 90') lots	1 lot = 0.7 EDU
Townhouse, halfplex, & country club lodge lots	1 lot = 0.5 EDU
Apartment	1 dwelling unit = 0.3 EDU

Each new residential lot will be assigned a development type based on its size and information as shown on the final subdivision map.

b. For nonresidential development, the EDUs shall be determined and applied as follows based on the water meter size to serve the development or construction project:

Nonresidential	
Water meter size	No. EDUs
1-inch	1 EDU
1.5-inch	2 EDUs
2-inch	3.2 EDUs
3-inch	6.4 EDUs
4-inch	10 EDUs
6-inch	20 EDUs
8-inch	32 EDUs

c. The District uses a standard of 1 EDU equaling 750 gallons per day of average water usage. For any new development or construction project that falls outside the EDU calculations set forth above, the General Manager shall estimate and determine the appropriate number of EDUs based on this standard and the anticipated water usage of the new project.

d. If the new development or construction project includes a private fire department water connection ("FDC"), then the EDU calculation for the premises shall be increased by an amount determined in accordance with the following:

FDC Size	Additional EDU
4" Diameter FDC	0.40 EDU/connection
6" Diameter FDC	0.50 EDU/connection
8" Diameter FDC	0.60 EDU/connection

3.05 Fee Amount

a. The Community Facilities Fees are as follows:

Fee Type	Fee Amount (2017-18)
Water Capital Improvement Fee	\$1,730 per EDU
Sewer Capital Improvement Fee	\$2,409 per EDU
Drainage Capital Improvement Fee	\$0
Security Capital Improvement Fee	\$66 per EDU
Water Supply Augmentation Fee	\$5,938 per EDU

Commencing January 1, 2019, the amount of the Community Facilities Fees shall be adjusted annually each January 1 based on the previous year's change in the mean index for 20 U.S. cities in

the National Engineering News Record Construction Cost Index. The General Manager shall make this adjustment and keep and maintain a current schedule of applicable fees at the District office.

b. A Community Park Fee in the amount of \$1,983.96 per single family or multi-family dwelling unit.

Note: Pursuant to that certain Parks Agreement, dated September 19, 1990, dwelling units designated by Rancho Murieta Association as participants in the Rancho Murieta Association Private Recreation Program will be given a credit in the amount of \$1,213.15. Such dwelling units, as of the effective date of the ordinance first adopting the Community Park Fee, are those located on the following properties:

1. Rancho Murieta Unit 1 – except lots A and B
2. Rancho Murieta Unit 1 A
3. Rancho Murieta Unit 2
4. Rancho Murieta Unit 3
5. Rancho Murieta Unit 3 A
6. Rancho Murieta Unit 3 B
7. Rancho Murieta Unit 4
8. Rancho Murieta South Unit 1 A
9. Rancho Murieta South Unit 1 B
10. Rancho Murieta South Unit 2 A
11. Rancho Murieta South Unit 2 B
12. Rancho Murieta South Unit 3
13. Rancho Murieta South Unit 4
14. Rancho Murieta South Proposed Unit 5
15. Rancho Murieta South Proposed Phase II
16. Rancho Murieta South Parcel 3
17. Rancho Murieta South Parcel 4
18. Rancho Murieta South Parcel 5
19. Rancho Murieta South Parcel 6

3.06 Fee Waiver or Reduction

Upon written request filed by a property owner prior to the due date for payment of any Community Facilities Fee, the Board of Directors may approve a fee waiver or reduction if, in the reasonable judgment of the Board as supported by specific findings and evidence, the Board determines that a waiver or reduction is appropriate because (a) the owner will receive insufficient or no benefit from the fee imposed and would therefore be required, if the fee were imposed in full, to pay more than its fair share for the benefit received, (b) imposition of the fee or fee in full would result in a substantial inequity as compared to other similarly situated owners, or (c) imposition of the fee or full fee would be unlawful in the particular circumstances. Findings must be based on written and other evidence substantiating the owner's contention that the fee should be waived or reduced. The owner shall bear the burden of proof to demonstrate that a waiver or reduction is appropriate.

Section 4. CEQA. The Board of Directors finds that these fee increases are for the purposes of meeting operating expenses of the District utility operations (including labor, supplies, equipment and materials), meeting financial reserve needs and requirements of the District utility systems, and obtaining funds for utility system improvements that are necessary and appropriate to maintain and expand utility service within the existing District service area. Accordingly, the



Water Supply Augmentation Fee and Facilities Capital Improvement Fee Study Update

October 30, 2017



Prepared by

SECTION I. INTRODUCTION

Rancho Murieta is an unincorporated community located in southeastern Sacramento County. The community is generally bounded by Stonehouse Road to the west, Highway 16 to the south, Latrobe Road to the north, and Michigan Bar Road to the east. A portion of the community is located south of Highway 16 and in this area is bounded to the south by the Cosumnes River.

Rancho Murieta Community Services District (District) was formed in 1982 to provide essential services within the community. The District is an independent special district that provides essential services to an area of 3,500 acres, with a current population within the District of approximately 5,600 people. Figure 1 presents the boundaries of the District along with a general vicinity map of the area.

The essential services provided by the District consist of the following:

- Security
- Water treatment, storage, and distribution
- Wastewater collection, treatment, and reuse
- Storm drainage collection and disposal
- Solid waste collection

State law authorizes the District to charge new development for capital facilities, conditioned upon the requirement that the charges imposed on new development bear a reasonable and defensible relationship to the needs created by and the benefits accruing to that development. This authority is granted to the District by Government Code Sections 61115, 61123, and 66013 and other laws. Excerpts of the pertinent sections of Government Code are included in Appendix A.

In order to provide funding for the logical expansion of infrastructure needed to provide these essential services to new development, the District currently collects a Water Supply Augmentation Fee and a Community Facilities Fee. The District relies upon water rights from the Cosumnes River to meet the water demands of the service area. The District's Board of Directors (Board) recognized that existing raw water supplies are inadequate to accommodate buildout of the District's service area and new water supply sources are needed. Consequently, a water supply augmentation fee was established to provide a funding mechanism to expand the existing raw water system to meet the build-out demands of the District. As originally planned, the augmentation fee would fund groundwater wells to augment the District's surface water supply.

In order to fund improvements necessary to provide the essential services to new development, the District adopted a Community Facilities Fee based on a list of facilities capital improvement projects and capital equipment identified as necessary to accommodate build-out of the service area at that time. The Community Facilities Fee actually will consist of four separate accounts or sub-fees: water, sewer, drainage, and security capital improvement fees.

The current fees are set forth in District Code, Chapter 8. Most recently, on July 7, 2014, the District adopted Ordinance 2014-02, adjusting the current Water Supply Augmentation fee at \$4,660 per equivalent dwelling unit (EDU) and the current Community Facilities Fee at \$1,180 per EDU. Over the years, fees have been collected by the District and a summary of funds collected by the District is provided in Section II of this report.

The service area of the District is not yet fully built out. The development projects that are planned to move forward within the service area of the District are discussed in more detail in Section III of this report.

Currently, the District delivers recycled water to the two Rancho Murieta golf courses as a supplemental water supply. Recently, the Board decided to expand the recycled water system within the community outside of the two golf courses, recognizing that expansion of recycled water use for landscape irrigation provided for a more reliable additional water supply source as a means of augmenting the existing raw water supply, in lieu of new groundwater wells. In order to implement this vision, the District embarked on a recycled water master planning effort. A new list of water supply augmentation projects, related to recycled water, originated from this effort and is presented in the Kennedy Jenks report titled "Recycled Water Program Preliminary Design Report" dated January 2017. More information on these water supply augmentation projects is provided in Section IV of this report.

The purpose of the water supply augmentation fee remains the same, which is to fund the development of an additional water supply to meet the water supply needs of new development. However, the means of attaining that objective have been changed from the development and installation of new groundwater supply wells to the development and construction of an expanded recycled water system. The delivery of recycled water to additional non-potable uses (made possible through the development of recycled water improvements) frees up additional treated water to serve the needs of new development.

The original facilities capital improvement projects and capital equipment list are such that many of the outstanding projects and equipment are no longer appropriate to serve build-out of the District. Therefore, an updated list of the facilities capital improvement projects and capital equipment needs was researched and prepared, to allow the District to provide for the orderly expansion of District facilities to accommodate the remaining growth planned within the District's service boundary. The new list of facilities capital improvement projects and equipment was approved by the Board at meetings held on May 17, 2017, and June 21, 2017. The new list of water capital improvement projects, sewer capital improvement projects, drainage capital improvement projects, and administration capital improvement projects is discussed in more detail in Section V of this report. Since the May 17 and June 21 Board meetings, District staff and Coastland have further evaluated the list of projects and cost estimates and Coastland has prepared a revised, updated Technical Memorandum dated August 29, 2017 (attached as Appendix D) providing additional information for the proposed capital improvement projects and equipment and supporting cost estimates.

While new groundwater wells no longer are being considered to supply water for new development, the District is planning to install an emergency groundwater well that would be on standby and used only in emergency situations and other exigent circumstances affecting the District's normal surface water supply. The emergency well will be funded through the water capital improvement fee and grants and the local costs of the well will be shared on a pro rata basis between the existing ratepayers and new development. This project, and others, that benefit both existing ratepayers and new development, are discussed in more detail in Section VI.

As this list of projects is being updated, the District must also revisit the current fee structure for the Water Supply Augmentation Fee and Community Facilities Fees to ensure that the fees are reasonable and based only on current identified needs and costs. There are a number of methodologies available to calculate fees. The most widely and legally defensible methodologies

used for calculating capital fees for future users are the system buy-in, incremental cost, and hybrid.

The system buy-in approach rests on the premise that new customers are entitled to service at the same price and quality as existing customers. This approach is commonly used in the following cases when:

- Existing customers have already developed the facilities that will serve new customers, including the costs associated with financing those services.
- The public agency doesn't have a comprehensive, long-term capital improvement plan.
- Buy-in rate is sufficient to cover future capital needs.

Under the incremental-cost approach, new customers pay for additional capacity requirements, which are typically tied directly to a Capital Improvement Master Plan. Future costs are spread over remaining users/demand. Any existing facilities with additional capacity are also included to ensure new development pays their fair share.

The hybrid is simply a combination of the system buy-in approach and incremental-cost approach.

There are multiple reasons to utilize the incremental cost approach to establish the modified water supply augmentation, water capital improvement, sewer capital improvement, drainage capital improvement, and security capital improvement fees. First, the District has identified a new list of water supply augmentation projects, facilities capital improvements projects, and facilities capital equipment to serve build-out of the District's service area and has identified the specific areas within the service area that will benefit. Second, prior projects constructed with excess capacity were all previously paid for by the new users that would receive benefit from the projects, meaning there are no projects that new users must buy into. The fee calculation methodology is discussed in Section VII.

Section VIII of this report provides a comparison of proposed fees to existing similar fees of nearby jurisdictions and districts. Section IX provides recommended actions pertaining to the proposed fees for the next five years.

SECTION II. EXISTING FEES AND BALANCES

In the past, the funds collected through the Community Facilities Fees have included an allocation toward administration facilities. To date, the District has collected \$559,835 in fees toward administration capital. The District has determined that the administration facilities proposed will serve as support facilities which benefit the other four capital improvement categories and that it is more appropriate to fund the administration facilities through the other four capital improvement fees. Consequently, the administration facilities fund balance in the Community Facilities Fees will be reallocated to the water, sewer, drainage, and security capital improvement fee accounts per the following percentages, consistent with District audited financial statements.

- Water: 38.9%
- Sewer: 29.7%
- Drainage: 6.3%
- Security: 25.1%

These administration capital fees are existing fees collected to date by the District and are not associated with funds needed for administration capital improvement projects and capital equipment discussed in Section V of this report.

Over the years, the District has been collecting fees from all new connections to cover the costs for new capital improvements to serve the needs of new development. Some of these funds have been temporarily loaned out to other District enterprise funds, in accordance with Board actions. As of May 31, 2017, the amount of cash on hand and loan balances to other funds, along with the distribution of administration capital funds currently on account with the District and current balance for the various fee accounts are as follows.

Table 1 – Current Balance Summary

Fee Account	Cash on Hand	Loan Balance	Administration Distribution	Current Balance
Water Supply Augmentation	\$1,698,790	\$382,964	\$0	\$2,081,754
Water Capital	-\$245,589	\$0	\$217,776	-\$27,813
Sewer Capital	-\$49,563	\$0	\$166,271	\$116,708
Drainage Capital	\$235,171	\$65,106	\$35,270	\$335,547
Security Capital	-\$136,350	\$0	\$140,518	\$4,168
TOTAL	\$1,502,459	\$448,070	\$559,835	\$2,510,364

There are upcoming costs for studies necessary to accommodate new growth that will be funded from these four fee accounts and the Water Supply Augmentation Fee that have not yet been expended by the District. In particular, the District is embarking on an Electronic Document Management System, at a total estimated cost of \$58,000. The District has determined that \$20,000 of this sum benefits new development. The \$20,000 therefore will be funded out the monies in the four Community Facilities Fee accounts, to be split at the Community Facilities Fee percentages identified above. No other expenditures of capital funds are envisioned during the existing fiscal year.

Further, the fee account funds will be used to pay costs for the Kennedy Jenks Recycled Water/Pre-design Report and Sewer Force Main Assessment and this Coastland fee report. The anticipated total remaining costs for the Kennedy Jenks studies are estimated at \$13,264, to be funded out of Water Supply Augmentation. The anticipated total remaining costs for the Coastland report is estimated at \$41,058, to be split 50% to Water Supply Augmentation Fee and 50% to the Community Facilities Fee percentages identified above. The District determined that the 50%/50% allocation is appropriate because the fee report was prepared to support and aid in the re-evaluation and adjustment of both fee categories. Lastly, revenue is needed to pay for an updated fee report to be prepared in five years. The cost of that report is estimated at \$60,000, to be split 50% to Water Supply Augmentation Fee and 50% to the Community Facilities Fee percentages identified above.

These anticipated costs will reduce the current balance of each fund. The costs and adjusted balances for each of the five fee accounts is as follows.

Table 2 – Adjusted Balance Summary

Fee Account	Current Balance	Anticipated Costs	Adjusted Balance
Water Supply Augmentation	\$2,081,754	\$63,793	\$2,017,961
Water Capital	-\$27,813	\$27,436	-\$55,249
Sewer Capital	\$116,708	\$20,947	\$95,761
Drainage Capital	\$335,547	\$4,443	\$331,104
Security Capital	\$4,168	\$17,703	-\$13,535
TOTAL	\$2,510,364	\$134,322	\$2,436,042

SECTION III. PROPOSED DEVELOPMENT PROJECTS

A number of development projects are proposed within the District's boundary. A map of the development projects is presented in Figure 2. These projects are in various stages of planning, from fully entitled and in development to planned, and consist of the remaining undeveloped areas within the District's service boundary. Table 3 provides a summary of these development projects, along with the estimated equivalent dwelling units (EDUs) for each project. Figure 2 and Table 3 are consistent with the County of Sacramento General Plan and master plan for Rancho Murieta.

The estimated total number of new EDUs is 1,718.1. Additional information on the proposed projects and the methodology employed to determine EDUs is presented in the Coastland technical memorandum dated September 8, 2017 titled "Development Projects and EDU Calculation Summary", included as Appendix B.

As discussed in the technical memorandum, the methodology for calculation of EDUs for non-residential projects is proposed to be changed. The District's current methodology equates EDUs to developed square footage, whereas the proposed methodology equates EDUs to water meter size, based on industry standards identified by American Water Works Association. Additional information to justify this changed methodology is also included in the technical memorandum cited above.

Table 3 – Development Project Summary

Name of Development	Status of Application	Total EDUs for Project
Riverview	Entitled	126.8
Lakeview	Entitled	89.1
Residences – East	Entitled	95.5
Residences – West	Entitled	89.1
Retreats West, North, and East ^a	Entitled	46.2
Murieta Gardens (commercial) ^b	Entitled	71.0
Murieta Gardens (residential)	Entitled	70.2
Industrial/Commercial/Residential 39 ^c	Pending	160.0
Village A (Terrace)	Pending	119.1
Village B (River Canyon)	Pending	136.0
Village C (Highlands)	Pending	61.2
Village D (Granlee)	Pending	70.0
Village E (The Village at Lake Jean)	Pending	57.5
Village F (Chesbro Square)	Pending	81.0
Village G (Calero East)	Pending	50.0
Village G (Calero West)	Pending	
Village G (Calero North)	Pending	
Village H (Calero South)	Pending	88.4
Parks ^d	Constructed/Pending	246.0
Others ^e	Future	10.0
Apartment 17 ^f	Anticipated	51.0

- a. 84 Total EDUs; 18 EDUs of fees already paid.
- b. EDU count based on allocation in Financing and Services Agreement.
- c. Industrial/Commercial/Residential 36: EDU count based on Recycled Water PDR.
- d. Parks are on-line and fees to be paid at a later date per agreement with District.
- e. For projects with minimal information, such as Lookout Hill and FAA Commercial.
- f. Dwelling unit count based on Recycled Water PDR.

SECTION IV. PROPOSED WATER SUPPLY AUGMENTATION PROJECTS

As discussed in Section I, the list of water supply augmentation projects to be funded by the Water Supply Augmentation fee is based on the Kennedy Jenks report titled “Recycled Water Program Preliminary Design Report” dated January 2017 and the Coastland Technical Memorandum

dated June 27, 2017. A list of the eighteen projects and estimated overall cost for each project is presented in Table 4 below.

Table 4 – Water Supply Augmentation Project Summary

Project Number	Project Name	Project Estimate
17-5-01	Recycled Water SCADA Control System	\$331,250
17-5-02	Equalization Basin Potable Water Air Gap	\$100,700
17-5-03	Recycled Water Pumping Station	\$1,384,625
17-5-04	District Headquarters Conversion	\$26,500
17-5-05	Northwest Recycled Water Transmission Main	\$1,909,325
17-5-06	Lookout Hill Booster Pump Station	\$810,900
17-5-07	Escuela Park Conversion	\$21,200
17-5-08	Stonehouse Park Conversion	\$47,700
17-5-09	Lookout Hill Water Storage Tank	\$722,125
17-5-10	North Main Gate Conversion	\$23,850
17-5-11	Commercial Loop Conversion	\$33,125
17-5-12	SCADA Upgrades	\$108,650
17-5-13	Disinfection Facility Upgrade	\$881,125
17-5-14	North Golf Course Conveyance System	\$2,146,500
17-5-15	Bass Lake Tank	\$1,611,200
17-5-16	Bass Lake Booster Pump Station	\$828,125
17-5-17	Seasonal Storage Reservoir Expansion	\$1,099,750
17-5-18	Tertiary Pump Station Pump Replacement	\$132,500
Project Total		\$12,219,150

Additional information on the proposed Water Supply Augmentation Projects is presented in the Coastland technical memorandum dated June 27, 2017, titled “Water Supply Augmentation Project – Recycled Water Program”, included as Appendix C.

The January 2017 Recycled Water Program Preliminary Design Report includes the Van Vleck/Anderson Spray Field 4 project (CIP 17-2-15) as one of the water supply augmentation projects. For purposes of this fee report, that project has been moved from the water supply augmentation fee list of projects to the sewer capacity charge list of projects, because based on subsequent analysis District staff and Coastland determined that the spray field improvements are more closely related to wastewater disposal and therefore should be funded through the sewer capital improvement fee. The updated Coastland technical memorandum reflects this change.

The water supply augmentation projects listed above will improve and expand the capacity of the District’s recycled water system and will allow the District to significantly expand its use of recycled water. The effect of these improvements will be to reduce the use of the treated water supply and make more of that water supply available to serve new development, essentially augmenting the District’s water supply. These improvements are not necessary to provide on-going water service

to existing users and ratepayers. Consequently, the costs of the water supply augmentation projects are allocated 100% to new development.

SECTION V. PROPOSED FACILITY CAPITAL IMPROVEMENT PROJECTS AND COSTS

As discussed in Section I, the District revisited the individual facility capital improvement projects and capital equipment. A list of these items and estimated overall cost for each individual item are presented in Tables 5 through 8 below.

Table 5 – Water Capital Improvement Project and Capital Equipment Project Summary

Project No.	Project Name	Project Est.
17-1-01	Rio Oso Hydropneumatic Station Air Compressor	\$29,120
17-1-02	Booster Pump Building at Rio Oso	\$508,200
17-1-03	Rio Oso Hydropneumatic Tank	\$213,500
17-1-04	Culvert Crossing at Water Treatment Plant	\$159,880
17-1-05	Dam Road Grading and Resurfacing	\$1,227,600
17-1-06	Chlorine Gas to Bleach Conversion - Water Treatment Plant	\$352,940
17-1-07	Maintenance Shed (20' x 40') at Water Treatment Plant	\$67,480
17-1-08	Emergency Water Supply Well	\$1,043,200
Water Capital Improvement Project and Capital Equipment Total		\$3,601,920

Table 6 – Sewer Capital Improvement Project and Capital Equipment Project Summary

Project No.	Project Name	Project Est.
17-2-01	Sewer/Drainage Hydro Cleaning Truck (Split 50/50 Sewer & Drainage)	\$168,000
17-2-02	Material and Equipment Warehouse	\$147,840
17-2-03	Drying Bed and Access Road Improvements	\$605,500
17-2-04	Chlorine Gas to Bleach Conversion - Wastewater Treatment Plant	\$266,140
17-2-05	WWTP SCADA Monitoring	\$225,400
17-2-06	Lift Station Capacity Improvements	\$997,920
17-2-07	Fiber Optic Connection - Wastewater Treatment Plant to Admin Building	\$136,780
17-2-08	Piping Connection - Sludge Discharge to Drying Beds	\$380,660
17-2-09	Sludge Dredge & Filter Skid for Ponds	\$471,240
17-2-10	Headworks	\$641,200
17-2-13	Motor Actuated Valve for Sludge Drying Bed	\$60,000
17-2-14	Yellow Bridge Sewer Force Main Improvements	\$167,000
17-2-15	Anderson Ranch Spray Field 4	\$1,179,250
Sewer Capital Improvement Project and Capital Equipment Total		\$5,446,930

Table 7 – Drainage Capital Improvement Project and Capital Equipment Project Summary

Project No.	Project Name	Project Est.
17-2-01	Sewer/Drainage Hydro Cleaning Truck (Split 50/50 Sewer & Drainage)	\$168,000
17-2-11	Commercial Area Drainage Slide Gate Automation	\$55,440
17-2-12	Stormwater Monitoring Testing Equipment	\$43,680
17-2-16	Trash Containment Structures	\$115,000
Drainage Capital Improvement Project and Capital Equipment Total		\$382,120

Table 8 – Administration Capital Improvement Project and Capital Equipment Project Summary

Project No.	Project Name	Project Est.
17-4-01	District Administration Building Remodel/Expansion	\$400,960
Administration Capital Improvement Project and Capital Equipment Total		\$400,960

While not currently identified as drainage capital improvement projects, there are several projects which are currently being vetted by the District and may be added to the drainage capital improvement project list once additional information is obtained to confirm that new development will receive benefit from these projects. These projects include:

1. Laguna Joaquin Water Quality Enhancements
2. Inundation Studies for Calero, Chesbro, and Clementia reservoirs and Michigan Bar Levees #1 & #2
3. Expansion of drainage retention basins and culverts

Additional information on the individual facility capital improvement projects and capital equipment, specifically the type of capital improvement, justification, and individual and overall costs are summarized in the Coastland technical memorandum dated August 29, 2017, titled "Facility Capital Improvement Projects", included as Appendix D.

Administration capital costs for CIP 17-4-01 are proposed to be allocated amongst water capital, sewer capital, drainage capital, and security capital based upon the percentages identified in Section II. In summary, the estimated total cost for the administration capital improvement projects and capital equipment to each of the four capital improvement fee accounts is as follows:

- Water Capital Improvement: \$155,973
- Sewer Capital Improvement: \$119,085
- Drainage Capital Improvement: \$25,261
- Security Capital Improvement: \$100,641

SECTION VI. EXISTING AND FUTURE USER SHARED BENEFIT

State law requires that the District reasonably apportion the costs for the facilities capital improvement projects and capital equipment between existing users and new development. Of the 25 facilities capital improvement projects and capital equipment, a total of ten will benefit both existing users and new development. These are as follows:

- CIP 17-1-04: Culvert Crossing at Water Treatment Plant
- CIP 17-1-06: Chlorine Gas to Sodium Hypochlorite Conversion – Water Treatment Plant
- CIP 17-1-08: Emergency Water Supply Well
- CIP 17-2-01: Sewer/Drainage Hydro Cleaning Truck
- CIP 17-2-04: Chlorine Gas to Sodium Hypochlorite Conversion – Wastewater Treatment Plant
- CIP 17-2-08: Piping Connection – Sludge Discharge to Piping Beds
- CIP 17-2-09: Sludge Dredge and Filter Skid for Ponds
- CIP 17-2-11: Commercial Area Drainage Slide Gate Automation
- CIP 17-2-15: Anderson Ranch Spray Field 4
- CIP 17-2-16: Trash Containment Structures

In order to determine the portion of the project cost attributable to new development, an equitable methodology of allocating costs between existing and future users must be determined. For water and sewer capital improvement projects and capital equipment, the allocation is based on water usage as a proxy. For drainage capital improvement projects and capital equipment, the allocation was based on comparing the remaining undeveloped acreage to the total acreage in the District's service area.

Utilizing the adopted Water Supply Assessment for the Rancho North Project, existing water demand is estimated at 1,711 acre-feet, with usage of 750 gallons per EDU. This equates to 2,036.5 existing EDUs. As discussed in Section III, the proposed number of new EDUs is 1,718.1. Therefore, the percentage between existing users and future development for water and sewer capital improvement projects and capital equipment is determined to be 54% existing and 46% future.

Utilizing the Rancho Murieta North Infrastructure Master Plan, the total area of the District's service area is 3,500 acres, with 1,920 acres undeveloped. Therefore, the percentage between existing users and future development for drainage capital improvement projects and capital equipment is determined to be 45% existing and 55% future, except for CIP 17-2-11. The improvements identified by CIP 17-2-11 serve the commercial area only, and costs should be shared between existing users and new development. The percentage between existing users and future development for CIP 17-2-11 is determined to be 85% existing and 15% future.

Tables 9 through 11 below identify the cost allocation to new development for the water, sewer, and drainage capital improvement projects and capital equipment. The projects that are allocated amongst both new development and existing users are italicized, with the total cost reflective of the cost sharing borne by new development.

Table 9 – Water Capital Improvement Project and Capital Equipment Project New Development Cost Allocation Summary

Project No.	Project Name	Project Est.
17-1-01	Rio Oso Hydropneumatic Station Air Compressor	\$29,120
17-1-02	Booster Pump Building at Rio Oso	\$508,200
17-1-03	Rio Oso Hydropneumatic Tank	\$213,500
17-1-04	<i>Culvert Crossing at Water Treatment Plant</i>	\$73,545
17-1-05	Dam Road Grading and Resurfacing	\$1,227,600
17-1-06	<i>Chlorine Gas to Bleach Conversion - Water Treatment Plant</i>	\$162,352
17-1-07	Maintenance Shed (20' x 40') at Water Treatment Plant	\$67,480
17-1-08	<i>Emergency Water Supply Well</i>	\$479,872
Water Capital Improvement Project and Capital Equipment Total		\$2,761,699

Table 10 – Sewer Capital Improvement Project and Capital Equipment Project New Development Cost Allocation Summary

Project No.	Project Name	Project Est.
17-2-01	<i>Sewer/Drainage Hydro Cleaning Truck (Split 50/50 Sewer & Drainage)</i>	\$77,280
17-2-02	Material and Equipment Warehouse	\$147,840
17-2-03	Drying Bed and Access Road Improvements	\$605,500
17-2-04	<i>Chlorine Gas to Bleach Conversion - Wastewater Treatment Plant</i>	\$122,424
17-2-05	WWTP SCADA Monitoring	\$225,400
17-2-06	Lift Station Capacity Improvements	\$997,920
17-2-07	Fiber Optic Connection - Wastewater Treatment Plant to Admin Building	\$136,780
17-2-08	<i>Piping Connection - Sludge Discharge to Drying Beds</i>	\$175,104
17-2-09	<i>Sludge Dredge & Filter Skid for Ponds</i>	\$216,770
17-2-10	Headworks	\$641,200
17-2-13	Motor Actuated Valve for Sludge Drying Bed	\$60,000
17-2-14	Yellow Bridge Sewer Force Main Improvements	\$167,000
17-2-15	<i>Anderson Ranch Spray Field 4</i>	\$542,455
Sewer Capital Improvement Project and Capital Equipment Total		\$4,115,673

Table 11 – Drainage Capital Improvement Project and Capital Equipment Project New Development Cost Allocation Summary

Project No.	Project Name	Project Est.
17-2-01	<i>Sewer/Drainage Hydro Cleaning Truck (Split 50/50 Sewer & Drainage)</i>	\$92,400
17-2-11	<i>Commercial Area Drainage Slide Gate Automation</i>	\$6,552
17-2-12	Stormwater Monitoring Testing Equipment	\$43,680
17-2-16	<i>Trash Containment Structures</i>	\$63,250
Drainage Capital Improvement Project and Capital Equipment Total		\$205,882

The cost for CIP 17-2-11 applies only to those new development within the Commercial Area.

SECTION VII. PROPOSED FEES

The proposed Water Supply Augmentation Fee and the Community Facilities Fees are based on the total cost allocation to new development divided by the number of EDUs. The development share of project costs for the Community Facilities Fee components includes the allocation of administration capital costs identified in Section V. The final revenue need for each of the fee accounts is presented in Table 12 below.

Table 12 – Final Revenue Need Summary

Fee Account	Development Share of Project Costs	Adjusted Balance	Final Revenue Need
Water Supply Augmentation	\$12,219,150	\$2,017,961	\$10,201,189
Water Capital	\$2,917,672	-\$55,249	\$2,972,921
Sewer Capital	\$4,234,758	\$95,761	\$4,138,997
Drainage Capital	\$231,143	\$331,104	-\$99,961
Security Capital	\$100,641	-\$13,535	\$114,176

In order to determine the proposed fee for each of the five fee accounts, the final revenue need is divided by the number of EDUs (1,718.1). The proposed fee for each of the five fee accounts is as follows.

- Water Supply Augmentation Fee: \$5,938 per EDU
- Community Facilities Fees
 - Water Capital Improvement Fee: \$1,730 per EDU
 - Sewer Capital Improvement Fee: \$2,409 per EDU
 - Drainage Capital Improvement Fee: \$0 per EDU
 - Security Capital Improvement Fee: \$66 per EDU
 - Total Fee: \$4,205 per EDU

The proposed Security Capital Improvement fee is separate from the Security Impact Fee identified by Policy 2016-02, which summarizes the uses of revenue generated by security impact fees authorized per Financing and Service Agreements dated May 27, 2014 with Cosumnes River Land, LLC; Murieta Industrial Park, LLC; Murieta Lakeside Properties, LLC; and Murieta Highlands, LLC (termed “the Rancho North FSA”) and March 28, 2014 with CSGF Rancho Murieta, LLC; BBC Murieta Land, LLC; Murieta Retreats, LLC; Elk Grove Bilby Partners, LP; and PCCP CSGF RB Portfolio, LLC (termed “the 670 FSA”).

SECTION VIII. REGIONAL FEE COMPARISON

Fees for a number of local agencies (County of Sacramento, City of Folsom, City of Galt, and Amador Water Agency) were researched to provide a comparison with the proposed fees for the District. Below are the findings:

- City of Folsom (Water): \$3,105 per unit
- City of Folsom (Wastewater – City and Sacramento County Regional Sanitation District [SRCSD]): \$5,523 per unit
- City of Folsom (Drainage): \$958 per unit
- City of Folsom (Police): \$555 per unit
- City of Galt (Water, proposed): \$6,598 for 1” meter
- City of Galt (Wastewater, proposed): \$7,946 per EDU (at 250 gallons per day)
- City of Galt (Drainage, proposed): \$6,644 per acre
- Sacramento County (Water – Zone 40): \$16,104 per EDU
- Sacramento County (Wastewater – Sacramento Area Sewer District and SRCSD): \$22,657 per EDU
- Sacramento County (Drainage – Zone 11A): \$14,610 per EDU
- Amador Water Agency (Water): \$23,454 for 1” meter
- Amador Water Agency (Wastewater): \$9,380 per dwelling unit (at 200 gpd)

As identified above, the closest comparator is the City of Folsom. The total fees per unit for water, wastewater, drainage, and police within the City of Folsom equal \$10,141. The proposed fees (excluding Security Impact Fee) for the District equal \$10,143. Fees for all other agencies are notably higher.

