



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

15160 JACKSON ROAD
RANCHO MURIETA, CALIFORNIA 95683
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AGENDA

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

REGULAR BOARD MEETING

November 15, 2017

Call to Order and Closed Session 4:00 p.m. / Open Session 5:00 p.m.
District Administration Building – Board Room
15160 Jackson Road
Rancho Murieta, CA 95683

BOARD MEMBERS

Mark Pecotich	President
Morrison Graf	Vice President
Les Clark	Director
John Merchant	Director
Gerald Pasek	Director

STAFF

Mark Martin	General Manager
Jeff Werblun	Acting Security Chief
Paul Siebensohn	Director of Field Operations
Eric Thompson	Controller
Suzanne Lindenfeld	District Secretary

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

NOVEMBER 15, 2017

REGULAR BOARD MEETING

Call to Order and Closed Session 4:00 p.m. / Open Session 5:00 p.m.

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

AGENDA

ESTIMATED RUNNING TIME

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

2. **CONSIDER ADOPTION OF AGENDA** (**Motion**)

The running times listed on this agenda are only estimates and may be discussed earlier or later than shown. At the discretion of the Board, an item may be moved on the agenda and or taken out of order.

3. **EMPLOYEE ANNOUNCEMENTS, PROMOTIONS, COMMENDATIONS, AND KUDOS**

a. Letter from Kevin Kolbe, Dated October 25, 2017

4. **CLOSED SESSION**

Under Government Code 54957.6: Conference with designated Labor Negotiator Mark Martin, regarding negotiations with the International Union of Operating Engineers, Local 3, AFL-CIO.

Under Government Code 54957: Public Employee Performance Evaluation of the General Manager.

5. **OPEN SESSION/REPORT ACTION FROM CLOSED SESSION**

5:00

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

The running times listed on this agenda are only estimates and may be discussed earlier or later than shown. At the discretion of the Board, an item may be moved on the agenda and or taken out of order.

TIMED ITEMS as specifically noted, such as Hearings or Formal Presentations of community-wide interest, will not be taken up earlier than listed.

6. **COMMENTS FROM THE PUBLIC**

Members of the public may comment on any item of interest within the subject matter jurisdiction of the District and any item specifically agendized. Members of the public wishing to address a specific agendized item are encouraged to offer their public comment during consideration of that item. With certain exceptions, the Board may not discuss or take action on items that are not on the agenda.

If you wish to address the Board at this time or at the time of an agendized item, as a courtesy, please state your name and address. Speakers presenting individual opinions shall have 3 minutes to speak. Speakers presenting opinions of groups or organizations shall have 5 minutes per group.

- 7. CONSENT CALENDAR (Motion) (Roll Call Vote) (5 min.)** All items in Agenda Item 7 will be approved as one item if they are not excluded from the motion adopting the consent calendar.
- A. Approval of Board and Committee Meeting Minutes
 - 1. October 18, 2017 Regular Board Meeting Minutes
 - 2. November 2, 2017 Security Committee Meeting Minutes
 - 3. November 2, 2017 Communications & Technology Committee Meeting Minutes
 - 4. November 7, 2017 Improvements Committee Meeting Minutes
 - B. Approval of Bills Paid Listing
- 8. STAFF REPORTS (Receive and File)**
- A. General Manager's Report
 - B. Administration/Financial Report
 - C. Security Report
 - D. Water/Wastewater/Drainage Report
- 9. CORRESPONDENCE**
- 10. CONSIDER APPROVAL OF GEYER/WEST SEWER EASEMENT QUITCLAIM DEED**
(Discussion/Action) (Motion) (Roll Call Vote) (5 min.)
- 11. CONSIDER REVISED WATER SUPPLY AUGMENTATION FEE AND FACILITIES CAPITAL IMPROVEMENT FEE STUDY UPDATE; INTRODUCE ORDINANCE O2017-02 AMENDING DISTRICT CODE CHAPTER 8, CONCERNING COMMUNITY FACILITIES FEES** (Discussion/Action) (Motion) (Roll Call Vote) (10 min.)
- 12. DISCUSSION AND CONSIDERATION REGARDING ACQUISITION OF RANCHO MURIETA COUNTRY CLUB GOLF COURSE AND OTHER ASSETS AND OPEN SPACE AND TRAIL AREAS**
(Discussion/Action) (Motion) (30 min.)
- 13. CONSIDER APPROVAL OF AMENDED PROPOSAL FROM WATCHDOG SURVEILLANCE FOR SOUTH GATE CAMERA UP-GRADE** (Discussion/Action) (Motion) (Roll Call Vote) (5 min.)
- 14. CONSIDER APPROVAL OF PROPOSAL FROM FRITTS FORD FOR REPLACEMENT OF FIELD OPERATIONS TRUCK** (Discussion/Action) (Motion) (Roll Call Vote) (5 min.)
- 15. CONSIDER APPROVAL OF MAIN LIFT SOUTH STORMWATER PUMP REPAIRS** (Discussion/Action) (Motion) (Roll Call Vote) (5 min.)
- 16. CONSIDER APPROVAL OF COSUMNES IRRIGATION ASSOCIATION DITCH QUITCLAIM DEEDS AND EASEMENTS** (Discussion/Action) (Motion) (Roll Call Vote) (5 min.)
- 17. CONSIDER CONFERENCE/EDUCATION OPPORTUNITIES** (Discussion/Action) (Motion) (5 min.)

18. REVIEW DISTRICT MEETING DATES /TIMES FOR DECEMBER 2017

- A. Improvements – December 5, 2017 at 8:30 a.m.
- B. Finance – December 5, 2017 at 9:30 a.m.
- C. Personnel – December 5, 2017 at 10:30 a.m.
- D. Security – December 7, 2017 at 4:00 p.m.
- E. Communications – December 7, 2017 at 4:30 p.m.
- F. Regular Board Meeting – December 20, 2017 - Open Session at 5:00 p.m.

19. DIRECTOR COMMENTS/SUGGESTIONS

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

20. ADJOURNMENT (Motion)

"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 10, 2017. Posting locations are: 1) District Office; 2) Rancho Murieta Post Office; 3) Rancho Murieta Association; 4) Murieta Village Association.

October 25, 2017

Kevin T. Kolbe
9304 Starting Gate Ct.
Wilton, CA 95693

Interim Security Chief Mobley
Security Department
Rancho Murieta Police Services District
Mailing Address: P.O. Box 1050
Rancho Murieta, CA 95683

Dear Chief Mobley,

I wanted to take this opportunity to thank one of the excellent patrol officers you have on staff. On 10/25/2017, at approximately 7:00 PM, my mother (Mary Kolbe), a resident of Rancho Murieta, was on her way home (eastbound on Jackson Hwy. near Murieta Parkway) after dropping off my daughter at our family's residence (in Wilton). My mother experienced car trouble (radiator issues), and her vehicle was disabled. A young gentleman (Luke?) in a white/grey Toyota pickup, and one of your officers (Badge #21) came and assisted her.

It was getting dark, and my mother-who is 71-was a bit scared and not sure what to do. She was able to notify my wife and me via cellular phone, but told us that she was being helped by the unidentified man (Luke?), and the Rancho Murieta Police District Officer.

Both men assisted my mother, and helped get her off Jackson Hwy. (which you know can be busy at any time). By the time I got there, both the Rancho Murieta Police District Officer, and the unidentified gentleman had finished assisting my mother with a quick repair of the radiator hose. I was able to get me mother on her way, and home quickly and with no issues.

I wanted to write you to let you know how grateful I am of your officer. All I could get was his badge # (21); he was a tall slender man who appeared to be in his 20's (with a somewhat longish name on his uniform). He said he had started a couple weeks prior, and did not have a business card as of yet. However, I wanted to let you (and him) know how grateful I am for the excellence service, and professional demeanor he displayed.

As a recently retired 30 year veteran of law enforcement, it is rare when officers are commended, and all too common that they are criticized. Thank your officer for a job "well done!"

Respectfully,



Kevin Kolbe



**RANCHO MURIETA COMMUNITY SERVICES DISTRICT
REGULAR BOARD MEETING**

September 20, 2017

Call to Order and Closed Session 4:00 p.m. / Open Session 5:00 p.m.

1. CALL TO ORDER/ROLL CALL

President Mark Pecotich called the Regular Board Meeting of the Board of Directors of Rancho Murieta Community Services District to order at 4:00 p.m. in the District meeting room, 15160 Jackson Road, Rancho Murieta. Directors present were Mark Pecotich, Morrison Graf, Les Clark, John Merchant, and Gerald Pasek. Also, present were Mark Martin, General Manager; Edward R. Crouse, Interim Assistant General Manager; Paul Siebensohn, Director of Field Operations; Eric Thompson, Controller; Suzanne Lindenfeld, District Secretary; and Richard Shanahan, District General Counsel.

2. ADOPT AGENDA

Motion/Pasek to adopt the agenda. Second/Clark. Ayes: Pecotich, Graf, Clark, Merchant, Pasek. Noes: None. Absent: None. Abstain: None.

3. EMPLOYEE ANNOUNCEMENTS, PROMOTIONS, COMMENDATION, AND KUDDOS

Greg Blazek promoted from Operator in Training to Plant Operator I on September 16, 2017.

Suzanne Lindenfeld explained the Special District Leadership Foundation District Transparency Certificate of Excellence the District received. President Pecotich stated that transparency is very important. Director Clark suggested this be shared with the community.

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

Under Government Code 54957: Public Employee Performance Evaluation of the General Manager.

Under Government Code 54957.6: Conference with designated Labor Negotiator Edward R. Crouse, regarding negotiations with the International Union of Operating Engineers, Local 3, AFL-CIO.

Under Government Code 54956.8: Conference with Interim General Manager Ed Crouse (as real property negotiator) concerning price and terms of payment relating to groundwater well easement on Sacramento County APN 073-0180-027 and Carol Anderson Ward Trust as the other negotiating party.

5. BOARD RECONVENED TO OPEN SESSION AT 5:00 P.M. AND REPORTED THE FOLLOWING:

Under Government Code 54957: Public Employee Performance Evaluation of the General Manager. Nothing to report.

Under Government Code 54957.6: Conference with designated Labor Negotiator Edward R. Crouse, regarding negotiations with the International Union of Operating Engineers, Local 3, AFL-CIO. Nothing to report.

Under Government Code section 54956.8: Conference with Interim General Manager Ed Crouse (as real property negotiator) concerning price and terms of payment relating to groundwater well easement on Sacramento County APN 073-0180-027 and Carol Anderson Ward Trust as the other negotiating party.

Nothing to report.

6. COMMENTS FROM THE PUBLIC

Betty Ferraro asked for clarification on whether Director Merchant can actually participate in the purchase of Rancho Murieta Country Club since he is a member of SOLOS and of CCPAC. Richard Shanahan, District General Counsel, stated that since both positions are voluntary and he receives no type of pay, there is no conflict of interest.

7. CONSENT CALENDAR

Motion/Pasek to adopt the consent calendar. Second/Clark.

Director Clark stated that after a minor modification to the original minutes, he had no objections and thanked staff.

Roll Call Vote: Ayes: Pecotich, Graf, Clark, Merchant, Pasek. Noes: None. Absent: None. Abstain: None.

8. STAFF REPORTS

Under Agenda Item 8A, President Pecotich stated that interviews for the new Security Chief will take place next month and the Security Department Assessment Draft Report is being reviewed by staff.

Director Clark asked about the impact the passive rec use of the Murieta Gardens drainage basin will have on the development schedule resulting from this item not moving forward. Paul Siebensohn stated that it is not going to create an issue for the project.

Under Agenda Item 8D, Director Graf asked about the chunks of asphalt found in the sewer lines. Paul Siebensohn, Director of Field Operations, stated it is asphalt that had gotten into the manhole, possibly from the paving work that was recently completed in those areas.

Director Clark asked if the State MS4 Permit and the subsequent discussion of an implementation plan moving forward is a staff level effort. Paul Siebensohn stated yes, unless regulations become more stringent that require an outside consultant to formulate a plan.

9. CORRESPONDENCE

None.

10. DISCUSSION AND CONSIDERATION REGARDING PROPOSED ACQUISITION OF RANCHO MURIETA COUNTRY CLUB GOLF COURSE AND OTHER ASSETS AND OPEN SPACE AND TRAIL AREAS; RELATED DISCUSSION AND CONSIDERATION OF FINANCING OPTIONS AND DISTRICT'S PARK AND RECREATION POWERS AND OBJECTIVES; POSSIBLE BOARD ACTION TO PROVIDE DIRECTION CONCERNING NEXT STEPS ON PROPOSED ACQUISITION

Mark Martin, General Manager, gave a brief summary of the potential acquisition of both open space lands and golf club properties by the District. If the District moves forward with this purchase, the District would need to enable the District's public recreation latent powers authorized by the District's enabling act through Local Agency Formation Commission (LAFCo).

President Pecotich asked if there were any Board member conflicts of interest regarding Rancho Murieta Country Club (RMCC). Richard Shanahan, District General Counsel, stated no, there is not.

Director Merchant commented on his concerns with RMCC and his recommendation for the District to discuss the potential purchase of both the property underneath the golf courses and the property surrounding the lakes. He feels this would increase property values in Rancho Murieta and help protect the water supply for

the community. At this point, the District does not know if any of the property is even for sale at this time. The only conversations that have occurred are that Director Merchant made two (2) courtesy calls, one to Mr. DeRegt who is a co-owner and one to John Sullivan.

President Pecotich stated he agrees with Director Merchant and appreciates the transparency of this opportunity.

Director Clark commented on his feeling that the District is starting in the middle and should instead begin with identifying the goals and objectives for parks and recreation, establish a Park and Recreation District Code, and get community input. Director Clark stated that he did not understand how this item got on the agenda.

Director Pasek commented that if purchased by the District, the Club House would become a community center for all residents, inside and outside the gates, to access, and allow for different levels of golf membership. The urgency in this matter is due to RMCC possibly filing bankruptcy at the beginning of 2018, which will impact home values negatively.

Director Graf commented on the golf course being important to the community and the District for disposal of recycled water. The District needs to address any possible hazards to the use of recycled water and how the operation of the club will work.