SECTION IX. FUTURE RECOMMENDED ACTIONS

Coastland recommends that the District adjust both the Water Supply Augmentation Fee and the Capital Facilities Fee annually by the ENR Construction Cost Index, using either the 20-city index or the San Francisco specific index. In addition, Coastland recommends that the identified projects and equipment, fee calculation methodology, and fees be re-visited every five years to ensure that the fee reflects the current costs and the current needs of the District.

This report recognizes that some of the major recycled water infrastructure system that is identified in the technical memorandum titled “Water Supply Augmentation Project – Recycled Water Program” will likely be constructed by the development community. Similarly, there may be certain other water, sewer, or drainage improvements constructed by a developer. Any fee credits will be given to the developers, which will be used to lower the fees due to the District at issuance of building permits or other timeframe as identified by the District. The exact amount

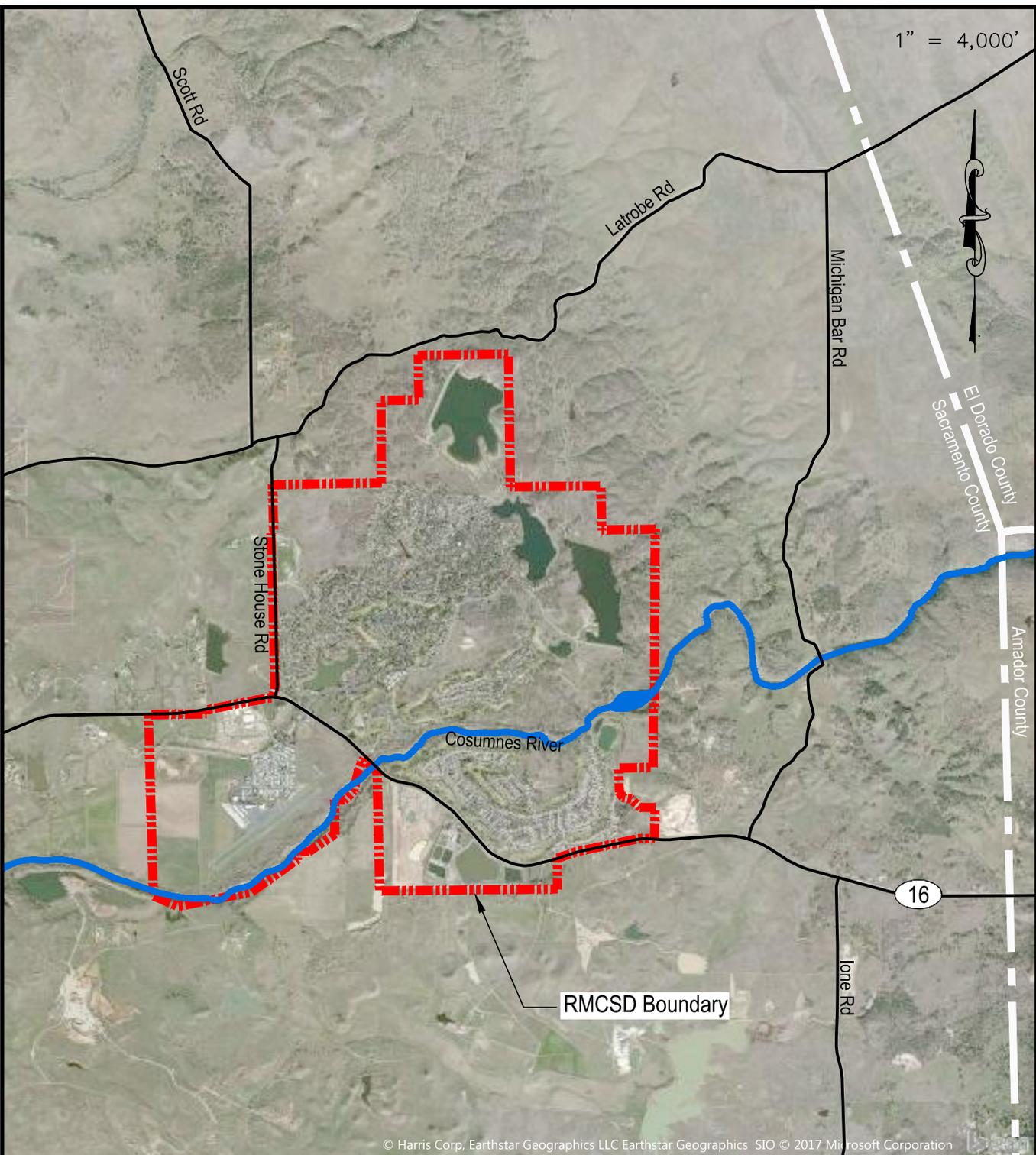
will be determined on a case-by-case basis through contract or a subsequent ordinance, reflective of costs of improvements identified in this report. Should costs exceed those in this report, then a new report with new fees will need to be adopted.

Lastly, as discussed in Section V, additional vetting is necessary to determine the merit of adding the following projects to the drainage capital improvement project list:

1. Laguna Joaquin Water Quality Enhancements
2. Inundation Studies for Calero, Chesbro, and Clementia reservoirs and Michigan Bar Levees #1 & #2
3. Expansion of drainage retention basins and culverts

ORIGINAL PLOT DATE: LOCATION MAP

1" = 4,000'



Layout Name: Fig 1 Vic Map 8.5x11 Plot Date: Jul 07, 2017 at 05:31 pm

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Images: Rancho Murieta.png Xrefs: Path: F:\BMAP-STD\Rancho Murieta CSD\PM Fig 1 Vic Map.dwg

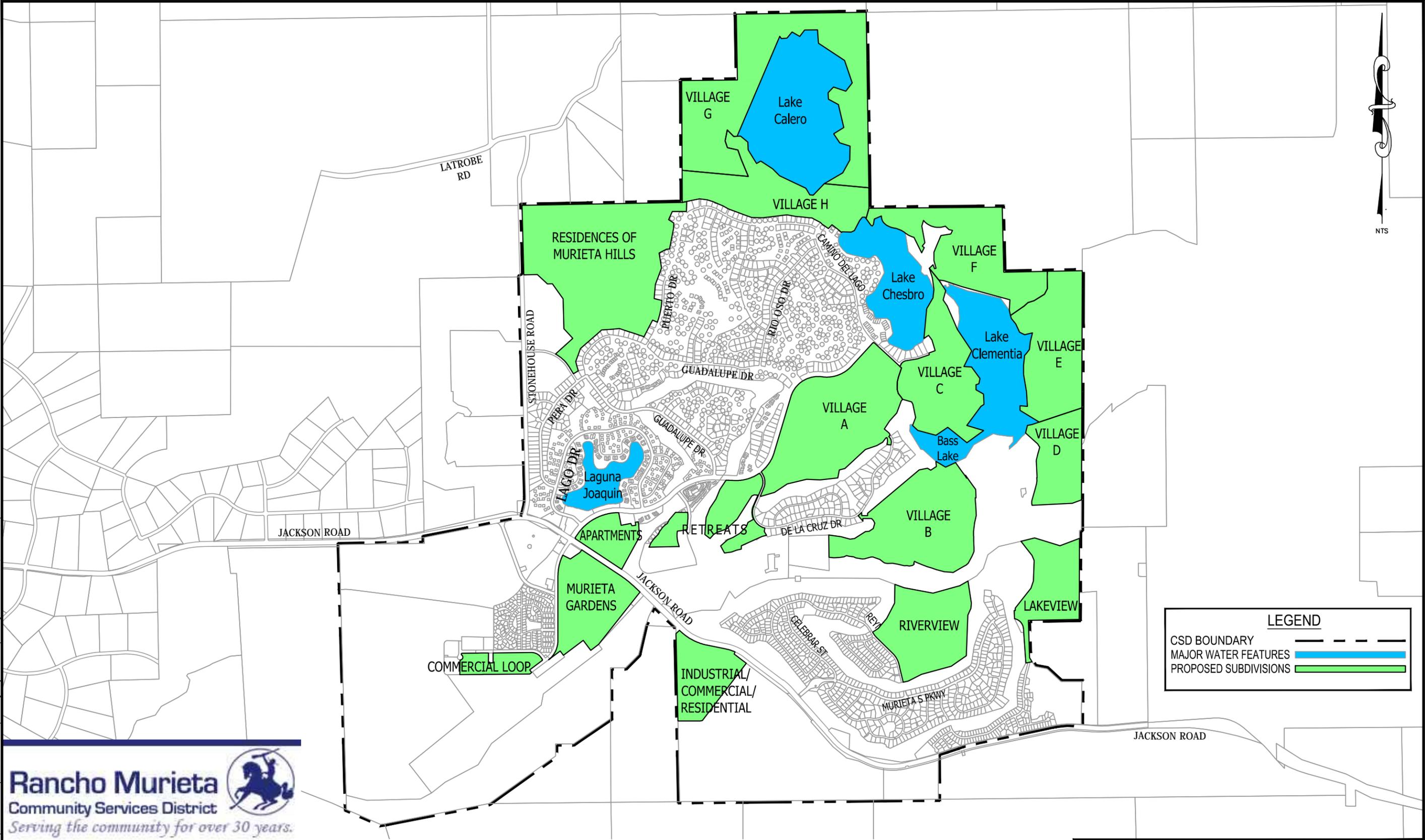
Rancho Murieta
 Community Services District
Serving the community for over 30 years.

Coastland Civil Engineering, Inc.
 11865 Edgewood Road, Auburn, CA 95603
 530.888.9929 530.889.9979 Fax

RANCHO MURIETA CSD
 COMMUNITY SERVICES DISTRICT
 FIGURE 1 VICINITY MAP

ORIGINAL PLOT DATE:

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LEGEND

- CSD BOUNDARY
- MAJOR WATER FEATURES
- PROPOSED SUBDIVISIONS

Rancho Murieta
Community Services District
Serving the community for over 30 years.

Coastland Civil Engineering, Inc.
11865 Edgewood Road, Auburn, CA 95603
530.888.9929 530.889.9979 Fax

**RANCHO MURIETA CSD
COMMUNITY SERVICES DISTRICT
FIGURE 2 PROPOSED SUBDIVISIONS**

Appendix A

**Government Code Sections 66013,
66016-66019, and 66022**

Appendix A – Government Code Sections 66013, 66016-66019, and 66022

Section 66013

(a) Notwithstanding any other provision of law, when a local agency imposes fees for water connections or sewer connections, or imposes capacity charges, those fees or charges shall not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed, unless a question regarding the amount of the fee or charge imposed in excess of the estimated reasonable cost of providing the services or materials is submitted to, and approved by, a popular vote of two-thirds of those electors voting on the issue.

(b) As used in this section:

(1) "Sewer connection" means the connection of a structure or project to a public sewer system.

(2) "Water connection" means the connection of a structure or project to a public water system, as defined in subdivision (f) of Section 116275 of the Health and Safety Code.

(3) "Capacity charge" means a charge for public facilities in existence at the time a charge is imposed or charges for new public facilities to be acquired or constructed in the future that are of proportional benefit to the person or property being charged, including supply or capacity contracts for rights or entitlements, real property interests, and entitlements and other rights of the local agency involving capital expense relating to its use of existing or new public facilities. A "capacity charge" does not include a commodity charge.

(4) "Local agency" means a local agency as defined in Section 66000.

(5) "Fee" means a fee for the physical facilities necessary to make a water connection or sewer connection, including, but not limited to, meters, meter boxes, and pipelines from the structure or project to a water distribution line or sewer main, and that does not exceed the estimated reasonable cost of labor and materials for installation of those facilities.

(6) "Public facilities" means public facilities as defined in Section 66000.

(c) A local agency receiving payment of a charge as specified in paragraph (3) of subdivision (b) shall deposit it in a separate capital facilities fund with other charges received, and account for the charges in a manner to avoid any commingling with other moneys of the local agency, except for investments, and shall expend those charges solely for the purposes for which the charges were collected. Any interest income earned from the investment of moneys in the capital facilities fund shall be deposited in that fund.

(d) For a fund established pursuant to subdivision (c), a local agency shall make available to the public, within 180 days after the last day of each fiscal year, the following information for that fiscal year:

- (1) A description of the charges deposited in the fund.
- (2) The beginning and ending balance of the fund and the interest earned from investment of moneys in the fund.
- (3) The amount of charges collected in that fiscal year.
- (4) An identification of all of the following:
 - (A) Each public improvement on which charges were expended and the amount of the expenditure for each improvement, including the percentage of the total cost of the public improvement that was funded with those charges if more than one source of funding was used.
 - (B) Each public improvement on which charges were expended that was completed during that fiscal year.
 - (C) Each public improvement that is anticipated to be undertaken in the following fiscal year.
- (5) A description of each interfund transfer or loan made from the capital facilities fund. The information provided, in the case of an interfund transfer, shall identify the public improvements on which the transferred moneys are, or will be, expended. The information, in the case of an interfund loan, shall include the date on which the loan will be repaid, and the rate of interest that the fund will receive on the loan.
- (e) The information required pursuant to subdivision (d) may be included in the local agency's annual financial report.
- (f) The provisions of subdivisions (c) and (d) shall not apply to any of the following:
 - (1) Moneys received to construct public facilities pursuant to a contract between a local agency and a person or entity, including, but not limited to, a reimbursement agreement pursuant to Section 66003.
 - (2) Charges that are used to pay existing debt service or which are subject to a contract with a trustee for bondholders that requires a different accounting of the charges, or charges that are used to reimburse the local agency or to reimburse a person or entity who advanced funds under a reimbursement agreement or contract for facilities in existence at the time the charges are collected.
 - (3) Charges collected on or before December 31, 1998.
- (g) Any judicial action or proceeding to attack, review, set aside, void, or annul the ordinance, resolution, or motion imposing a fee or capacity charge subject to this section shall be brought pursuant to Section 66022.
- (h) Fees and charges subject to this section are not subject to the provisions of Chapter 5 (commencing with Section 66000), but are subject to the provisions of Sections 66016, 66022, and 66023.
- (i) The provisions of subdivisions (c) and (d) shall only apply to capacity charges levied pursuant to this section.

Section 66016

(a) Prior to levying a new fee or service charge, or prior to approving an increase in an existing fee or service charge, a local agency shall hold at least one open and public meeting, at which oral or written presentations can be made, as part of a regularly scheduled meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, and a statement that the data required by this section is available, shall be mailed at least 14 days prior to the meeting to any interested party who files a written request with the local agency for mailed notice of the meeting on new or increased fees or service charges. Any written request for mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed. Renewal requests for mailed notices shall be filed on or before April 1 of each year. The legislative body may establish a reasonable annual charge for sending notices based on the estimated cost of providing the service. At least 10 days prior to the meeting, the local agency shall make available to the public data indicating the amount of cost, or estimated cost, required to provide the service for which the fee or service charge is levied and the revenue sources anticipated to provide the service, including General Fund revenues. Unless there has been voter approval, as prescribed by Section 66013 or 66014, no local agency shall levy a new fee or service charge or increase an existing fee or service charge to an amount which exceeds the estimated amount required to provide the service for which the fee or service charge is levied. If, however, the fees or service charges create revenues in excess of actual cost, those revenues shall be used to reduce the fee or service charge creating the excess.

(b) Any action by a local agency to levy a new fee or service charge or to approve an increase in an existing fee or service charge shall be taken only by ordinance or resolution. The legislative body of a local agency shall not delegate the authority to adopt a new fee or service charge, or to increase a fee or service charge.

(c) Any costs incurred by a local agency in conducting the meeting or meetings required pursuant to subdivision (a) may be recovered from fees charged for the services which were the subject of the meeting.

(d) This section shall apply only to fees and charges as described in Sections 51287, 56383, 65104, 65456, 65584.1, 65863.7, 65909.5, 66013, 66014, and 66451.2 of this code, Sections 17951, 19132.3, and 19852 of the Health and Safety Code, Section 41901 of the Public Resources Code, and Section 21671.5 of the Public Utilities Code.

(e) Any judicial action or proceeding to attack, review, set aside, void, or annul the ordinance, resolution, or motion levying a fee or service charge subject to this section shall be brought pursuant to Section 66022.

Section 66017

(a) Any action adopting a fee or charge, or increasing a fee or charge adopted, upon a development project, as defined in Section 66000, which applies to the filing, accepting, reviewing, approving, or issuing of an application, permit, or entitlement to use shall be enacted in accordance with the notice and public hearing procedures

specified in Section 54986 or 66016 and shall be effective no sooner than 60 days following the final action on the adoption of the fee or charge or increase in the fee or charge.

(b) Without following the procedure otherwise required for the adoption of a fee or charge, or increasing a fee or charge, the legislative body of a local agency may adopt an urgency measure as an interim authorization for a fee or charge, or increase in a fee or charge, to protect the public health, welfare and safety. The interim authorization shall require four-fifths vote of the legislative body for adoption. The interim authorization shall have no force or effect 30 days after its adoption. The interim authority shall contain findings describing the current and immediate threat to the public health, welfare, and safety. After notice and public hearing pursuant to Section 54986 or 66016, the legislative body may extend the interim authority for an additional 30 days. Not more than two extensions may be granted. Any extension shall also require a four-fifths vote of the legislative body.

Section 66018

(a) Prior to adopting an ordinance, resolution, or other legislative enactment adopting a new fee or approving an increase in an existing fee to which this section applies, a local agency shall hold a public hearing, at which oral or written presentations can be made, as part of a regularly scheduled meeting. Notice of the time and place of the meeting, including a general explanation of the matter to be considered, shall be published in accordance with Section 6062a.

(b) Any costs incurred by a local agency in conducting the hearing required pursuant to subdivision (a) may be recovered as part of the fees which were the subject of the hearing.

(c) This section applies only to the adopting or increasing of fees to which a specific statutory notice requirement, other than Section 54954.2, does not apply.

(d) As used in this section, "fees" do not include rates or charges for water, sewer, or electrical service.

Section 66018.5.

"Local agency," as used in this chapter, has the same meaning as provided in Section 66000.

Section 66019

(a) As used in this section:

(1) "Fee" means a fee as defined in Section 66000, but does not include any of the following:

(A) A fee authorized pursuant to Section 66013.

(B) A fee authorized pursuant to Section 17620 of the Education Code, or Sections 65995.5 and 65995.7.

(C) Rates or charges for water, sewer, or electrical services.

(D) Fees subject to Section 66016.

(2) "Party" means a person, entity, or organization representing a group of people or entities.

(3) "Public facility" means a public facility as defined in Section 66000.

(b) For any fee, notice of the time and place of the meeting, including a general explanation of the matter to be considered, and a statement that the data required by this subdivision is available shall be mailed at least 14 days prior to the first meeting to an interested party who files a written request with the city, county, or city and county for mailed notice of a meeting on a new or increased fee to be enacted by the city, county, or city and county. Any written request for mailed notices shall be valid for one year from the date on which it is filed unless a renewal request is filed. Renewal requests for mailed notices shall be filed on or before April 1 of each year. The legislative body of the city, county, or city and county may establish a reasonable annual charge for sending notices based on the estimated cost of providing the service. The legislative body may send the notice electronically. At least 10 days prior to the meeting, the city, county, or city and county shall make available to the public the data indicating the amount of cost, or the estimated cost, required to provide the public facilities and the revenue sources anticipated to fund those public facilities, including general fund revenues. The new or increased fee shall be effective no earlier than 60 days following the final action on the adoption or increase of the fee, unless the city, county, or city and county follows the procedures set forth in subdivision (b) of Section 66017.

(c) If a city, county, or city and county receives a request for mailed notice pursuant to this section, or a local agency receives a request for mailed notice pursuant to Section 66016, the city, county, or city and county or other local agency may provide the notice via electronic mail for those who specifically request electronic mail notification. A city, county, city or county, or other local agency that provides electronic mail notification pursuant to this subdivision shall send the electronic mail notification to the electronic mail address indicated in the request. The electronic mail notification authorized by this subdivision shall operate as an alternative to the mailed notice required by this section.

Section 66022.

(a) Any judicial action or proceeding to attack, review, set aside, void, or annul an ordinance, resolution, or motion adopting a new fee or service charge, or modifying or amending an existing fee or service charge, adopted by a local agency, as defined in Section 66000, shall be commenced within 120 days of the effective date of the ordinance, resolution, or motion.

If an ordinance, resolution, or motion provides for an automatic adjustment in a fee or service charge, and the automatic adjustment results in an increase in the amount

of a fee or service charge, any action or proceeding to attack, review, set aside, void, or annul the increase shall be commenced within 120 days of the effective date of the increase.

(b) Any action by a local agency or interested person under this section shall be brought pursuant to Chapter 9 (commencing with Section 860) of Title 10 of Part 2 of the Code of Civil Procedure.

(c) This section shall apply only to fees, capacity charges, and service charges described in and subject to Sections 66013, 66014, and 66016.

Appendix B

Development Projects and EDU Summary Calculation Technical Memorandum



COASTLAND

CIVIL ENGINEERING - CONSTRUCTION MANAGEMENT - BUILDING DEPARTMENT SERVICES

Final Technical Memorandum

Date: September 8, 2017

To: Rancho Murieta Community Services District

From: John Griffin
Marc Fernandez

Reviewed By: Dane Schilling

Subject: Development Projects and EDU Calculation Summary

In support of the Rancho Murieta Community Services District (District) Water Supply Augmentation Fee Update and Capital Improvement Fee Update, Coastland has prepared this Development Projects and Equivalent Dwelling Unit (EDU) Calculation Summary Technical Memorandum (Tech Memo) to summarize the various development projects within the District's service area that are in various stages of the entitlement process and will contribute funding toward the water supply augmentation and capital improvements projects identified in the Water Supply Augmentation Capital Improvements Program Tech Memo and the Facilities Capital Improvements Program Tech Memo. This Tech Memo also provides a summary of the overall methodology for determining water usage of the various land uses currently identified in the development projects and the calculations supporting the determination of EDUs for these various development projects.

BACKGROUND

The District was formed in 1982 by State Government Code 61000 to provide essential services in Rancho Murieta. The District provides essential services to an area of 3,500 acres located in eastern Sacramento County. Land use decisions within the District are governed by Sacramento County. The current population within the District is approximately 5,600 people.

DEVELOPMENT PROJECT SUMMARY

While a majority of the service area within the District is developed, there are a number of development projects that are either currently entitled or in the entitlement process with Sacramento County. Table 1 summarizes the name of each development project, identifies the current status of the project, identifies the number of residential dwelling units by land use

Santa Rosa
1400 Neotomas Avenue
Santa Rosa, CA 95403

Auburn
11865 Edgewood Road
Auburn, CA 95603
www.coastlandcivil.com

category, EDU counts for each project, and overall EDU total. Additional information on the various residential land use categories is discussed later in this Tech Memo.

A map of the service area and the location of the various development projects is presented as Figure 1. Below is a brief summary of each development project. More information on each project can be found on the Sacramento County website - <http://www.per.saccounty.net/PlansandProjectsIn-Progress/Pages/default.aspx>.

Riverview

The Riverview subdivision will be located in the southerly part of Rancho Murieta, west of Lakes 10 and 11. Based on the approved tentative map, the Riverview subdivision encompasses approximately 57 acres proposed for development of 140 single family residential lots.

Lakeview

The Lakeview subdivision will be located in the southerly part of Rancho Murieta, east of Lakes 10 and 11. Based on the approved tentative map, the Riverview subdivision encompasses approximately 40 acres proposed for development of 99 single family residential lots.

Residences of Murieta Hills – East and West

The Residences at Murieta Hills will be located in the northwest corner of the District boundaries. This proposes the development of 198 residential homes on approximately 146 acres.

Retreats West, North, and East

This project proposes the development of 84 residential units on approximately 18 acres south of Murieta Parkway and west of De La Cruz Parkway. For the purposes of calculating EDUs for this project, the number of residential units has been reduced by 18 to reflect fees already paid to the District.

Murieta Gardens

This project is a mixed use commercial and residential development project located southeast of the intersection of Highway 16 and Murieta Drive.

The concept of the commercial component currently consists of a hotel, commercial pads, restaurants, and a self-storage facility. The hotel is currently under construction and is expected to be completed in Spring 2017. Construction of the other development phases and components are scheduled to be completed by Fall 2018.

Based on development agreements, the commercial component of the project is anticipated to equate to 71 equivalent dwelling units. The residential component consists of 78 residential units on approximately 16 acres.

Industrial/Commercial/Residential 39

This project consists of a 40 acre undeveloped commercial site located on the south side of Highway 16 just west of the District's Wastewater Treatment Plant (WWTP). The proposed specific uses for this project are undetermined by the developer at this time. According to the



Preliminary Sewer Study for Rancho Murieta North, the sewer demand is anticipated to be equivalent to approximately 160 residential units.

Rancho North

The proposed Rancho Murieta North project is on approximately 732 residential, recreational, and open space acres of land located easterly part of Rancho Murieta. The project consists of a total of eight villages and is currently in the entitlement process with Sacramento County. Various iterations of the project have been submitted to the County during the public review process. A brief description of the current plan for each of the eight villages is below.

- Village A will encompass a total of 215 lots of various sizes (ranging from estate lots between 12,000 and 24,000 square feet to cluster lots) on approximately 95 acres.
- Village B will encompass a total of 136 estate lots between 12,000 and 24,000 square feet on approximately 74 acres.
- Village C will encompass a total of 128 of various sizes (ranging from estate lots of less than 12,000 square feet to cluster lots) on approximately 63 acres.
- Village D will encompass a total of 28 estate lots greater than 24,000 square feet on approximately 38 acres.
- Village E will encompass a total of 32 lots of various sizes (ranging from estate lots greater than 24,000 square feet to estate lots between 12,000 and 24,000 square feet) on approximately 63 acres.
- Village F will encompass a total of 90 lots, primarily estate lots of less than 12,000 square feet on approximately 77 acres.
- Village G will encompass a total of 50 lots, estate lots between 12,000 and 24,000 square feet on approximately 112 acres.
- Village H will encompass a total of 116 lots of various sizes (ranging from estate lots of less than 12,000 square feet to cluster lots) on approximately 70 acres.

Parks

Although parks have been constructed and water service provided, prior policies adopted by the District's Board allowed these fees to be deferred.

Others

Projects that are currently undefined or with limited information, such as Lookout Hill and FAA Commercial, that are anticipated to develop at some point in the future.



Apartment 17

The proposed apartments will be located northeast of the intersection of Highway 16 and Murieta Drive encompassing approximately 18 acres proposed for the development of 170 residential units.

EDU CALCULATION SUMMARY

The District's current fee methodology utilizes a number of residential and non-residential land use designations in determination of the EDUs applicable to the calculation of water supply augmentation and capital improvement fees. Based on the development project descriptions above, a number of new designations have been added.

The applicable residential and non-residential land use designations along with the new EDU value are summarized in Table 2. Several residential land use designations remain unchanged. A discussion of the calculations for each land use type is provided below. Consistent with prior District fee studies and ordinances, for the purposes of calculating water usage per EDU, the assumption was unchanged (750 gallons per day equals 1 EDU).

Residential Land Use Designations

Three new residential land use categories were added, triggered by the current tentative maps for the Rancho North Project:

- Estate lots greater than 24,000 square feet
- Cluster 'B' lots
- Cluster 'A' lots

In order to determine the potable water demand for these three residential land use categories, assumptions from the Water Supply Assessment Report for the Rancho North Project were followed. The main assumptions are as follows:

- Cluster 'A' lots are similar to Sacramento County land use category RD-15.
- Cluster 'B' lots are similar to Sacramento County land use category RD-7.
- Three persons per household, each using 60.7 gallons indoor daily.
- Irrigated, landscaped area for estate lots greater than 24,000 square feet, Cluster 'A' lot, and Cluster 'B' lots is 33,000 square feet, 1,500 square feet and 2,600 square feet, respectively.
- Annual water demand for irrigated, landscaped area is 31.2 gallons per square foot, with 60% of annual demands met by potable water and 40% of annual demands met by recycled water.

The water demands for all other residential land use categories identified below were unchanged from prior studies.

- Estate lots between 12,000 and 24,000 square feet (previously estate lots equal to or greater than 12,000 square feet)
- Estate lots less than 12,000 square feet
- Cottage and circle lots



- Townhouse, duplex, and lodge lots
- Murieta Village lots

Commercial, Industrial, and Institutional Land Use Designations

The methodology to determine EDU for commercial, industrial, and institutional projects was revised. Prior methodology was based on type of project and equated to the overall developed square footage of the project. The new methodology is based on equating the project meter size to a standard one inch meter, utilizing the instantaneous demand and American Water Works Association (AWWA) standards. Below is a breakdown by meter size:

- 1" meter = 1 EDU
- 1.5" meter = 2 EDUs
- 2" meter = 3.2 EDUs
- 3" meter = 6.4 EDUs
- 4" meter = 10 EDUs
- 6" meter = 20 EDUs
- 8" meter = 32 EDUs

The methodology acknowledges that instantaneous demands from commercial, industrial, and institutional projects have a larger impact on the water system in comparison to a single-family residential connection. AWWA standards were used as these equate larger meters to a standard one-inch meter used for a single-family residential connection.

Table 1 – Development Projects EDU Calculations

Table 2 – Land Use Designation EDU Calculations

Figure 1 – Development Project Map



Table 1
Development Projects EDU Calculations
Development Projects and EDU Summary Technical Memorandum

Name of Development	Status of Application	Number of Dwelling Units by Residential Land Use Category								Non-Residential EDUs	Total EDUs for Project
		Estate >24,000 SF	Estate between 12,000 SF and 24,000 SF	Estate <12,000 SF	Cluster 'B' lots	Cluster 'A' lots	Cottage and circle lots	Townhouse, duplex, and lodge lot	Murieta Village lot		
Riverview	Entitled	0	8	132	0	0	0	0	0	0	126.8
Lakeview	Entitled	0	0	99	0	0	0	0	0	0	89.1
Residences – East	Entitled	4	0	95	0	0	0	0	0	0	95.5
Residences – West	Entitled	0	0	99	0	0	0	0	0	0	89.1
Retreats West, North, and East ^a	Entitled	0	0	0	0	0	66	0	0	0	46.2
Murieta Gardens (commercial) ^b	Entitled	0	0	0	0	0	0	0	0	71	71.0
Murieta Gardens (residential)	Entitled	0	0	78	0	0	0	0	0	0	70.2
Industrial/Commercial/Residential 39 ^c	Pending	0	0	0	0	0	0	0	0	160	160.0
Village A (Terrace)	Pending	0	20	51	28	116	0	0	0	0	119.1
Village B (River Canyon)	Pending	0	136	0	0	0	0	0	0	0	136.0
Village C (Highlands)	Pending	0	0	24	32	72	0	0	0	0	61.2
Village D (Granlee)	Pending	28	0	0	0	0	0	0	0	0	70.0
Village E (The Village at Lake Jean)	Pending	17	15	0	0	0	0	0	0	0	57.5
Village F (Chesbro Square)	Pending	0	0	90	0	0	0	0	0	0	81.0
Village G (Calero East)	Pending	0	50	0	0	0	0	0	0	0	50.0
Village G (Calero West)	Pending										
Village G (Calero North)	Pending										
Village H (Calero South)	Pending	0	0	84	16	16	0	0	0	0	88.4
Parks ^d	Constructed/Pending	0	0	0	0	0	0	0	0	246	246.0
Others ^e	Future	0	0	0	0	0	0	0	0	10	10.0
Apartment 17 ^f	Unknown	0	0	0	0	0	0	0	170	0	51.0
TOTAL											1,718.1

Notes

EDU = Equivalent Dwelling Unit

a = 84 total EDUs; however 18 EDUs of fees already paid.

b = EDU count based on allocation in Financing and Services Agreement.

c = Industrial/Commercial/Residential 39: EDU count based on Recycled Water PDR.

d = Parks are on-line and fees to be paid at a later date per agreement with District.

e = For projects with minimal information, such as Lookout Hill and FAA Commercial.

f = Dwelling unit count based on Recycled Water PDR.