Director Merchant stated that the community has the final decision in the purchase when the bond issue goes to vote.

Cheryl McElhany, SOLOS, stated she is very happy to hear this idea and feels that Director Clark has a negative view. This purchase will protect the water supply and watershed.

John Kershaw commented on the need for an EIR review, his concern regarding a government agency owning a private entity, the money owed to OE-3, the open space in the back is not buildable, and suggested the Board not rush to get this project done.

Linda Kline commented on having to do battle with the developers in the future, making RMCC public instead of private, the water supply protection this will provide to the community, and the need for the goals and objectives. Ms. Kline feels this is a win-win situation.

Betty Ferraro commented on Rancho Murieta Association currently operating and maintaining the parks in the community and the possibility that LAFCo may not let the District operate the RMCC.

Jeff Gibson commented on Director Merchant's presentation being very insightful, the need for RMCC being available for the District to dispose of the recycled water, and that he fully supports the purchase.

Sergio Guillen commented on the effect this would have on the home values. Mr. Guillen stated his firm consults on the operations various golf communities in the United States and is willing to offer any assistance he can provide.

John Weatherford commented on his concerns if the golf course closed. Richard Shanahan, District General Counsel, stated that he would have to look at the agreement with RMCC for disposal of recycled water to see if the contract would still be good. Mr. Weatherford also stated that if the club shut down, it would be worth nothing.

Dave Zian commented on his concern on how RMCC drives the entire community, suggested that the purchase of the open space by the lakes be separate from the purchase of RMCC, and asked if the District would be liable for the money owed to the union if the District buys RMCC.

Director Clark commented on the water quality and supply control and the need for an engineering analysis to be done. Director Clark also stated that during his campaign for the District Board, SOLOS asked if he is willing to vote for the diversion of the water augmentation fees to be used for purchasing open space. Director Clark stated that he told them he could not do that. The purchase of RMCC falls under Prop 218 and would need to go for the residents to vote.

Motion/Merchant to approve the Board enter into dialogue regarding the potential purchase of open space by the lakes and Rancho Murieta Country Club. **Second/Pasek.**

Director Clark stated that he is fine with going forward with the negotiations but feels the Board should first come up with the goals and objectives and get community input.

President Pecotich to amend the motion to include RMA and what they have done to this point and not stepping all over the MBA. And involve the developer and appropriate stakeholders as needed in the discussion.

Motion/Graf to amend the motion to include approving discussion for potential possibility of and that it is one of several steps.

Motion/Pecotich to amend the motion to take a look at this and see what is involved to look into the potential of acquisition of the country club, other assets, open space, trails area considering multiple things including goals, objectives to be established, multiple stakeholders established and start to investigate the feasibility of such an acquisition. **Second/Pasek.**

Motion/Pecotich to amend the motion to explore the opportunity of looking at this, involving multiple stakeholders and need to address, LAFCo, goal setting, objectives all those pieces that Les is concerned about getting started, looking at that, making a list in terms of what is all of the objectives and being judicious about moving forward on it. **Second/Pasek. Ayes: Pecotich, Graf, Clark, Merchant, Pasek. Noes: None. Absent: None. Abstain: None.**

11. RECEIVE PARKS WATER SUPPLY AUGMENTATION AND CAPITAL IMPROVEMENT FEE SUMMARY

Edward R. Crouse, Interim Assistant General Manager, stated that Director Pasek requested a summary of the various Park obligations to pay their Water Supply Augmentation and Capital Improvement Fee with the intent to memorialize the Parks' obligations to pay but not to demand payment immediately.

By consensus, the Board agreed to have Mark Martin, General Manager, work with Rancho Murieta Association (RMA) on an agreement regarding payment of fees.

12. CONSIDER APPROVAL OF DISTRICT APPOINTMENTS

Motion/Merchant to appoint Mark Martin as District Treasurer. Appoint Mark Martin as Regional Water Authority Board Member Representative. Appoint Mark Martin as Sacramento Central Groundwater Authority Board member representative. Appoint Mark Martin as Designated Labor Negotiator. Appoint Mark Martin as Real Property Negotiator. **Second/Pasek. ROLL CALL VOTE: Ayes: Pecotich, Graf, Clark, Merchant, Pasek. Noes: None. Absent: None. Abstain: None.**

13. CONSIDER APPROVAL OF PROPOSAL FROM WATCHDOGS SURVEILLANCE FOR SOUTH GATE CAMERA UP-GRADE

Mark Martin, General Manager, gave a brief summary of the recommendation to approve the proposal from Watchdogs Surveillance for the South Gate camera up-grade. These cameras are important for accurately recording and documenting vehicles entering and exiting the community. Cameras will be located on both the visitor and resident lanes, as well as exit lanes.

Motion/Graf to approve the quote from WatchDogs Surveillance for the purchase of the new South Gate camera system with license plate recognition cameras, in an amount not to exceed \$23,100 including tax and a 10% contingency. Funding to come from Security Replacement Reserves. **Second/Pasek. ROLL CALL VOTE: Ayes: Pecotich, Graf, Clark, Merchant, Pasek. Noes: None. Absent: None. Abstain: None.**

14. CONSIDER APPROVAL OF SAFETY CENTER REPAIR COST OVERRUN

Mark Martin, General Manager, gave a brief summary of the recommendation to approve the invoice from D. Martinez Construction for additional water damage repairs to the James L. Noller Safety Center.

Motion/Merchant to approve the invoice from D. Martinez Construction for additional costs in an amount of \$1,105 for the additional repairs to the Safety Center. Funding to come from Security Replacement Reserves. **Second/Clark. ROLL CALL VOTE: Ayes: Pecotich, Graf, Clark, Merchant, Pasek. Noes: None. Absent: None. Abstain: None.**

15. RECEIVE UPDATE ON LAGUNA JOAQUIN

Mark Martin, General Manager, gave a brief update on Laguna Joaquin. The District and Rancho Murieta Association (RMA) staff have been working together to clean Laguna Joaquin. As of this week, Laguna Joaquin is filled.

One concern brought by farmer representative John Sullivan was that farmers have recently planted a portion of their crops as organic and due to assumed pesticides and chemical run-off; the water from Laguna Joaquin may not be acceptable as a water source for crops certified organic. Edward R. Crouse volunteered that Paul Siebensohn, Director of Field Operations, may have a sample of Laguna Joaquin water lab-tested to assess if contaminants affecting organic crop use are present.

President Pecotich asked about the District replacing the fish. Edward R. Crouse, Assistant General Manager stated that the District is working with Larry Shelton on getting the fish restocked. Five hundred (500) Catfish are scheduled to be put in Laguna Joaquin next week. The Bass will be restocked in the spring, once the Catfish have matured.

President Pecotich requested the Questions and Answers regarding Laguna Joaquin fish kill be put on the District's website.

16. DISCUSS LONG RANGE PLAN FOR DETENTION BASINS

Mark Martin, General Manager, gave a brief update on the long-range plan for the detention basins. A strategy for a planning effort would be to identify all basins, ownership, current maintenance responsibilities, uses, and complexities of each. Complexities range from limitations on use of herbicides, to nature of immediate basin outflow receiving body, to specific challenges of maintaining each.

Since resources to accomplish the goals of the plan may be constrained to the extent of the maintenance budget and staff availability, there would need to be a consensus between the District and RMA as to each

organization's contribution of resources, both financial and staff, dedicated to accomplishing the goals of the plan.

17. CONSIDER SELECTION OF SPECIAL DISTRICT COMMISSIONER AND SELECTION OF ALTERNATE SPECIAL DISTRICT COMMISSIONER FOR THE SACRAMENTO LOCAL AGENCY FORMATION COMMISSION (LAFCo)

Motion/Merchant to elect Gay Jones for Special District Commissioner and Orlando Fuentes as the Alternate Special District Commissioner for the Sacramento Local Agency Formation Commission. **Second/Graf. Ayes:** Pecotich, Graf, Clark, Merchant, Pasek. **Noes: None. Absent: None. Abstain: None.**

18. CONSIDER NOMINATIONS FOR MEMBERSHIP ON SPECIAL DISTRICT ADVISORY COMMITTEE (SDAC)

Motion/Pasek to nominate Les Clark for membership on Special District Advisory Committee. **Second/Graf. Ayes:** Pecotich, Graf, Clark, Merchant, Pasek. **Noes: None. Absent: None. Abstain: None.**

19. CONSIDER CONFERENCE/EDUCATION OPPORTUNITIES

No discussion.

20. REVIEW SEPTEMBER BOARD/COMMITTEE MEETING DATES/TIMES

No discussion.

21. CLOSED SESSION

Removed from Agenda.

22. OPEN SESSION/REPORT BACK FROM CLOSED SESSION

Removed from Agenda.

23. DIRECTOR COMMENTS AND SUGGESTIONS

Paul Siebensohn, Director of Field Operations, stated that he would be taking to the November Improvements and Board meetings a proposal for two (2) pump repairs for main lift south.

Eric Thompson, Controller, stated he has received a preliminary GASB 45 report back. We do have some questions as far as what calculations they started with. The goal is to have the report available for Board review in November.

Director Merchant requested action regarding Agenda Item 10 on next Board meeting Agenda. List people responsible for whatever we are going to be responsible for. President Pecotich asked if he wanted it as a recurring agenda item. Director Merchant stated yes.

Director Graf – no comments.

Director Pasek stated that Mark Martin and Edward Crouse ought to get together and negotiate the Parks Water Supply Augmentation fees owed to the District with RMA before Mr. Crouse departs.

Director Clark restated that he is interested in seeing the discussion of purchasing golf course move forward, but we need to give due consideration to developing goals and objectives.

President Pecotich commented on RMA not wanting to go forward with the trails ad hoc committee. They want to work it into the Parks Committee. President Pecotich stated that he is going to go down the path RMA suggested and keep the dialogue going and productive. The Greens Park is close to opening and suggested the District reach out to them for some type of ribbon cutting ceremony.

Mark Martin, General Manager, stated he has a couple of trainings coming up Golden State Risk Management Authority (GSRMA) training in Corning, California on Thursday and Friday and Brown Act training November 8, 2017. Mr. Martin stated he met with Supervisor Sue Frost and her Chief of Staff. They are looking for some grants to get signage at either end of Scott Road; an automated notification sign indicating if there is flooding across the roadway. Mr. Martin contacted LAFCo's executive director just to get a sense for what it may entail to exercise our latent power and will be calling him back next week.

24. ADJOURNMENT

Motion/Pasek to adjourn at 7:32 p.m. Second/Clark. Ayes: Pecotich, Graf, Clark, Merchant, Pasek. Noes: None. Absent: None. Abstain: None.

Respectfully submitted,

Suzanne Lindenfeld
District Secretary

DRAFT

MEMORANDUM

Date: November 3, 2017
To: Board of Directors
From: Security Committee Staff
Subject: November 2, 2017 Security Committee Meeting Minutes

1. CALL TO ORDER

Director Pecotich called the meeting to order at 4:00 p.m. Present were Directors Mark Pecotich and Les Clark. Present from District staff were Mark Martin, General Manager; Edward R. Crouse, Interim Assistant General Manager; Jeff Werblun, Acting Security Chief; Eric Thompson, Controller; and Suzanne Lindenfeld, District Secretary.

2. COMMENTS FROM THE PUBLIC

Tom Reimers thanked the Security Department for all the work and effort put in to alleviate the issues in his neighborhood. Mr. Reimers also stated that he likes the new Gate Access program.

3. MONTHLY UPDATES

Operations

Two (2) new Gate Officers and two (2) new Patrol Officers were recently hired. Our temporary/part time Gate Officer resigned and we have already filled the position. Both Gate Officers are in training. One of the new Patrol Officers is completing his training and the other is currently in the employment process (HR stuff).

The new Gate Access program, which allows residents to register and manage their guest list, is operating as planned. Gate Officers have noticed a reduction in telephone calls.

The Safety Center repairs were completed.

The new portable radios arrived, but we are still waiting for them to be activated.

Rancho Murieta Association (RMA) Compliance purchased two (2) new Lidar Speed "guns", which have video print out capabilities. These new vehicle speed-measuring devices will aid our Officers and should greatly reduce the number of speeding violation appeals. The District will be given RMA's older Lidar gun to use for speed enforcement.

Incidents of Note

Acting Chief Werblun stated there was an incident that occurred on Halloween but not reported until November 2, 107. A group of kids snatched a child's candy bag. The suspects were chased by relatives of the victim but not caught.

RMA Citations/Admonishments

No discussion.

Rancho Murieta Association Compliance/Grievance/Safety Committee Meeting

No discussion.

Contract Security

No discussion.

Security Concerns Meeting

No discussion.

Security Assessment Report

Staff reviewed and provided comments on the revised draft report at the end of October and are returning those consolidated comments back to Burns and McConnell shortly.

Security Chief Recruitment

November 2, 2017 was Interim Chief Mobley's last day with the District. Until a new Security Chief is hired, Sergeant Jeff Werblun will be "Acting" Chief.

4. REVIEW PROPOSAL FOR SOUTH GATE CAMERA UPGRADE

The bid approved at the October 18, 2017 Board meeting did not include prevailing wage. This amended bid includes the prevailing wage. Director Clark requested clarification on several Labor expenses in the proposal.

This item will be on the November 15, 2017 Board Meeting Agenda.

5. DIRECTOR & STAFF COMMENTS

Acting Chief Werblun stated that battery back-ups for the North Gate monitors would be installed Friday.

Director Clark stated he would like Security to continue to pursue purchasing (using) an incident mapping software program; suggested the District look at the impact to the Security Department if the District purchase Rancho Murieta Country Club.

Director Pecotich thanked Rancho Murieta Association for the success in working with the District's Security Department on compliance as well improving our working relationship.

6. ADJOURNMENT

The meeting adjourned at 4:26 p.m.

MEMORANDUM

Date: November 3, 2017
To: Board of Directors
From: Communication & Technology Committee Staff
Subject: November 2, 2017 Communication & Technology Committee Meeting Minutes

1. CALL TO ORDER

Director Pecotich called the meeting to order at 4:30 p.m. Present were Directors Pecotich and Merchant. Present from District staff were Mark Martin, General Manager; Edward R. Crouse, Interim Assistant General Manager; and Suzanne Lindenfeld, District Secretary.