Table 2
Land Use Designation EDU Calculations
Development Projects and EDU Summary Technical Memorandum

Land Use Designation	EDUs - Current	GPD - Current	EDUs - Proposed	GPD - Calculated	Notes
RESIDENTIAL					
Estate lot greater than 24,000 SF	-	-	2.5	1,875	New service type. Consumption based on data from WSA.
Cluster 'B' lot	-	-	0.45	325	New service type. Consumption based on data from WSA.
Cluster 'A' lot	-	-	0.35	265	New service type. Consumption based on data from WSA.
Estate lot between 12,000 SF & 24,000 SF	1.0 EDU/lot	750	1	750	Existing, unchanged
Estate lot less than 12,000 SF	0.9 EDU/lot	675	0.9	675	Existing, unchanged
Cottage and circle lots	0.7 EDU/lot	525	0.7	525	Existing, unchanged
Townhouse and duplex	0.5 EDU/lot	375	0.5	375	Existing, unchanged
Villas and Murieta Village lot	0.3 EDU/lot	225	0.3	225	Existing, unchanged
COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL					
Business & Professional Office	0.1 EDU/1,000 SF	1,500	Methodology changed to meter size. See CII EDU Breakdown in notes below.		
Airport and Light Industrial	0.1 EDU/1,000 SF	1,500			
Retail & Commercial	0.2 EDU/1,000 SF	3,000			
Clubhouse and Community Buildings	0.5 EDU/1,000 SF	7,500			
Hotel/Motel	0.5 EDU/1,000 SF	7,500			
Restaurants	2.0 EDU/1,000 SF	6,000			
Parks (not irrigated with reclaimed water)	3.5 EDUs/acre	5,250	4 EDUs/acre	6,000	Based on 33,000 SF irrigated per acre

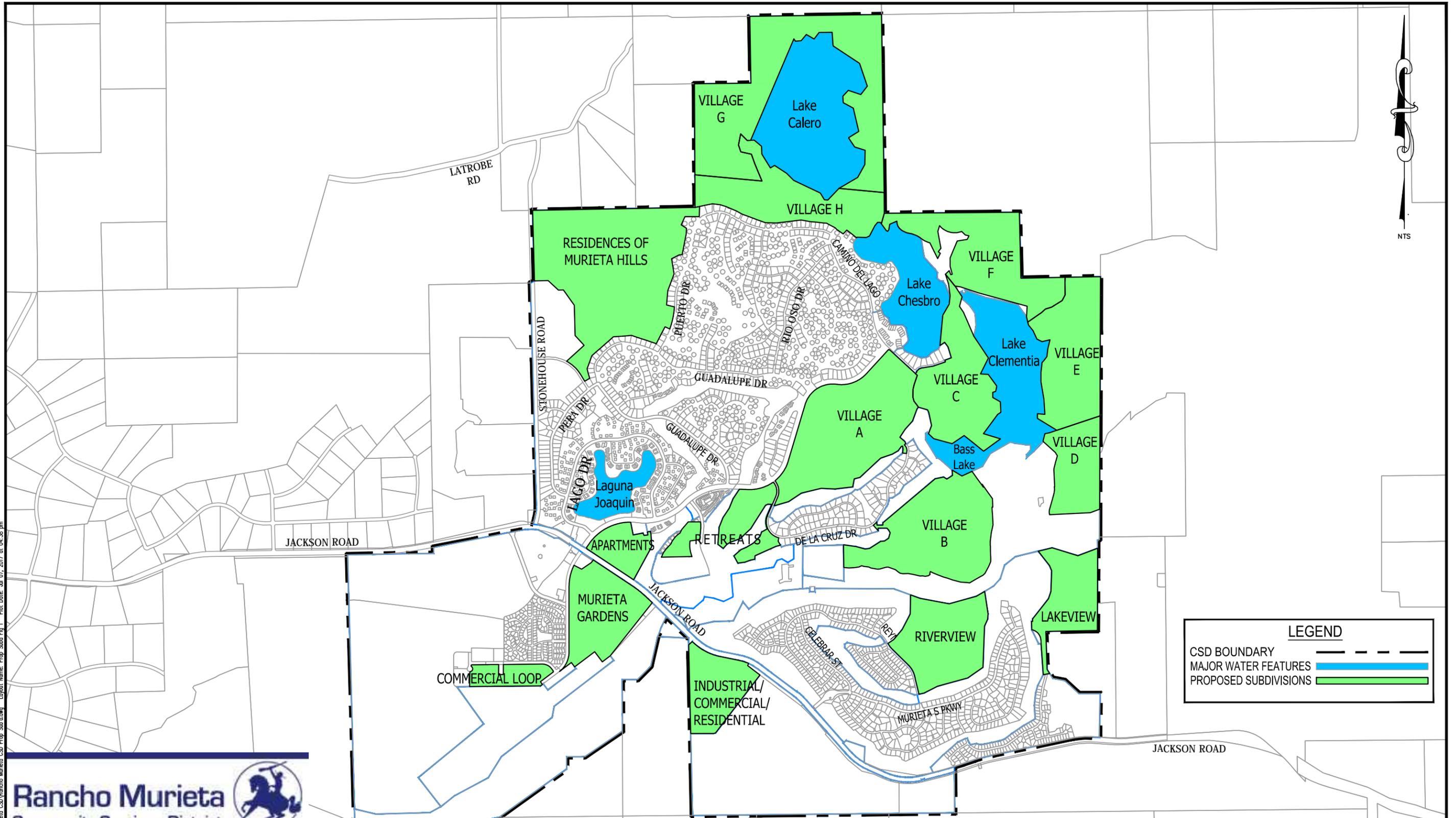
Notes

1 EDU = 750 gpd, consistent with current District methodology.

Proposed EDUs are rounded to nearest tenth.

ORIGINAL PLOT DATE:

Images: Rancho Murieta\Prop\Rancho Murieta CSD\Bases\Map.dwg
Yaris: Rancho Murieta CSD\Bases\Map.dwg
Date: 11/07/2017 04:38:38 PM
Plot Date: Jul 07, 2017 at 04:38:38 PM
Layout Name: Prop_Sub_1.dwg
Layout: Prop_Sub_1.dwg



LEGEND	
CSD BOUNDARY	--- --- ---
MAJOR WATER FEATURES	Blue shaded area
PROPOSED SUBDIVISIONS	Light green shaded area

Rancho Murieta
Community Services District
Serving the community for over 30 years.

Coastland Civil Engineering, Inc.
11865 Edgewood Road, Auburn, CA 95603
530.888.9929 530.889.9979 Fax

FIGURE 1
RANCHO MURIETA CSD
COMMUNITY SERVICES DISTRICT
PROPOSED SUBDIVISIONS

Appendix C

Water Supply Augmentation Project – Recycled Water Program Technical Memorandum



Technical Memorandum

Date: June 27, 2017

To: Rancho Murieta Community Services District

From: John Griffin
Marc Fernandez

Reviewed By: Dane Schilling

Subject: Water Supply Augmentation Project – Recycled Water Program

In support of the Rancho Murieta Community Services District (District) Water Supply Augmentation Fee Update, Coastland has prepared this technical memorandum to summarize the various recycled water projects that are necessary for the Phase 1 - Initial Buildout and Phase 2 – Complete Buildout of the District’s Recycled Water Program. As a result of the January 2016 Water Supply Assessment report, the District is recommending that the Recycled Water Program be identified / defined as the Water Supply Augmentation project moving forward. The Water Supply Assessment report identified that with the reduction in potable water demands afforded by the implementation of the Recycled Water Program the augmentation well, which is currently defined as the Water Supply Augmentation project, is no longer necessary to augment water supply during periods of extreme drought.

Below is a brief summary of each recycled water project. More detail is provided in the report titled “Recycled Water Program, Preliminary Design Report” by Kennedy/Jenks Consultants, January 2017, and the attached CIP Data Sheets. It should be noted, that estimated costs contained in the CIP Sheets are representative of current construction costs and do not reflect adjustments for construction in future years.

Phase 1 - Initial Buildout:

Recycled Water SCADA Control System (CIP 17-5-01)

Located at the wastewater treatment plant, SCADA (Supervisory Control and Data Acquisition) is a combination of hardware and software that monitors systems operations, collects data, and programs controls to the District’s recycled water distribution network.

Equalization Basin Potable Water Air Gap (CIP 17-5-02)

This improvement requires connection to the existing 8-inch (in) potable water pipeline located immediately north of the equalization basin at the wastewater treatment plant, installing an 8-in extension to the equalization basin, and installing an 8-in air gap connection to deliver potable water to the equalization basin for periods of peak demand.

Recycled Water Pumping Station (CIP 17-5-03)

The improvement is to provide adequate pumping capabilities to the North Golf Course Transmission Main through the rehabilitation of the existing Recycled Water Pumping Station.

District Headquarters Conversion (CIP 17-5-04)

This improvement will disconnect two existing potable water irrigation services associated with the District's Administration Building and connect to the Recycled Water Pumping Station for irrigation supply.

Northwest Recycled Water Transmission Main (CIP 17-5-05)

The Northwest Recycled Water Transmission Main will convey recycled water from the Yellow Bridge to Stonehouse and Escuela Parks. The transmission main consists of four components: Highway 16 undercrossing and connection to existing 12" recycled water line, extension of the 12" recycled water line on Legacy Lane, possible renovation or replacement of an existing abandoned 12" force main, and interconnection of piping between the existing booster pump station and active force main.

Lookout Hill Booster Pump Station (CIP 17-5-06)

This improvement will construct a booster pump station will be located downstream of the Lookout Hill storage tank, and will be used to support delivery of recycled water to western portion of the District, in tandem with the Lookout Hill Water Storage Tank project.

Escuela Park Conversion (CIP 17-5-07)

This improvement will disconnect the existing potable water irrigation service associated with Escuela Park and connect to the Northwest Recycled Water transmission main for irrigation supply.

Stonehouse Park Conversion (CIP 17-5-08)

This improvement will disconnect the existing potable water irrigation service associated with the Rancho Murieta North community and connect to the Northwest Recycled Water transmission main for irrigation supply.

Lookout Hill Water Storage Tank (CIP 17-5-09)

The existing tank located near the top of Lookout Hill will be demolished and a new 200,000 gallon bolted steel tank made of bolted panels with powder coated finish will be erected in its place or next to the existing tank.



North Main Gate Conversion (CIP 17-5-10)

This improvement will disconnect the existing potable water irrigation service associated with the Rancho Murieta North community entrance and connect to the Northwest Recycled Water transmission main for irrigation supply.

Commercial Loop Conversion (CIP 17-5-11)

This improvement will disconnect the existing potable water irrigation service associated with the Murieta Plaza Commercial area and connect to the Lone Pine drive Recycled Water transmission main for irrigation supply and connect on Cantova Drive to supply the southern commercial (Operating Engineers to FAA) areas.

Phase 2 - Complete Buildout:

SCADA Upgrades (CIP 17-5-12)

This improvement will modify and upgrade the existing SCADA system to allow for level monitoring and control of valves at Bass Lake.

Disinfection Facility Upgrade (CIP 17-5-13)

This improvement will remove a chlorine contact pipe and construct a chlorine contact chamber to increase disinfection facilities capacity from 2.3 to 3.0 MGD.

North Golf Course Conveyance System (CIP 17-5-14)

This improvement consists of rehabilitation of the existing 12" and 8" recycled water conveyance pipelines that serve the north golf course. Approximately 5,700 linear feet of 8" pipe is need of replacement or repair. A condition assessment is required to determine additional rehabilitation needs for the 12" pipeline.

Bass Lake Tank (CIP 17-5-15)

This improvement will construct a 500,000 gallon storage tank at Bass Lake to supplement recycled water production and storage capacities.

Bass Lake Booster Pump Station (CIP 17-5-16)

This improvement will construct a booster pump station will be located downstream of the Bass Lake storage tank, and will be used to support delivery of recycled water.

Seasonal Storage Reservoir Expansion (CIP 17-5-17)

This improvement consists of modification to the existing reservoir to provide additional storage for secondary effluent.

Tertiary Pump Station Pump Replacement (CIP 17-5-18)

This improvement will replace the third tertiary pump station feed pump to the dissolved air flotation units. This improvement is required for wastewater treatment plant production capacity.



TABLE 1 - WATER SUPPLY AUGMENTATION PROJECT SUMMARY

Project Number	Project Name	Project Estimate
Recycled Water Projects		
17-5-01	Recycled Water SCADA Control System	\$331,250
17-5-02	Equalization Basin Potable Water Air Gap	\$100,700
17-5-03	Recycled Water Pumping Station	\$1,384,625
17-5-04	District Headquarters Conversion	\$26,500
17-5-05	Northwest Recycled Water Transmission Main	\$1,909,325
17-5-06	Lookout Hill Booster Pump Station	\$810,900
17-5-07	Escuela Park Conversion	\$21,200
17-5-08	Stonehouse Park Conversion	\$47,700
17-5-09	Lookout Hill Water Storage Tank	\$722,125
17-5-10	North Main Gate Conversion	\$23,850
17-5-11	Commercial Loop Conversion	\$33,125
17-5-12	SCADA Upgrades	\$108,650
17-5-13	Disinfection Facility Upgrade	\$881,125
17-5-14	North Golf Course Conveyance System	\$2,146,500
17-5-15	Bass Lake Tank	\$1,611,200
17-5-16	Bass Lake Booster Pump Station	\$828,125
17-5-17	Seasonal Storage Reservoir Expansion	\$1,099,750
17-5-18	Tertiary Pump Station Pump Replacement	\$132,500
Recycled Water Project Total		\$12,219,150

Attachment A – Project Data Forms



**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

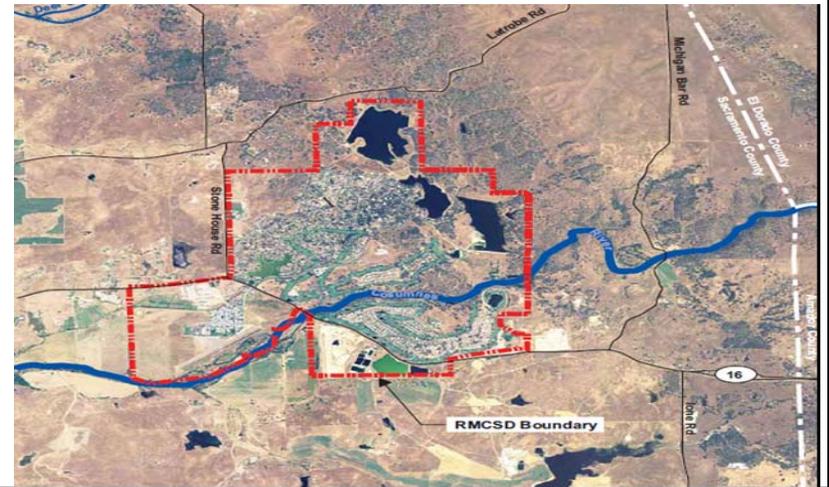
Project Number:	17-5-01	Project Name:	Recycled Water SCADA Control System
Location:	Wastewater Treatment Plant	Project Type:	Recycled Water

Description: Hardware and Software Purchase and Integration

Wastewater Treatment Plant

Justification: Administrative

Notes:



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Project Administration		\$12,500	\$12,500
	Planning/Environmental		\$12,500	\$12,500
	Engineering		\$25,000	\$25,000
	Construction		\$250,000	\$250,000
	Construction Management/Inspection		\$31,250	\$31,250
	Total	\$0	\$331,250	\$331,250

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

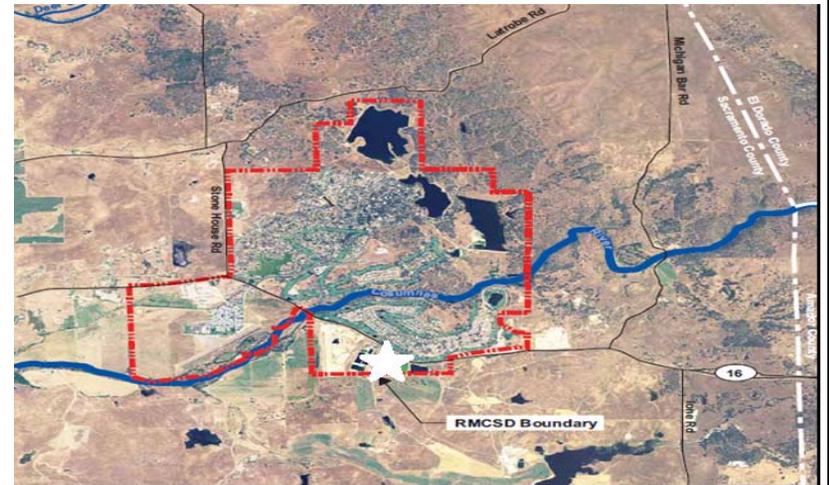
Project Number:	17-5-02	Project Name:	Equalization Basin Potable Water Air Gap
Location:	Wastewater Treatment Plant	Project Type:	Recycled Water

Description: Various Piping Connections to Equalization Basin

Wastewater Treatment Plant

Justification: Facility Improvement

Notes:



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
PROJECT COST	Project Administration		\$3,800	\$3,800
	Planning/Environmental		\$3,800	\$3,800
	Engineering		\$7,600	\$7,600
	Construction		\$76,000	\$76,000
	Construction Management/Inspection		\$9,500	\$9,500
	Total	\$0	\$100,700	\$100,700

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

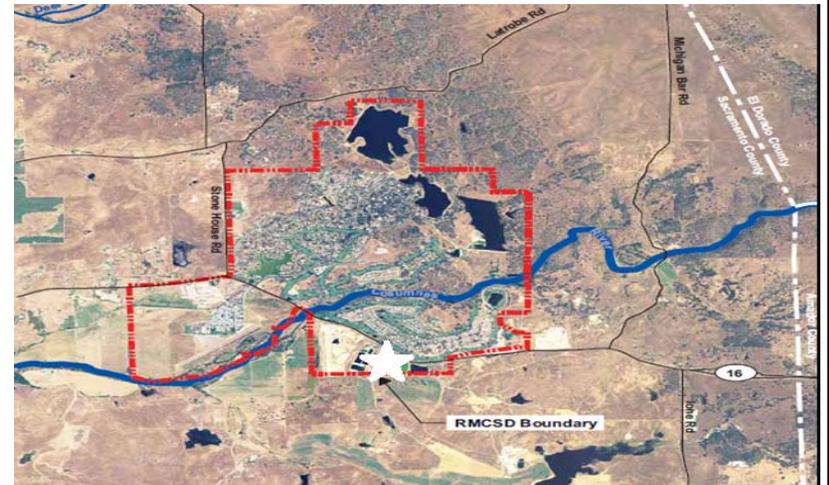
Project Number:	17-5-03	Project Name:	Recycled Water Pumping Station
Location:	Wastewater Treatment Plant	Project Type:	Recycled Water

Description: Rehabilitation of Existing Recycled Water Pumping Station

Wastewater Treatment Plant

Justification: Facility Improvement

Notes:



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
PROJECT COST	Project Administration		\$52,250	\$52,250
	Planning/Environmental		\$52,250	\$52,250
	Engineering		\$104,500	\$104,500
	Construction		\$1,045,000	\$1,045,000
	Construction Management/Inspection		\$130,625	\$130,625
	Total	\$0	\$1,384,625	\$1,384,625

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

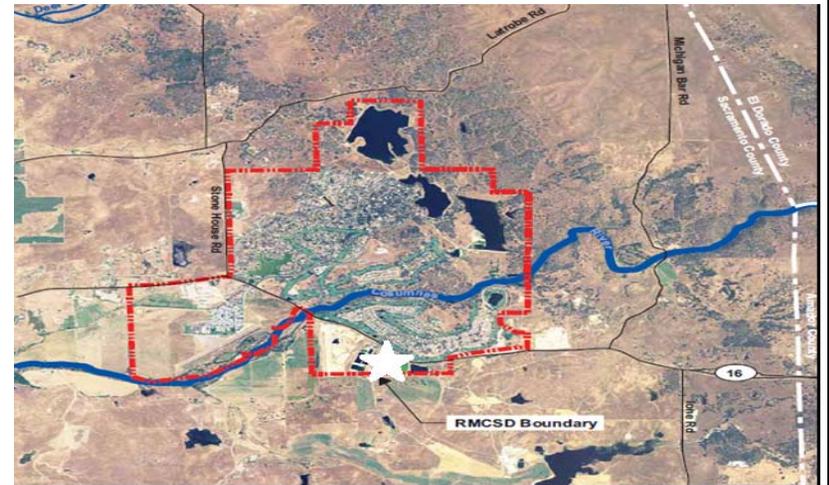
Project Number:	17-5-04	Project Name:	District Headquarters Conversion
Location:	District Headquarters	Project Type:	Recycled Water

Description: Conversion of District Headquarters Irrigation to Recycled Water

Rancho Murieta Community Services District

Justification: Facility Improvement

Notes:



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
PROJECT COST	Project Administration		\$1,000	\$1,000
	Planning/Environmental		\$1,000	\$1,000
	Engineering		\$2,000	\$2,000
	Construction		\$20,000	\$20,000
	Construction Management/Inspection		\$2,500	\$2,500
	Total	\$0	\$26,500	\$26,500

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

Project Number:	17-5-05	Project Name:	Northwest Recycled Water Transmission Main
Location:	District Headquarters to Escuela	Project Type:	Recycled Water

Description: Construction of Recycled Water Transmission Main

Rancho Murieta Community Services District

Justification: Facility Improvement

Notes:

	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
PROJECT COST	Project Administration		\$72,050	\$72,050
	Planning/Environmental		\$72,050	\$72,050
	Engineering		\$144,100	\$144,100
	Construction		\$1,441,000	\$1,441,000
	Construction Management/Inspection		\$180,125	\$180,125
	Total	\$0	\$1,909,325	\$1,909,325

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

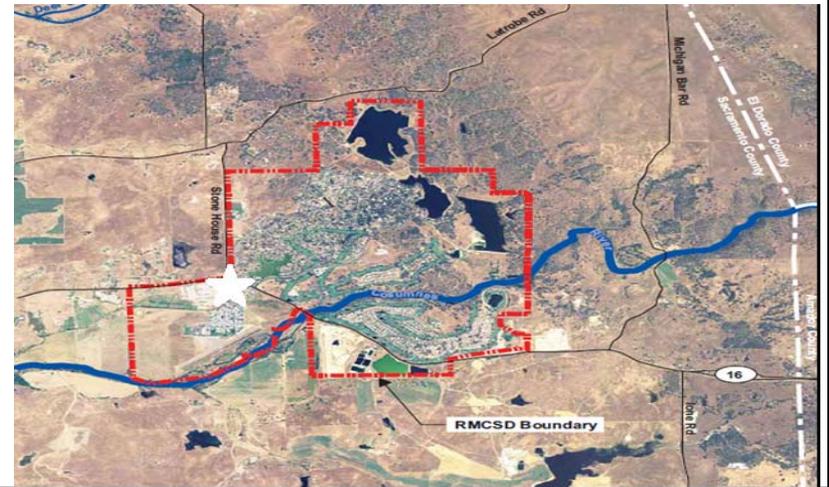
Project Number:	17-5-06	Project Name:	Lookout Hill Booster Pump Station
Location:	Lookout Hill	Project Type:	Recycled Water

Description: Construction of Booster Pump Station at Lookout Hill

Rancho Murieta Community Services District

Justification: Facility Improvement

Notes:



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
PROJECT COST	Project Administration		\$30,600	\$30,600
	Planning/Environmental		\$30,600	\$30,600
	Engineering		\$61,200	\$61,200
	Construction		\$612,000	\$612,000
	Construction Management/Inspection		\$76,500	\$76,500
	Total	\$0	\$810,900	\$810,900

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

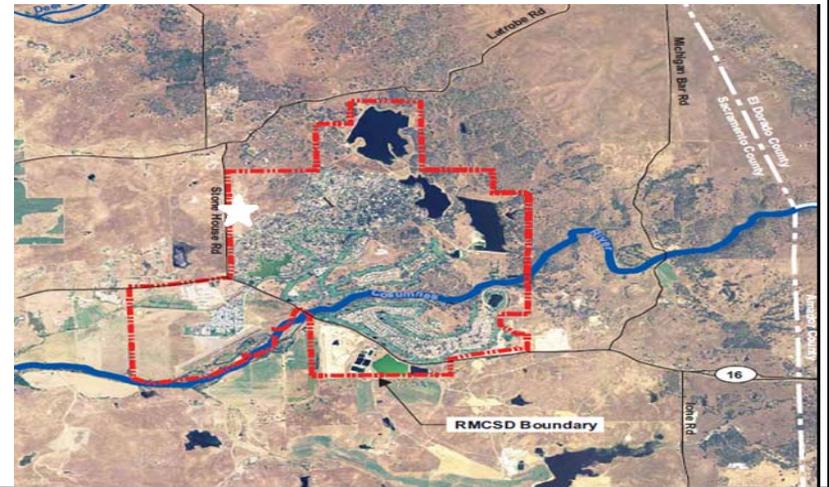
Project Number:	17-5-07	Project Name:	Escuela Park Conversion
Location:	Escuela Park	Project Type:	Recycled Water

Description: Conversion of Escuela Park Irrigation to Recycled Water

Escuela Park

Justification: Facility Improvement

Notes:



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Project Administration		\$800	\$800
	Planning/Environmental		\$800	\$800
	Engineering		\$1,600	\$1,600
	Construction		\$16,000	\$16,000
	Construction Management/Inspection		\$2,000	\$2,000
	Total	\$0	\$21,200	\$21,200

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

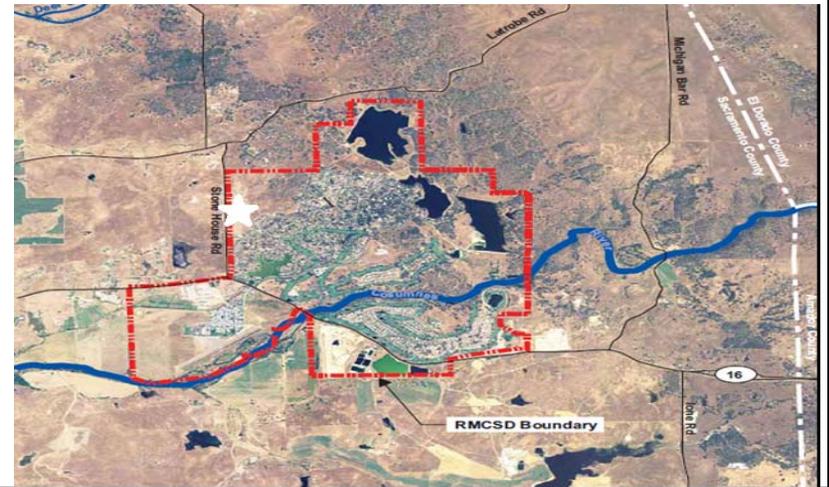
Project Number:	17-5-08	Project Name:	Stonehouse Park Conversion
Location:	Stonehouse Park	Project Type:	Recycled Water

Description: Conversion of Stonehouse Park Irrigation to Recycled Water

Stonehouse Park

Justification: Facility Improvement

Notes:



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Project Administration		\$1,800	\$1,800
	Planning/Environmental		\$1,800	\$1,800
	Engineering		\$3,600	\$3,600
	Construction		\$36,000	\$36,000
	Construction Management/Inspection		\$4,500	\$4,500
	Total	\$0	\$47,700	\$47,700

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

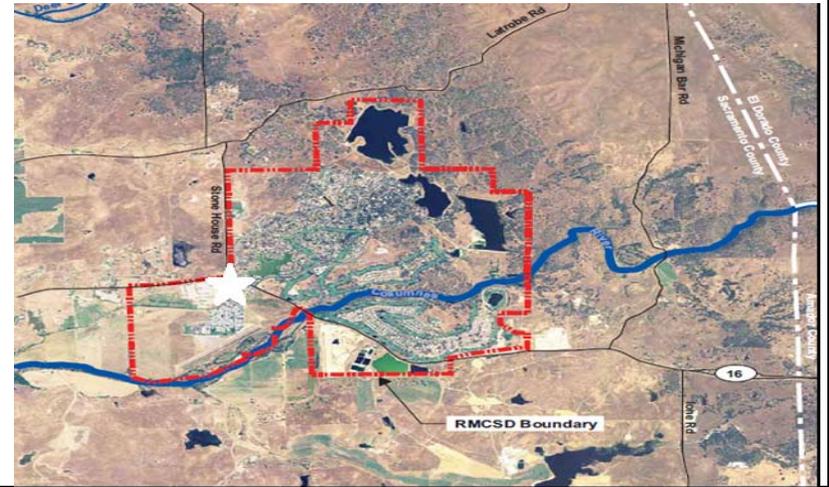
Project Number:	17-5-09	Project Name:	Lookout Hill Water Storage Tank
Location:	Lookout Hill	Project Type:	Recycled Water

Description: Replacement of Existing Water Storage Tank

Rancho Murieta Community Services District

Justification: Facility Improvement

Notes:



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Project Administration		\$27,250	\$27,250
	Planning/Environmental		\$27,250	\$27,250
	Engineering		\$54,500	\$54,500
	Construction		\$545,000	\$545,000
	Construction Management/Inspection		\$68,125	\$68,125
	Total	\$0	\$722,125	\$722,125

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

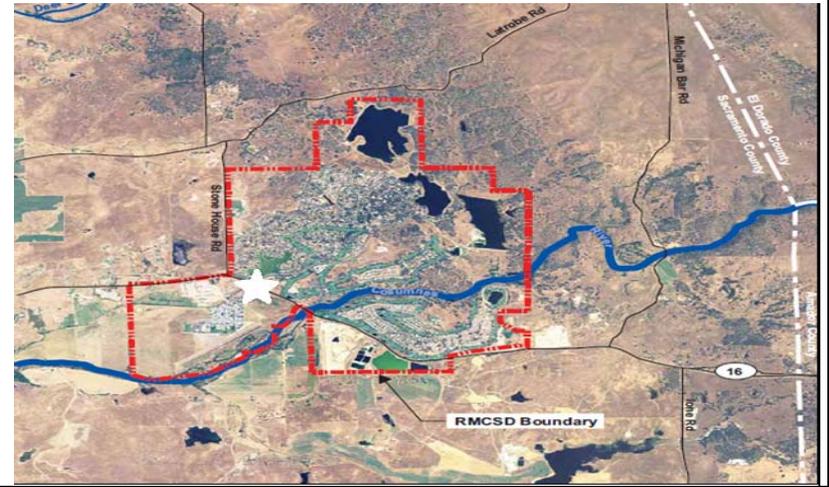
Project Number:	17-5-10	Project Name:	North Main Gate Conversion
Location:	North Main Gate	Project Type:	Recycled Water

Description: Conversion of North Main Gate Irrigation to Recycled Water

North Gate

Justification: Facility Improvement

Notes:



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
PROJECT COST	Project Administration		\$900	\$900
	Planning/Environmental		\$900	\$900
	Engineering		\$1,800	\$1,800
	Construction		\$18,000	\$18,000
	Construction Management/Inspection		\$2,250	\$2,250
	Total	\$0	\$23,850	\$23,850