2. COMMENTS FROM THE PUBLIC

None.

3. RANCHO MURIETA COUNTRY CLUB AND OPEN SPACE OUTREACH

Mark Martin, General Manager suggested that discussions, directions, and shared information from individual Directors regarding this matter need to be discussed openly at a Board meeting (open session) to comply with the Brown Act..

Director Pecotich agreed transparency is paramount and stated that the District needs to get the message out to the community on a regular basis and the Directors need to be providing the same message to the community

Director Merchant suggested at the next Board meeting, the general discussion needs to identify what areas/property is included, the source of funding, the impact on the community if the District does not purchase. Director Merchant feels the outcome of this will have the greatest impact on the community.

After a discussion, Edward R. Crouse, Interim General Manager suggested that the November Board meeting discussion topics include: report back on: LAFCo, developer interest, public/private access, recycled water use agreements, and schedule.

5. DIRECTOR AND STAFF COMMENTS/SUGGESTIONS

Mark Martin, General Manager, commented on the weekly District website data he will be receiving which will indicate the page views and which pages are viewed the most.

6. ADJOURNMENT

The meeting was adjourned at 5:30 p.m.

MEMORANDUM

Date: November 7, 2017
To: Board of Directors
From: Improvements Committee Staff
Subject: November 7, 2017 Improvements Committee Meeting Minutes

1. CALL TO ORDER

Director Graf called the meeting to order at 8:30 a.m. Present were Directors Graf and Clark. Present from District staff were Mark Martin, General Manager; Edward R. Crouse, Interim Assistant General Manager; Paul Siebensohn, Director of Field Operations; Eric Thompson, Controller; and Suzanne Lindenfeld, District Secretary.

2. PUBLIC COMMENT

None.

3. MONTHLY UPDATES

CIA Ditch Project

Director Graf asked if the CIA ditch is still leaking. Paul Siebensohn, Director of Field Operations, stated that it may possibly be. It has been conveyed to the developer that until such time as it is installed properly, the District will not accept ownership of that pipe or sign off any of the necessary paperwork.

The Greens Neighborhood Park

No update.

Development

The Retreats East & North

No update.

The Murieta Gardens - Murieta Marketplace

No discussion.

The Murieta Gardens II – Subdivision

No discussion.

Rancho Murieta North Development Project

Director Clark asked who holds the model of the water system hydraulic model. Paul Siebensohn, Director of Field Operations, stated that it does not exist as of yet, but Kennedy-Jenks has the water system hydraulic model.

FAA Business Park

No discussion.

Solar Power

Wastewater Treatment Plant Site

Project completed. No discussion.

Water Treatment Plant Site

No discussion.

Emergency Well Project

Director Clark asked staff to look into the impact the well will have on the Cosumnes Groundwater Basin.

Basin 5 (Lost Lake)

No discussion.

4 Park via Del Cerrito Drainage

Director Graf thanked staff for completing the work so quickly.

5. APPROVE BID FOR REPLACEMENT OF FIELD OPERATIONS TRUCK (taken out of order)

After a short discussion, the Committee agreed to forward this item to the Board. **This item will be on the November 15, 2017 District Board meeting.**

7. APPROVE MAIN LIFT SOUTH STORMWATER PUMP REPAIRS (taken out of order)

Paul Siebensohn, Director of Field Operations gave a brief summary of the recommendation to approve the proposal from Delta Pump Co., for repairs to Main Lift South stormwater pumps 2 and 3. Director Clark suggested staff include a contingency amount in the approval amount taken to the Board. **This item will be on the November 15, 2017 District Board meeting.**

10. CIA DITCH QUITCLAIMS (taken out of order)

Paul Siebensohn, Director of Field Operations, gave a brief summary of the need for the quitclaim deeds to abandon old easements and allow for new easements. Director Clark asked if legal counsel has reviewed the documents. Edward R. Crouse, Interim Assistant General Manager, stated that yes they have been reviewed by legal counsel. **This item will be on the November 15, 2017 District Board meeting.**

11. GEYER SEWER EASEMENT QUITCLAIM

Edward R. Crouse, Interim Assistant General Manager, gave a brief summary of the recommendation to approve the Geyer Sewer Easement Quitclaim. Director Clark asked if an agreement memorializing the agreement to negotiate in the future will be prepared. Mr. Crouse stated that a letter for signature by the Geyers and John Sullivan memorializing their agreement to negotiate in good faith for a future replacement easement will be prepared. **This item will be on the November 15, 2017 District Board meeting.**

4. WATER SUPPLY AUGMENTATION AND CAPITAL IMPROVEMENT FEE STUDY (taken out of order)

Mark Martin, General Manager, gave a brief summary regarding the concerns John Sullivan had at the October 3, 2017 Board meeting regarding the allocation of projected costs for the Capital Improvement Fee update and the overall water Supply Augmentation Fee. Coastland Engineering and District staff met with Mr. Sullivan to work through his concerns.

Director Clark commented on not finding where in the ordinance fee credits are discussed. Dane Schilling, Coastland Engineering, stated he would put that wording in. Director Clark also suggested Section 4 of the ordinance regarding operating expenses needs to be changed Capital Improvements.

After a discussion, Director Clark asked that clarification be made to Section 7, Table 12 adjustment for administration facilities and include explanation in a more plain language. **This item will be on the November 15, 2017 District Board meeting.**

8. APPROVE SHORT-TERM RECYCLED WATER PLAN FROM KENNEDY-JENKS CONSULTANTS (taken out of order)

Edward R. Crouse, Interim Assistant General Manager, gave a brief summary of the recommendation to approve the proposal from Kennedy-Jenks Consultants to prepare a Short-Term Recycled Water Plan. Director Clark commented on his feeling that this is not needed as it may be already allowed by our Master Reclamation Permit and asked for input from the District's General Counsel. Director Graf suggested that the recycled water phasing be revisited again to incorporate review of offsite short term alternatives. A discussion followed. Staff will have legal counsel review for recommendation to go forward or not.

John Sullivan asked if the District is able to be a participant in California Statewide Communities Development Authority (CSCDA) development authority regarding the bonds. Mr. Crouse stated he will look into it.

9. YELLOW BRIDGE PUMP REPAIR

Edward R. Crouse, Interim Assistant General Manager, gave a brief summary of the repairs needed for the Yellow Bridge pump and Bass Lake pump and the concern of loss of water rights due to non-use. District's water rights attorney, Jesse Barton, was contacted. Mr. Barton stated that the pump was tied to two (2) water rights. Based on Mr. Barton's assessment, failure to make immediate repairs does not jeopardize any loss of water rights.

Director Clark suggested staff obtain a copy of the lease agreement to see what the base document requires and who is responsible repairs and maintenance.

After a discussion, the Committee agreed to let 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.

6. DISCUSS WASTEWATER TERTIARY FILTRATION PLANT – PROGRAMMABLE LOGIC CONTROLLER, CAPITAL REPLACEMENT PLAN (taken out of order)

Paul Siebensohn, Director of Field Operations, gave a brief summary of the recommendation to bring in an expert to recommend and provide specifications for bidding what would be the best long term solution for replacement of the Tertiary Filtration Plant's Programmable Logic Control. After a discussion, the Committee agreed.

12. DIRECTORS & STAFF COMMENTS/SUGGESTIONS

None.

13. ADJOURNMENT

The meeting was adjourned at 9:38 a.m.

MEMORANDUM

Date: November 7, 2017
 To: Board of Directors
 From: Eric Thompson, Controller
 Subject: Bills Paid Listing

Enclosed is the Bills Paid Listing Report for **October 2017**. Please feel free to call me before the Board meeting regarding any questions you may have relating to this report. This information is provided to the Board to assist in answering possible questions regarding large expenditures.

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

<u>Vendor</u>	<u>Project / Purpose</u>	<u>Amount</u>	<u>Funding</u>
California Waste Recovery Systems	Solid Waste Contract	\$ 46,947.92	Operating Expense
Cisco Air Systems, Inc	Repairs & Maint	\$ 18,208.61	Operating Expense
Coastland Civil Engineering	Engineering Services	\$ 26,325.35	Operating Expense, Cap Improvement Reserves, Water Aug Reserves, Developer Deposits
Prodigy Electric & Controls Inc.	Repairs & Maint	\$ 9,800.00	Operating Expense
Siemens Energy, Inc.	Repairs & Maint	\$ 7,053.33	Operating Expense
U.S. Bank Corp. Payment System	Fuel & Supplies	\$ 7,157.65	Operating Expense
Bartkiewicz, Kronick & Shanahan	Legal Services	\$ 8,938.89	Operating Expense
Brower Mechanical, Inc	Repairs & Maint	\$ 8,864.00	Water Repl Reserves
GSRMA	Insurance	\$ 45,384.78	Operating Expense
Motorola Solutions, Inc.	Security Radios	\$ 12,341.40	Security Repl Reserves
S. M. U. D.	Purchased Power	\$ 36,205.10	Operating Expense
Domino Solar LTD	Solar	\$ 9,405.76	Operating Expense
D. Martinez Construction	Repairs & Maint	\$ 12,720.00	Security Repl Reserves

PREPARED BY: Eric Thompson, Controller

REVIEWED BY:  District Treasurer

Rancho Murieta Community Services District

Bills Paid Listing for October 2017

Ck Number	Date	Vendor	Amount	Purpose
EFT	10/1/2017	CalPERS	\$11,986.76	Payroll
EFT	10/1/2017	CalPERS	\$36,433.89	Payroll
EFT	10/1/2017	CalPERS	\$8,738.10	Payroll
CM32682	10/3/2017	AT&T	\$55.00	Monthly Internet Bill
CM32683	10/3/2017	Guardian Life Insurance	\$4,801.96	Payroll
CM32684	10/3/2017	Vision Service Plan (CA)	\$397.71	Payroll
CM32685	10/6/2017	A Leap Ahead IT	\$3,739.68	Monthly IT Support
CM32686	10/6/2017	American Family Life Assurance Co.	\$506.60	Payroll
CM32687	10/6/2017	American Public Works Association	\$5.00	Membership
CM32688	10/6/2017	American Water Works Association	\$495.00	Training/Conference
CM32689	10/6/2017	Apple One Employment Services	\$1,700.48	Contract Staffing - Admin
CM32690	10/6/2017	Applications By Design, Inc.	\$910.00	Monthly IT Support
CM32691	10/6/2017	Aramark Uniform & Career Apparel, LLC	\$350.97	Uniform Service - Water
CM32692	10/6/2017	Borges & Mahoney	\$4,856.57	Repairs & Maint
CM32693	10/6/2017	Brower Mechanical, Inc	\$1,080.00	Repairs & Maint
CM32694	10/6/2017	California State Disbursement Unit	\$52.15	Payroll
CM32695	10/6/2017	California Waste Recovery Systems	\$46,947.92	Solid Waste Contract
CM32696	10/6/2017	Chemtrade Chemicals US LLC	\$2,648.38	Chemicals
CM32697	10/6/2017	Chrysler Capital	\$156.80	Security Vehicle Lease
CM32698	10/6/2017	Cisco Air Systems, Inc	\$18,208.61	Repairs & Maint
CM32699	10/6/2017	Coastland Civil Engineering	\$26,325.35	Engineering Services
CM32700	10/6/2017	Cooperative Personnel Services dba CPS HR C	\$2,292.38	GM Recruitment
CM32701	10/6/2017	Capital One Commercial	\$1,295.66	Monthly Supplies
CM32702	10/6/2017	County of Sacramento	\$2,900.00	VOID
CM32703	10/6/2017	County of Sacramento	\$69.00	Pre-Employment Screening
CM32704	10/6/2017	Deluxe Business Checks and Solutions	\$668.58	Office Supplies
CM32705	10/6/2017	Dunn Environmental, Inc.	\$825.00	Emergency Supply Well
CM32706	10/6/2017	ECS House Industries, Inc.	\$387.07	Repairs & Maint
CM32707	10/6/2017	Express Office Products, Inc.	\$185.09	Office Supplies
CM32708	10/6/2017	Fastsigns #60601	\$599.62	Security Vehicle Lettering
CM32709	10/6/2017	Ferguson Enterprises, Inc 1423	\$852.50	Repairs & Maint
CM32710	10/6/2017	Folsom Lake Fleet Services	\$2,927.28	Vehicle Service #212
CM32711	10/6/2017	Franchise Tax Board	\$50.00	Payroll
CM32712	10/6/2017	Gallery & Barton	\$358.80	Legal Services
CM32713	10/6/2017	Holt of California	\$952.26	Repairs & Maint
CM32714	10/6/2017	Industrial Electrical Company	\$4,667.81	Repairs & Maint
CM32715	10/6/2017	Legal Shield	\$31.26	Payroll
CM32716	10/6/2017	Nationwide Retirement Solution	\$1,317.00	Payroll
CM32717	10/6/2017	Operating Engineers Local Union No. 3	\$542.85	Payroll
CM32718	10/6/2017	PDF Tactical	\$1,932.00	Contract Staffing - Gate