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

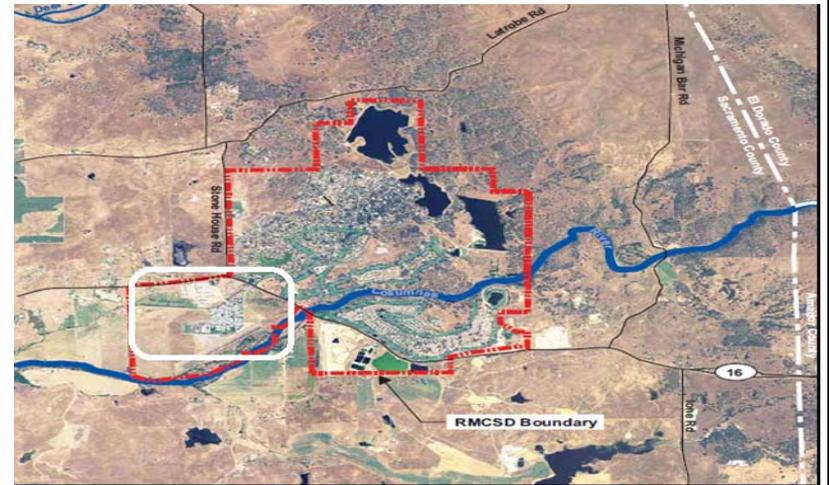
Project Number:	17-5-11	Project Name:	Commercial Loop Conversion
Location:	Commercial District	Project Type:	Recycled Water

Description: Conversion of Irrigation Service to Recycled Water

Rancho Murieta Community Services District

Justification: Facility Improvement

Notes:



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
PROJECT COST	Project Administration		\$1,250	\$1,250
	Planning/Environmental		\$1,250	\$1,250
	Engineering		\$2,500	\$2,500
	Construction		\$25,000	\$25,000
	Construction Management/Inspection		\$3,125	\$3,125
	Total	\$0	\$33,125	\$33,125

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

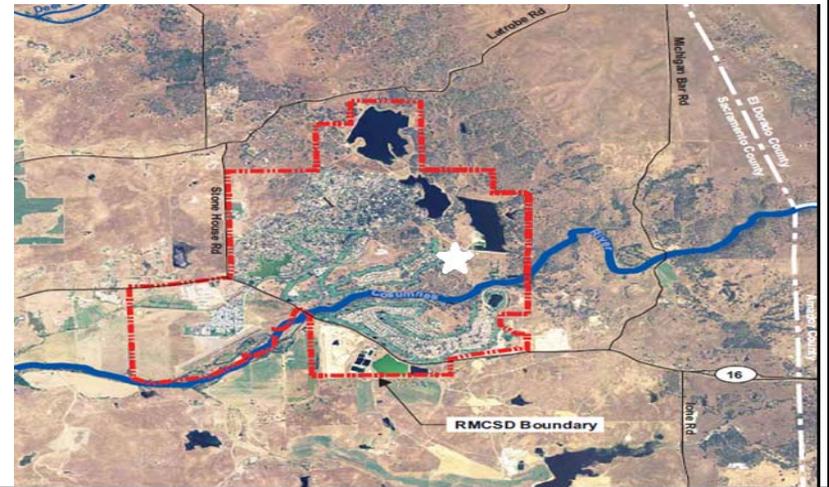
Project Number:	17-5-12	Project Name:	SCADA Upgrades
Location:	Bass Lake	Project Type:	Recycled Water

Description: Hardware and Software Equipment Purchase

Bass Lake

Justification: Administrative

Notes:



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Project Administration		\$4,100	\$4,100
	Planning/Environmental		\$4,100	\$4,100
	Engineering		\$8,200	\$8,200
	Construction		\$82,000	\$82,000
	Construction Management/Inspection		\$10,250	\$10,250
	Total	\$0	\$108,650	\$108,650

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

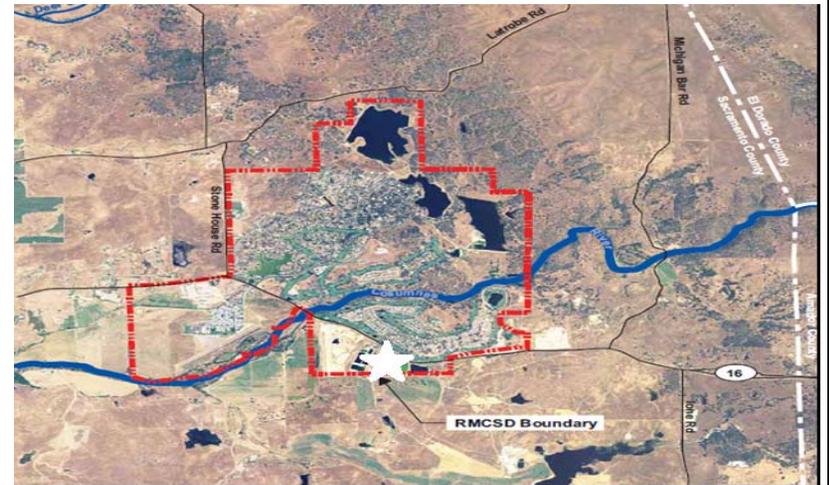
Project Number:	17-5-13	Project Name:	Disinfection Facility Upgrade
Location:	Wastewater Treatment Plant	Project Type:	Recycled Water

Description: Construction of Chlorine Contact Chamber

Wastewater Treatment Plant

Justification: Facility Improvement

Notes:



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
PROJECT COST	Project Administration		\$33,250	\$33,250
	Planning/Environmental		\$33,250	\$33,250
	Engineering		\$66,500	\$66,500
	Construction		\$665,000	\$665,000
	Construction Management/Inspection		\$83,125	\$83,125
	Total	\$0	\$881,125	\$881,125

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

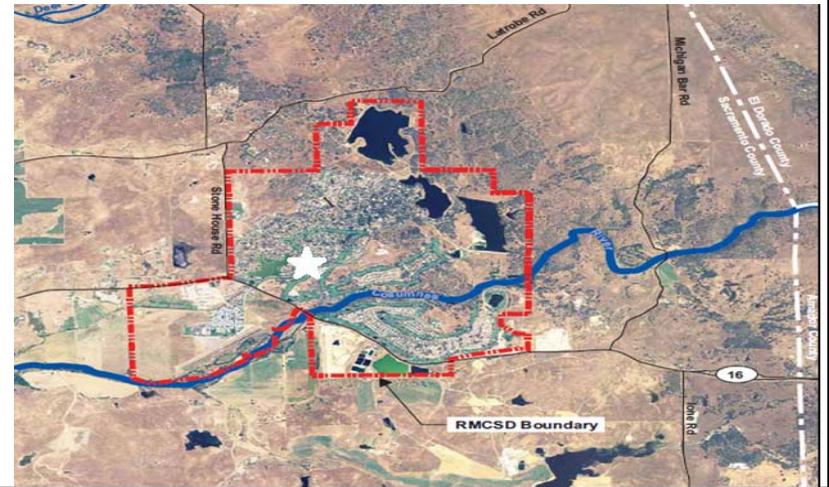
Project Number:	17-5-14	Project Name:	North Golf Course Conveyance System
Location:	RM Country Club	Project Type:	Recycled Water

Description: Construction of Recycled Water Mains

Rancho Murieta Country Club

Justification: Facility Improvement

Notes:



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Project Administration		\$81,000	\$81,000
	Planning/Environmental		\$81,000	\$81,000
	Engineering		\$162,000	\$162,000
	Construction		\$1,620,000	\$1,620,000
	Construction Management/Inspection		\$202,500	\$202,500
	Total	\$0	\$2,146,500	\$2,146,500

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

Project Number:	17-5-15	Project Name:	Bass Lake Tank
Location:	Bass Lake	Project Type:	Recycled Water

Description: Construction of Recycled Water Storage Tank

Bass Lake

Justification: Facility Improvement

Notes:



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Project Administration		\$60,800	\$60,800
	Planning/Environmental		\$60,800	\$60,800
	Engineering		\$121,600	\$121,600
	Construction		\$1,216,000	\$1,216,000
	Construction Management/Inspection		\$152,000	\$152,000
	Total	\$0	\$1,611,200	\$1,611,200

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

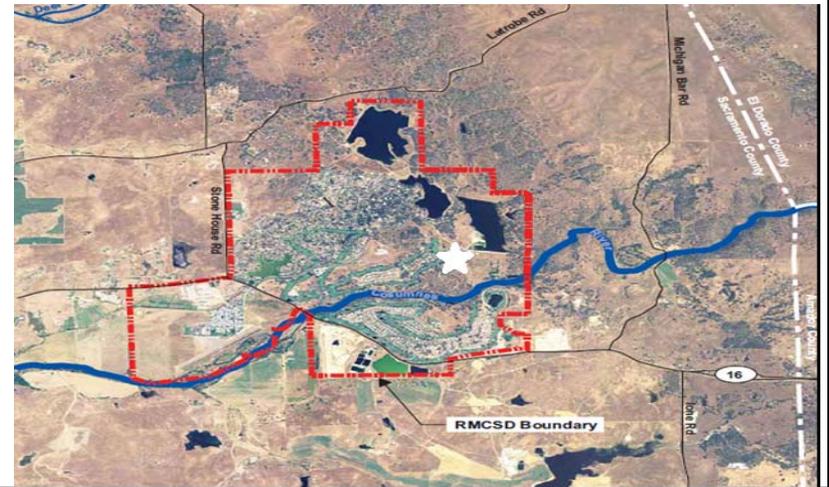
Project Number:	17-5-16	Project Name:	Bass Lake Booster Pump Station
Location:	Bass Lake	Project Type:	Recycled Water

Description: Construction of Booster Pump Station at Bass Lake

Bass Lake

Justification: Facility Improvement

Notes:



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Project Administration		\$31,250	\$31,250
	Planning/Environmental		\$31,250	\$31,250
	Engineering		\$62,500	\$62,500
	Construction		\$625,000	\$625,000
	Construction Management/Inspection		\$78,125	\$78,125
	Total	\$0	\$828,125	\$828,125

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

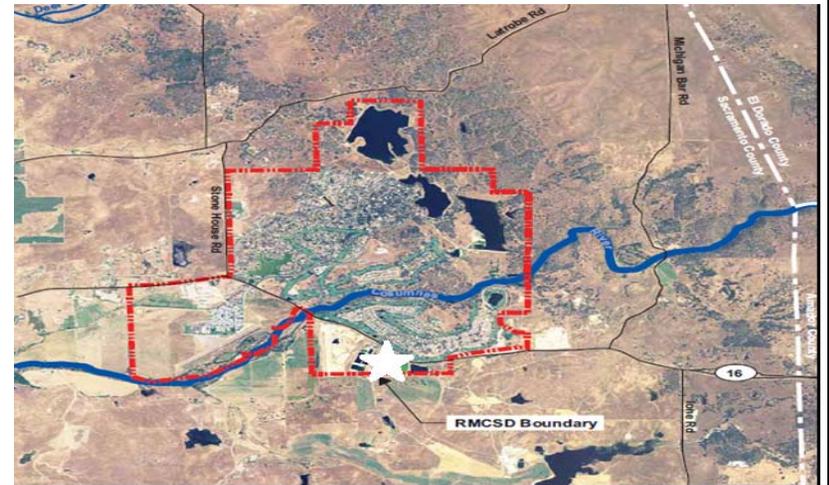
Project Number:	17-5-17	Project Name:	Seasonal Storage Reservoir Expansion
Location:	Wastewater Treatment Plant	Project Type:	Recycled Water

Description: Expansion of Existing Reservoir

Wastewater Treatment Plant

Justification: Facility Improvement

Notes:



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
PROJECT COST	Project Administration		\$41,500	\$41,500
	Planning/Environmental		\$41,500	\$41,500
	Engineering		\$83,000	\$83,000
	Construction		\$830,000	\$830,000
	Construction Management/Inspection		\$103,750	\$103,750
	Total	\$0	\$1,099,750	\$1,099,750

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

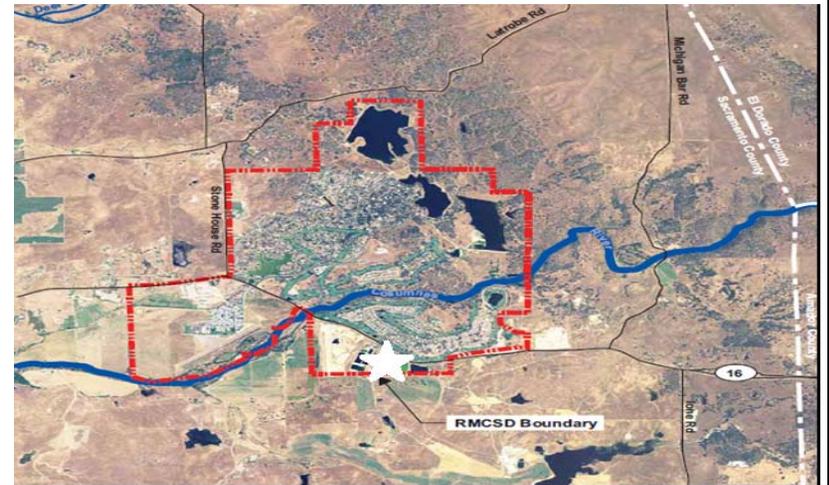
Project Number:	17-5-18	Project Name:	Tertiary Pump Station Pump Replacement
Location:	Wastewater Treatment Plant	Project Type:	Recycled Water

Description: Replacement of Tertiary Pump to Dissolved Air Flootation Units

Rancho Murieta Community Services District

Justification: Facility Improvement

Notes:



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Project Administration		\$5,000	\$5,000
	Planning/Environmental		\$5,000	\$5,000
	Engineering		\$10,000	\$10,000
	Construction		\$100,000	\$100,000
	Construction Management/Inspection		\$12,500	\$12,500
	Total	\$0	\$132,500	\$132,500

Appendix D

Facility Capital Improvement Projects Technical Memorandum



COASTLAND

CIVIL ENGINEERING - CONSTRUCTION MANAGEMENT - BUILDING DEPARTMENT SERVICES

Technical Memorandum

Date: August 29, 2017

To: Rancho Murieta Community Services District

From: John Griffin
Marc Fernandez

Reviewed By: Dane Schilling

Subject: Facility Capital Improvement Projects

In support of the Rancho Murieta Community Services District (District) Facility Capital Improvement Fee Update, Coastland has prepared this technical memorandum (Tech Memo) to summarize the various District facility capital improvement projects.

This Tech Memo also provides Project Data Forms that provide basic information about each project and a breakdown of cost by component:

- Administration/Management
- Planning/Environmental
- Engineering
- Construction
- Construction Management/Inspection

Planning level summary sheets of updated construction cost estimates for each of the facility capital improvement projects are provided in support of the construction costs presented in the Project Data Forms. The project components are established as a percentage of construction.

Project data forms and supporting construction cost estimates are incorporated as Attachment A.

BACKGROUND

The District was formed in 1982 by State Government Code 61000 to provide essential services in Rancho Murieta. The District provides essential services to an area of 3,500 acres located in eastern Sacramento County. Land use decisions within the District are governed by Sacramento County. The current population within the District is approximately 5,600 people.

Santa Rosa
1400 Neotomas Avenue
Santa Rosa, CA 95403

Auburn
11865 Edgewood Road
Auburn, CA 95603
www.coastlandcivil.com

FACILITIES CAPITAL IMPROVEMENT PROJECTS SUMMARY

A master list of District facility capital improvement projects has existed and been utilized in the calculation of the capital improvement fee since the mid 1980's. Over the years, the District has completed a number of projects and also added others, completely driven by growth and expansion of the customer base within the service area. As part of the analysis in preparation of this Tech Memo, Coastland and District staff conducted a review of the existing list, eliminating projects that no longer were applicable to serve the District's needs. Coastland and District staff also identified new projects deemed necessary to serve growth and expansion of the customer base within the service area.

Below is a brief summary of each facility capital improvement project.

Water Projects:

Rio Oso Hydropneumatic Station Air Compressor (CIP 17-1-01)

In tandem with CIP 17-1-02 and 17-1-03, this project consists of construction of a turbine (piston-less) air compressor and miscellaneous piping improvements to pressurize the hydropneumatic tank at Rio Oso. Continued growth in the area will place a greater daily and hourly demand on the Rio Oso site, necessitating improvements to the water delivery equipment at the site. This improvement is necessary to control delivery of water serving an increased customer base, mitigating impacts to the system caused by growth and maintaining the existing level of service for the community.

Booster Pump Building at Rio Oso (CIP 17-1-02)

In tandem with CIP 17-1-01 and 17-1-03, this project consists of construction of a new concrete masonry unit (CMU) building with a removable steel roof for the existing booster pumps at the Rio Oso tank site. Miscellaneous site improvements for underground pipes and electrical conduits will be required to accommodate the building at the tank site. Due to the increased water flow demands from development nearby the Rio Oso site and increased levels and duration of noise generated by the equipment to meet the increased demand, the building will mitigate these noise impacts that would otherwise affect existing residents nearby the facility.

Rio Oso Hydropneumatic Tank (CIP 17-1-03)

In tandem with CIP 17-1-01 and 17-1-02, this project consists of installation of a hydropneumatic tank and minor miscellaneous piping improvements at the Rio Oso Tank site. The hydropneumatic tank will help regulate proper system pressure ranges and fluctuations associated with starting and stopping of additional pumps that will be online to meet future development's demands. It will also help to avoid pressure fluctuations which may damage future installation infrastructure, both necessary for the efficient operation of a water supply system. This improvement is necessary to control delivery of water serving an increased customer base mitigating impacts to the system caused by growth and maintaining the existing level of service for the community.

Culvert Crossing at Water Treatment Plant (CIP 17-1-04)

This project consists of drainage improvements to the recently expanded water treatment plant. The new membrane segment of the water treatment plant requires a number of new chemicals to



operate and maintain these membranes to achieve full-life expectancy. These improvements consist of installation of a 4'x6' box culvert and construction of a 20' wide access road for a permanent creek crossing into the water treatment plant, which provides a safer and more reliable route for chemical delivery and maintenance vehicles at the water treatment plant while also complying with stormwater regulations. Without this improvement, chemical deliveries to the facility would be affected at times when the existing creek crossing is flooded.

Dam Road Grading and Resurfacing (CIP 17-1-05)

This project consists of grading and paving of the existing gravel dam roads of Lake Chesbro and Lake Clementia. Paved access roads will receive a roadway structural section of 3" of asphalt on 4" of aggregate base to a width of up to 20'. The structural section is less than residential standards due to the lower anticipated average daily trips. The width may be adjusted during the entitlement process for Rancho North. At Lake Chesbro, access road paving will begin at the northerly end of Camino Del Lago Drive, continue around the eastern side of the lake to the water treatment plant, and terminate at the existing paved portion of the lake access road at the southern end of the lake. At Lake Clementia, access road paving will begin at the intersection of Camino Del Lago Drive and Clementia Circle to the easterly end of the Lake Clementia dam road. Some tree removal is anticipated and mitigation is expected should this occur. These improvements are required due to an increase in the number of trips to the lakes to conduct maintenance and operational inspections and efficiency of water delivery to an increase in its customer base. Growth in the area will also create a larger base of customers using the trails and dam roads for recreational purposes.

Chlorine Gas to Bleach Conversion – Water Treatment Plant (CIP 17-1-06)

This project consists of modifications to the water treatment plant disinfection processes from chlorine gas to sodium hypochlorite (bleach). Due to the heightened security and safety concerns of storing and feeding chlorine gas, increased demand in the use of chlorine gas due to the growth experienced by the District and anticipated increased flows through the water treatment plant created by build-out of the service area, planned development in close proximity to the water plant, and the required transportation of this chemical through the community to the water treatment plant, the District plans to convert from chlorine gas to bleach as the disinfection process. The use of chlorine gas as a disinfection method has declined in the municipal water treatment industry due to risk. This process for treatment is more cost effective, and safer to deliver, store and feed than chlorine gas. The water treatment plant process controls will be modified with new chemical feed pumps and installation of a new 5,000-gallon tank, and piping modification for liquid sodium hypochlorite (bleach), along with demolition of existing equipment and a temporary chlorination system during construction. This conversion will allow the District to more safely and efficiently disinfect its water supply while accommodating additional water treatment demands from a larger customer base. In addition, mitigation of risks associated with growth infringing around the water treatment plant triggers the need for increased safety of the community.

Maintenance Shed at Water Treatment Plant (CIP 17-1-07)

This project consists of construction of prefabricated 20'x40' steel maintenance shed building with rollup door at the water treatment plant for material and equipment storage. Water treatment plant expansion and changes due to increased flows from an expanding customer base create the need to store additional materials and new maintenance equipment that are necessary to accommodate an increase in demands and services placed on the system by build-out of the



service area. This improvement will allow the District staff to operate in an efficient manner due to the various planned improvements to serve a larger customer base, maintaining the existing level of service and mitigating impacts to the system caused by growth.

Emergency Water Supply Well (CIP 17-1-08)

This project consists of a new water supply well located near an unused portion at the south end of Anderson Ranch and drilled to an estimated depth of three hundred feet below ground surface to provide for a secondary, backup water supply for build-out of the service area. The project will also construct pipeline improvements to connect the well to the existing water distribution system. It should be noted that the District has been awarded a RWA grant in the amount of \$494,000 to supplement project costs. Supplementary data and cost estimates are provided in detail in the Technical Memorandum Production Water Well Assessment by Dunn Environmental, Inc., dated December 12, 2013. Costs include pipeline and easement for the pipeline, but do not include treatment, except for chlorine injection.

Sewer Projects:

Sewer/Drainage Hydro Cleaning Truck (CIP 17-2-01)

This project consists of purchasing of a vac-con truck. As growth within the District's service area occurs, the District requires additional equipment that will allow the District to maintain the new infrastructure constructed to support growth in good condition and achieve its full-life expectancy. Vac-Con trucks can be used for multiple applications such as sewer and drainage line cleaning. Purchase of this truck makes these types of operations for the District more efficient when serving a larger customer base.

Material and Equipment Warehouse (CIP 17-2-02)

This project consists of construction of prefabricated 40'x60' steel warehouse building with rollup doors at the wastewater treatment plant between aeration pond 3 and aeration pond 5 for material and equipment storage. Wastewater treatment plant expansion and changes due to increased flows from an expanding customer base create the need to store for materials and new maintenance equipment that are necessary to accommodate an increase in demands and services placed on the system by build-out of the service area. This improvement will allow the wastewater system to operate in an efficient manner due to the various planned improvements that will accommodate additional wastewater treatment flows from a larger customer base.

Drying Bed and Access Road Improvements (CIP 17-2-03)

This project consists of modification of a sludge drying bed located at the southern end of the wastewater treatment plant between Reservoir 1 and Aeration Pond 4. Construction will also include a paved access to the drying beds versus the existing clay roadway, new 80'x80' concrete pad for storing dried solids, modifications to existing piping, constructing new underground piping improvements, installing underdrain cleanouts, and modifying the drying bed design to allow for safer access. The improvements are required for the wastewater treatment plant to accommodate and handle a higher volume of sludge and increased trips generated by an expanding customer base.



Chlorine Gas to Bleach Conversion – Wastewater Treatment Plant (CIP 17-2-04)

This project consists of modifications to the wastewater treatment plant disinfection processes. Due to the heightened security and safety concerns of storing and feeding chlorine gas, increased demand in use of chlorine gas due to the growth experienced by the District and anticipated increased flows to the wastewater treatment plant created at build-out of the service area, and the required transportation of this chemical through the community to the wastewater treatment plant, the District plans to convert the chlorine gas to bleach as the disinfection process. The use of chlorine gas as a disinfection method has declined in the municipal waste treatment industry due to risk. This process for treatment is more cost effective, and safer to deliver, store and feed than chlorine gas. The wastewater treatment plant process controls will be modified with new chemical feed pumps and installation of a new 5,000-gallon tank for liquid sodium hypochlorite (bleach). Improvements will be constructed outside, near the existing chlorine contact chamber. This conversion will allow the District to more safely and efficiently disinfect while accommodating additional wastewater treatment flows from a larger customer base. In addition, mitigation of risks associated with potential growth infringing around the wastewater treatment plant triggers the need for increased safety of the community.

WWTP SCADA Monitoring (CIP 17-2-05)

This project consists of expansion to the wastewater Supervisor Control and Data Acquisition (SCADA) monitoring and control system, compatible with existing and proposed SCADA software and hardware in use by the District. The existing hardware of radio transmission units (RTU's) and programmable logic controls (PLC's) are not sized to handle increased communications that would be generated by system expansion, necessary to serve build-out of the community. The existing components will be replaced with equipment capable of monitoring and controlling the entire filtration and disinfection process at the wastewater treatment plant and various control processes outside of the plant. The project also consists of minor improvements/replacements to flow sensors, valves, and sensor transmitters for the various processes at the wastewater treatment plant. The project also requires purchase of new SCADA software and supporting hardware, along with SCADA workstations to control the upgraded hardware improvements. SCADA system expansion is required to keep the wastewater treatment plant operating in an efficient manner with the various planned improvements that are required to accommodate additional wastewater treatment flows from a larger customer base.

Lift Station Capacity Improvement (CIP 17-2-06)

This project consists of expansion to two existing lift stations; Main North Lift Station and 6B Lift Station to accommodate increased flows from a larger customer base and provide for continued system reliability due to increased flows to minimize the risk of spills. Each of the lift stations will receive upgrades to the wastewater SCADA monitoring and control system. This consists of purchase and installation of RTU's and PLC's. The project also consists of improvements to the lift station flow sensors, valves, and sensor transmitters to be compatible with the SCADA hardware. The Main North Lift Station will also require upsizing of odor control, a new comminutor and pump for the third dry pit/wet pit system, and coatings/lining for concrete. The 6B Lift station will require a third pump, generator, new electrical panel, and minor piping improvements.

Fiber Optic Connection – Wastewater Treatment Plant to Admin. (CIP 17-2-07)

This project consists of installation of approximately one thousand eight hundred (1,800') linear feet of conduit and fiber optic cable between the wastewater treatment plant and District



administration building and minor electrical/telecommunications improvements to the District headquarters and wastewater treatment plant buildings. The current wireless network and wireless repeaters used for communications purposes is outdated and slow. This problem will be exacerbated when future plant expansions occur, as additional communications bandwidth is necessary for increased traffic. This project will replace the existing wireless network that will be unable to keep up with increased network traffic triggered by growth with a fiber optic communication cable and network, allowing the existing system to remain in place in case of emergency. The fiber optic connection is required to accommodate the additional data collection, needed bandwidth for CCTV monitoring, data transfers required to operate the wastewater treatment plant, and enhance the security of the system to allow the District to maintain a high level of customer service when serving a larger customer base.

Piping Connection – Sludge Discharge to Drying Beds (CIP 17-2-08)

This project consists of installation of approximately one thousand linear feet (1,000') of 14" pipe and minor valve improvements. The pipeline will be installed from the wastewater plant's pond drain system at a point near the tertiary pump station to the sludge drying beds adjacent to the drying bed access road. Improvements include a new pump station, which will be confirmed based on elevations of existing underground pipelines. These piping modifications are required to keep the wastewater treatment plant operating in an efficient manner with the various planned improvements that will accommodate additional wastewater flows from a larger customer base and expand the handling capability of the solids dewatering system.

Sludge Dredge and Filter Skids for Ponds (CIP 17-2-09)

This project consists of purchase of a remote controlled flump dredge and a filter skid for the sludge drying beds located at the southern end of the wastewater treatment plant. A flump dredge is used for sludge collection and removal of sludge from the wastewater treatment plant ponds. The filter skid is a mobile filtration system that combines a self-cleaning filter with required pumps, manifolds, and controllers. The skid offers a mobile and easy to install industrial water filter station for the wastewater pumped by the flump dredge. Continued growth within the community will create increased volume of solids at the wastewater treatment plant. This purchase is required to increase handling capacity, minimize maintenance operations, and lower operational costs at the wastewater treatment plant when serving a larger customer base due to increased production of solids caused by increased flows to the Wastewater Treatment Plant.

Headworks (CIP 17-2-10)

This project consists of construction of expanded headworks and odor control systems at the wastewater treatment plant to accommodate additional flows from build-out of the service area. The headworks of a wastewater treatment plant is the initial stage of a complex process. The new headworks will consist of self-cleaning screens with solids compactions and disposal, and odor control unit to be located north of Aeration Pond 1. This will also then be the centralized site that will tie together the north and south force main influent pipelines and provide a single metering point for District inflows, which is necessary as flows increase into the Wastewater Treatment Plant. The headworks will channelize the influent into an open channel to flow through a drum screen and bar screen to effectively remove plastic and non-degradable solids, grit, and other debris from the wastewater instead of flowing into wastewater treatment ponds. Influent will then pass through the odor control unit to neutralize any noxious odors, prior to discharging into Aeration Pond 1. This improvement is required to provide expanded primary screening and treatment capacity at the wastewater treatment plant caused by the increased customer base. It



should be noted, the District previously contracted with Hydrosience Engineer's, Inc. in 2009 to design the headworks. In February 2010, the District suspended the design contract for the engineering design at approximately 50% completed.

Motor Actuated Valve for Sludge Drying Bed (CIP 17-2-13)

This project consists of installation of a motor actuated valve for controlling operations of the sludge drying beds. As growth within the District's service area occurs and flows increase, the District requires mechanical equipment that facilitate operation of the existing infrastructure. The new valve is required to keep the wastewater treatment plant operating in an efficient manner with the various planned improvements that will accommodate additional wastewater flows from a larger customer base and expand the handling capability of the solids dewatering system.

Yellow Bridge Sewer Force Main Improvements (CIP 17-2-14)

This project consists of improvements to the sewer force main on the Yellow Bridge. Increases in flows into the upstream sewer lift stations and increased number of pumping cycles will lead to premature failure of existing exposed sewer infrastructure located on the Yellow Bridge. New mechanical equipment to be installed includes plug valves, air release valves, and containment vault. This new equipment will trigger the need to realign two small segments of the reclaimed water main on the Yellow Bridge. Both mains will need to be dewatered during construction. This improvement will allow the wastewater force main system to operate in an efficient manner due to the various planned improvements that will accommodate additional wastewater treatment flows from a larger customer base.

Anderson Ranch Spray Field 4 (CIP 17-2-15)

This improvement consists of various transmission, distribution and irrigation system improvements at the Anderson Ranch Spray Field. The expansion of reclamation capacity is necessary to comply with existing permit conditions, as the existing reclamation capacity is unable to accommodate increased flows while still complying with the permit conditions during wet weather events.

Drainage Projects:

Commercial Area Drainage Slide Gate Automation (CIP 17-2-11)

This project consists of installation of an automated motor operated valve, float switch, minor electrical controls and an autodialer alarm system on the slide drainage gate in the commercial loop area, with phone service (either wireless or wired), but not incorporated into the District's SCADA system. The intended use of the slide gate is to provide flood protection from the Cosumnes River flows during peak storm rain events. The gate is currently operated manually and must be visually inspected during rain events to determine the need to lower the gate. This project is intended to provide an automated motor control and flow sensors to automatically lower the gate when the Cosumnes River reaches predetermined flood elevations. These improvements will provide flood protection for current and future developments in the commercial loop area while improving District operations for flood protection during storm events.



Stormwater Monitoring Testing Equipment (CIP 17-2-12)

This project consists of purchasing water quality testing equipment. The equipment includes a portable sampling device, portable turbidity meter, portable chemical analyzer, and various miscellaneous appurtenances to monitor and record stormwater quality. This equipment purchase will allow the District to maintain compliance with current National Pollutant Discharge Elimination System (NPDES) requirements and lower operational costs for water quality sampling during storm events. Further, an increased population base will trigger additional monitoring requirements, which the use of these new pieces of equipment will provide.

Trash Containment Structures (CIP 17-2-16)

This project consists of installation of ten trash racks in various locations in the District's drainage shed. The District's MS4 NPDES permit requires collection and removal of trash from the drainage system before runoff enters the Cosumnes River. Instead of requiring each new subdivision to construct de-centralized systems, several centralized systems will be constructed to serve larger regional drainage sheds and water bodies, allowing for a better planned system that meets these regulatory requirements.