Rancho Murieta Community Services District

Bills Paid Listing for October 2017

Ck Number	Date	Vendor	Amount	Purpose
CM32719	10/6/2017	Peopleready	\$4,383.46	Contract Staffing - Water
CM32720	10/6/2017	Pitney Bowes	\$2,796.00	Office Equipment
CM32721	10/6/2017	Prodigy Electric & Controls Inc.	\$9,800.00	Repairs & Maint
CM32722	10/6/2017	Rancho Murieta Automotive Repair	\$49.47	Vehicle Service #521
CM32723	10/6/2017	Romo Landscaping	\$385.00	Landscaping
CM32724	10/6/2017	Santander Leasing	\$240.00	Security Vehicle Lease
CM32725	10/6/2017	Siemens Energy, Inc.	\$7,053.33	Repairs & Maint
CM32726	10/6/2017	Sierra Chemical Co.	\$4,548.34	VOID
CM32727	10/6/2017	Sierra Chemical West Company	\$423.78	Chemicals
CM32728	10/6/2017	State of California	\$60.00	Certifications
CM32729	10/6/2017	TASC	\$98.07	Payroll
CM32730	10/6/2017	The Ed Jones Co.	\$490.18	Uniforms - Security
CM32731	10/6/2017	U.S. Bank Corp. Payment System	\$7,157.65	Fuel & Supplies
CM32732	10/6/2017	U.S. HealthWorks Medical Group, PC	\$431.00	Pre-Employment Screening
CM32733	10/6/2017	Univar USA Inc.	\$2,890.40	Chemicals
CM32734	10/6/2017	USA Blue Book	\$2,960.79	Repairs & Maint
CM32735	10/6/2017	W.W. Grainger Inc.	\$524.50	Repairs & Maint
CM32736	10/6/2017	Waterwise Consulting, INC	\$420.00	Conservation
CM32737	10/6/2017	Wilbur-Ellis Company	\$4,289.63	Chemicals
CM32738	10/6/2017	Zenon Environmental Corporation	\$1,299.00	Support Contract
CM32739	10/6/2017	Sierra Chemical Co.	\$2,625.60	Chemicals
EFT	10/6/2017	EFTPS	\$10,266.69	Payroll
EFT	10/6/2017	EDD	\$2,721.85	Payroll
EFT	10/6/2017	CalPERS	\$8,383.69	Payroll
CM32740	10/12/2017	U.S. Postmaster	\$582.28	Community Communications
EFT	10/16/2017	EFTPS	\$20.58	Payroll
EFT	10/16/2017	EDD	\$3.76	Payroll
EFT	10/16/2017	EDD	\$1,328.72	Payroll
CM32741	10/20/2017	Duloglo Enterprises Inc DBA Action Cleaning	\$1,172.00	Monthly Cleaning Service
CM32742	10/20/2017	American Family Life Assurance Co.	\$506.60	Payroll
CM32743	10/20/2017	Applications By Design, Inc.	\$2,341.65	Bar Codes
CM32744	10/20/2017	Aramark Uniform & Career Apparel, LLC	\$207.72	Uniform Service - Water
CM32745	10/20/2017	AT&T	\$1,014.07	Monthly Cell Phone Bill
CM32746	10/20/2017	AT&T	\$1,208.77	Monthly Phone Bill
CM32747	10/20/2017	Bartkiewicz, Kronick & Shanahan	\$8,938.89	Legal Services
CM32748	10/20/2017	Brower Mechanical, Inc	\$8,864.00	Repairs & Maint
CM32749	10/20/2017	California Laboratory Services	\$2,942.55	Monthly Lab Tests
CM32750	10/20/2017	California Special Districts Association	\$55.00	Training/Conference
CM32751	10/20/2017	California State Disbursement Unit	\$52.15	Payroll
CM32752	10/20/2017	Caltronics Business Systems	\$883.14	Office Supplies

Rancho Murieta Community Services District

Bills Paid Listing for October 2017

Ck Number	Date	Vendor	Amount	Purpose
CM32753	10/20/2017	Cisco Air Systems, Inc	\$2,427.28	Repairs & Maint
CM32754	10/20/2017	Express Office Products, Inc.	\$313.92	Office Supplies
CM32755	10/20/2017	Ferguson Enterprises, Inc 1423	\$2,669.61	Repairs & Maint
CM32756	10/20/2017	Franchise Tax Board	\$50.00	Payroll
CM32757	10/20/2017	Golden State Flow Measurement	\$668.89	Meters & Boxes
CM32758	10/20/2017	GSRMA	\$45,384.78	Insurance
CM32759	10/20/2017	Greenfield Communications	\$230.97	Internet/TV
CM32760	10/20/2017	Hastie's Capitol Sand and Gravel Co.	\$521.80	Repairs & Maint
CM32761	10/20/2017	Industrial Electrical Company	\$190.00	Repairs & Maint
CM32762	10/20/2017	Kennedy/Jenks Consultants, Inc.	\$2,782.50	Capacity Certification Letter
CM32763	10/20/2017	Law Office of Valentina Reiner	\$2,961.46	Legal Services
CM32764	10/20/2017	Legal Shield	\$31.26	Payroll
CM32765	10/20/2017	Anne H Long (DBA) Marion Leasing	\$526.90	Office Equipment
CM32766	10/20/2017	Motorola Solutions, Inc.	\$12,341.40	Security Radios
CM32767	10/20/2017	Nationwide Retirement Solution	\$1,302.00	Payroll
CM32768	10/20/2017	Operating Engineers Local Union No. 3	\$542.85	Payroll
CM32769	10/20/2017	PDF Tactical	\$1,839.54	Contract Staffing - Security
CM32770	10/20/2017	Peopleready	\$2,570.40	Contract Staffing - Water
CM32771	10/20/2017	Pitney Bowes	\$695.23	Office Equipment
CM32772	10/20/2017	Professional Lock & Safe, Inc.	\$295.08	Repairs & Maint
CM32773	10/20/2017	Public Agency Retirement Services	\$305.47	Payroll
CM32774	10/20/2017	Public Agency Retirement Services	\$106,771.01	Payroll - OPEB
CM32775	10/20/2017	Rancho Murieta Ace Hardware	\$124.63	Repairs & Maint
CM32776	10/20/2017	Rancho Murieta Association	\$150.00	Landscaping
CM32777	10/20/2017	Rancho Murieta Association	\$2,481.79	Laguna Joaquin Cleanout
CM32778	10/20/2017	S. M. U. D.	\$36,205.10	Purchased Power
CM32779	10/20/2017	Sierra Office Supplies	\$355.57	Office Supplies
CM32780	10/20/2017	Domino Solat LTD	\$9,405.76	Solar
CM32781	10/20/2017	Sprint	\$189.95	Monthly Air Cards Bill
CM32782	10/20/2017	State of California	\$64.00	Pre-Employment Screening
CM32783	10/20/2017	State Water Resources Control Board	\$300.00	Certifications
CM32784	10/20/2017	Streamline	\$300.00	Website Hosting
CM32785	10/20/2017	TASC	\$67.75	Payroll
CM32786	10/20/2017	TASC	\$98.07	Payroll
CM32787	10/20/2017	The Ed Jones Co.	\$330.79	Uniforms - Security
CM32788	10/20/2017	TPX Communications	\$684.03	Monthly Phone Bill
CM32789	10/20/2017	U.S. HealthWorks Medical Group, PC	\$609.00	Pre-Employment Screening
CM32790	10/20/2017	USA Blue Book	\$2,742.36	Repairs & Maint
CM32791	10/20/2017	Western Exterminator Co.	\$515.00	Monthly Service
EFT	10/20/2017	EFTPS	\$11,231.64	Payroll

Rancho Murieta Community Services District
Bills Paid Listing for October 2017

Ck Number	Date	Vendor	Amount	Purpose
EFT	10/20/2017	EDD	\$3,078.69	Payroll
CM32792	10/23/2017	D. Martinez Construction	\$12,720.00	Repairs & Maint
CM32793	10/23/2017	Freshwater Fish Company	\$2,000.00	Laguna Joaquin Fish Restock
CM32794	10/24/2017	California Rural Water Association	\$200.00	Training/Conference
CM32795	10/24/2017	CWEA	\$265.00	Certifications
EFT	10/25/2017	Pitney Bowes	\$1,500.00	Postage Machine Refill
		TOTAL	\$561,264.54	
		CFD 2014-1 Bank of America Checking		
CM2051	10/6/2017	Corelogic Solutions, LLC	\$25.00	CFD 2014-1 Admin Cost
CM2052	10/6/2017	NBS	\$1,604.48	CFD 2014-1 AdminCost 10/1-12/31/17
CM2053	10/19/2017	Corelogic Solutions, LLC	\$200.00	CFD 2014-1 Admin cost
		TOTAL	\$1,829.48	
		EL DORADO PAYROLL		
Checks: CM11704 to CM11714 and Direct Deposits: DD09994 to DD10051			\$ 116,009.23	Payroll
EFT	Various	National Payment Corp	\$122.42	Payroll
		TOTAL	\$116,131.65	

PREPARED BY: Eric Thompson, Controller

REVIEWED BY:  , District Treasurer

MEMORANDUM

Date: November 10, 2017
To: Board of Directors
From: Mark Martin, General Manager
Subject: General Manager's Report

EMPLOYEE RELATIONS

The annual employee appreciation/holiday luncheon is tentatively scheduled for December 14, 2017. Negotiations with Operating Engineers Local 3 (OE3) are expected to begin within the next few weeks.

IT/FINANCE

Larry Bain, CPA, our auditor, hopes to complete the draft audit in time for the December Finance Committee meeting.

The IT Written Information Security Plan (WISP) update is under way. One of the key purposes of the WISP is to establish document recovery and business continuation protocols.

SECURITY DEPARTMENT

November 2, 2017 was Interim Chief Mobley's last day with the District. Until a new Security Chief has been hired, Sergeant Jeff Werblun has been appointed "Acting" Chief. After further review, there are not enough viable applicants for the Chief of Security position to conduct interviews at this time. We expect to reopen the recruitment next week.

Comments by staff on the revised Security Report were sent to Burns & McConnell Engineering Company, Inc., consultant on November 3, 2017. They are planning to have response to comments back to the District by the end of November.

PENDING AND PROPOSED LAND DEVELOPMENT PROJECTS

Rancho Murieta North – Development Project

Nothing new to report.

PASSIVE REC USE (JOINT USE) OF THE MURIETA GARDENS DRAINAGE BASIN

As reported last month, there has been no change. Interim Assistant General Manager, Edward R. Crouse, discussed with John Sullivan our desire to have a bullet point Memorandum of Understanding (MOU) for maintenance responsibilities as an initial step to define roles and financial obligations. The MOU should be forth coming, but no approvals until the Board has reviewed and approved the MOU.

MURIETA GARDENS

Work by the developer to open the Murieta Inn and Spa continues with actions to accomplish certificate of occupancy underway. Grading and other work for the commercial area continues.

LAGUNA JOAQUIN

The lake was restocked with 500 catfish on October 24, 2017. The plan is to wait until spring to allow the catfish to gain size and establish before bass are added to the lake. Collaborative meetings continue between

the District and the Rancho Murieta Association (RMA) to identify a host of potential strategies to maintain lake water quality and aesthetics. Staff is investigating technological, herbicidal, mechanical maintenance, and pre-filter swale strategies to address a host of potential impacts. Lessons learned from focus on Laguna Joaquin will be helpful to assess strategies for other basins.

PUBLIC OUTREACH

Presented to the Kiwanis Club on November 2. Fielded questions on the potential golf club and open space acquisition by the District. Comments received about location of amenities and importance of golf club to the community.

MEMORANDUM

Date: November 8, 2017
 To: Board of Directors
 From: Eric Thompson, Controller
 Subject: Administration / Financial Reports

Enclosed is a combined financial summary report for **October 2017**. Following are highlights from various internal financial reports. Please feel free to call me before the Board meeting regarding any questions you may have relating to these reports.

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

Water Consumption – Year-to-date residential water usage was up 7.9% versus budget through October. Listed below are year-to-date water consumption numbers using weighted averages:

		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
	12 month rolling % increase												
Residences	0.3%	2,539	2,539	2,539	2,539								
		Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
	Weighted average												
Cubic Feet	2,819	2,920	2,844	2,695	2,642								
Gallons per day	703	728	709	672	659								
Planning Usage GPD	612												

Lock-Offs – During the month of October, there were 18 lock-offs.

Connection Fees – There were no new connection fees received in October.

Aging Report – Delinquent accounts totaled \$119,113 which was 18.6% of the total accounts receivable balance of \$640,595. Past due receivables increased \$26,829 or 29.1% from the prior month. This increase was primarily related to undeveloped property and not residential or commercial connections.

Summary of Reserve Accounts as of October 31, 2017 – *The* District’s reserve accounts began the year with a balance of \$5,344,437 and have increased \$182,044 year-to-date. Other than normal inter-fund borrowing repayments and quarterly LAIF interest, the following reimbursements to operations were made for capital items in October: \$8,864 from Water Reserves for a new HVAC system at the Water Treatment Plant; \$12,341 & \$12,720 from Security Reserves for new radios and safety center repairs. The total amount of reserves held by the District on October 31, 2017 was \$5,526,481. See the table on the following page for information by specific reserve account.

Reserve Fund Balances

<i>Reserve Descriptions</i>	<i>Fiscal Yr Beg Balance July 1, 2017</i>	<i>YTD Collected & Interest Earned</i>	<i>YTD Spent</i>	<i>Period End Balance Oct 31, 2017</i>
Water Capital Replacement (200-2505)	1,130,169	91,854	(8,864)	1,213,159
Sewer Capital Replacement (250-2505)	2,478,211	137,860	(39,145)	2,576,926
Drainage Capital Replacement (260-2505)	81,850	10,957	(0)	92,807
Security Capital Replacement (500-2505)	160,345	16,082	(39,048)	137,379
Admin Capital Replacement (xxx-2505-99)	57,174	0	(14,366)	42,808
Sewer Capital Improvement Connection (250-2500)	4,067	20	(0)	4,087
Capital Improvement (xxx-2510)	366,117	14,539	(134)	380,522
Water Supply Augmentation (200-2511)	1,703,006	33,756	(16,422)	1,720,340
WTP Construction Fund Reserve (200-2513)	(671,793)	62,358	(71,190)	(680,625)
Security Impact Fee Reserves (500-2513)	35,291	3,787	(0)	39,078
<i>Total Reserves</i>	<i>5,344,437</i>	<i>371,213</i>	<i>(189,169)</i>	<i>5,526,481</i>

Inter-fund Borrowing Balances

<i>Inter-fund Borrowing</i>	<i>Fiscal Yr Beg Balance July 1, 2016</i>	<i>YTD Interest</i>	<i>YTD Repayment</i>	<i>Period End Balance Oct 31, 2017</i>
Sewer Loan to WTP Construction Fund	1,137,179	4,094	(50,862)	1,090,411
WSA Loan to WTP Construction Fund	379,060	1,365	(16,954)	363,471
N. Gate Security Loan from Drainage Fund	63,203	220	(7,832)	55,591
<i>Total Inter-fund Borrowing</i>	<i>1,579,442</i>	<i>5,679</i>	<i>(75,648)</i>	<i>1,509,473</i>

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

Period ended September 30, 2017		
1-Month	3-Months	1-Year
1.40%	3.18%	10.97%

Financial Summary Report (year-to-date through October 31, 2017)

Revenues:

Water Charges, year-to-date, are **above** budget \$39,196 or 4.6%

Sewer Charges, year-to-date, are **below** budget \$4,450 or (1.0%)

Drainage Charges, year-to-date, are **below** budget \$725 or (1.1%)

Security Charges, year-to-date, are **below** budget \$3,475 or (0.8%)

Solid Waste Charges, year-to-date, are **above** budget \$1,565 or 0.7%

Total Revenue, which includes other income, property taxes, and interest income is **above** budget \$43,207 or 1.9%

Expenses: Year-to-date total operating expenses are **above** budget \$114,791 or 5.9%. There have been no operational reserve expenditures so far this year. Operational reserve expenditures cover projects funded from reserves which are also recorded as operational expenses through the income statement as required by Generally Accepted Accounting Principles (GAAP).

Water Expenses (*including wages & employer costs*) year-to-date, are **above** budget \$75,396 or 13.1%. Permit expenses are the Water department's largest over budget line item so far this year. While permitting fees did increase year-over-year, the majority of the overage is due to timing issues between budgeted and actual amounts. Other line item overages include repairs & maintenance, purchased power, and chemicals (which should normalize as the year progresses).

Sewer Expenses, year-to-date, are **above** budget by \$9,233 or 2.6%. Repairs and maintenance continues to be the Sewer department's largest over budget expense item. During the month of October, expenses were incurred to remove defective pumps at the District's main lift south. Prior large dollar repair and maintenance expenses included pond sludge removal, wastewater treatment plant repairs, and generator repairs.

Drainage Expenses, year-to-date, are **above** budget by \$16,997 or 37.7%. With only \$45K in expenditures budgeted year-to-date, overages in salaries and wages (\$11,567), employer costs (\$4,706), and chemicals (\$6,750) create a disproportionately large percentage overage in expenses. These numbers have started to normalize (as expenses fall more in line and additional budget is added) and the department's expenses went from being 49.2% over through the end of September to 37.7% over through October.

Combined Water/Sewer/Drainage Wages & Employer Costs, year-to-date, are **below** budget by \$17,224 or (7.4%). These savings are offset by \$27,797 in contract staffing, which is used to help reduce the operational effects of position vacancies. Utility personnel at the District allocate their time between the Water, Sewer and Drainage Departments as needed and as directed. This section is being reported to help gauge overall utility personnel expenses versus budget.

Security Expenses, year-to-date, are **below** budget by \$19,983 or (5.3%). Security Gate expenses are **above** budget by \$5,642 or 3.4% so far this year, with savings in wages and employer costs (due to vacancies) being partially offset by contract personnel costs. Security Patrol expenses are **below** budget by \$7,893 or (5.0%), with savings across most expense categories, the largest being salaries & wages and employer costs. General Security expenses are **below** budget by \$17,732 for the year, due primarily to the vacancy in the (permanent) Chief position.

Solid Waste Expenses, year-to-date, are **above** budget by \$827 or 0.4%. Solid waste revenues and expenses are driven by service requests from the community and are both slightly over budget through the end of September.

General Expenses, year-to-date, are **above budget by \$32,322 or 8.3%**. Savings in wages and employer costs due to the prior vacancy of the (permanent) general manager position were more than offset by the costs of recruitment, legal expenses, IT systems improvements, and consulting.

Net Income: Year-to-date unadjusted net income, before depreciation, is \$216,124 versus a budget of \$287,707. Net income/(Loss) adjusted for estimated depreciation expense is (\$310,281). The full-year expected net operating income (loss) before depreciation, per the 2017-2018 budget is (\$181). Including inter-fund borrowing interest expenses the net operating loss is (\$8,873), as shown on the financial statements.

Rancho Murieta Community Services District

Summary Budget Performance Report For the Month Ending October 31, 2017

MM
11/9/17

	% of Total	Annual Budget	% of Total	YTD Budget	YTD Actuals	% of Total	YTD VARIANCE Amount	%
REVENUES								
Water Charges	32.5%	\$1,982,280	38.3%	\$850,900	\$890,096	39.3%	\$39,196	4.6%
Sewer Charges	21.6%	1,317,230	19.7%	438,456	434,006	19.2%	(4,450)	(1.0%)
Drainage Charges	3.2%	197,610	3.0%	65,868	65,143	2.9%	(725)	(1.1%)
Security Charges	21.6%	1,321,377	19.8%	440,455	436,980	19.3%	(3,475)	(0.8%)
Solid Waste Charges	10.6%	646,796	9.7%	215,596	217,161	9.6%	1,565	0.7%
Other Income	1.8%	110,430	1.6%	34,732	46,794	2.1%	12,062	34.7%
Interest Earnings	0.1%	8,370	0.1%	2,745	1,778	0.1%	(967)	(35.2%)
Property Taxes	9.3%	565,100	8.5%	188,367	188,367	8.3%	0	0.0%
Property Tax (Reserve Alloc)	-0.7%	(45,680)	-0.7%	(15,227)	(15,227)	-0.7%	(0)	0.0%
Total Revenues	100.0%	6,103,514	100.0%	2,221,892	2,265,099	100.0%	43,207	1.9%
OPERATING EXPENSES								
Water/Sewer/Drainage								
Salaries & Wages	15.6%	951,320	13.9%	269,500	253,002	12.3%	(16,498)	(6.1%)
Employer Costs	7.6%	466,890	7.5%	145,800	138,258	6.7%	(7,542)	(5.2%)
Capital Project Labor Alloc	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Power	5.5%	333,950	5.1%	99,415	119,588	5.8%	20,173	20.3%
Chemicals	2.8%	169,540	3.4%	65,045	83,493	4.1%	18,448	28.4%
Maintenance/Repairs	5.6%	340,500	5.4%	104,730	189,796	9.3%	85,066	81.2%
Water Meters/Boxes	0.9%	54,000	0.9%	16,500	1,215	0.1%	(15,285)	(92.6%)
Lab Tests	0.7%	44,200	0.6%	12,400	12,736	0.6%	336	2.7%
Permits	1.2%	73,640	1.3%	24,325	69,062	3.4%	44,737	183.9%
Training/Safety	0.3%	19,300	0.2%	4,825	8,424	0.4%	3,599	74.6%
Equipment Rental	0.6%	35,930	0.6%	10,900	5,117	0.2%	(5,783)	(53.1%)
Other Direct Costs	8.5%	519,810	11.1%	215,535	189,911	9.3%	(25,624)	(11.9%)
Subtotal Water/Sewer/Drainage	49.3%	3,009,080	50.1%	968,975	1,070,601	52.3%	101,625	10.5%
Security								
Salaries & Wages	10.8%	659,800	9.7%	186,800	162,387	7.9%	(24,413)	(13.1%)
Employer Costs	7.7%	470,700	7.6%	147,800	122,722	6.0%	(25,078)	(17.0%)
Off Duty Sheriff	0.1%	4,000	0.1%	2,700	4,053	0.2%	1,353	50.1%
Other	1.8%	107,954	2.0%	39,257	67,411	3.3%	28,154	71.7%
Subtotal Security	20.4%	1,242,454	19.5%	376,557	356,574	17.4%	(19,983)	(5.3%)
Solid Waste								
CWRS Contract	9.2%	561,100	9.7%	187,032	187,970	9.2%	938	0.5%
Sacramento County Admin Fee	0.6%	35,500	0.6%	11,832	11,720	0.6%	(112)	(0.9%)
HHW Event	0.2%	14,730	0.0%	0	0	0.0%	0	0.0%
Subtotal Solid Waste	10.0%	611,330	10.3%	198,864	199,691	9.7%	827	0.4%
General / Admin								
Salaries & Wages	8.7%	531,300	8.3%	159,900	157,951	7.7%	(1,949)	(1.2%)
Employer Costs	4.9%	297,200	4.9%	95,200	79,136	3.9%	(16,064)	(16.9%)
Capital Project Labor Alloc	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Insurance	1.6%	95,296	1.6%	31,765	30,441	1.5%	(1,324)	(4.2%)
Legal	1.0%	60,000	1.0%	20,000	33,383	1.6%	13,383	66.9%
Office Supplies	0.3%	21,300	0.4%	6,800	5,960	0.3%	(840)	(12.4%)
Director Meeting Payments	0.3%	18,000	0.3%	6,000	2,800	0.1%	(3,200)	(53.3%)
Telephones	0.1%	4,780	0.1%	1,720	2,610	0.1%	890	51.8%
IT Systems Maintenance	1.4%	88,096	1.8%	34,903	42,611	2.1%	7,709	22.1%
Community Communications	0.1%	4,550	0.0%	900	480	0.0%	(420)	(46.7%)
Postage	0.3%	20,400	0.3%	6,700	6,355	0.3%	(345)	(5.2%)
Bld/Grounds Maint/Pest Cntr	0.3%	17,400	0.3%	5,105	7,984	0.4%	2,879	56.4%
Other	1.5%	91,200	1.1%	20,795	52,399	2.6%	31,604	152.0%
Subtotal General / Admin	20.5%	1,249,522	20.2%	389,788	422,110	20.6%	32,322	8.3%
Total Operating Expenses	100.1%	6,112,387	100.0%	1,934,184	2,048,976	100.0%	114,791	5.9%
Operating Income (Loss)	100.0%	(8,873)	100.0%	287,707	216,124	100.0%	(71,584)	(24.9%)

	% of Total	Annual Budget	% of Total	YTD Budget	YTD Actuals	% of Total	YTD VARIANCE Amount	%
Non-Operating Expenses								
Water Reserve Expenditure	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Sewer Reserve Expenditure	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Drainage Reserve Expenditure	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Total Non-Operating Expenses	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Net Income (Loss)	100.0%	(8,873)	100.0%	287,707	216,124	100.0%	(71,584)	(24.9%)

Rancho Murieta Community Services District

Budget Performance Report by FUND For the Month Ending October 31, 2017

11/9/17

	% of Total Rev	Annual Budget	% of Total Rev	YTD Budget	YTD Actuals	% of Total Rev	YTD VARIANCE Amount	%
WATER								
REVENUES								
Water Charges	98.4%	\$1,982,280	98.9%	\$850,900	\$890,096	98.3%	\$39,196	4.6%
Interest Earnings	0.2%	3,900	0.1%	1,200	1,036	0.1%	(164)	(13.6%)
Other Income	1.4%	28,770	1.0%	8,620	14,172	1.6%	5,552	64.4%
Total Water Revenues	100.0%	2,014,950	100.0%	860,720	905,304	100.0%	44,584	5.2%
EXPENSES (excluding depreciation)								
Salaries & Wages	26.4%	532,740	17.5%	150,920	139,325	15.4%	(11,595)	(7.7%)
Employer Costs	13.0%	261,740	9.5%	81,648	76,133	8.4%	(5,515)	(6.8%)
Capital Project Labor Alloc	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Power	10.2%	204,970	6.2%	53,625	68,861	7.6%	15,236	28.4%
Chemicals	4.6%	93,000	3.9%	33,305	46,787	5.2%	13,482	40.5%
Chemicals - T&O	0.5%	9,500	0.6%	4,740	3,701	0.4%	(1,039)	(21.9%)
Maintenance/Repairs	7.0%	142,000	5.7%	48,730	98,798	10.9%	50,068	102.7%
Water Meters/Boxes	2.7%	54,000	1.9%	16,500	1,215	0.1%	(15,285)	(92.6%)
Lab Tests	1.4%	28,000	0.8%	7,000	5,596	0.6%	(1,404)	(20.1%)
Permits	1.6%	32,000	1.2%	10,000	50,685	5.6%	40,685	406.8%
Training/Safety	0.5%	9,300	0.3%	2,600	4,544	0.5%	1,944	74.8%
Equipment Rental	1.0%	21,000	0.8%	6,500	3,640	0.4%	(2,860)	(44.0%)
Other Direct Costs	17.3%	348,880	18.5%	159,360	151,039	16.7%	(8,322)	(5.2%)
Operational Expenses	86.2%	1,737,130	66.8%	574,928	650,324	71.8%	75,396	13.1%
Water Income (Loss)	13.8%	277,820	33.2%	285,792	254,980	28.2%	(30,812)	(10.8%)
38.9% Net Admin Alloc	14.2%	286,212	9.9%	85,269	97,792	10.8%	12,523	14.7%
Reserve Expenditures	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Total Net Income (Loss)	-0.4%	(8,392)	23.3%	200,522	157,188	17.4%	(43,335)	(21.6%)
SEWER								
REVENUES								
Sewer Charges	98.4%	1,317,230	98.5%	438,456	434,006	98.1%	(4,450)	(1.0%)
Interest Earnings	0.2%	2,920	0.2%	820	111	0.0%	(709)	(86.4%)
Other Income	1.4%	18,500	1.3%	5,728	8,141	1.8%	2,413	42.1%
Total Sewer Revenues	100.0%	1,338,650	100.0%	445,004	442,259	100.0%	(2,745)	(0.6%)
EXPENSES (excluding depreciation)								
Salaries & Wages	26.3%	351,990	22.4%	99,715	83,245	18.8%	(16,470)	(16.5%)
Employer Costs	12.9%	172,510	12.1%	53,946	47,212	10.7%	(6,734)	(12.5%)
Power	8.9%	118,600	9.7%	43,300	48,643	11.0%	5,343	12.3%
Chemicals	4.2%	56,040	5.3%	23,500	22,755	5.1%	(745)	(3.2%)
Maintenance/Repairs	13.9%	186,500	11.7%	52,000	89,392	20.2%	37,392	71.9%
Lab Tests	1.2%	16,200	1.2%	5,400	7,140	1.6%	1,740	32.2%
Permits	2.6%	35,140	3.2%	14,325	18,377	4.2%	4,052	28.3%
Training/Safety	0.7%	10,000	0.5%	2,225	3,879	0.9%	1,654	74.3%
Equipment Rental	0.8%	10,200	0.9%	3,900	1,477	0.3%	(2,423)	(62.1%)
Other Direct Costs	12.2%	162,950	11.4%	50,595	36,019	8.1%	(14,576)	(28.8%)
Operational Expenses	83.7%	1,120,130	78.4%	348,906	358,139	81.0%	9,233	2.6%
Sewer Income (Loss)	16.3%	218,520	21.6%	96,098	84,120	19.0%	(11,977)	(12.5%)
29.7% Net Admin Alloc	16.3%	218,521	14.6%	65,103	74,664	16.9%	9,561	14.7%
Reserve Expenditures	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Total Net Income (Loss)	0.0%	(1)	7.0%	30,995	9,456	2.1%	(21,539)	(69.5%)
DRAINAGE								
REVENUES								
Drainage Charges	100.0%	197,610	100.0%	65,868	65,143	100.0%	(725)	(1.1%)
Interest Earnings	0.0%	50	0.0%	25	16	0.0%	(9)	(35.5%)
Total Drainage Revenues	100.0%	197,660	100.0%	65,893	65,159	100.0%	(734)	(1.1%)