Administrative Projects:

District Administration Building Remodel/Expansion (CIP 17-4-01)

This project consists of constructing a 40'x100' addition to the existing District Administration Building. The addition and remodel of eastern half of the building will create additional offices for staff, provide additional storage area for District records and expand the public meeting room for the Districts' Board of Director's and Committee meetings. Additional support staff will be required to maintain efficiency in District administrative, accounting, and field operations when serving an expanded customer base.

ACTIVE PROJECTS

The projects listed below are currently part of the overall facilities capital improvement program and are currently underway. These costs are not factored into the overall program.

Sewer Projects:

Easement Hydro-Jetter [In Process]

This project consists of purchasing of a trailer mounted hydro-jetting machine to be used for sewer and storm drain maintenance applications, where access to facilities lies within a small width easement with limited vehicular access, typically in common areas around homes in the Rancho Murieta North. Purchase of this trailer makes these types of maintenance operations for the District more efficient, thus decreasing maintenance costs when serving a larger customer base.

Water Projects:

Granlees Site Restriction [In Process]

This project consists of site security improvement such as fencing, gates, guardrails, and signs at the Granlees Dam, Granlees fish ladder, and raw water pump station. Supplementary data and



cost estimates are provided in detail in the Granlees Dam Accessibility Restriction Predesign Alternatives Study and Type Selection Report by HDR, Inc., dated December 2005.

Administrative Projects:

Records Storage [In Process]

This project consists of purchase of an electronic document management system and scanning hardware. The district is faced with new challenges from its customer base as demands for instant access to electronic government documents online, such as public records, and heightened security and regulations continue to grow. This system will allow the District to maintain a high level of service for an expanded customer base.

ELIMINATED PROJECTS

The projects listed below were removed from the prior overall Facilities Capital Improvement Program. These costs are not factored into the overall program.

District Radio Transmitter Station	\$15,000
Facilities Triangulation Control System	\$51,000
Security Gates Video Operations Link	\$76,000
Automated Equipment Identification System	\$60,000
Stonehouse Wastewater Plant Closeout	\$60,000
Hydroelectric Generation Facility	\$335,000
North Gate Security Improvements	\$485,000
Chesbro Air Injection System	\$60,000
Capital Improvement Fee Software	\$20,000
Granlees Raw Water Pump Station Electrical	\$60,000
Telemetry and Central Control System	\$500,000
Laguna Joaquin Drainage Channel Lining	\$850,000
Ditch Maintenance Tractor/Mower	\$40,000
Lake Algae Induction System	\$35,000
Drainage Dich Cleaning from Hay Barn to River	\$80,000
Wireless Cloud Costs	\$285,000
CMMS/Websoft	\$200,000
Wireless Network	\$100,000



TABLE 1 - FACILITIES CAPITAL IMPROVEMENT PROGRAM PROJECT SUMMARY

Project Number	Project Name	Project Estimate
Water Projects		
17-1-01	Rio Oso Hydropneumatic Station Air Compressor	\$29,120
17-1-02	Booster Pump Building at Rio Oso	\$508,200
17-1-03	Rio Oso Hydropneumatic Tank	\$213,500
17-1-04	Culvert Crossing at Water Treatment Plant	\$159,880
17-1-05	Dam Road Grading and Resurfacing	\$1,227,600
17-1-06	Chlorine Gas to Bleach Conversion - Water Treatment Plant	\$352,940
17-1-07	Maintenance Shed (20' x 40') at Water Treatment Plant	\$67,480
17-1-08	Emergency Water Supply Well	\$1,043,200
Water Project Total		\$3,601,920
Sewer Projects		
17-2-01	Sewer/Drainage Hydro Cleaning Truck	\$168,000
17-2-02	Material and Equipment Warehouse	\$147,840
17-2-03	Drying Bed and Access Road Improvements	\$605,500
17-2-04	Chlorine Gas to Bleach Conversion - Wastewater Treatment Plant	\$266,140
17-2-05	WWTP SCADA Monitoring	\$225,400
17-2-06	Lift Station Capacity Improvements	\$997,920
17-2-07	Fiber Optic Connection - Wastewater Treatment Plant to Administration Building	\$136,780
17-2-08	Piping Connection - Sludge Discharge to Drying Beds	\$380,660
17-2-09	Sludge Dredge & Filter Skid for Ponds	\$471,240
17-2-10	Headworks	\$641,200
17-2-13	Motor Actuated Valve for Sludge Drying Bed	\$60,000
17-2-14	Yellow Bridge Sewer Force Main Improvements	\$167,000
17-2-15	Anderson Ranch Spray Field 4	\$1,179,250
Sewer Project Total		\$5,446,930
Drainage Projects		
17-2-01	Sewer/Drainage Hydro Cleaning Truck	\$168,000
17-2-11	Commercial Area Drainage Slide Gate Automation	\$55,440
17-2-12	Stormwater Monitoring Testing Equipment	\$43,680
17-2-16	Trash Containment Structures	\$115,000
Drainage Project Total		\$382,120
Administrative Projects		
17-4-01	District Administration Building Remodel/Expansion	\$400,960
Administrative Project Total		\$400,960
Capital Improvement Project Total		\$9,831,930

ATTACHMENT A - PROJECT DATA FORMS

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

Project Number:	17-1-01	Project Name:	Rio Oso Hydropneumatic Station Air Compressor
Location:	Rio Oso	Project Type:	Water

Description: Installation of Hydropneumatic Station Air Compressor

Hydroneumatic Station Air Compressor

Justification: Facility Improvement

Notes: Water System Reliability



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Adminstration/Management		\$1,040	\$1,040
	Planning/Environmental		\$1,040	\$1,040
	Engineering		\$3,120	\$3,120
	Construction		\$20,800	\$20,800
	Construction Management/Inspection		\$3,120	\$3,120
	Total	\$0	\$29,120	\$29,120

Rancho Murieta Community Services District
Project Name: Rio Oso Hydropneumatic Station Air Compressor
Job Number: 17-1-01

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
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1	Air Compressor	1	LS	\$7,500.00	\$7,500.00
2	Misc. Appurtenances	1	LS	\$3,750.00	\$3,750.00
3	230V Service	1	LS	\$4,500.00	\$4,500.00
4	Mobilization (10%)	1	LS	\$1,575.00	\$1,575.00

Subtotal \$17,325.00

20% Contingency \$3,465.00

Total Construction Cost \$20,790.00

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

Project Number:	17-1-02	Project Name:	Booster Pump Building at Rio Oso
Location:	Rio Oso	Project Type:	Water

Description: Construction of Booster Pump Station Building

Rio Oso

Justification: Facility Improvement

Notes: Reduce Noise Generation

	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
PROJECT COST	Administration/Management		\$18,150	\$18,150
	Planning/Environmental		\$18,150	\$18,150
	Engineering		\$54,450	\$54,450
	Construction		\$363,000	\$363,000
	Construction Management/Inspection		\$54,450	\$54,450
	Total	\$0	\$508,200	\$508,200



Rancho Murieta Community Services District
Project Name: Booster Pump Station Building at Rio Oso
Job Number: 17-1-02

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
1	(25'x25') CMU Building w/removable steel roof	1	LS	\$250,000.00	\$250,000.00
2	Site Work	1	LS	\$25,000.00	\$25,000.00
3	Mobilization (10%)	1	LS	\$27,500.00	\$27,500.00
				Subtotal	\$302,500.00
				20% Contingency	\$60,500.00
				Total Construction Cost	\$363,000.00

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

Project Number:	17-1-03	Project Name:	Rio Oso Hydropneumatic Tank
Location:	Rio Oso	Project Type:	Water

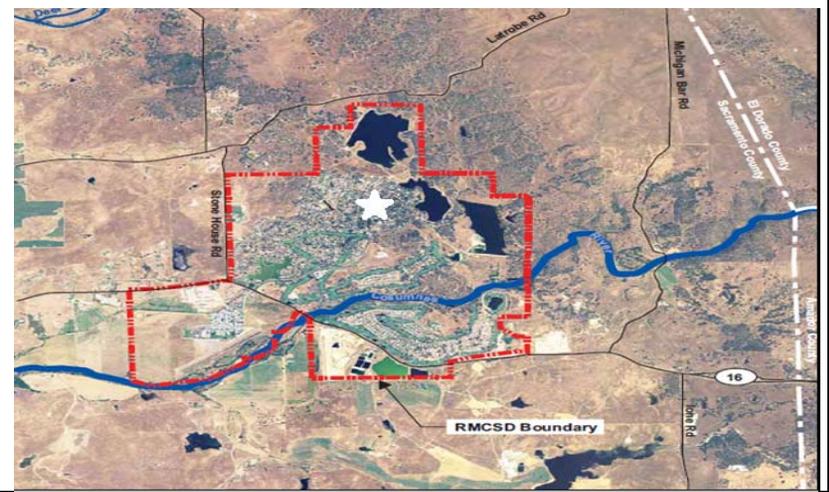
Description: Construction of Hydropneumatic Tank at Rio Oso

Rio Oso

Justification: Facility Improvement

Notes: Water System Reliability/Regulation and Noise Reduction

	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
PROJECT COST	Administration/Management		\$7,625	\$7,625
	Planning/Environmental		\$7,625	\$7,625
	Engineering		\$22,875	\$22,875
	Construction		\$152,500	\$152,500
	Construction Management/Inspection		\$22,875	\$22,875
	Total	\$0	\$213,500	\$213,500



Rancho Murieta Community Services District
Project Name: Rio Oso Hydropneumatic Tank
Job Number: 17-1-03

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
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1	Hydropneumatic Tank (Tank & Foundation)	1	LS	\$50,000.00	\$50,000.00
2	Valves, Appurtanences, Controls	1	LS	\$25,000.00	\$25,000.00
3	4" - 6" PVC Pipe	100	LF	\$180.00	\$18,000.00
4	Site Work (Electrical, BMPs, Misc. Items)	1	LS	\$15,000.00	\$15,000.00
5	Disinfection & Startup	1	LS	\$7,500.00	\$7,500.00
6	Mobilization (10%)	1	LS	\$11,550.00	\$11,550.00

Subtotal \$127,050.00

20% Contingency \$25,410.00

Total Construction Cost \$152,460.00

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

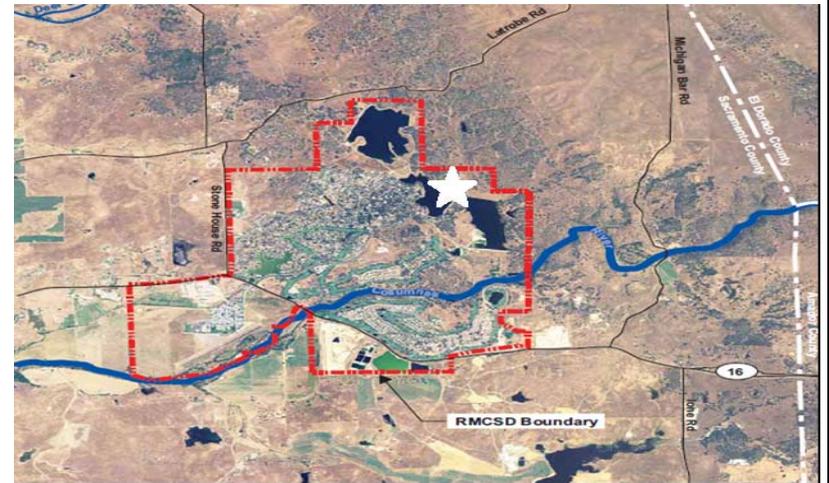
Project Number:	17-1-04	Project Name:	Culvert Crossing at Water Treatment Plant
Location:	Water Treatment Plant	Project Type:	Water

Description: Construction of Drainage Culvert at Water Treatment Plant

Water Treatment Plant

Justification: Facility Improvement

Notes: Water Treatment Plant Operational Efficiency - Vehicle, Chemical Delivery, Maintenance, and Stormwater Quality



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Administration/Management		\$5,710	\$5,710
	Planning/Environmental		\$5,710	\$5,710
	Engineering		\$17,130	\$17,130
	Construction		\$114,200	\$114,200
	Construction Management/Inspection		\$17,130	\$17,130
	Total	\$0	\$159,880	\$159,880

Rancho Murieta Community Services District
Project Name: Culvert Crossing at Water Treatment Plant
Job Number: 17-1-04

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
1	Pre-Cast Concrete Culvert (4' x 6' x 20')	1	LS	\$23,000.00	\$23,000.00
2	Headwall	1	LS	\$8,000.00	\$8,000.00
3	Roadway Improvements*	1	LS	\$48,000.00	\$48,000.00
4	Streambed Alteration Permit	1	LS	\$1,500.00	\$1,500.00
5	Stormwater Best Management Practices	1	LS	\$6,000.00	\$6,000.00
6	Mobilization (10%)	1	LS	\$8,650.00	\$8,650.00

Subtotal \$95,150.00

20% Contingency \$19,030.00

Total Construction Cost \$114,180.00

- * Assumes a 4" AC / 3" AB, 20' wide (300 LF)
- 4" x 20' x 300' = 145 Tons
- 3" x 20' x 300' = 56 CY
- Grading & Base Compaction

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

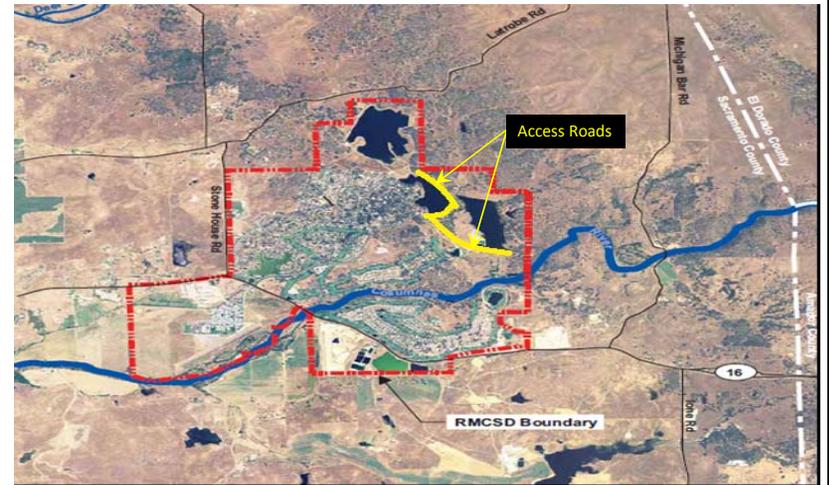
Project Number:	17-1-05	Project Name:	Dam Road Grading and Resurfacing
Location:	Lake Clementia & Lake Chesbro	Project Type:	Water

Description: Upgrade of Existing Dam Roads

Lake Clementia and Lake Chesbro Dam Roads

Justification: Facility Improvement

Notes: Increased Lake Inspections, Customer Recreational Use



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Administration/Management		\$40,920	\$40,920
	Planning/Environmental		\$122,760	\$122,760
	Engineering		\$122,760	\$122,760
	Construction		\$818,400	\$818,400
	Construction Management/Inspection		\$122,760	\$122,760
	Total	\$0	\$1,227,600	\$1,227,600

Rancho Murieta Community Services District
Project Name: Dam Road Grading and Resurfacing
Job Number: 17-1-05

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
1	Roadway Improvements*	1	LS	\$600,000.00	\$600,000.00
2	Clearing and Grubbing	1	LS	\$10,000.00	\$10,000.00
3	Tree Mitigation	1	LS	\$10,000.00	\$10,000.00
4	Mobilization (10%)	1	LS	\$62,000.00	\$62,000.00
					\$0.00

Subtotal \$682,000.00

20% Contingency \$136,400.00

Total Construction Cost \$818,400.00

- * Assumes a 3" AC /4" AB, 20' wide
- 3,400 LF Lake Clamentia
- 4,700 LF Lake Chesbro
- Grading & Base Compaction

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

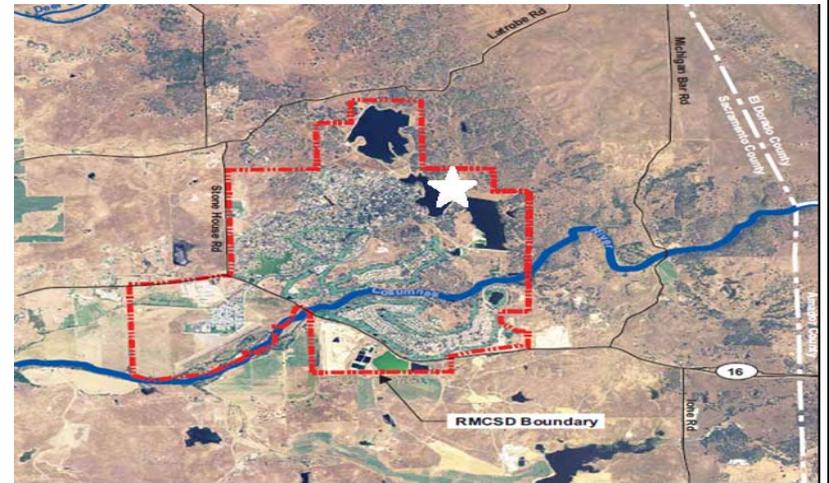
Project Number:	17-1-06	Project Name:	Chlorine Gas to Bleach Conversion - Water Treatment Plant
Location:	Water Treatment Plant	Project Type:	Water

Description: Conversion of Treatment Systems from Chlorine Gas to Bleach

Water Treatment Plant

Justification: Facility Improvement

Notes: Increased Safety due to growth encroachment and Disinfection Process



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Administration/Management		\$12,605	\$12,605
	Planning/Environmental		\$12,605	\$12,605
	Engineering		\$37,815	\$37,815
	Construction		\$252,100	\$252,100
	Construction Management/Inspection		\$37,815	\$37,815
	Total	\$0	\$352,940	\$352,940

Rancho Murieta Community Services District
Project Name: Chlorine Gas to Bleach Conversion - Water Treatment Plant
Job Number: 17-1-06

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
1	Equipment & Appurtanences	1	LS	\$32,000.00	\$32,000.00
2	Site/Facility Improvements (Tank, Chemical Feed Pumps)	1	LS	\$30,000.00	\$30,000.00
3	Systems Conversion and Telemetry	1	LS	\$16,000.00	\$16,000.00
4	Building Modification (Demolition, Foundation)	1	LS	\$40,000.00	\$40,000.00
5	Temporary Chlorination during Construction	1	LS	\$50,000.00	\$50,000.00
6	Permit Modifications	1	LS	\$8,000.00	\$8,000.00
7	Field Startup and Training	1	LS	\$15,000.00	\$15,000.00
8	Mobilization (10%)	1	LS	\$19,100.00	\$19,100.00

	Subtotal	\$210,100.00
	20% Contingency	\$42,020.00
	Total Construction Cost	<u><u>\$252,120.00</u></u>

* Hopkins Technical Products Quote 2/6/17
5100 Gallon Tank
Chemical Feed Pumps

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

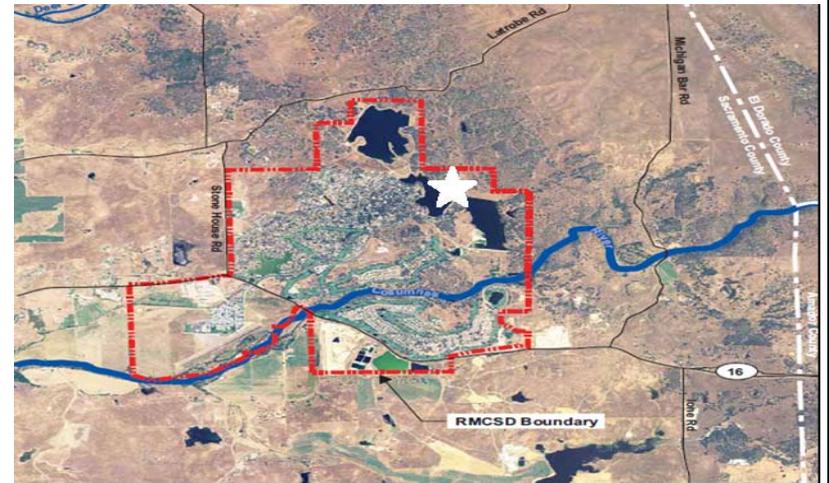
Project Number:	17-1-07	Project Name:	Maintenance Shed (20' x 40') at Water Treatment Plant
Location:	Water Treatment Plant	Project Type:	Water

Description: Purchase and installation of pre-fabricated shed

Water Treatment Plant

Justification: Facility Improvement

Notes: Additional Materials and Equipment Storage - Water Treatment Plant Maintenance



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Administration/Management		\$2,410	\$2,410
	Planning/Environmental		\$2,410	\$2,410
	Engineering		\$7,230	\$7,230
	Construction		\$48,200	\$48,200
	Construction Management/Inspection		\$7,230	\$7,230
	Total	\$0	\$67,480	\$67,480

Rancho Murieta Community Services District
Project Name: Maintenance Shed (20' x 40') at Water Treatment Plant
Job Number: 17-1-07

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
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1	20'x40' Maintenance Shed (Pre-Manufactured)	1	LS	\$32,000.00	\$32,000.00
2	Site Preparation/Foundation/Electrical	1	LS	\$4,500.00	\$4,500.00
3	Mobilization (10%)	1	LS	\$3,650.00	\$3,650.00
					\$0.00

Subtotal \$40,150.00

20% Contingency \$8,030.00

Total Construction Cost \$48,180.00

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

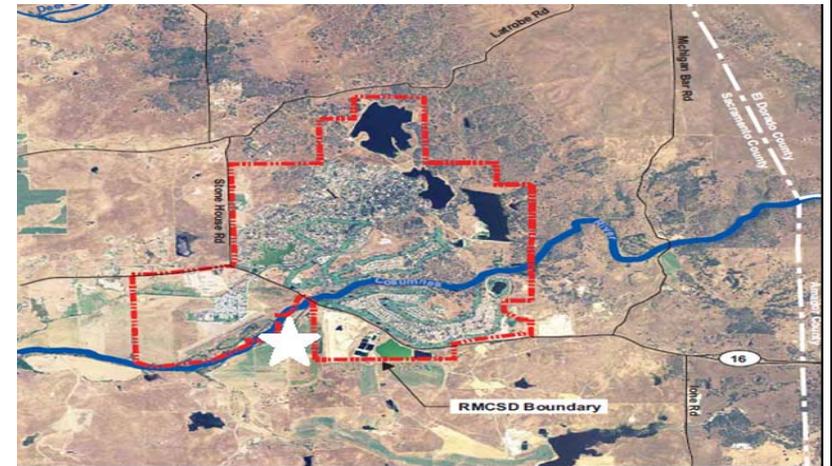
Project Number:	17-1-08	Project Name:	Emergency Water Supply Well
Location:	Anderson Ranch Spray Fields	Project Type:	Water

Description: Construction of Water Well

Justification: Facility Improvement

Notes: Backup Water Supply

Rancho Murieta Community Services District



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Administration/Management		\$54,900	\$54,900
	Planning/Environmental		\$54,900	\$54,900
	Engineering/Right-of-Way		\$164,700	\$164,700
	Construction		\$1,098,000	\$1,098,000
	Construction Management/Inspection		\$164,700	\$164,700
	RWA Grant		(\$494,000)	
	Total	\$0	\$1,043,200	\$1,043,200

Rancho Murieta Community Services District
Project Name: Emergency Water Supply Well
Job Number: 17-1-08

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
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1	Estimate By Dunn Environmental	1	LS	\$900,000.00	\$900,000.00
2	Permit Modifications	1	LS	\$15,000.00	\$15,000.00

	Subtotal	\$915,000.00
	20% Contingency	\$183,000.00
	Total Construction Cost	<u>\$1,098,000.00</u>

*

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

Project Number:	17-2-01	Project Name:	Sewer/Drainage Hydro Cleaning Truck
Location:	Maintenance Equipment	Project Type:	Sewer/Drainage

Description: Purchase of Vac-Con Truck

Vac Con Truck

Justification: Preventative Maintenance

Notes: Achieve full life expectancy of sewer and drainage system infrastructure.



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
PROJECT COST	Administration/Management		\$12,000	\$12,000
	Planning/Environmental		\$12,000	\$12,000
	Engineering		\$36,000	\$36,000
	Construction		\$240,000	\$240,000
	Construction Management/Inspection		\$36,000	\$36,000
	Total	\$0	\$336,000	\$336,000

Rancho Murieta Community Services District

Project Name: Sewer/Drainage Hydro Cleaning Truck

Job Number: 17-2-01

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
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1	9 Yard Combination Sewer Cleaner (Vac-Con) Purchase	1	LS	\$200,000.00	\$200,000.00

Subtotal \$200,000.00

20% Contingency \$40,000.00

Total Construction Cost \$240,000.00

http://www.vac-con.com/combinaton_sewer_cleaning_truck.html#3

Rancho Murieta Community Services District

Project Name: Material and Equipment Warehouse

Job Number: 17-2-02

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
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1	40'x60' Warehouse (Pre-Manufactured)	1	LS	\$50,000.00	\$50,000.00
2	Site Preparation/Foundation/Electrical	1	LS	\$30,000.00	\$30,000.00
3	Mobilization (10%)	1	LS	\$8,000.00	\$8,000.00
					\$0.00

Subtotal \$88,000.00

20% Contingency \$17,600.00

Total Construction Cost \$105,600.00

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

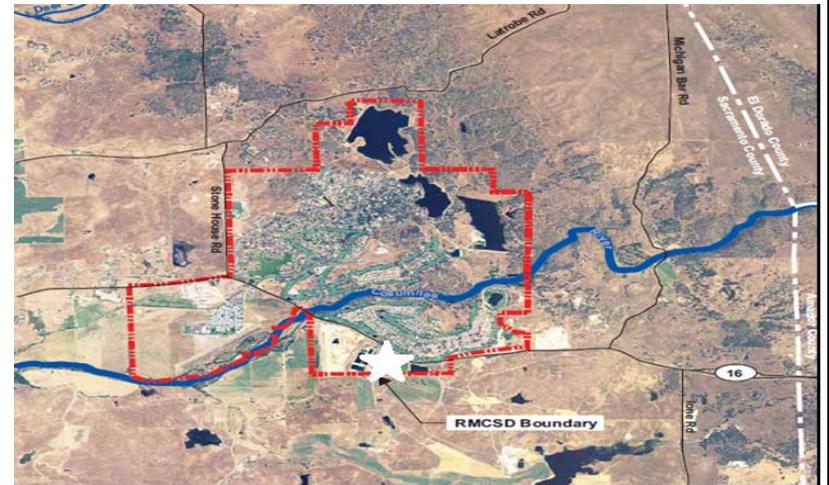
Project Number:	17-2-03	Project Name:	Drying Bed and Access Road Improvements
Location:	Wastewater Treatment Plant	Project Type:	Sewer

Description: Construction of additional drying bed

Sewer Treatment Plant

Justification: Facility Improvement

Notes: Increased Solids - Larger Customer Base



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Administration/Management		\$21,625	\$21,625
	Planning/Environmental		\$21,625	\$21,625
	Engineering		\$64,875	\$64,875
	Construction		\$432,500	\$432,500
	Construction Management/Inspection		\$64,875	\$64,875
	Total	\$0	\$605,500	\$605,500

Rancho Murieta Community Services District
Project Name: Drying Bed and Access Road Improvements
Job Number: 17-2-03

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
1	Drying Bed Improvements*	280	CY	\$450.00	\$126,000.00
2	Piping & Appurtanences	1	LS	\$12,000.00	\$12,000.00
3	Access Road Improvements (6" AC / 8" AB)	1	LS	\$75,000.00	\$75,000.00
4	Dried Sludge Storage Pad (80'x80'x12")	237	CY	\$450.00	\$106,650.00
5	Permit Modifications	1	LS	\$8,000.00	\$8,000.00
6	Mobilization (10%)	1	LS	\$32,765.00	\$32,765.00

	Subtotal	\$360,415.00
	20% Contingency	\$72,083.00
	Total Construction Cost	\$432,498.00

* Additional Drying Bed for Sludge Storage
- Excavation & Grading

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

Project Number: 17-2-04

Project Name: Chlorine Gas to Bleach Conversion - Wastewater Treatment Plant

Location: Wastewater Treatment Plant

Project Type: Sewer

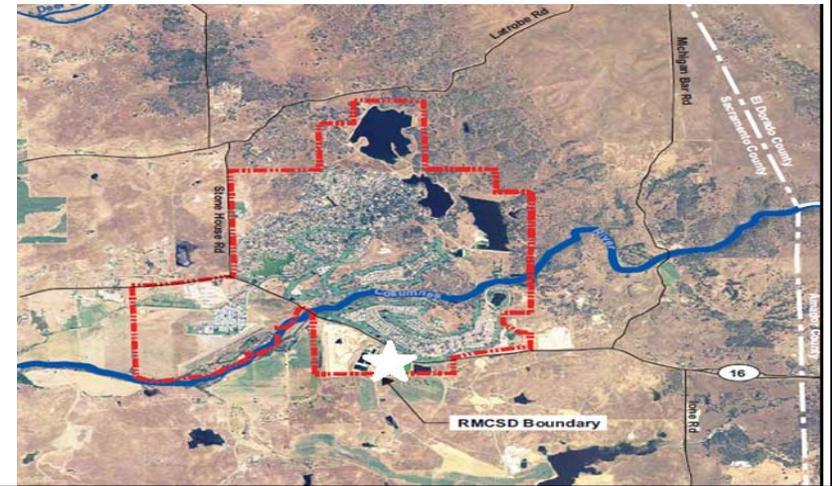
Description: Conversion of Treatment Systems from Chlorine Gas to Bleach

Sewer Treatment Plant

Justification: Facility Improvement

Notes: Increased Safety due to growth encroachment and Disinfection Process

	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
PROJECT COST	Administration/Management		\$9,505	\$9,505
	Planning/Environmental		\$9,505	\$9,505
	Engineering		\$28,515	\$28,515
	Construction		\$190,100	\$190,100
	Construction Management/Inspection		\$28,515	\$28,515
	Total	\$0	\$266,140	\$266,140



Rancho Murieta Community Services District

Project Name: Chlorine Gas to Bleach Conversion - Wastewater Treatment Plant

Job Number: 17-2-04

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
1	Equipment* (Piping, Chemical Feed Pumps, Control Panel)	1	LS	\$52,000.00	\$52,000.00
2	Site/Facility Conversion	1	LS	\$35,000.00	\$35,000.00
3	Systems Conversion and Telemetry	1	LS	\$16,000.00	\$16,000.00
4	Field Startup	1	LS	\$10,000.00	\$10,000.00
5	Staff Training	1	LS	\$5,000.00	\$5,000.00
6	Enclosure & Screening	1	LS	\$18,000.00	\$18,000.00
7	Permit Modifications	1	LS	\$8,000.00	\$8,000.00
8	Mobilization (10%)	1	LS	\$14,400.00	\$14,400.00

Subtotal \$158,400.00

20% Contingency \$31,680.00

Total Construction Cost \$190,080.00

* Hopkins Technical Products Quote 2/6/17
5100 Gallon Tank
Chemical Feed Pumps

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

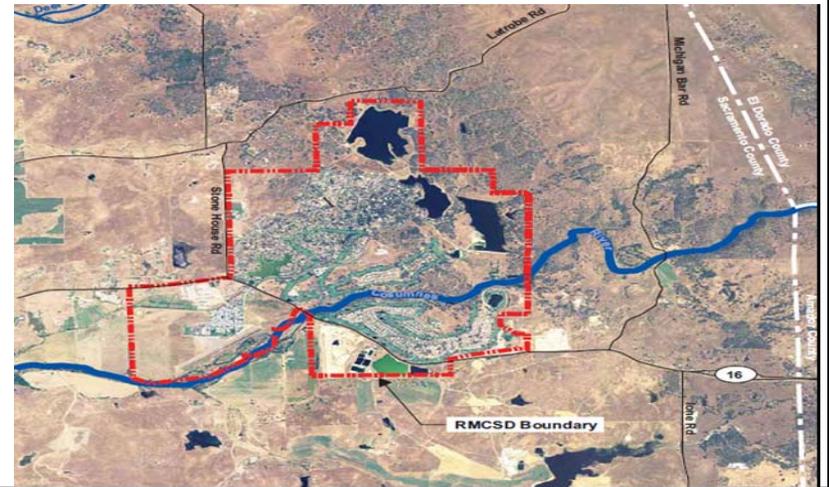
Project Number:	17-2-05	Project Name:	WWTP SCADA Monitoring
Location:	Hardware/Software	Project Type:	Sewer