	% of Total Rev	Annual Budget	% of Total Rev	YTD Budget	YTD Actuals	% of Total Rev	YTD VARIANCE Amount	%
EXPENSES (excluding depreciation)								
Salaries & Wages	33.7%	66,590	28.6%	18,865	30,432	46.7%	11,567	61.3%
Employer Costs	16.5%	32,640	15.5%	10,206	14,912	22.9%	4,706	46.1%
Power	5.3%	10,380	3.8%	2,490	2,084	3.2%	(406)	(16.3%)
Chemicals	5.6%	11,000	5.3%	3,500	10,250	15.7%	6,750	192.9%
Maintenance/Repairs	6.1%	12,000	6.1%	4,000	1,606	2.5%	(2,394)	(59.8%)
Permits	3.3%	6,500	0.0%	0	0	0.0%	0	0.0%
Equipment Rental	2.4%	4,730	0.8%	500	0	0.0%	(500)	(100.0%)
Other Direct Costs	4.0%	7,980	8.5%	5,580	2,854	4.4%	(2,726)	(48.9%)
Operational Expenses	76.8%	151,820	68.5%	45,141	62,138	95.4%	16,997	37.7%
Drainage Income (Loss)	23.2%	45,840	31.5%	20,752	3,021	4.6%	(17,731)	(85.4%)
6.1% Net Admin Alloc	22.7%	44,882	20.3%	13,371	15,335	23.5%	1,964	14.7%
Reserve Expenditures	0.0%	0	0.0%	0	0	0.0%	0	0.0%
Total Net Income (Loss)	0.5%	958	11.2%	7,381	(12,314)	-18.9%	(19,694)	(266.8%)
SECURITY REVENUES								
Security Charges	95.0%	1,321,377	95.0%	440,455	436,980	94.2%	(3,475)	(0.8%)
Interest Earnings	0.0%	600	0.1%	300	126	0.0%	(174)	(57.9%)
Property Tax	4.7%	65,040	4.7%	21,680	21,680	4.7%	0	0.0%
Property Tax (Reserve Alloc)	-3.3%	(45,680)	-3.3%	(15,227)	(15,227)	-3.3%	(0)	0.0%
Other Income	3.6%	49,760	3.6%	16,584	20,534	4.4%	3,950	23.8%
Total Security Revenues	100.0%	1,391,097	100.0%	463,792	464,094	100.0%	302	0.1%
EXPENSES (excluding depreciation)								
Salaries & Wages	47.4%	659,800	40.3%	186,800	162,387	35.0%	(24,413)	(13.1%)
Employer Costs	33.8%	470,700	31.9%	147,800	122,722	26.4%	(25,078)	(17.0%)
Equipment Repairs	0.4%	4,900	0.3%	1,468	3,129	0.7%	1,661	113.1%
Vehicle Maintenance	0.4%	6,000	0.4%	2,000	2,302	0.5%	302	15.1%
Vehicle Fuel	1.0%	14,000	1.0%	4,667	5,002	1.1%	335	7.2%
Off Duty Sheriff	0.3%	4,000	0.6%	2,700	4,053	0.9%	1,353	50.1%
Other	6.0%	83,054	6.7%	31,122	56,978	12.3%	25,856	83.1%
Operational Expenses	89.3%	1,242,454	81.2%	376,557	356,574	76.8%	(19,983)	(5.3%)
Security Income (Loss)	10.7%	148,643	18.8%	87,236	107,520	23.2%	20,285	23.3%
20.3% Net Admin Alloc	10.7%	149,360	9.6%	44,498	51,033	11.0%	6,535	14.7%
Total Net Income (Loss)	-0.1%	(716)	9.2%	42,738	56,487	12.2%	13,750	32.2%
SOLID WASTE REVENUES								
Solid Waste Charges	99.9%	646,796	99.9%	215,596	217,161	99.8%	1,565	0.7%
Interest Earnings	0.1%	600	0.1%	300	405	0.2%	105	35.1%
Total Solid Waste Revenues	100.0%	647,396	100.0%	215,896	217,566	100.0%	1,670	0.8%
EXPENSES (excluding depreciation)								
CWRS Contract	86.7%	561,100	86.6%	187,032	187,970	86.4%	938	0.5%
Sacramento County Admin Fee	5.5%	35,500	5.5%	11,832	11,720	5.4%	(112)	(0.9%)
HHW Event	2.3%	14,730	0.0%	0	0	0.0%	0	0.0%
Operational Expenses	94.4%	611,330	92.1%	198,864	199,691	91.8%	827	0.4%
Solid Waste Income (Loss)	5.6%	36,066	7.9%	17,032	17,876	8.2%	844	5.0%
5.0% Net Admin Alloc	5.7%	36,788	5.1%	10,960	12,570	5.8%	1,610	14.7%
Total Net Income (Loss)	-0.1%	(722)	2.8%	6,072	5,306	2.4%	(766)	(12.6%)
OVERALL NET INCOME(LOSS)	-0.2%	(8,873)	14.0%	287,707	216,124	10.3%	(71,584)	(24.9%)

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

INVESTMENT REPORT

CASH BALANCE AS OF OCTOBER 31, 2017

INSTITUTION	YIELD	BALANCE
CSD FUNDS		
<i>EL DORADO SAVINGS BANK</i>		
SAVINGS	0.03%	\$ 610,812.79
CHECKING	0.02%	\$ 67,043.51
PAYROLL	0.02%	\$ 9,273.55
BANNER BANK		
EFT	0.00%	\$ 9,923.24
LOCAL AGENCY INVESTMENT FUND (LAIF)		
UNRESTRICTED	1.14%	\$ 568,780.94
RESTRICTED RESERVES	1.14%	\$ 4,917,758.63
CALIFORNIA ASSET MGMT (CAMP)		
OPERATION ACCOUNT	1.17%	\$ 607,399.98
UNION BANK		
PARS GASB45 TRUST (balance as of 9/30/17)	0.32%	\$ 1,486,422.28
TOTAL CSD		\$ 8,277,414.92
BOND FUNDS		
COMMUNITY FACILITIES DISTRICT NO. 2014-1 (CFD)		
BANK OF AMERICA		
CHECKING	0.00%	\$ 429,779.91
WILMINGTON TRUST (balance as of 11/30/16)		
BOND RESERVE FUND	0.32%	\$ 392,221.45
BOND ADMIN EXPENSE	0.32%	\$ 40,586.93
BOND SPECIAL TAX FUND	0.32%	\$ -
BOND ACQ & CONSTRUCTION	0.32%	\$ 1,959.99
BOND REDEMPTION ACCOUNT	0.32%	\$ -
BOND COI	0.32%	\$ -
BOND SURPLUS	0.32%	\$ 59.69
TOTAL CFD		\$ 864,607.97
TOTAL ALL FUNDS		\$ 9,142,022.89

11/9/17

**Investments comply with the CSD adopted investment policy.*

PREPARED BY: Eric Thompson, Controller

REVIEWED BY:  District Treasurer

MEMORANDUM

Date: November 6, 2017
To: Board of Directors
From: Jeff Werblun, Acting Security Chief
Subject: Security Report for the Month of October 2017

OPERATIONS

Two (2) new Gate Officers and two (2) new Patrol Officers were recently hired. Our temporary/part time Gate Officer resigned and we have already filled the position. Both Gate Officers are in training. One of the new Patrol Officers is completing his training and the other is currently in the employment process (HR stuff).

The new Gate Access program, which allows residents to register and manage their guest list etc., is operating as planned, with many residents taking advantage of its features. Gate Officers have noticed a reduction in telephone calls. More than 726+ visitors registered, 351+ were removed / deleted from guest lists by residents this month, as opposed to 339 registered / 170 removed/deleted last month. The District's resident email list has increased from ~ 1500 to 2158, an increase of 658 emails. Considering there are approximately 2300 occupied residences in the District, this level of email contact information is phenomenal.

The Safety Center repairs were completed and the building freshly painted. The leaky roof was repaired and the rotted siding and trim boards were replaced. The 10% extra funding Director Clark recommended was utilized to cover additional damage found by the contractor.

The new portable radios arrived, but we are still waiting for the District's P25 standard radios to be activated by S.R.R.C., before we can have the radios programmed and in service. Hopefully, this happens before December.

The dog kennel / animal holding center was rehabilitated and is available for immediate use.

Rancho Murieta Association (RMA) Compliance purchased two (2) new Lidar Speed "guns", which have video print out capabilities. These new vehicle speed measuring devices will aid our Officers and should greatly reduce the number of speeding violation appeals. The District was given RMA's older Lidar gun to use for speed enforcement.

Halloween – Hired two (2) off-duty Sacramento Sheriff's Deputies (SSD) to augment security. Uneventful.

INCIDENTS OF NOTE

Numerous incidents of snake sightings and removal / relocations took place throughout the month. There were several incidents of non-resident hot tub / spa use at both the Village and the Villas. This activity should cease once the management winterizes their aquatic "attractive nuisances".

October 4 - Lake Clementia. Portable bathrooms tipped over. No suspects.

October 5 - Hit and Run - sometime overnight, a vehicle struck the fence behind the Plaza Child Care Center causing minor damage to the chain link fence and a metal fence pole. No witnesses.

October 12 - Via Serreno. 100+ nails found in street. Swept from roadway by residents. One car damaged.

October 16 - Puerto Drive. Loose Bull found grazing on lawn. Returned to rancher via a hole in back fence.

October 20 - Vehicle backed into District Water Department truck on Via Del Cerrito. Report taken. Minor damage.

October 20 - Mountain lion reported being seen on Guadalupe Drive. Unable to locate (UTL).

October 28 - Clementia Lake over-look. Juveniles firing potato gun. Parents advised. Gun surrendered.

October 30 - Vehicle fire in front of South Gate on Jackson Hwy. Security responded and put out with fire extinguisher before Sacramento Metro Fire Department (SMFD) could arrive. SMFD later cleared vehicle flame free.

October 30 - Murieta Airport Hanger "D". Vehicle hit and run. Minor damage to hanger wall. Report taken.

October 31 -De La Cruz. Candy grab occurred at approx. 8:30 p.m. Group of kids snatched a resident's grandson's candy bag and was chased by relatives, but not caught. Incident was not reported to Security until Nov 2, 2017.

RANCHO MURIETA ASSOCIATION COMPLIANCE MEETING

The meeting was October 2, 2017. Several violation appeals were brought to the committee for review. There was nothing of note to report. I and Sergeant Werblun attended.

CONTRACT SECURITY

We are still considering the private security firm, *First Security*, to provide man power "emergency" coverage at the Gate Houses. The training costs and hourly rate of compensation (\$29 per hour) are still to be negotiated. In contrast, PDF Tactical is presently \$23 per hour.

SECURITY CONCERNS MEETING

No meeting this month.

SECURITY ASSESSMENT REPORT

We received the draft report back towards the end of this month, and are presently evaluating its content.

SECURITY CHIEF RECRUITMENT

November 2, 2017 is Interim Chief Mobley's last day with the District. Until a new Security Chief has been hired, Sergeant Jeff Werblun will be "Acting" Chief.

The Security Chief Position is still open. Recruitment is ongoing. Numerous applications have been received.

MEMORANDUM

Date: November 8, 2017
 To: Board of Directors
 From: Paul Siebensohn, Director of Field Operations
 Subject: Water/Wastewater/Drainage Report

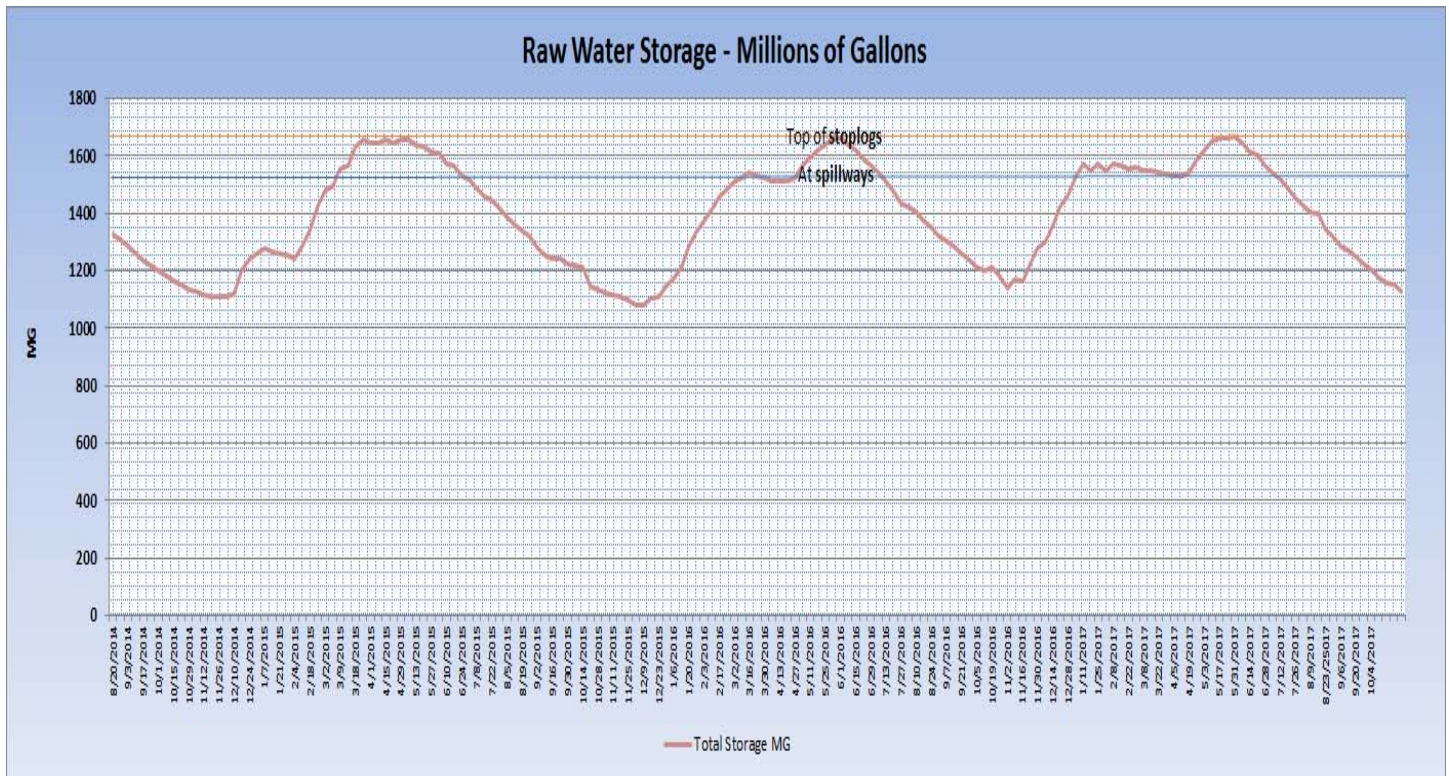
The following is information and projects staff has worked on since the last Board meeting.

WATER

Water Treatment Plant (WTP) #1 is set to run at 1.0 million gallons per day (mgd), averaging a production volume of 0.97 mgd and Plant #2 is set at 1.0 mgd averaging 0.88 mgd of production, for a total of 1.85 mgd average production to provide the community's current water needs. With the days becoming shorter and cooler, the demand continues to lessen.

WATER SOURCE OF SUPPLY

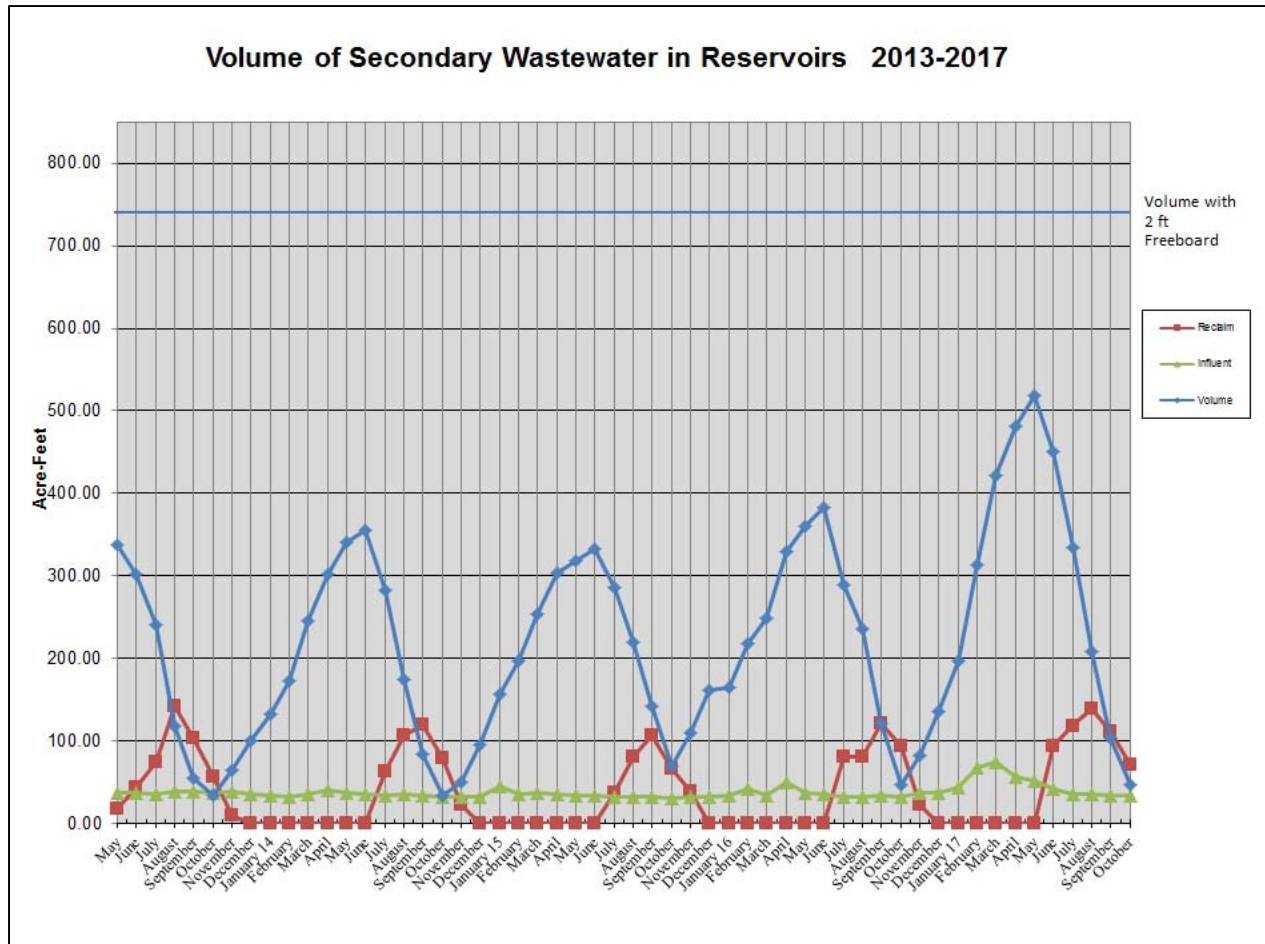
On November 2, 2017, all raw water storage for Calero, Chesbro, and Clementia Reservoirs measured approximately 1,131 MG (3,472 AF) of which 967.35 MG (2,968.9 AF) is usable due to dead storage. For Calero and Chesbro Reservoirs alone, storage measured 860.6 MG (2,641.2 AF), or 811.2 MG (2,188 AF) usable. In October, there was 0.3" of rainfall and evaporation was 5.1". Below is a graphical representation of the water storage reservoir levels this year to date.



WASTEWATER COLLECTION, TREATMENT, AND RECLAMATION

Influent wastewater flow averaged 0.36 million gallons a day, for a total of 11.17 MG, (34.3 AF). This is approximately 140 gpd per sewer connection. The secondary wastewater storage measured 22.8 MG (69.9 AF) as measured on November 2, 2017. In October, we supplied 9,947,000 gallons (30.5 AF) of recycled water to Rancho Murieta Country Club (RMCC) for their irrigation needs. No recycled water was sent to the Van Vleck Ranch.

The graph below shows our secondary storage compared to previous years, as measured on the first Wednesday of each month, showing we are well on track to have adequate room in our secondary storage for the upcoming year's storms. The lowest point of secondary storage reached was 43.23 AF.



The Rancho Murieta Country Club has begun to pump down their ponds in preparation of the upcoming wet weather season and have emptied Ponds 16/17.

DRAINAGE / STORMWATER

Staff inspected and cleaned all of the outfalls from the District's drainage system to make sure they were clear for the upcoming rain season.



Riverview basin outfall



Basin 5 river outfall and Main Lift South Storm pump outfall



Basin 12 South

We are continuing to investigate possible solutions to the water quality in Laguna Joaquin and the surface appearance of Basin 5. I met with an aquatic herbicide vendor that had various suggestions. Based on current suggestions, there may be added costs to the upcoming budget year.

WATER METERING AND UTILITY STAFF WORK

No metering work occurred in October. Nine (9) Utility Star reports, four (4) rebate inspections, and nine (9) underground service alerts (USAs) were completed. Utilities staff repaired four (4) water leaks; two (2) in the South Community and two (2) in the North community.

PROJECTS

CIA Ditch Project

The project has some work left to be done which includes a slide gate at the entrance to the new pipe and the lowering of the diversion structure by the Country Store. No schedule yet for this work. The ranch member of the CIA requested that we proceed with getting the 42" valve at the entrance to Laguna Joaquin replaced. We will get measurements to begin soliciting bids for its replacement.

DEVELOPMENT

The Greens Neighborhood Park

The project installed stormwater BMPs prior to the first rain and appears to have this phase of the park project nearly completed.

The Retreats East & North

No Update.

The Murieta Gardens - Murieta Marketplace

Work has begun with water line installations and drainage installations with Coastland providing inspection services. A schedule continues to be requested of the project.

The Murieta Gardens II – Subdivision

As a follow up for the developer's engineer, District staff performed a pump test of the Cantova sewer pumping station pumps' pumping rate for use in determining the stations' pumping capacity. This will be used for determining the required pump sizing as it relates to impacts from this development.

Rancho Murieta North Development Project

No new news on this project.

FAA Business Park

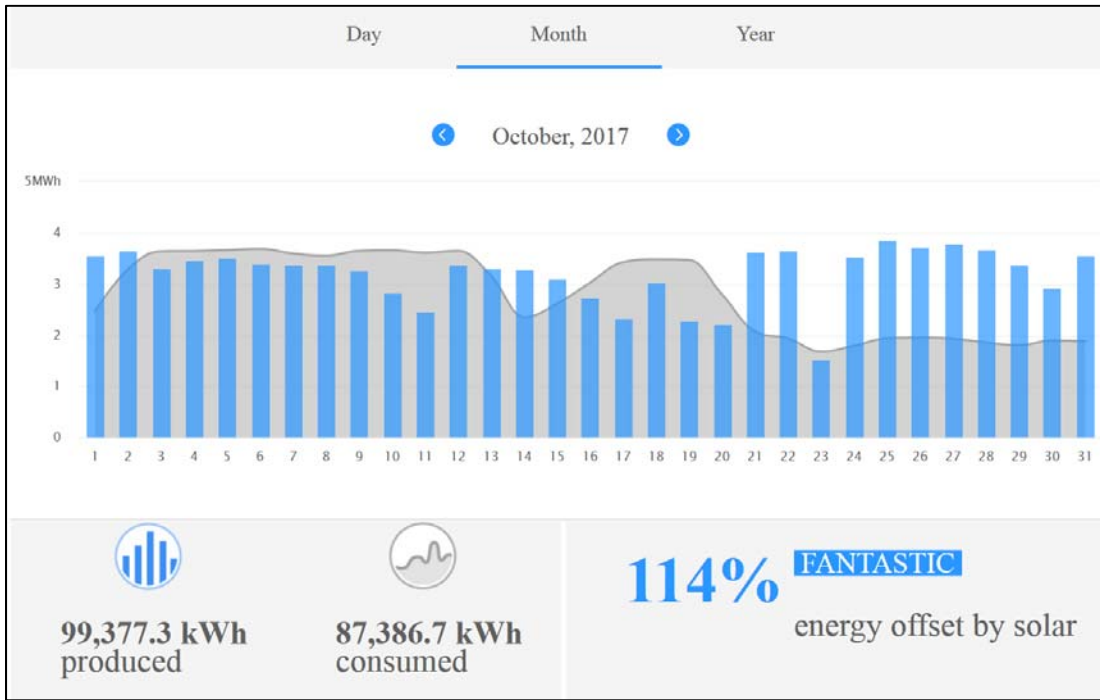
The project owner conveyed that this project may begin later this month.

DISTRICT PROJECTS

Solar Power Installations

Wastewater Treatment Plant Site

The site is active and producing power. The online monitoring system is reporting the following for the month of October:



Water Treatment Plant Site

The SMUD meter was installed yesterday and the permission to operate given this morning. Solar City is currently working to turn-on the site and make it active today.

Emergency Well Project

No update.

4 Park Via Del Cerrito Drainage

The work on the culvert discharge that runs under 4 Park Via Del Cerrito has been completed. Photos of the work are below.



Downstream view



Upstream view

Basin 5 (Lost Lake)

The work to the low flow outlet at Basin 5 has been completed with minor work at the high flow outlet to be completed this week.