Description: Hardware and Software Equipment Purchase

Rancho Murieta Community Services District

Justification: Administrative

Notes: Wastewater Treatment Plant Reliability due to system expansion triggered by growth



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
PROJECT COST	Administration/Management		\$8,050	\$8,050
	Planning/Environmental		\$8,050	\$8,050
	Engineering		\$24,150	\$24,150
	Construction		\$161,000	\$161,000
	Construction Management/Inspection		\$24,150	\$24,150
	Total	\$0	\$225,400	\$225,400

Rancho Murieta Community Services District

Project Name: WWTP SCADA Monitoring

Job Number: 17-2-05

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
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	Supervisory Control And Data Acquisition (SCADA)				
1	SCADA Hardware & Installation. RTU/PLC's	1	LS	\$30,000.00	\$30,000.00
2	SCADA Network Server & Workstations	1	LS	\$12,000.00	\$12,000.00
3	SCADA Software Purchase	1	LS	\$20,000.00	\$20,000.00
4	System Programming & Integration	1	LS	\$60,000.00	\$60,000.00
5	Mobilization (10%)	1	LS	\$12,200.00	\$12,200.00

Subtotal \$134,200.00

20% Contingency \$26,840.00

Total Construction Cost \$161,040.00

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

Project Number:	17-2-06	Project Name:	Lift Station Capacity Improvements
Location:	Collection System	Project Type:	Sewer

Description: Sewer Lift Station Collection System Expansion

Rancho Murieta Community Services District

Justification: Administrative

Notes: Add pumps, odor control, and other equipment to accommodate planned growth



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Administration/Management		\$35,640	\$35,640
	Planning/Environmental		\$35,640	\$35,640
	Engineering		\$106,920	\$106,920
	Construction		\$712,800	\$712,800
	Construction Management/Inspection		\$106,920	\$106,920
	Total	\$0	\$997,920	\$997,920

Rancho Murieta Community Services District

Project Name: Lift Station Capacity Improvements

Job Number: 17-2-06

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
1	Supervisory Control And Data Acquisition (SCADA)	1	LS	\$200,000.00	\$200,000.00
2	Main Lift North (Pump, Piping, Odor Control, Concrete, Liner)	1	LS	\$175,000.00	\$175,000.00
3	6B Lift (Pumps, Generator, Piping, and Panel)	1	LS	\$165,000.00	\$165,000.00
4	Mobilization (10%)	1	LS	\$54,000.00	\$54,000.00

Subtotal \$594,000.00

20% Contingency \$118,800.00

Total Construction Cost \$712,800.00

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

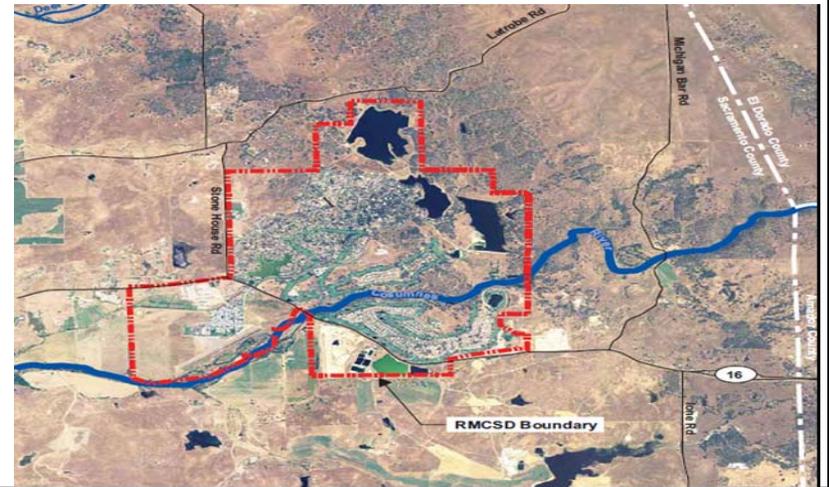
Project Number:	17-2-07	Project Name:	Fiber Optic Connection - Wastewater Treatment Plant to Administration Building
Location:	Hardware/Software	Project Type:	Sewer

Description: Installation of Fiber Optic Telecommunications

Rancho Murieta Community Services District

Justification: Facility Improvement

Notes: Bandwidth - Data Collection, CCTV Monitoring, System Security



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Adminstration/Management		\$4,885	\$4,885
	Planning/Environmental		\$4,885	\$4,885
	Engineering		\$14,655	\$14,655
	Construction		\$97,700	\$97,700
	Construction Management/Inspection		\$14,655	\$14,655
	Total	\$0	\$136,780	\$136,780

Rancho Murieta Community Services District

Project Name: Fiber Optic Connection -- Wastewater Treatment Plant to Admin Building

Job Number: 17-2-07

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
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1	Service Installation / Service Agreement	1	LS	\$8,000.00	\$8,000.00
2	Conduit Installation & Trench Repair	1,800	LF	\$35.00	\$63,000.00
3	Misc. Facility Modifications	1	LS	\$3,000.00	\$3,000.00
4	Mobilization	1	LS	\$7,400.00	\$7,400.00

Subtotal \$81,400.00

20% Contingency \$16,280.00

Total Construction Cost \$97,680.00

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

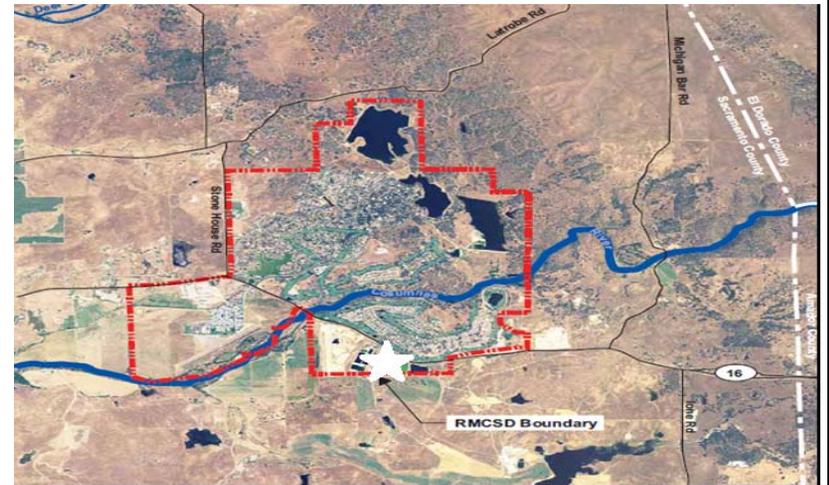
Project Number:	17-2-08	Project Name:	Piping Connection - Sludge Discharge to Drying Beds
Location:	Wastewater Treatment Plant	Project Type:	Sewer

Description: Reconfiguration of Drying Bed Discharge Piping

Wastewater Treatment Plant

Justification: Facility Improvement

Notes: Wastewater Treatment Plant increased distribution capacity



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Administration/Management		\$13,595	\$13,595
	Planning/Environmental		\$13,595	\$13,595
	Engineering		\$40,785	\$40,785
	Construction		\$271,900	\$271,900
	Construction Management/Inspection		\$40,785	\$40,785
	Total	\$0	\$380,660	\$380,660

Rancho Murieta Community Services District
Project Name: Piping Connection - Sludge Discharge to Drying Beds
Job Number: 17-2-08

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
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1	14" Pipe	1,000	LF	\$130.00	\$130,000.00
2	Valves and Appurtenances	1	LS	\$15,000.00	\$15,000.00
3	Minor Grading	1	LS	\$3,000.00	\$3,000.00
4	Permit Modifications	1	LS	\$8,000.00	\$8,000.00
5	Pump Station	1	LS	\$50,000.00	\$50,000.00
6	Mobilization (10%)	1	LS	\$20,600.00	\$20,600.00

Subtotal \$226,600.00

20% Contingency \$45,320.00

Total Construction Cost \$271,920.00

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

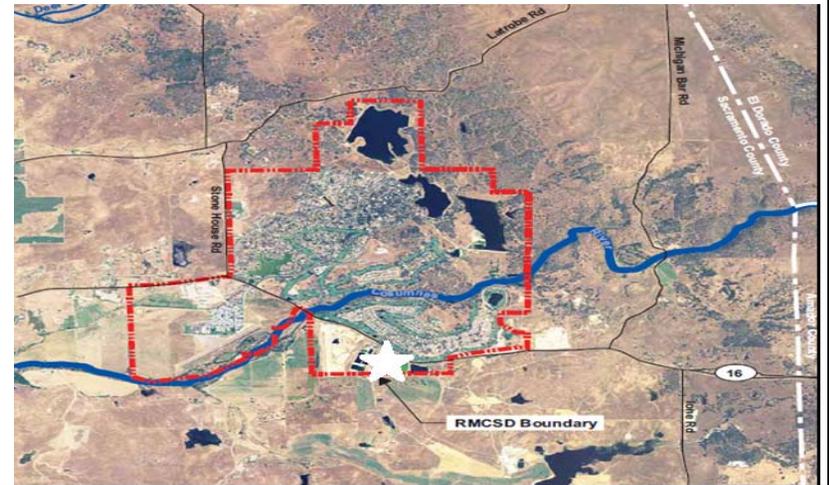
Project Number:	17-2-09	Project Name:	Sludge Dredge & Filter Skid for Ponds
Location:	Wastewater Treatment Plant	Project Type:	Sewer

Description: Purchase of Sludge Dredge and Filter Skids

Wastewater Treatment Plant

Justification: Preventative Maintenance

Notes: Expanded solids handling process in ponds at Wastewater Treatment Plant



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
PROJECT COST	Administration/Management		\$16,830	\$16,830
	Planning/Environmental		\$16,830	\$16,830
	Engineering		\$50,490	\$50,490
	Construction		\$336,600	\$336,600
	Construction Management/Inspection		\$50,490	\$50,490
	Total	\$0	\$471,240	\$471,240

Rancho Murieta Community Services District

Project Name: Sludge Dredge & Filter Skid for Ponds

Job Number: 17-2-09

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
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1	Flump Dredge (Crisafulli)	1	LS	\$110,000.00	\$110,000.00
2	Filter Skids	1	LS	\$135,000.00	\$135,000.00
3	Site Modifications for Dredge	1	LS	\$10,000.00	\$10,000.00
4	Mobilization (10%)	1	LS	\$25,500.00	\$25,500.00

Subtotal \$280,500.00

20% Contingency \$56,100.00

Total Construction Cost \$336,600.00

<http://www.crisafullipumps.com/dredges/flump>

3" Standard Duty

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

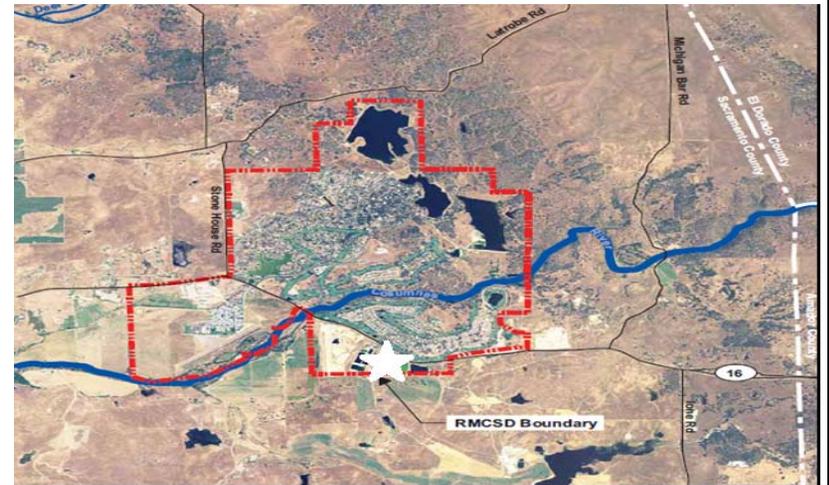
Project Number:	17-2-10	Project Name:	Headworks
Location:	Wastewater Treatment Plant	Project Type:	Sewer

Description: Construction of Headworks at Wastewater Treatment Plant

Wastewater Treatment Plant

Justification: Facility Improvement, Regulatory

Notes: Regulatory Improvement - Primary Screening and Treatment



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Administration/Management		\$22,900	\$22,900
	Planning/Environmental		\$22,900	\$22,900
	Engineering		\$68,700	\$68,700
	Construction		\$458,000	\$458,000
	Construction Management/Inspection		\$68,700	\$68,700
	Total	\$0	\$641,200	\$641,200

Rancho Murieta Community Services District

Project Name: Headworks

Job Number: 17-2-10

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
1	Hydroscience Estimate* (50% Design)	1	LS	\$450,000.00	\$450,000.00
2	Permit Modifications	1	LS	\$8,000.00	\$8,000.00

Subtotal \$458,000.00

Total Construction Cost \$458,000.00

* Estimate completed in 2010. Updated to 2017 unit pricing.

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

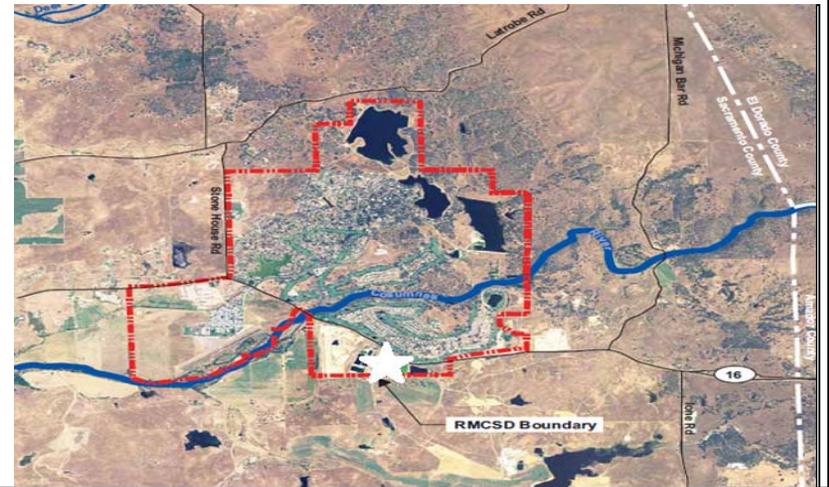
Project Number:	17-2-13	Project Name:	Motor Actuated Valve for Sludge Drying Bed
Location:	Wastewater Treatment Plant	Project Type:	Sewer

Description: Mechanical Plumbing Modifications

Wastewater Treatment Plant

Justification: Facility Improvement

Notes: Expanded solids handling process in ponds at Wastewater Treatment Plant



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
<i>PROJECT COST</i>	Project Administration		\$2,110	\$2,110
	Planning/Environmental		\$2,110	\$2,110
	Engineering		\$6,330	\$6,330
	Construction		\$42,200	\$42,200
	Construction Management/Inspection		\$6,330	\$6,330
	Total	\$0	\$60,000	\$60,000

Rancho Murieta Community Services District

Project Name: Sludge Drying Bed Motorized Valve

Job Number: 17-2-13

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
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1	Demo	1	LS	\$2,000.00	\$2,000.00
2	Materials	1	LS	\$30,000.00	\$30,000.00
3	Mobilization (10%)	1	LS	\$3,200.00	\$3,200.00

Subtotal \$35,200.00

20% Contingency \$7,040.00

Total Construction Cost \$42,240.00

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

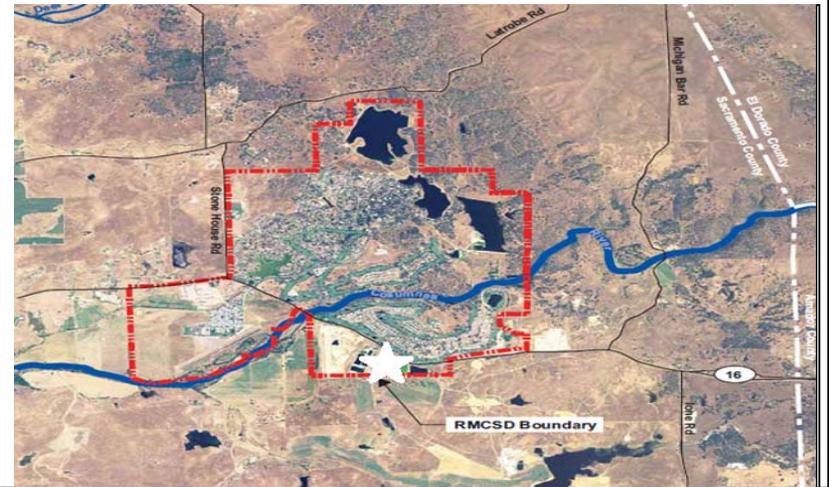
Project Number:	17-2-14	Project Name:	Yellow Bridge Sewer Force Main Improvements
Location:	Yellow Bridge	Project Type:	Wastewater

Description: Mechanical Plumbing Modifications

Yellow Bridge

Justification: Facility Improvement

Notes: Sewer collection system reliability due to system expansion triggered by growth



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
PROJECT COST	Project Administration		\$5,940	\$5,940
	Planning/Environmental		\$5,940	\$5,940
	Engineering		\$17,820	\$17,820
	Construction		\$118,800	\$118,800
	Construction Management/Inspection		\$17,820	\$17,820
	Total	\$0	\$167,000	\$167,000

Rancho Murieta Community Services District

Project Name: Force Main Modification

Job Number: 17-2-14

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
1	Demolition	1	LS	\$5,000.00	\$5,000.00
2	Vault	1	LS	\$10,000.00	\$10,000.00
3	Sewer Force Main Modifications	1	LS	\$45,000.00	\$45,000.00
4	Recycled Water Line Modifications	1	LS	\$30,000.00	\$30,000.00
5	Mobilization (10%)	1	LS	\$9,000.00	\$9,000.00

Subtotal \$99,000.00

20% Contingency \$19,800.00

Total Construction Cost \$118,800.00

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

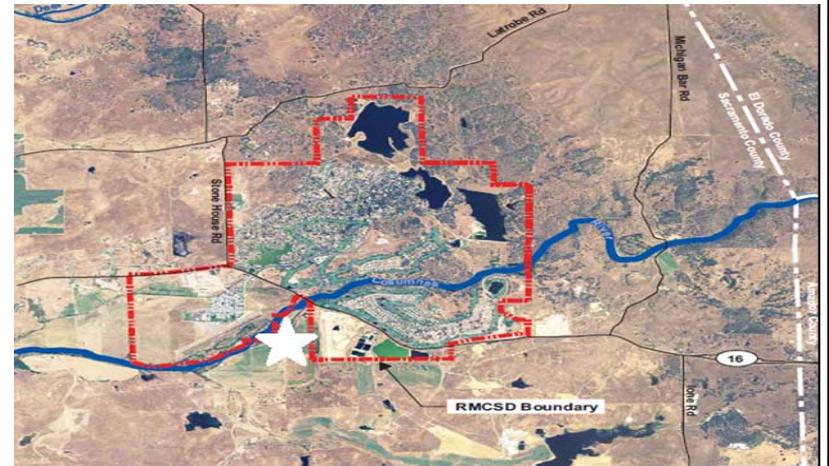
Project Number:	17-2-15	Project Name:	Anderson Ranch Spray Field 4
Location:	Anderson Ranch Fields	Project Type:	Sewer

Description: Wastewater Disposal Capacity for Peak Year Flows

Justification: Facility Expansion

Notes:

Rancho Murieta Community Services District



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Administration/Management		\$44,500	\$44,500
	Planning/Environmental		\$44,500	\$44,500
	Engineering/Right-of-Way		\$89,000	\$89,000
	Construction		\$890,000	\$890,000
	Construction Management/Inspection		\$111,250	\$111,250
	Total	\$0	\$1,179,250	\$1,179,250

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

Project Number:	17-2-11	Project Name:	Commercial Area Drainage Slide Gate Automation
Location:	Commercial District	Project Type:	Drainage

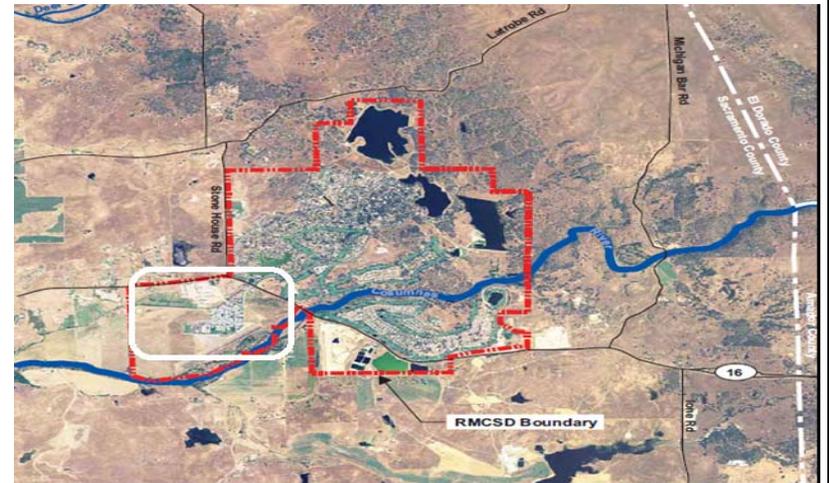
Description: Construction/Installation of an Automated Slide Gate

Commercial District

Justification: Regulatory

Notes: Flood Protection

	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
PROJECT COST	Adminstration/Management		\$1,980	\$1,980
	Planning/Environmental		\$1,980	\$1,980
	Engineering		\$5,940	\$5,940
	Construction		\$39,600	\$39,600
	Construction Management/Inspection		\$5,940	\$5,940
	Total	\$0	\$55,440	\$55,440



Rancho Murieta Community Services District
Project Name: Commercial Area Drainage Slide Gate Automation
Job Number: 17-2-11

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
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1	Lift Motor	1	LS	\$5,000.00	\$5,000.00
2	Electrical Controls & Autodialer	1	LS	\$5,000.00	\$5,000.00
3	Electrical Service and Service Conduits	1	LS	\$20,000.00	\$20,000.00
4	Mobilization (10%)	1	LS	\$3,000.00	\$3,000.00

Subtotal	\$33,000.00
20% Contingency	\$6,600.00
Total Construction Cost	<u><u>\$39,600.00</u></u>

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

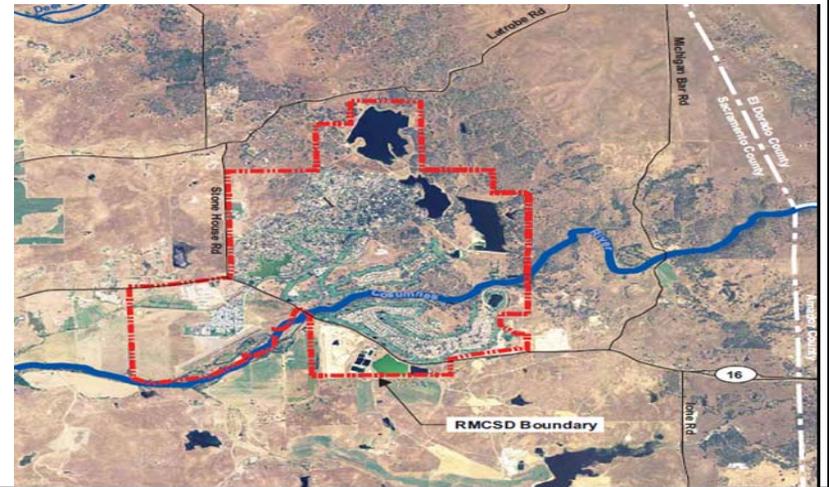
Project Number:	17-2-12	Project Name:	Stormwater Monitoring Testing Equipment
Location:	Maintenance Equipment	Project Type:	Drainage

Description: Purchase of Stormwater Monitoring and Testing Equipment

Rancho Murieta Community Services District

Justification: Regulatory

Notes: Regulatory - NPDES Stormwater Quality Monitoring



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Administration/Management		\$1,560	\$1,560
	Planning/Environmental		\$1,560	\$1,560
	Engineering		\$4,680	\$4,680
	Construction		\$31,200	\$31,200
	Construction Management/Inspection		\$4,680	\$4,680
	Total	\$0	\$43,680	\$43,680

Rancho Murieta Community Services District

Project Name: Stormwater Monitoring Testing Equipment

Job Number: 17-2-12

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
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1	Portable Sampling Device	1	LS	\$4,000.00	\$4,000.00
2	Portable Turbidity Meter	1	LS	\$5,000.00	\$5,000.00
3	Portable Chemical Analyzer	1	LS	\$8,000.00	\$8,000.00
4	Misc. Apurtenances	1	LS	\$5,000.00	\$5,000.00
5	Staff Training	2	EA	\$2,000.00	\$4,000.00

Subtotal \$26,000.00

20% Contingency \$5,200.00

Total Construction Cost \$31,200.00

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

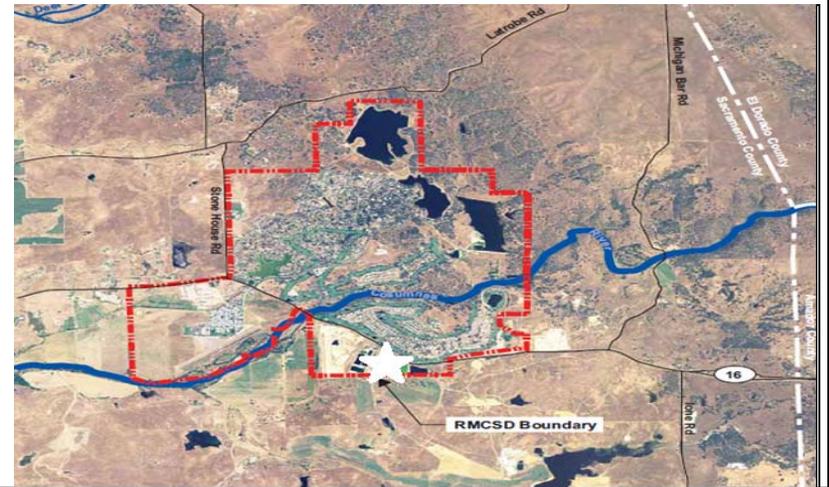
Project Number:	17-2-16	Project Name:	Trash Containment Structures
Location:	Throughout District	Project Type:	Drainage

Description: Screening Structures

Throughout District

Justification: Regulatory

Notes: Regulatory - NPDES Stormwater



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
PROJECT COST	Project Administration		\$4,090	\$4,090
	Planning/Environmental		\$4,090	\$4,090
	Engineering		\$12,270	\$12,270
	Construction		\$81,800	\$81,800
	Construction Management/Inspection		\$12,270	\$12,270
	Total	\$0	\$115,000	\$115,000

Rancho Murieta Community Services District

Project Name: Trash Containment Structures

Job Number: 17-2-16

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
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1	Structures	10	EA	\$5,000.00	\$50,000.00
2	Mechanical Plumbing Modifications	10	EA	\$1,200.00	\$12,000.00
3	Mobilization (10%)	1	LS	\$6,200.00	\$6,200.00

Subtotal \$68,200.00

20% Contingency \$13,640.00

Total Construction Cost \$81,840.00

**Rancho Murieta Community Services District
Capital Improvement Program**

PROJECT DATA FORM

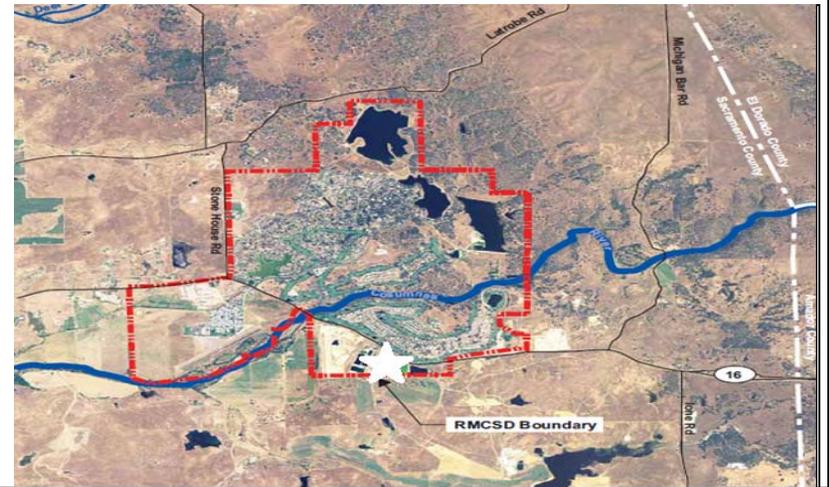
Project Number:	17-4-01	Project Name:	District Administration Building Remodel/Expansion
Location:	District Administration Building	Project Type:	Administrative

Description: Construction of New District Headquarters

District Headquarters

Justification: Facility Improvement

Notes: Additional Support Staff & Expanded Meeting Room



	Item	Previous Expenditures	Cost Estimate	Total
PROJECT COST	Project Administration		\$14,320	\$14,320
	Planning/Environmental		\$14,320	\$14,320
	Engineering		\$42,960	\$42,960
	Construction		\$286,400	\$286,400
	Construction Management/Inspection		\$42,960	\$42,960
	Total	\$0	\$400,960	\$400,960

Rancho Murieta Community Services District
Project Name: District Administration Building Remodel/Expansion
Job Number: 17-4-01

Engineer's Estimate of Probable Cost

Item No.	Item Description	Estimated Quantity	Unit of Measure	Unit Cost	Item Total
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1	Building Expansion	4,000	SF	\$35.00	\$140,000.00
2	Electrical/Mechanical Plumbing Modifications	1	LS	\$50,000.00	\$50,000.00
3	Site Work	1	LS	\$15,000.00	\$15,000.00
4	Furniture	1	LS	\$12,000.00	\$12,000.00
5	Mobilization (10%)	1	LS	\$21,700.00	\$21,700.00

Subtotal \$238,700.00

20% Contingency \$47,740.00

Total Construction Cost \$286,440.00

MEMORANDUM

Date: November 1, 2017
To: Improvements Committee
From: Paul Siebensohn, Director of Field Operations
Subject: Approve Purchase of Field Operations Truck

RECOMMENDED ACTION

To be determined after committee discussion.

Approve the proposal from Fritts Ford for the purchase of a replacement Field Operations truck, in an amount not to exceed \$35,537.16. Funding is to come from Sewer Replacement Reserves, CIP 16-01-2.

Or

Approve the proposal from Folsom Lake Ford for the purchase of a replacement Field Operations truck, in an amount not to exceed \$39,610.11. Funding is to come from Sewer Replacement Reserves, CIP 16-01-2.

BACKGROUND

A request for proposal sheet with general specifications was distributed to six (6) Ford dealerships, for a new 2017 Ford F-350 two wheel drive truck with an inverter and tool box body. Total cost to include applicable taxes, delivery and licensing. Three (3) dealership proposals were received with only one for a 2017 but at a higher cost than the 2018's due to it having added options. The cost spread of the bids received is \$4,318.10. Apparently, it is more cost effective for Ford dealerships to build a fleet vehicle to the need. The 2017 bidded truck had some additional options that were not requested, Sync - voice activated blue-tooth for hands free phone, cruise control, steel road wheels, and spare tire. Yes, the spare tire is an added option which is around \$350 with purchase but around \$680 if needed at a later date. Dealerships have conveyed that hands free phone is becoming standard due to the law and safety. I contacted Folsom Lake Ford and they said they could possibly come down slightly on their cost and that was the closest in stock truck they had, which is currently available for delivery.

The low bidder for a 2018 truck was Fritts Ford, a Riverside area dealership. I emailed the Fritts Ford salesperson to confirm they would honor the bid, including delivery to us. They responded and said they would honor the bid and deliver it. If ordered, expected delivery timeframe would be five (5) months out. Table of bids shown below.

Dealership	Bid Amount
Elk Grove Ford	\$35,537.16 2018
Folsom Lake Ford	\$39,610.11 2017 – with some added options \$37,145.74 2018
Fritts Ford	\$35,292.01 2018
Future Ford	No response
Downtown Ford	No response
Geweke Ford	No response

This truck would replace truck #812, a 2001 F-250, which currently has approximately 110,978 miles and countless run hours on it. It was purchased originally from the Sewer Budget and reserved for a 5-year

replacement under that budget. Costs to maintain this vehicle are running too high to keep it as a valuable asset and we would like to get rid of it as a surplus item. An F-350 was chosen as the cost of a F-250 with an upgraded suspension are relative and the new vehicle would be utilized for towing heavy equipment such as sewer jetting trailer and Ditch Witch vacuum excavator.

Another option could be going out to bid again if its determined that having the Sync option for hands free phone is to be included.

REQUEST FOR PROPOSAL TO SUPPLY VEHICLE

Rancho Murieta Community Services District

(Return a complete quote by October 31, 2017 by 11:00 am to be considered)

YEAR - 2017 2018

- ✓ Ford F350 – single rear wheel XL 4x2, White
- ✓ Regular cab 6.2 L V-8,
- ✓ Automatic Transmission
- ✓ Air Conditioning
- ✓ Electric Windows and Door Locks
- ✓ Vinyl floor covering
- ✓ California Emissions
- ✓ Heavy Duty Alternator – 200 amps
- ✓ 4 wheel disc brakes with ABS & Trailer sway control system
- ✓ 10,500# GVWR suspension package / 13,200# towing — *TOWING 13,000 lb*
- ✓ Tow package with class IV receiver, 7 pin hitch plug and trailer brake controller
- ✓ Harbor 9' Utility, material rack, and stainless steel lift-lids (or equal)
- ✓ Wilton 5" Jaw/3 ¼ throat depth vice, mounted on curb side of rear bumper.
- ✓ 2000 watt power inverter 120v outlet mounted on curb-side, inside front cabinet

Government Discount Code "QU286"

Complete vehicle price

Sac County Sales Tax (7.75%)

Licensing, Registration, & Delivery

32,746.04
8.75% title fee
2,537.82 7.75% tax
35,292.61

All Included
Included

TOTAL DIRECT PURCHASE PRICE

Date Quoted: 10/25

Dealer: Fritts Ford

By: Viki Garray

Print Name: VIKI GARRAY

Contact Phone: 951-353-8800
vgaray@FrittsFord.com

Quotation Good Through: 1-1-18
(Must be minimum of 45 days to allow processing)

Contact Paul Siebensohn at psiebensohn@rmcsd.com at (916) 354-3700 for questions.

Please see attached specs



Selected Options

Code	Description
Base Vehicle	
F3E	Base Vehicle Price (F3E)
Packages	
630A	<p>Order Code 630A</p> <p><i>Includes:</i></p> <ul style="list-style-type: none"> - Engine: 6.2L 2-Valve SOHC EFI NA V8 (Flex-Fuel) - Transmission: TorqShift 6-Speed Automatic (6R140) Includes SelectShift. - 3.73 Axle Ratio - GVWR: TBD - Wheels: 18" Argent Painted Steel Includes painted hub covers/center ornaments. - Tires: LT275/65R18E BSW AS - HD Vinyl 40/20/40 Split Bench Seat Includes center armrest, cupholder, storage and driver's side manual lumbar. - Radio: AM/FM Stereo Includes 4-speakers.
Powertrain	
996	Engine: 6.2L 2-Valve SOHC EFI NA V8 (Flex-Fuel)
44P	Transmission: TorqShift 6-Speed Automatic (6R140)
X37	<i>Includes SelectShift.</i>
STDGV	3.73 Axle Ratio
	GVWR: TBD
Wheels & Tires	
TCH	Tires: LT275/65R18E BSW AS
64F	Wheels: 18" Argent Painted Steel
	<i>Includes painted hub covers/center ornaments.</i>
Seats & Seat Trim	
A	HD Vinyl 40/20/40 Split Bench Seat
	<i>Includes center armrest, cupholder, storage and driver's side manual lumbar.</i>
Other Options	
PAINT	Monotone Paint Application
145WB	145" Wheelbase
90L	Power Equipment Group

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Selected Options (cont'd)

Code	Description
	<i>Deletes passenger side lock cylinder. Includes upgraded door-trim panel.</i> <i>Includes:</i> - Accessory Delay - Trailer Tow Mirrors w/Power Heated Glass <i>Includes manual telescoping, heated convex spotter mirror and integrated clearance lamps/turn signals.</i> - MyKey <i>Includes owner controls feature.</i> - Perimeter Alarm - Power Front Seat Windows <i>Includes 1-touch up/down driver/passenger window.</i> - Power Locks - Remote Keyless Entry
61J	2-Ton Mechanical Jack REQUIRED in Rhode Island.
52B	Trailer Brake Controller <i>Verified to be compatible with electronic actuated drum brakes only.</i> <i>Includes smart trailer tow connector.</i>
59H	Center High-Mounted Stop Lamp (CHMSL)
587	Radio: AM/FM Stereo <i>Includes 4-speakers.</i>
Emissions	
425	50-State Emissions System
Interior Colors	
AS_04	Medium Earth Gray
Primary Colors	
Z1_01	Oxford White

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Selected Equipment & Specs

Dimensions

- * Exterior length: 230.7"
- * Exterior width: 80.0"
- * Wheelbase: 145.0"
- * Rear track: 68.1"
- * Min ground clearance: 8.6"
- * Front headroom: 40.8"
- * Front shoulder room: 66.7"
- * Cargo volume: 11.6cu.ft.
- * Cab to axle: 60.0"
- * Exterior height: 77.9"
- * Front track: 68.3"
- * Turning radius: 25.0'
- * Front legroom: 43.9"
- * Front hiproom: 62.5"
- * Passenger volume: 64.6cu.ft.
- * Maximum cargo volume: 11.6cu.ft.

Powertrain

- * 385hp 6.2L SOHC 16 valve V-8 engine with variable valve control, SMPI
- * federal
- * Rear-wheel drive
- * Fuel Economy Highway: N/A
- * Recommended fuel : regular unleaded
- * TorqShift 6 speed automatic transmission with overdrive
- * Fuel Economy Cty: N/A

Suspension/Handling

- * Front Twin I-Beam independent suspension with anti-roll bar, HD shocks
- * Firm ride Suspension
- * Front and rear 18 x 8 argent steel wheels
- * Rear rigid axle leaf spring suspension with anti-roll bar, HD shocks
- * Hydraulic power-assist re-circulating ball Steering
- * LT275/65SR18 EBSW AS front and rear tires

Body Exterior

- * 2 doors
- * Turn signal indicator in mirrors
- * Black bumpers
- * Clearcoat paint
- * Driver and passenger power remote heated folding door mirrors with turn signal indicator
- * Black door mirrors
- * Trailer harness
- * Front and rear 18 x 8 wheels

Convenience

- * Manual air conditioning with air filter
- * Driver and passenger 1-touch up
- * Remote power door locks with 2 stage unlock and illuminated entry
- * Manual telescopic steering wheel
- * 1 1st row LCD monitor
- * Passenger visor mirror
- * Power front windows
- * Driver and passenger 1-touch down
- * Manual tilt steering wheel
- * Day-night rearview mirror
- * Front cupholders
- * Driver and passenger door bins

Seats and Trim

- * Seating capacity of 3
- * 4-way driver seat adjustment
- * 4-way passenger seat adjustment
- * Front 40-20-40 split-bench seat
- * Manual driver lumbar support
- * Centre front armrest with storage

Entertainment Features

- * AM/FM stereo radio
- * Fixed antenna
- * 4 speakers

Lighting, Visibility and Instrumentation

- * Halogen aero-composite headlights
- * Fully automatic headlights
- * Delay-off headlights
- * Variable intermittent front windshield wipers

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Selected Equipment & Specs (cont'd)

- * Light tinted windows
- * Tachometer
- * Outside temperature display
- * Trip computer
- * Front reading lights
- * Oil pressure gauge
- * Low tire pressure warning
- * Trip odometer

Safety and Security

- * 4-wheel ABS brakes
- * 4-wheel disc brakes
- * ABS and driveline traction control
- * Dual seat mounted side impact airbag supplemental restraint system
- * Remote activated perimeter/approach lighting
- * Security system
- * Manually adjustable front head restraints
- * Brake assist with hill hold control
- * Electronic stability control
- * Dual front impact airbag supplemental restraint system with passenger cancel
- * Safety Canopy System curtain 1st row overhead airbag supplemental restraint system
- * Power remote door locks with 2 stage unlock and panic alarm
- * MyKey restricted driving mode

Dimensions

General Weights

Curb	5655 lbs.	GVWR	10500 lbs.
Front GAWR	3950 lbs.	Rear GAWR	6780 lbs.
Payload	4870 lbs.	Front curb weight	3286 lbs.
Rear curb weight	2369 lbs.	Front axle capacity	5250 lbs.
Rear axle capacity	7280 lbs.	Front spring rating	3950 lbs.
Rear spring rating	6780 lbs.	Front tire/wheel capacity	6830 lbs.
Rear tire/wheel capacity	6830 lbs.		

Trailer Type

Harness	Yes	Brake controller	Yes
Trailer sway control	Yes		

General Trailering

5th-wheel towing capacity	12900 lbs.	Towing capacity	13000 lbs.
GCWR	19500 lbs.		

Fuel Tank type

Capacity	40 gal.
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Off Road

Min ground clearance	9 "
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Interior cargo

Cargo volume	11.6 cu.ft.	Maximum cargo volume	11.6 cu.ft.
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Rear Frame

Height loaded	27 "	Height unloaded	32 "
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Powertrain

Engine Type

Block material	Iron	Cylinders	V-8
Head material	Aluminum	Ignition	Electronic
Injection	Sequential MPI	Liters	6.2L
Orientation	Longitudinal	Recommended fuel	Regular unleaded
Valves per cylinder	2	Valvetrain	SOHC
Variable valve control	Yes		

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Selected Equipment & Specs (cont'd)

Engine Spec

Bore	4.02"	Compression ratio	9.8:1
Displacement	379 cu.in.	Stroke	3.74"

Engine Power

SAEJ1349 AUG2004 compliant	Yes	Output	385 HP @ 5,750 RPM
Torque	430 ft.-lb @ 3,800 RPM		

Alternator

Type	HD	Amps	200
------	----	------	-----

Battery

Amp hours	72	Cold cranking amps	650
Run down protection	Yes		

Transmission

Electronic control	Yes	Lock-up	Yes
Overdrive	Yes	Speed	6
Type	Automatic		

Transmission Gear Ratios

1st	3.974	2nd	2.318
3rd	1.516	4th	1.149
5th	0.858	6th	0.674
Reverse Gear ratios	3.128		

Transmission Torque Converter

Stall ratio	1.90
-------------	------

Transmission Extras

Driver selectable mode	Yes	Sequential shift control	SelectShift
Oil cooler	Regular duty		

Drive Type

Type	Rear-wheel
------	------------

Drive Feature

Traction control	ABS and driveline
------------------	-------------------

Drive Axle

Ratio	3.73
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Exhaust

Material	Stainless steel	System type	Single
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Emissions

CARB	Federal	EPA	Tier 2 Bin 8
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Fuel Economy

Fuel type	Gasoline
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Fuel Economy (Alternate 1)

Fuel type	E85
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Driveability

Brakes

ABS	4-wheel	ABS channels	4
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Selected Equipment & Specs (cont'd)

Type	4-wheel disc	Vented discs	Front and rear
<i>Brake Assistance</i>			
Brake assist	Yes	Hill hold control	Yes
<i>Suspension Control</i>			
Ride	Firm	Electronic stability control	Stability control with anti-roll
<i>Front Suspension</i>			
Independence	Twin I-Beam independent	Anti-roll bar	Regular
<i>Front Spring</i>			
Type	Coil	Grade	Regular
<i>Front Shocks</i>			
Type	HD		
<i>Rear Suspension</i>			
Independence	Rigid axle	Type	Leaf
Anti-roll bar	Regular		
<i>Rear Spring</i>			
Type	Leaf	Grade	HD
<i>Rear Shocks</i>			
Type	HD		
<i>Steering</i>			
Activation	Hydraulic power-assist	Type	Re-circulating ball
<i>Steering Specs</i>			
# of wheels	2		

Exterior

<i>Front Wheels</i>			
Diameter	18"	Width	8.00"
<i>Rear Wheels</i>			
Diameter	18"	Width	8.00"
<i>Front and Rear Wheels</i>			
Appearance	Argent	Material	Steel
Covers	Hub		
<i>Front Tires</i>			
Aspect	65	Diameter	18"
Sidewalls	BSW	Speed	S
Tread	AS	Type	LT
Width	275mm	LT load rating	E
RPM	652		
<i>Rear Tires</i>			
Aspect	65	Diameter	18"
Sidewalls	BSW	Speed	S
Tread	AS	Type	LT
Width	275mm	LT load rating	E

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Selected Equipment & Specs (cont'd)

RPM	652		
<i>Wheels</i>			
Front track	68.3"	Rear track	68.1"
Turning radius	25.0'	Wheelbase	145.0"
<i>Body Features</i>			
Front license plate bracket	Yes	Body material	Aluminum
Side impact beams	Yes		
<i>Body Doors</i>			
Door count	2		
<i>Exterior Dimensions</i>			
Length	230.7"	Body width	80.0"
Body height	77.9"	Cab to axle	60.0"
Axle to end of frame	47.2"	Frame section modulus	12.7cu.in.
Frame yield strength (psi)	50000.0	Frame rail width	34.1"
Front bumper to Front axle	38.3"	Cab to end of frame	107.2"
Front bumper to back of cab	123.7"		
<i>Safety</i>			
<i>Airbags</i>			
Driver front-impact	Yes	Driver side-impact	Seat mounted
Overhead Safety Canopy System curtain 1st row		Passenger front-impact	Cancellable
Passenger side-impact	Seat mounted		
<i>Seatbelt</i>			
Height adjustable	Front		
<i>Security</i>			
Panic alarm	Yes	Restricted driving mode	MyKey
<i>Seating</i>			
<i>Passenger Capacity</i>			
Capacity	3		
<i>Front Seats</i>			
Split	40-20-40	Type	Split-bench
<i>Driver Seat</i>			
Fore/aft	Manual	Reclining	Manual
Way direction control	4	Lumbar support	Manual
<i>Passenger seat</i>			
Fore/aft	Manual	Reclining	Manual
Way direction control	4		
<i>Front Head Restraint</i>			
Control	Manual	Type	Adjustable
<i>Front Armrest</i>			
Centre	Yes	Storage	Yes
<i>Front Seat Trim</i>			

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Selected Equipment & Specs (cont'd)

Material	Vinyl	Back material	Vinyl
Convenience			
<i>AC And Heat Type</i>			
Air conditioning	Manual	Air filter	Yes
<i>Audio System</i>			
Radio	AM/FM stereo	Radio grade	Regular
Seek-scan	Yes		
<i>Audio Speakers</i>			
Speaker type	Regular	Speakers	4
<i>Audio Antenna</i>			
Type	Fixed		
<i>LCD Monitors</i>			
1st row	1	Primary monitor size (inches)	2.3
<i>Convenience Features</i>			
Retained accessory power	Yes	12V DC power outlet	2
<i>Door Lock Activation</i>			
Type	Power with 2 stage unlock	Remote	Keyfob (all doors)
Integrated key/remote	Yes		
<i>Instrumentation Type</i>			
Display	Analog		
<i>Instrumentation Gauges</i>			
Tachometer	Yes	Oil pressure	Yes
Engine temperature	Yes	Transmission fluid temp	Yes
Engine hour meter	Yes		
<i>Instrumentation Warnings</i>			
Oil pressure	Yes	Engine temperature	Yes
Battery	Yes	Lights on	Yes
Key	Yes	Low fuel	Yes
Door ajar	Yes	Service interval	Yes
Brake fluid	Yes	Low tire pressure	Yes
<i>Instrumentation Displays</i>			
Clock	In-radio display	Exterior temp	Yes
Systems monitor	Yes		
<i>Instrumentation Feature</i>			
Trip computer	Yes	Trip odometer	Yes
<i>Steering Wheel Type</i>			
Material	Urethane	Tilting	Manual
Telescoping	Manual		
<i>Front Side Windows</i>			
Window 1st row activation	Power		
<i>Window Features</i>			
1-touch down	Driver and passenger	1-touch up	Driver and passenger

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



Selected Equipment & Specs (cont'd)

Tinted	Light		
<i>Front Windshield</i>			
Wiper	Variable intermittent		
<i>Rear Windshield</i>			
Window	Fixed		
Interior			
<i>Passenger Visor</i>			
Mirror	Yes		
<i>Rear View Mirror</i>			
Day-night	Yes		
<i>Headliner</i>			
Coverage	Full	Material	Cloth
<i>Floor Trim</i>			
Coverage	Full	Covering	Vinyl/rubber
<i>Trim Feature</i>			
Gear shift knob	Urethane	Interior accents	Chrome
<i>Lighting</i>			
Dome light type	Fade	Front reading	Yes
Illuminated entry	Yes	Variable IP lighting	Yes
<i>Storage</i>			
Driver door bin	Yes	Front Beverage holder(s)	Yes
Glove box	Locking	Passenger door bin	Yes
Illuminated	Yes	Instrument panel	Bin
Dashboard	Covered		
<i>Legroom</i>			
Front	43.9"		
<i>Headroom</i>			
Front	40.8"		
<i>Hip Room</i>			
Front	62.5"		
<i>Shoulder Room</i>			
Front	66.7"		
<i>Interior Volume</i>			
Passenger volume	64.6 cu.ft.		

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

REQUEST FOR PROPOSAL TO SUPPLY VEHICLE

Rancho Murieta Community Services District

(Return a complete quote by October 31, 2017 by 11:00 am to be considered)

YEAR - 2018

Ford F350 – single rear wheel XL 4x2, White

Regular cab 6.2 L V-8,
Automatic Transmission
Air Conditioning
Electric Windows and Door Locks
Vinyl floor covering
California Emissions
Heavy Duty Alternator – 200 amps
4 wheel disc brakes with ABS & Trailer sway control system
10,500# GVWR suspension package / 13,200# towing
Tow package with class IV receiver, 7 pin hitch plug and trailer brake controller

Harbor 9' Utility, material rack, and stainless steel lift-lids (or equal)
Wilton 5" Jaw/3 ¾ throat depth vice, mounted on curb side of rear bumper.
2000 watt power inverter 120v outlet mounted on curb-side, inside front cabinet

Government Discount Code "QU286"

Complete vehicle price	<u>34,474.00</u>
Sac County Sales Tax (7.75%)	<u>2,671.74</u>
Licensing, Registration, & Delivery	Included
<u>TOTAL DIRECT PURCHASE PRICE</u>	<u>37,145.74</u>

Date Quoted: 10/24/2017 Dealer: Folsom Lake Ford

By: Ted King

Print Name: Ted King, Fleet Manager

Contact Phone: 916.351.4278

Quotation Good Through:
(*Must be minimum of 45 days to allow processing*)

Contact Paul Siebensohnat psiebensohn@rmcsd.com at (916) 354-3700 for questions.

REQUEST FOR PROPOSAL TO SUPPLY VEHICLE

Rancho Murieta Community Services District

(Return a complete quote by October 31, 2017 by 11:00 am to be considered)

YEAR - 2017 (in-stock vehicle)

Ford F350 – single rear wheel XL 4x2, White
Regular cab 6.2 L V-8, Automatic Transmission, California Emissions
Electric Windows and Door Locks, Air Conditioning, Vinyl floor covering
Heavy Duty Alternator – 200 amps
4 wheel disc brakes with ABS & Trailer sway control system
10,500# GVWR suspension package / 13,200# towing
Tow package with class IV receiver, 7 pin hitch plug and trailer brake controller

Harbor 9' Utility, material rack, and stainless steel lift-lids (or equal)
Wilton 5" Jaw/3 ¾ throat depth vice, mounted on curb side of rear bumper.
2000 watt power inverter 120v outlet mounted on curb-side, inside front cabinet

NOTE; In-stock 2017 vehicle has Sync voice-activated blue tooth, cruise, steel road wheels and spare tire, as un-spec'd items

Government Discount Code "QU286"

Complete vehicle price	<u>36,753.00</u>
Sac County Sales Tax (7.75%)	<u>2,848.36</u>
Licensing, Registration, & Delivery	Included
<u>TOTAL DIRECT PURCHASE PRICE</u>	<u>39,610.11</u>

Date Quoted: 10/24/2017

Dealer: Folsom Lake Ford

By: Ted King

Print Name: Ted King, Fleet Manager

Contact Phone: 916.351.4278 Direct

Quotation Good Through: 12/09/2017
(*Must be minimum of 45 days to allow processing*)

Contact Paul Siebensohn at psiebensohn@rmcsd.com (916) 354-3700 for questions.

REQUEST FOR PROPOSAL TO SUPPLY VEHICLE

Rancho Murieta Community Services District

(Return a complete quote by October 31, 2017 by 11:00 am to be considered)

YEAR - 2017 2018

Ford F350 – single rear wheel XL 4x2, White

- Regular cab 6.2 L V-8,
- Automatic Transmission
- Air Conditioning
- Electric Windows and Door Locks
- Vinyl floor covering
- California Emissions
- Heavy Duty Alternator – 200 amps
- 4 wheel disc brakes with ABS & Trailer sway control system
- 10,500# GVWR suspension package / 13,200# towing
- Tow package with class IV receiver, 7 pin hitch plug and trailer brake controller

- Harbor 9' Utility, material rack, and stainless steel lift-lids (or equal)
- Wilton 5" Jaw/3 3/4 throat depth vice, mounted on curb side of rear bumper.
- 2000 watt power inverter 120v outlet mounted on curb-side, inside front cabinet

Government Discount Code "QU286"

Complete vehicle price	<u>32,973</u>
Sac County Sales Tax (7.75%)	<u>2555.41</u>
Licensing, Registration, & Delivery	Included <u>TIRE PEG 8.75</u>
<u>TOTAL DIRECT PURCHASE PRICE</u>	<u>35,537.16</u>

Date Quoted: 10/25/17 Dealer: Elk Grove Ford
 By: [Signature]
 Print Name: Bryan Clark
 Contact Phone: 916 201-4683

Quotation Good Through: 12/15/17
(Must be minimum of 45 days to allow processing)

Contact Paul Siebensohn at psiebensohn@rmcsd.com at (916) 354-3700 for questions.

MEMORANDUM

Date: November 1, 2017
To: Improvements Committee
From: Paul Siebensohn, Director of Field Operations
Subject: Discuss Waste Water Reclamation Plant – Filter Control Programmable Logic Controller Replacement

RECOMMENDATION

No recommendation – discussion only.

BACKGROUND

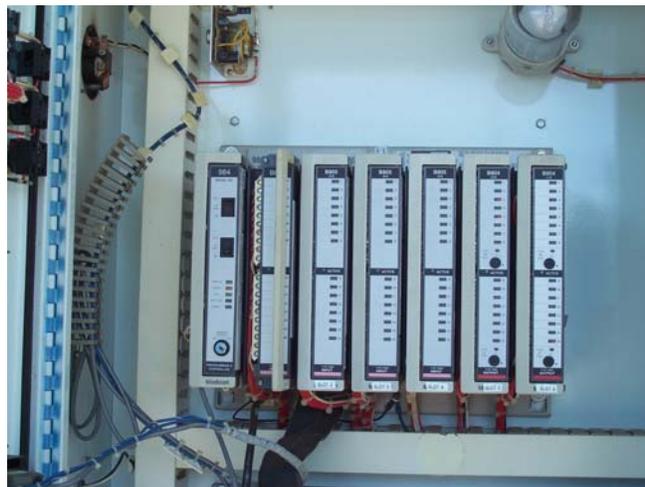
The Wastewater Reclamation Plant processes secondary treated wastewater into tertiary treated wastewater for unrestricted use for reclamation irrigation. The Tertiary Filtration Plant's operation is automated via the use of an outdated Modicon Programmable Logic Control (PLC) that has far outlived its life expectancy. Therefore, it has been scheduled for Capital Replacement since placed on the 2013 listing, 13-02-2, with an estimated price tag of \$125,000.

In light of recent viewing of other PLC systems at a recent AWWA conference, rather than charge forward with our standard vendor TESCO to replace that PLC with one of their proprietary systems which locks us in with them for support, we would like to bring in an expert to recommend and provide specifications for bidding what would be the best long term solution for us.

This project upgrade will replace an existing PLC and then integrate it in to a full SCADA system, including screen and historian development in SCADA software, alarm system management software, server and security requirements, automated reporting, updated control system wiring, initial and final drawings of control system and power plans, battery backup system, and any other determined necessary items for the long term viability of this facility.



Technician troubleshooting current control panel.



PLC control modules that are no longer made or supported.

MEMORANDUM

Date: November 1, 2017
To: Improvements Committee
From: Paul Siebensohn, Director of Field Operations
Subject: Approve Main Lift South Stormwater Pump Repairs

RECOMMENDED ACTION

Approve the proposal from Delta Pump Co. for Main Lift South stormwater pump 2 & 3 repairs in an amount not to exceed \$62,301. Funding to come from Drainage Reserves.

BACKGROUND

The Main Lift South Storm water pumps pump water that is collected from the interior side of the South community levee and pumps it to the Cosumnes River. During the course of the heavy storms experienced this past year, four of the five pumps sustained some damage that would not allow them to rotate. Two (2) pumps were pulled out to have them taken apart for evaluation and bids then solicited for their repair. Three (3) prevailing wage bids have been received with the lowest bid coming from Delta Pump Co. (bid attached). Timing is important as we are entering the wet weather season although Pump 1 is available and sufficient to provide pumping in the event the station is needed. Only two (2) pumps were pulled due to the cost involved and limited drainage funds available. Our Controller reported that we have \$89,932 in our drainage replacement Reserves. Photos of the site and pumps are below.



MLS Stormwater Motors, pumps are located beneath the motors.



Corrosion of pipe column



Corrosion of pipe column

DELTA PUMP CO.

646 S. CALIFORNIA ST. STOCKTON, CA 95203

PHONE: (209)466-9625 FAX: (209)466-1324

QUOTE -- Option # 1

CUSTOMER: Rancho Murieta Community Service District
 15160 Jackson Rd.
 PO BOX 1050
 Rancho Murieta, Ca 95683

DATE November 3, 2017
CONTACT Jason Dill
PHONE 916-870-6403
EMAIL jdill@ranchomurietaacsd.com

JOB SITE Same

Quantity			TOTAL AMT.
	LABOR -- Pick up pumps in Chico, Ca, load, bring to shop, clean, measure and inspect all parts, fabricate new anti vortex plate, repair discharge pipe, remove bowl bearings and suction bell bearing, machine, bore diffuser bowl casting, machine and install new bearings, heat and remove propeller from propeller shaft, machine and install new propeller shaft, balance propeller, cut, machine and thread line shaft, remove marine bearing, press in new marine bearing, remove stuffing box bearing, machine and install new bearing, clean and enamel coat pump column with two coats of epoxy paint, assemble pump, install packing		\$ 11,392.00
	LABOR -- Deliver and install pump and motor	Prevailing Wage	\$ 3,815.00
	LABOR -- Sand blast pump column		\$ 1,400.00
	Crane Fee -- 100 Ton, install pump and motor	(Not To Exceed)	\$ 3,000.00
	MATERIAL		
20'	Shaft, 2 - 11/16" stainless steel # 416		\$ 3,317.00
1	MSCL epoxy paint		\$ 1,300.00
1	Propeller shaft, stainless steel # 416		\$ 617.00
2	Line shaft couplers, 2 - 11/16"		\$ 294.00
1	Line shaft coupler, 2 - 7/16"		\$ 90.00
3	Brass sleeve bearings		\$ 927.00
1	Brass sleeve bearing		\$ 309.00
1	Marine bearing		\$ 617.00
2	Shaft sleeve, stainless steel		\$ 1,484.00
1	Propeller locks, brass		\$ 80.00
1	Material to fabricate new vortex plate		\$ 400.00
1	Material to repair discharge pipe		\$ 150.00
1	MSCL hardware		\$ 350.00
1	Packing		\$ 130.00
2	Gaskets, 24"		\$ 250.00
	Quote valid for 30 days	Material	\$ 10,315.00
		Sales Tax 9.00%	\$ 928.35
		Labor	\$ 19,607.00
		Freight	\$ 300.00
		Total For Each Pump	\$ 31,150.35
		Total For Both Pumps	\$ 62,300.70

MEMORANDUM

Date: November 1, 2017
To: Improvements Committee
From: Paul Siebensohn, Director of Field Operations
Subject: Yellow Bridge Pump Repair

RECOMMENDED ACTION

No recommendation - discussion only.

BACKGROUND

From my understanding, the Rancho Murieta Country Club (RMCC) received a letter (copy attached) from their lease owner, Murieta Club Properties, LLC, noting that they would be in default of their lease if they did not re-establish pumping from the Yellow Bridge pump to protect the water right that it carries. In an effort to protect the water rights, Edward R. Crouse, Interim General Manager at the time, agreed to seek Board approval to repair the pump system on behalf of RMCC. I solicited local contractor TNT Industrial Contractors to provide a bid for getting the pump station back in operation. That bid is attached totaling \$148,257, which does not include electrical or pressure control systems that are most likely needed, bringing the total repairs to \$200,000.

To verify this water right could potentially be lost to non-use, we contacted the District's water rights attorney, Jesse Barton for clarification. He let us know that the pump was tied to two (2) water rights: one right was riparian that would not be lost from lack of use; the second was tied to our main water right as part of its 6 cfs diversion right and that that right is being beneficially put to use by other pumping systems. Based on Mr. Barton's assessment, failure to make immediate repairs does not jeopardize any loss of water rights.

As for who is the responsible party to maintain the pump, the Yellow Bridge pump station is listed as item 16 River Pump at Old Bridge in the Responsibility Matrix of the 1994 Amendment for Agreement for Availability of Reclaimed Water, which identifies the pump as pumping raw water, owned by RMPI (now Rancho Properties or some subsidiary), operated and maintained by RMCC, cost of operations and maintenance (O & M) and water quality RMCC. (Copy attached).

Based on the above, it is my recommendation that all parties reach consensus on how to proceed with long term maintenance of this pump and other facilities linked to water rights to insure integrity of the water rights be maintained as well as ensuring back-up diversion facilities.

Murieta Club Properties, LLC
14670 Cantova Way, Suite 220
P. O. Box 1280
Rancho Murieta, CA 95683-1280

September 11, 2017

Rancho Murieta Country Club
Rodney Muller, General Manager
7000 Alameda Drive
Rancho Murieta, CA 95683

Re: Murieta Club Properties/Rancho Murieta Country Club Pumps

Dear Sir:

I understand that you are the successor to Bill Armstrong to act as manager for Rancho Murieta Country Club. I have learned through the Rancho Murieta Community Services District (CSD) that the Country Club has allowed the Yellow Bridge pump and irrigation system to fall into disrepair, and has of this date, failed to effectuate repairs on the Bass Lake river pump and pipeline.

The Country Club's failure to repair, maintain and use these facilities could jeopardize the water rights for Murieta Club Properties. The water rights are managed by the Rancho Murieta Community Services District, but pursuant to your lease, Rancho Murieta Country Club must maintain these pumps.

Therefore, please provide a 'plan' for repairing the Yellow Bridge pump and the Bass Lake pump and the pipelines associated with each pump within the next 75 days. Unless these pumps are back in service by March 31, 2018, the Country Club will have defaulted on the terms of the lease.

Very truly yours,

JOHN M. SULLIVAN
Manager, Murieta Club Properties

cc: Ed Crouse – Interim General Manager of the Rancho Murieta Community Services District

RECORDED AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:

OFFICIAL RECORDS
SACRAMENTO COUNTY, CALIF

Marion Cravens, General Manager
Rancho Murieta Community Services District
P. O. Box 1050
Rancho Murieta, CA 95683

94 MAY -4 AM 8:48

[Signature]
COUNTY CLERK-RECORDER

AMENDMENT TO AGREEMENT FOR AVAILABILITY
AND USE OF RECLAIMED WATER

NO
FEE
D
9

THIS AMENDMENT is made and entered into on the date below between RANCHO MURIETA COMMUNITY SERVICES DISTRICT ("District"), RANCHO MURIETA COUNTRY CLUB ("RMCC"), RANCHO MURIETA PROPERTIES, INC. ("RMPI") and CBC BUILDERS, INC. ("CBC").

Recitals

A. On or about May 16, 1988, the parties entered into an Agreement For Availability and Use of Reclaimed Water (the "Agreement"), which is recorded in Book 880517 at Page 1871, of the Official Records of Sacramento County, California. Under the Agreement, the District agreed to provide, and RMCC agreed to take reclaimed wastewater for use on golf courses leased by RMCC from RMPI.

B. RMCC has made an application to the District that would permit reclaimed wastewater to be delivered to and stored at Bass Lake. Such reclaimed wastewater would then be used by RMCC to irrigate the golf courses leased by RMCC from RMPI.

C. Among other things, the District's approval of RMCC's application is subject to the amendment of the Agreement to reflect the delivery and storage of reclaimed wastewater in Bass Lake.

D. The parties now desire to amend the Agreement reflecting the above matters.

NOW, THEREFORE, the parties mutually agree to amend the Agreement as follows:

Agreement

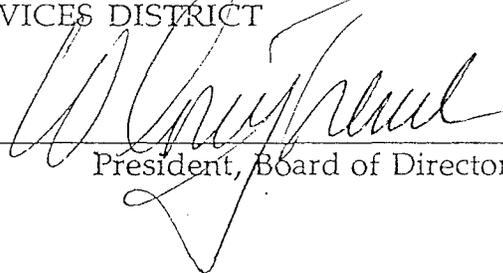
1. Delivery and Storage of Reclaimed Wastewater in Bass Lake.
The Agreement is hereby amended to permit the District to deliver and store reclaimed wastewater in Bass Lake during the months of April through October, inclusive; subject to the limitation that the District, at the request of RMCC, shall endeavor to maintain the water in Bass Lake so that the level thereof below the crest elevations of the emergency spillway shall not be more than eighteen (18) inches. Such reclaimed wastewater shall be used for irrigation purposes, as provided in the Agreement.

2. Amended Exhibit C. Exhibit C of the Agreement, captioned Reclaimed Wastewater & Raw Water Delivery Systems Operation and Maintenance Responsibility Matrix, is hereby amended and replaced in its entirety with Exhibit C attached hereto and incorporated herein by this reference.

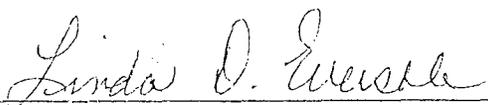
3. Entire Agreement. This amendment represents the entire agreement of the parties with respect to the matters described herein, and except as specifically amended herein, the Agreement remains in full force and effect.

IN WITNESS WHEREOF, the parties have caused this amendment to be executed by their duly authorized representatives on this 9th day of December, 1992.

RANCHO MURIETA COMMUNITY
SERVICES DISTRICT

By 
President, Board of Directors

ATTEST:

By 
Secretary, Board of Directors of Rancho
Murieta Community Services District

--AND--

RANCHO MURIETA COUNTRY CLUB

By: _____
Its: _____

RANCHO MURIETA PROPERTIES, INC.

By: *Earl J. Talbot*
Its: VICE-PRESIDENT

CBC BUILDERS, INC.

By: *Earl J. Talbot*
Its: VICE-PRESIDENT

STATE OF CALIFORNIA)
) ss
COUNTY OF SACRAMENTO)

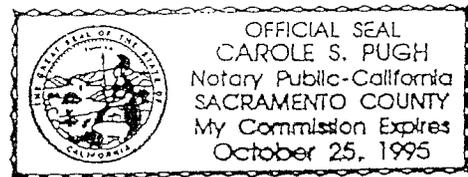
On December^{c.s.p.}, 1992, before me the undersigned, a notary public, personally appeared W. Corey Trinch and _____

- () personally known to me, or
- () proved to me on the basis of satisfactory evidence

to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Carole S. Pugh*



STATE OF CALIFORNIA)
) ss
COUNTY OF SACRAMENTO)

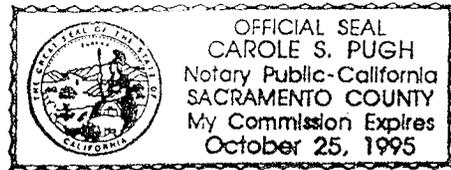
On December 9, 1992, before me the undersigned, a notary public, personally appeared W. Corey Trench

() personally known to me, or
() proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Carole S. Pugh



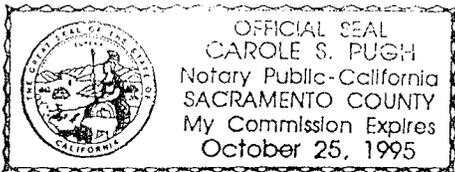
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 519c

State of California
County of Sacramento

On Feb. 13, 1993 before me, Carole S. Pugh, Notary Public,
DATE NAME, TITLE OF OFFICE - E.G., "JANE DOE, NOTARY PUBLIC"
personally appeared Erik J. Tallstrom, R.M.P.I. - Vice President,
NAME(S) OF SIGNER(S)

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.

Carole S. Pugh
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

- INDIVIDUAL
- CORPORATE OFFICER(S)
Vice-President
TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT Amendment to Agreement for Availability and Use of Reddick Water
NUMBER OF PAGES 5 DATE OF DOCUMENT No Date
SIGNER(S) OTHER THAN NAMED ABOVE RMCC, Signature

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

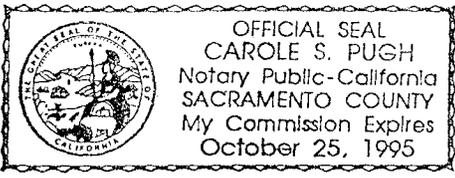
No. 5199

State of California
County of Sacramento

On Feb 12, 1993 before me, Carole S. Pugh, Notary Public,
DATE NAME, TITLE OF OFFICER (E.G., "JANE DOE, NOTARY PUBLIC")

personally appeared Erik J. Tallstrom C.C. Builders, V.P.,
NAME(S) OF SIGNER(S)

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.
Carole S. Pugh
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

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

- INDIVIDUAL
- CORPORATE OFFICER(S)
Vice-President
TITLE(S)
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT Amendment to Agreement for Availability and Use of Reclaimed Water

NUMBER OF PAGES 5 DATE OF DOCUMENT No Date

Though the data requested here is not required by law, could prevent fraudulent reattachment of this form.

SIGNER(S) OTHER THAN NAMED ABOVE RMCC, Signature

EXHIBIT C
 RECLAIMED WASTEWATER & RAW WATER DELIVERY SYSTEMS
 OPERATION AND MAINTENANCE
 RESPONSIBILITY MATRIX

No.	Facility	A. TYPE		B. OWNERSHIP		C. OPERATION AND MAINTENANCE		D. COST OF O & M		E. WATER QUALITY		F. POINT OF SERVICE	G. REMARKS
		Reclaimed Wastewater	Raw Water	District	Non District	District	Non District	District	Non District	District	Non District		
1	Reclaimed Wastewater Equalization Pond	0		0		0		0		0		n/a	Pond level controlled by District
2	Equalization Pond-Lakes 16/17 (South Course) Pipeline	0		0		0		4	4	0		Pipeline Discharge Structure at Lake 16	
3	Lake 10-16/17 (South Course) Transfer Pipeline	0	0		RMPI		RMCC		RMCC		RMCC	n/a	Lake level controlled by RMCC via Adjustable Probes and transfer pumps
4	Lakes 10 & 16/17 (South Course)	0	0		RMPI		RMCC		RMCC		RMCC	n/a	Lake level controlled by RMCC via Adjustable Probes and Transfer Pumps
5	North Course Irrigation System	0	0		RMPI		RMCC		RMCC		RMCC	n/a	
6	South Course Irrigation System	0	0		RMPI		RMCC		RMCC		RMCC	n/a	
7	North Course Pumps at Equalization Pond	0		0		0			RMCC	0		Pump Station Intake Structure at Equalization Pond	Pumps controlled by Irrigation System
8	North Course Treated Effluent Force Main (Wastewater treatment plant to Yellow Bridge)	0		0		0		4	4	0		North Course Side of PRV near Yellow Bridge	
9	Bass Lake River Pump and Pipeline to Bass Lake		0		RMPI	0		6		0		Pipeline Discharge Structure at Bass Lake	Water quality dictated by Cosumnes River quality

No.	Facility	A. TYPE		B. OWNERSHIP		C. OPERATION AND MAINTENANCE		D. COST OF O & M		E. WATER QUALITY		F. POINT OF SERVICE	G. REMARKS
		Reclaimed Wastewater	Raw Water	District	Non District	District	Non District	District	Non District	District	Non District		
10	Bass Lake Pipeline/Lake Clementia - Lake 10 Pipeline Intertie		0		RMPI	0		6		0		Lake Clementia - Lake 10 Pipeline Intertie	Water quality dictated by Cosumnes River quality
11	Bass Lake	0	0	1		1		1		1		n/a	Lake level controlled by District upon request of RMCC
12	Bass Lake Irrigation Pump Station	0	0		RMPI		RMCC		RMCC		RMCC	Pump Station Intake Line	Pumps controlled by Irrigation System
13	Cosumnes Irrigation Association System		0	2		2		2		2		n/a	System includes Granlees Dam, CIA Ditch; Pipelines & Appurtenances
14	Laguna Joaquin		0	1		1		1		1		n/a	Lake level controlled by District
15	Laguna Joaquin Pump Station		0		RMPI		5		5		5	Pump Station Intake Line	Pumps controlled by Irrigation System
16	River Pump at Old Bridge		0		RMPI		RMCC		RMCC		RMCC	n/a	Water quality dictated by Cosumnes River quality
17	Lake Clementia		0	3		3		3		3		n/a	Lake level controlled by District
18	Lake Clementia-Lake 10 (South Course) Pipeline		0	0		0		4	4	0		Pipeline Discharge Structure at Lake 10	
19	North Course Treated Effluent Force Main (Yellow Bridge to Bass Lake)	0			← RMPI		RMCC		0	0		North Course side of PRV near Yellow Bridge	

Footnotes:

1. Bass Lake and Laguna Joaquin are owned by Rancho Murieta Association (RMA), but the District has an Easement for Operation and Maintenance of the lakes. District is responsible for water quality and control of aquatic growth and for maintaining the water level in the lakes. The District recovers its cost for operation and maintenance by direct billing to its customers.
2. The system is owned by the Cosumnes Irrigation Association (CIA), but the District is authorized by the CIA to operate and maintain the facilities. The District charges CIA for its expenses and CIA in turn prorates this expense to its members on a benefit basis. Since the District is a member of CIA, the District in turn bills its customers for their respective share of these expenses. Water quality in CIA system is dictated by Cosumnes River quality.
3. Lake Clementia is owned by RMA, but the District has an easement from RMA for operation and maintenance of the lake. The District is responsible for maintaining water level within limits of water rights, water quality and control of aquatic growth below the high water line of the lake and for maintenance and control of vegetation above the high water line of the lake. The District recovers its cost for diversion, storage and release of water by meter charges to its customers.
4. District and RMCC agree to share the Operation and Maintenance costs of these facilities on a 50/50 basis.
5. RMCC and RMA will share the responsibilities and costs on a mutually agreeable pro rata basis.
6. The District recovers its cost for operation and maintenance of this facility by direct billing to its customers.



3600 51st Avenue
Sacramento, CA 95823
Tel: (916) 395-8400
Fax: (916) 395-8429
tntindustrial.com

October 7, 2017

ref no. 17136

Paul Siebensohn
RMCS
15160 Jackson Rd.
Rancho Murieta, CA 95683

RE: Proposal for Yellow Bridge Pump Station Rehabilitation

TNT Industrial Contractors shall furnish and install all labor, materials and equipment to complete the system as per the following design criteria for the above referenced project:

- Demo and remove existing Pump and carrier pipe.
- Retrieve broken section of column pipe and pump from river.
- Provide diving crew to determine best location to set pump at river bottom and hook up to existing pump and column piping for removal.
- Fabricate new carrier pipe from standard wall pipe and raised face slip on flanges
- Provide new supports for carrier piping.
- Furnish and install 540 GPM pump at 245 TDH (80 PSI at the tank)
- Furnish and install 50 HP motor, 480V, 3ph, 3600 RPMs
- Provide and install 6" drop pipe.
- Provide and install 4/3 Flat Jacket Sub Cable.
- Provide and install 6" Check Valve.
- Provide electrical disconnect and reconnect
- Paint carrier pipe
- Prevailing wage included.

Total Price - \$148,257.00

Inclusions:

- 1) Drawings covered: as provided/walk through
- 2) Specifications covered: as provided/walk through
- 3) The above proposal is subject to review in (30) days.
- 4) The above proposal includes all applicable taxes.
- 5) Payment Terms: Per contract

Exclusions:

- 1) Bonds, fees, engineering or permits.
- 2) Dewatering, cleaning.
- 3) Any other item not specifically covered.

Should you have additional questions please contact the undersigned.

Thank you,

Josh Twist

Project Manager

TNT Industrial Contractors Inc.



California Contractor's Lic. # 622974
Nevada Contractor's Lic. # 0072754

A - General Engineering Contractor
B - General Building Contractor

MINORITY BUSINESS ENTERPRISE/SMALL BUSINESS ENTERPRISE

MEMORANDUM

Date: November 3, 2017
To: Improvements Committee
From: Mark Martin, General Manager
Subject: CIA Ditch Quitclaims

RECOMMENDED ACTION

Review and recommend approval to the Board.

BACKGROUND

Associated with the Highway 16 undergrounding of the CIA Ditch, the old CIA ditch easement needs to be quitclaimed and three (3) new easements dedicated. As part of the overall Murieta Marketplace Development, new parcels and private road rights-of-way are created. The old CIA ditch easement crosses (may cross) many property lines and private road(s).

Part of the urgency for the need to record and abandon the CIA Ditch easement is that the developer needs to record the quit claim before they convey ownership (sell) parcel 11.

Attached is the CIA easement form as proposed, the legal descriptions with plats for three (3) easements, and three (3) quit claims. Included is a sketch depicting the locations of the easements as related to the CIA ditch.

The District is a minority owner in this transaction as well as a public agency. Dick Shanahan, District General Counsel, and Coastland Engineers, District Engineer, has reviewed, commented and approved the quitclaims and easements. Board approval is required to sign the quitclaims as a minority owner.

RECORDING REQUESTED BY:
Cosumnes River Land, LLC
P.O. Box 1280
Rancho Murieta, California 95683

AND WHEN RECORDED MAIL TO:

Cosumnes Irrigation Association
P.O. Box 1280
Rancho Murieta, California 95683

Portion APN 073-0890-011, 012, 013, 014

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

COSUMNES IRRIGATION ASSOCIATION

Hereby quitclaim(s) to **COSUMNES RIVER LAND, LLC**, a Delaware Limited Liability Company, the following described easement in the County of Sacramento, State of California:

All rights, title, and interest in that portion of that certain "Easement for C.I.A. Irrigation Ditch" as recorded on December 18, 1987, in Book 871218, Page 0402, Official Records of Sacramento County, California, as shown over Lot 11, Lot 12, Lot 13, and Lot 14 of that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, said County Records.

Dated this _____ day of _____, 2017

By:
Title:


By: Joan M. Sullivan
Title: President
Cosumnes Irrigation Assoc.

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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

State of California)
County of Sacramento

On October 24, 2017, before me, Josh Bruno, a notary public, personally appeared John M. Sullivan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Josh Bruno (Seal)



RECORDING REQUESTED BY:
Cosumnes River Land, LLC
P.O. Box 1280
Rancho Murieta, California 95683

AND WHEN RECORDED MAIL TO:

Cosumnes Irrigation Association
P.O. Box 1280
Rancho Murieta, California 95683

Portion APN 073-0890-005, 009

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

COSUMNES IRRIGATION ASSOCIATION

Hereby quitclaim(s) to **MURIETA MARKETPLACE ASSOCIATES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY**, the following described easement in the County of Sacramento, State of California:

All rights, title, and interest in that portion of that certain "Easement for C.I.A. Irrigation Ditch" as recorded on December 18, 1987, in Book 871218, Page 0402, Official Records of Sacramento County, California, as shown over Lot 5, and Lot 9 of that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, said County Records.

Dated this _____ day of _____, 2017

By:
Title:


By: John H. Stewart
Title: President
Cosumnes Irrigation Assoc.

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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State of California)
County of Sacramento

On October 24, 2017, before me, Josh Bruno, a notary public, personally appeared John M. Sullivan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Josh Bruno (Seal)



RECORDING REQUESTED BY:
Cosumnes River Land, LLC
P.O. Box 1280
Rancho Murieta, California 95683

AND WHEN RECORDED MAIL TO:

Cosumnes Irrigation Association
P.O. Box 1280
Rancho Murieta, California 95683

Portion APN 073-0890-010

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

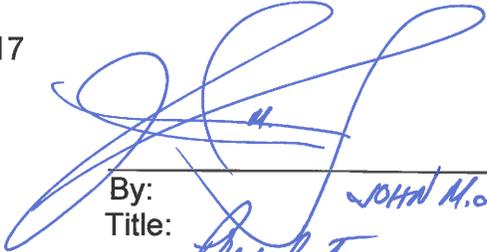
COSUMNES IRRIGATION ASSOCIATION

Hereby quitclaim(s) to Mark Stephen Douglas and Lavonna Lee Douglas, Trustees of the Mark Stephen Douglas and Lavonna Lee Douglas Declaration of Trust dated January 30, 1991, the following described easement in the County of Sacramento, State of California:

All rights, title, and interest in that portion of that certain "Easement for C.I.A. Irrigation Ditch" as recorded on December 18, 1987, in Book 871218, Page 0402, Official Records of Sacramento County, California, as shown over Lot 10 of that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, said County Records.

Dated this _____ day of _____, 2017

By: _____
Title:

By: 
Title: *President*
Cosumnes Irrigation Assoc.

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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

State of California)
County of Sacramento

On October 24, 2017, before me, Josh Bruno, a notary public, personally appeared John M. Sullivan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Josh Bruno (Seal)



RECORDED AT THE REQUEST OF,
AND WHEN RECORDED MAIL TO:

Cosumnes Irrigation Association
P.O. BOX 1280
Rancho Murieta, CA 95683

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Irrigation Easement Deed

FOR A VALUABLE CONSIDERTION, receipt of which is hereby acknowledged, COSUMNES RIVER LAND, LLC, a Delaware limited liability company ("**Grantor**") does hereby grant to Cosumnes Irrigation Association ("**Grantee**") the real property described in Exhibit "A" attached hereto and incorporated herein. Said grant is an easement solely for the purpose of digging, constructing, reconstructing, repairing and forever maintaining thereon Cosumnes Irrigation Association's facilities of such dimensions as Grantee shall deem necessary for said utility purposes, together with all necessary appurtenance appertaining thereto, a perpetual right-of-way over, under, upon and across said easement in the real property therein described.

This conveyance is accepted pursuant to
Resolution Number _____
Adopted _____
Cosumnes Irrigation Association

CRL:

COSUMNES RIVER LAND, LLC, a Delaware
limited liability company

By: _____

Print Name: _____

Title: _____

Date: _____, 2017

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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

State of California)
County of Sacramento

On October 24, 2017, before me, Josh Bruno, a notary public, personally appeared John M. Sullivan, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Josh Bruno (Seal)



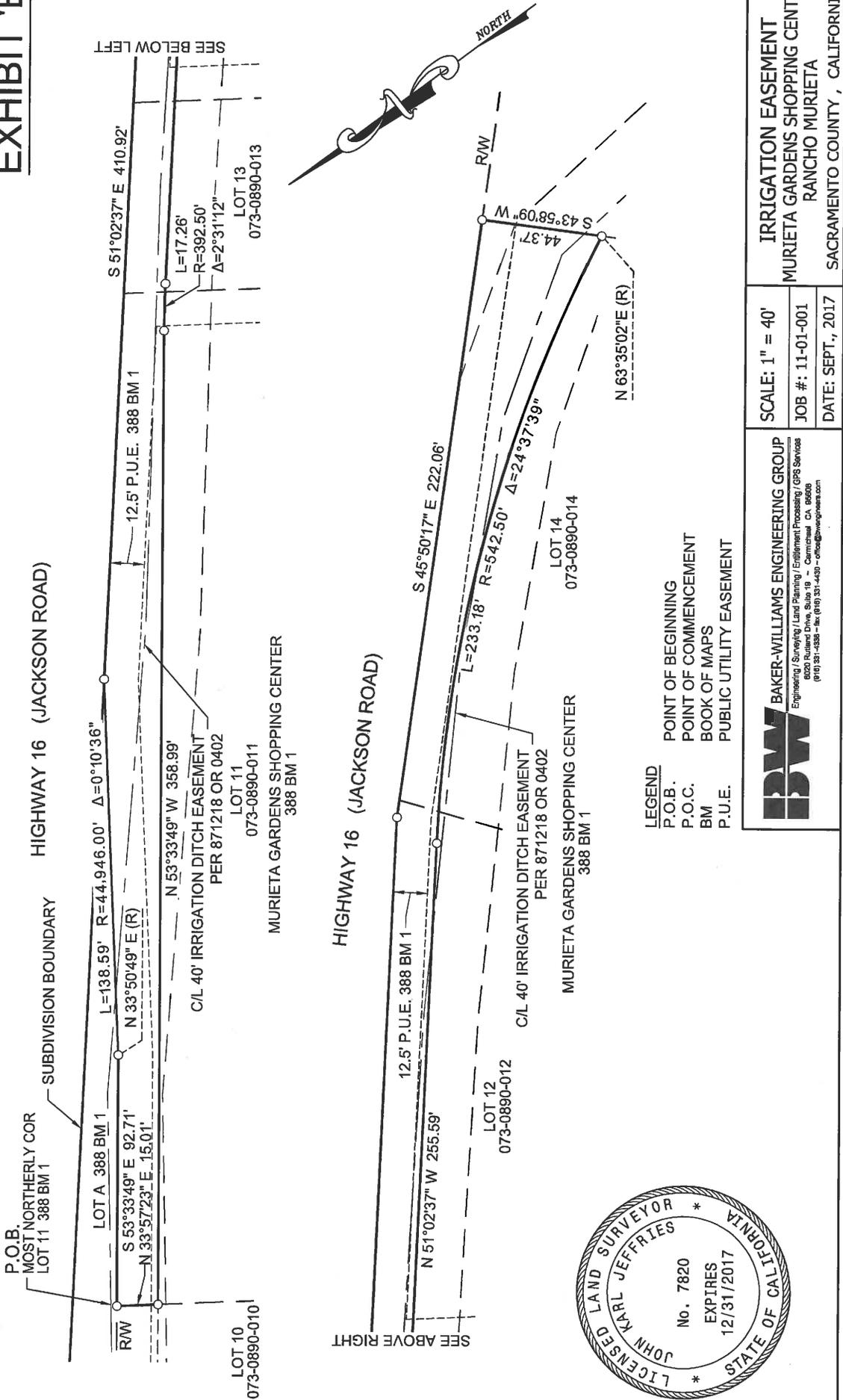
EXHIBIT 'A'
IRRIGATION EASEMENT
MURIETA GARDENS SHOPPING CENTER
LANDS OF COSUMNES RIVER LAND LLC

An irrigation easement over and across a portion of Lot 11, Lot 12, Lot 13, and Lot 14 of that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, Sacramento County Official Records. Situated in the County of Sacramento, State of California and being more particularly described as follows:

Beginning at the most northerly corner of said Lot 11; thence along the northeast boundary thereof, South 53°33'49" East, 92.71 feet; thence continuing along said boundary, to the right along the arc of a non-tangent curve, concave to the southwest, having a radial bearing of North 33°50'49" East, a radius of 44,946.00 feet, a central angle of 00°10'36", and an arc length of 138.59 feet; thence continuing along said boundary, South 51°02'37" East, 410.92 feet; thence continuing along said boundary, South 45°50'17" East, 222.06 feet to the most easterly corner of said Lot 14; thence along the southeast boundary of said Lot 14, South 43°58'09" West, 44.37 feet; thence leaving last said boundary, to the left along the arc of a non-tangent curve, concave to the southwest, having a radial bearing of North 63°35'02" East, a radius of 542.50 feet, a central angle of 24°37'39", and an arc length of 233.18 feet; thence North 51°02'37" West, 255.59 feet; thence to the left along the arc of a tangent curve, concave to the southwest, having a radius of 392.50 feet, a central angle of 02°31'12", and an arc length of 17.26 feet; thence North 53°33'49" West, 358.99 feet to a point on the northwest boundary of said Lot 11; thence along last said boundary, North 33°57'23" East, 15.01 feet to the **Point of Beginning**.

Containing 15,303 square feet, more or less.

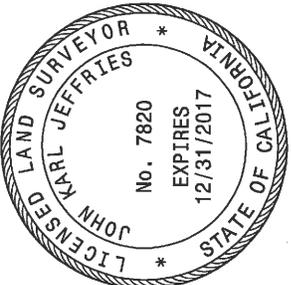
EXHIBIT 'B'



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - BM BOOK OF MAPS
 - P.U.E. PUBLIC UTILITY EASEMENT

BW BAKER-WILLIAMS ENGINEERING GROUP
 Engineering / Surveying / Land Planning / Eminent Domain / GPS Services
 6020 Rutland Drive, Suite 19 - Carmichael, CA 95608
 (916) 331-4388 - fax (916) 331-4430 - office@bwiengr.com

SCALE: 1" = 40'	IRRIGATION EASEMENT
JOB #: 11-01-001	MURIETA GARDENS SHOPPING CENTER
DATE: SEPT., 2017	RANCHO MURIETA
	SACRAMENTO COUNTY, CALIFORNIA



RECORDED AT THE REQUEST OF,
AND WHEN RECORDED MAIL TO:

Cosumnes Irrigation Association
P.O. BOX 1280
Rancho Murieta, CA 95683

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Irrigation Easement Deed

FOR A VALUABLE CONSIDERTION, receipt of which is hereby acknowledged, MURIETA MARKETPLACE ASSOCIATES, LLC, a California limited liability company ("**Grantor**") does hereby grant to Cosumnes Irrigation Association ("**Grantee**") the real property described in Exhibit "A" attached hereto and incorporated herein. Said grant is an easement solely for the purpose of digging, constructing, reconstructing, repairing and forever maintaining thereon Cosumnes Irrigation Association's facilities of such dimensions as Grantee shall deem necessary for said utility purposes, together with all necessary appurtenance appertaining thereto, a perpetual right-of-way over, under, upon and across said easement in the real property therein described.

This conveyance is accepted pursuant to
Resolution Number _____
Adopted _____
Cosumnes Irrigation Association

MMA:

MURIETA MARKETPLACE ASSOCIATES, LLC, a
California limited liability company

By: Antonio I. Velez

Date: OCT. 23, 2017

Print Name: ANTONIO I. VELEZ

Title: CFO

ACKNOWLEDGMENT BY NOTARY PUBLIC
[Cal. Civ. Code § 1189]

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

State of California)
County of Sacramento

On October 24 2017, before me, Josh Bruno, a notary public, personally appeared Antonio I. Velez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Josh Bruno (Seal)



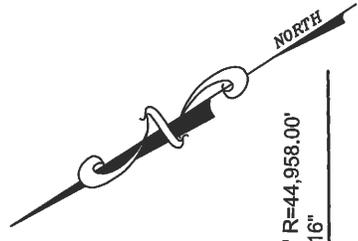
EXHIBIT 'A'
IRRIGATION EASEMENT
MURIETA GARDENS SHOPPING CENTER
LANDS OF MURIETA MARKETPLACE ASSOCIATES LLC

An irrigation easement over and across a portion of Lot 5, and Lot 9 of that certain map entitled "Amended Subdivision No. 06-0514, Murieta Gardens Shopping Center", filed December 18, 2015 in Book 388 of Maps, at Page 01, Sacramento County Official Records. Situated in the County of Sacramento, State of California and being more particularly described as follows:

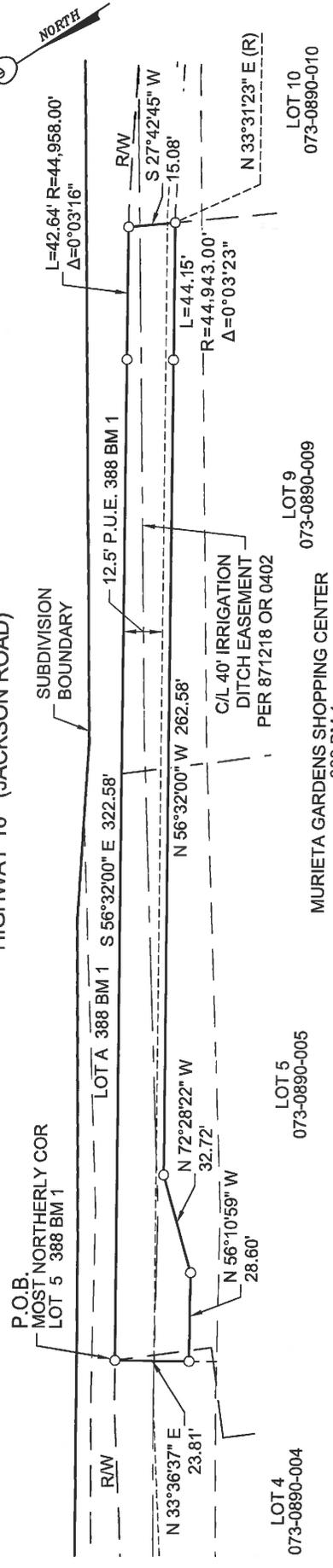
Beginning at the most northerly corner of said Lot 5; thence along the northeast boundary thereof, South $56^{\circ}32'00''$ East, 322.58 feet; thence continuing along said northeast boundary, to the right along the arc of a tangent curve, concave to the southwest, having a radius of 44,958.00 feet, a central angle of $00^{\circ}03'16''$, and an arc length of 42.64 feet to the most northerly corner of Lot 10 per said map; thence along the northwest boundary of said Lot 10, South $27^{\circ}42'45''$ West, 15.08 feet; thence leaving said boundary, to the left along the arc of a non-tangent curve, concave to the southwest, having a radial bearing of North $33^{\circ}31'23''$ East, a radius of 44,943.00 feet, a central angle of $00^{\circ}03'23''$, and an arc length of 44.15 feet; thence North $56^{\circ}32'00''$ West, 262.58 feet; thence North $72^{\circ}28'22''$ West, 32.72 feet; thence North $56^{\circ}10'59''$ West, 28.60 feet to a point on the northwest boundary of said Lot 5; thence along last said boundary, North $33^{\circ}36'37''$ East, 23.81 feet to the **Point of Beginning**.

Containing 5,885 square feet, more or less.

EXHIBIT 'B'



HIGHWAY 16 (JACKSON ROAD)



LEGEND
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCEMENT
 BM BOOK OF MAPS
 P.U.E. PUBLIC UTILITY EASEMENT



BAKER-WILLIAMS ENGINEERING GROUP
 Engineering / Surveying / Land Planning / Eminent Domain Processing / GPS Services
 6020 Putland Drive, Suite 19 - Carmichael, CA 95608
 (916) 351-4338 - fax (916) 351-4430 - office@bakerwilliams.com



SCALE: 1" = 40'
 JOB #: 11-01-001
 DATE: SEPT., 2017

IRRIGATION EASEMENT
 MURIETA GARDENS SHOPPING CENTER
 RANCHO MURIETA
 SACRAMENTO COUNTY, CALIFORNIA

LOT 4
 073-0890-004

LOT 9
 MURIETA GARDENS SHOPPING CENTER
 388 BM 1
 073-0890-009

LOT 10
 073-0890-010