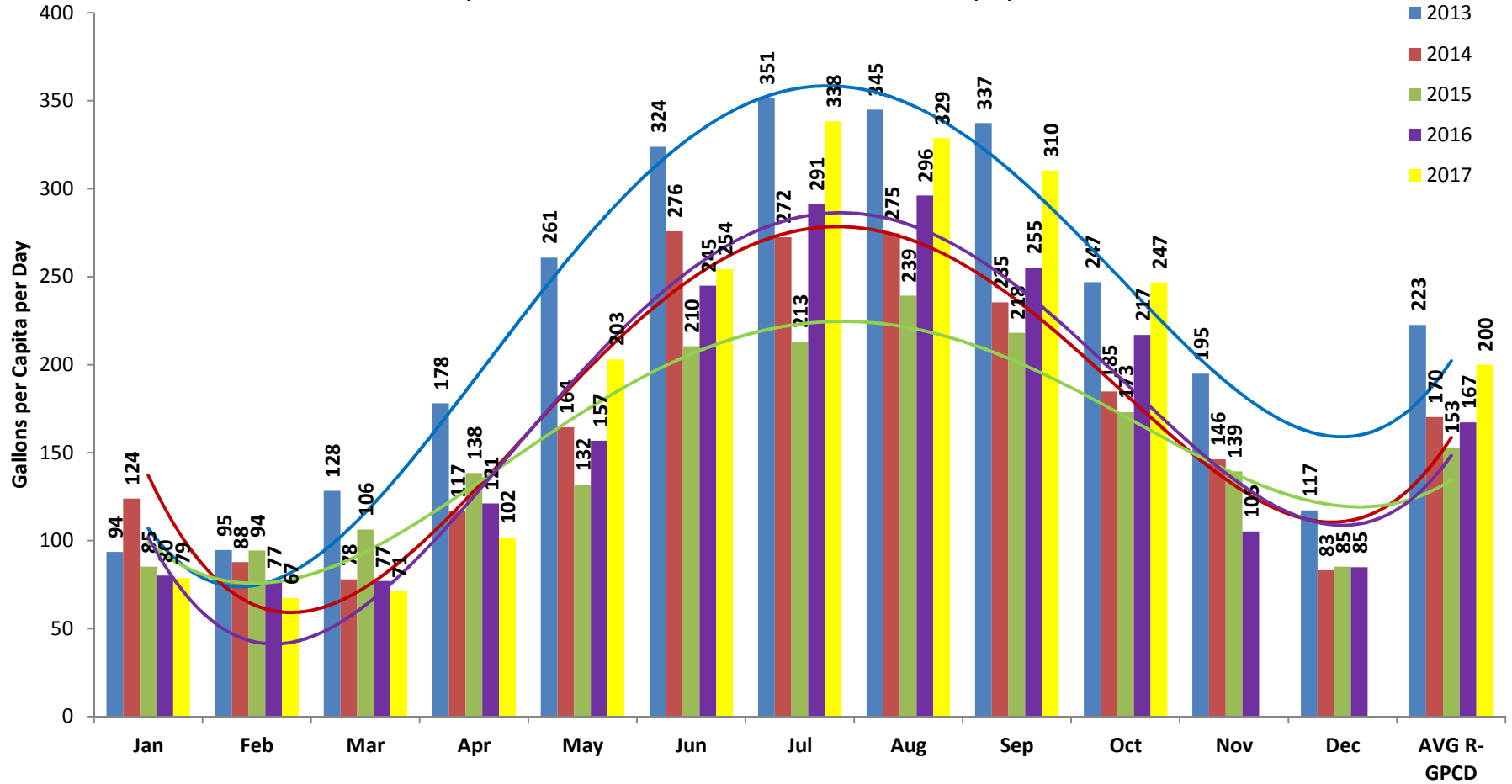
Photo of low flow outlet before and after repair at Basin 5

Rancho Murieta - Residential Gallons per Capita per Day

Comparison of 2013, 2014, 2015, 2016 and 2017

Residential Potable Water Consumption

Extrapolated Based on 2010 Census of 5,488 population



Conservation achieved October 2014 versus October 2013: 25%
 Conservation achieved October 2015 versus October 2013: 30%
 Conservation achieved October 2016 versus October 2013: 12%
 Conservation achieved October 2017 versus October 2013: 0%

2014 versus 2013 YTD conservation: 23%
 2015 versus 2013 YTD conservation: 32%
 2016 versus 2013 YTD conservation: 23%
 2017 versus 2013 YTD conservation: 15%

MEMORANDUM

Date: November 10, 2017
To: Board of Directors
From: Improvements Committee Staff
Subject: Consider Adoption of Resolution R2017-13 Approving Geyer Sewer Easement Quitclaim

RECOMMENDED ACTION

Adopt Resolution R2017-13 Approving Geyer Sewer Easement Quitclaim.

BACKGROUND

William Geyer and Naida West conveyed a sewer easement to the District in December 2014. Mr. Geyer and Ms. West have since raised concerns regarding the circumstances under which they executed this conveyance, and now seek “annulment” of the easement.

Ms. West asserts that she and Mr. Geyer did not have time to fully understand the document, and they did not realize the extent of the difference from the existing easement until after the document was executed. She further asserts that authorization for “vehicular access” was not mentioned in the easement documents they executed, and that changes were made to the documents between the time of execution and recording “Sewer Easement” with “Access” or “Vehicular Access.” In addition, she states that the final exhibit page, a map labeled “EXHIBIT, PRIVATE EMERGENCY VEHICLE ACCESS and PUBLIC SEWER EASEMENT, GEYER/WEST PROPERTY,” which contains an illustration of a road, was not attached to the sewer easement that she and Mr. Geyer executed.

These statements are consistent with an earlier letter Ms. West sent to the District, dated May 15, 2015, and with comments submitted by Mr. Geyer and Ms. West to the Sacramento County Department of Community Development on December 7, 2015.

In an effort to accommodate the Geyer West request, the District held a series of settlement discussions with the Geyer West Group, including Bill Geyer, Naida West, Jennifer West, Jacob Kurtz, Realtor, potential future owners, and John Sullivan as adjacent landowner/developer benefitting from the new 2015 easement. As a result, both parties agreed to allow the District to quitclaim the 2015 easement and agreed to negotiate in good faith in the future on a new sewer easement.

Improvements Committee recommends adoption.

RESOLUTION NO. R2017-13

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT
APPROVING QUITCLAIM DEED TO GEYER AND WEST**

WHEREAS, in 2015, William Geyer and Naida West approved and delivered a Sewer Easement to the District creating a sewer easement and emergency vehicle access easement across the Geyer/West property and the District accepted and recorded the easement;

WHEREAS, the District has not installed any improvements on the Geyer/West property under the 2015 easement or taken any other action to commence use of the easement; and,

WHEREAS, the Board finds and determines that the 2015 easement no longer is needed for the District's current or anticipated needs or purposes and, therefore, the Board desires to abandon all of the District's right, title and interests in and under the 2015 easement;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Rancho Murieta Community Services District that the Quitclaim Deed to William Geyer and Naida West in the form as presented at this meeting is hereby approved, and the General Manager is authorized and directed to sign and deliver the Quitclaim Deed and to consent to the recordation of the deed in the Sacramento County Recorder's Office.

PASSED AND ADOPTED by the Board of Directors of the Rancho Murieta Community Services District on November 15, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Mark Pecotich, Board President

Attest:

Suzanne Lindenfeld, District Secretary

Recording requested by, and when recorded return to: Rancho Murieta Community Services District 15160 Jackson Road P.O. Box 1050 Rancho Murieta, CA 95683	<i>This space for County Recorder's use</i>
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QUITCLAIM DEED

Exempt from recording fees (Government Code sections 6103 & 27383) and documentary transfer tax (Revenue and Taxation Code section 11922).

Portion of Sacramento County Assessor Parcel No.: 073-0190-011

For valuable consideration, receipt of which is hereby acknowledged, Rancho Murieta Community Services District (the "District") does hereby relinquish its easement and other real property interests in the Sewer Easement dated December 15, 2014, and recorded on February 9, 2015, at Sacramento County Recorder's Office Book 20150209, Page 0246 (the "Sewer Easement"), including both the sewer easement and private emergency vehicle access easement, and does hereby remise, release, and forever quitclaim to William Geyer and Naida West all of the District's right, title, and interest in and to the easements described in the Sewer Easement.

Dated: _____, 2017

**RANCHO MURIETA COMMUNITY
SERVICES DISTRICT**

Mark Martin, General Manager

SIGNATURE MUST BE NOTARIZED

CERTIFICATE OF ACKNOWLEDGMENT BY NOTARY PUBLIC
[California Civil Code § 1189]

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

State of California)
County of _____)

On _____ before me, _____, a notary public, personally appeared _____, 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 _____ (Seal)

MEMORANDUM

Date: November 8, 2017
To: Board of Directors
From: Improvements Committee Staff
Subject: Introduce Ordinance O2017-02 Amending District Code Chapter 8, Concerning Community Facilities Fees

RECOMMENDED ACTION

Introduce Ordinance O2017-02 amending District Code Chapter 8, Community Facilities Fees, waive the full reading of the Ordinance and continue to the December 20, 2017 Regular Board Meeting for adoption.

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.

The report was again reviewed at the November 7 Improvements Committee meeting. Some new clarifications and additions were suggested which will be included in the final report. As a result, the Improvements Committee recommends approval of the report.

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.

The Improvements Committee recommends adoption.

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 November 8, 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 November 8, 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/FDC connection
6" Diameter FDC	0.50 EDU/FDC connection
8" Diameter FDC	0.60 EDU/FDC 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.

3.07 Fee Credit and Reimbursement Policy

The Board of Directors may establish policies and procedures for granting fee credits against specific components of Water Supply Augmentation and Community Facilities Fees or providing reimbursement from Water Supply Augmentation and Community Facilities Fees when qualifying Community Facilities are constructed as part of a development project. Such policies and procedures shall be established by resolution.

Section 4. CEQA. The Board of Directors finds that these fee increases are for the purposes of meeting capital 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 District Board determines that these fee increases are exempt from environmental review under the California Environmental Quality Act and CEQA Guidelines. (Public Resources Code § 21080(b)(8); CEQA Guidelines § 15273.)

Section 5. Effective Date. This ordinance and the new fees shall take effect 30 days after its final passage.

Section 6. Severability. If any section or provision of this ordinance or the application of it to any person, transaction or circumstance is held invalid or unenforceable, such invalidity or unenforceability shall not affect the other provisions of this ordinance that can be given effect without the invalid or unenforceable provision, and to this end the provisions of this ordinance are declared to be severable.

Section 7. Publication. The District Secretary is directed to publish this ordinance once in a newspaper of general circulation published in the District within 15 days after the adoption of the ordinance.

INTRODUCED by the Board of Directors on the 15th day of November, 2017.

PASSED AND ADOPTED by the Board of Directors of the Rancho Murieta Community Services District at a regular meeting on the ___ day of _____ 2017 by the following roll call vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Mark Pecotich
President, Board of Directors

Attest:

Suzanne Lindenfeld
District Secretary



Water Supply Augmentation Fee and Facilities Capital Improvement Fee Study Update

November 8, 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 portion of the Community Facilities fee will no longer be collected, and the current administration facilities fund balance 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 Capital Fee 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	Sewer/Drainage Hydro Cleaning Truck (Split 50/50 Sewer & Drainage)	\$92,400
17-2-11	Commercial Area Drainage Slide Gate Automation	\$6,552
17-2-12	Stormwater Monitoring Testing Equipment	\$43,680
17-2-16	Trash Containment Structures	\$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. If Districts needs change or construction costs increase or decrease drastically before the next fee study, the fee study and ordinance can be amended accordingly.

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 developers in conjunction with their projects. Similarly, there may be certain other water, sewer, or drainage improvements constructed by

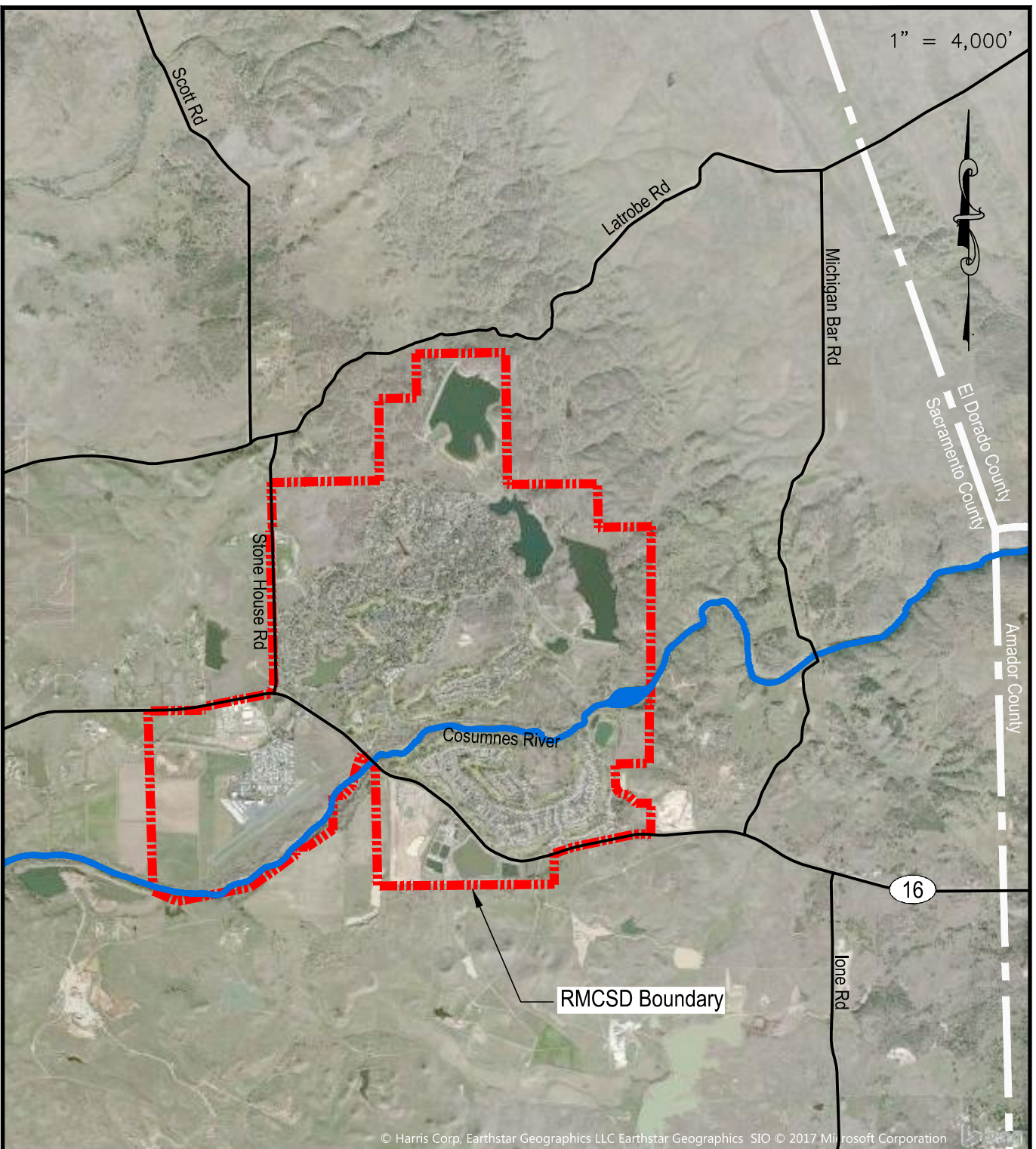
developers. Any appropriate fee credits will be given to developers, which will be applied against the impact fees due to the District at issuance of building permits or other timeframe as identified by the District. The exact amount of fee credits or reimbursements will be determined on a case-by-case basis, through development agreements, contract or a subsequent ordinance, and will be reflective of actual costs of those improvements identified in this report.

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'



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Images: Rancho Murieta.png; Xrefs: Path: F:\BMAP-STD\Rancho Murieta CSD\PM Fig 1 Vic Map.dwg Layout Name: Fig 1 Vic Map 8.5x11 Plot Date: Jul 07, 2017 at 05:31 pm

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 Community Services District
Serving the community for over 30 years.

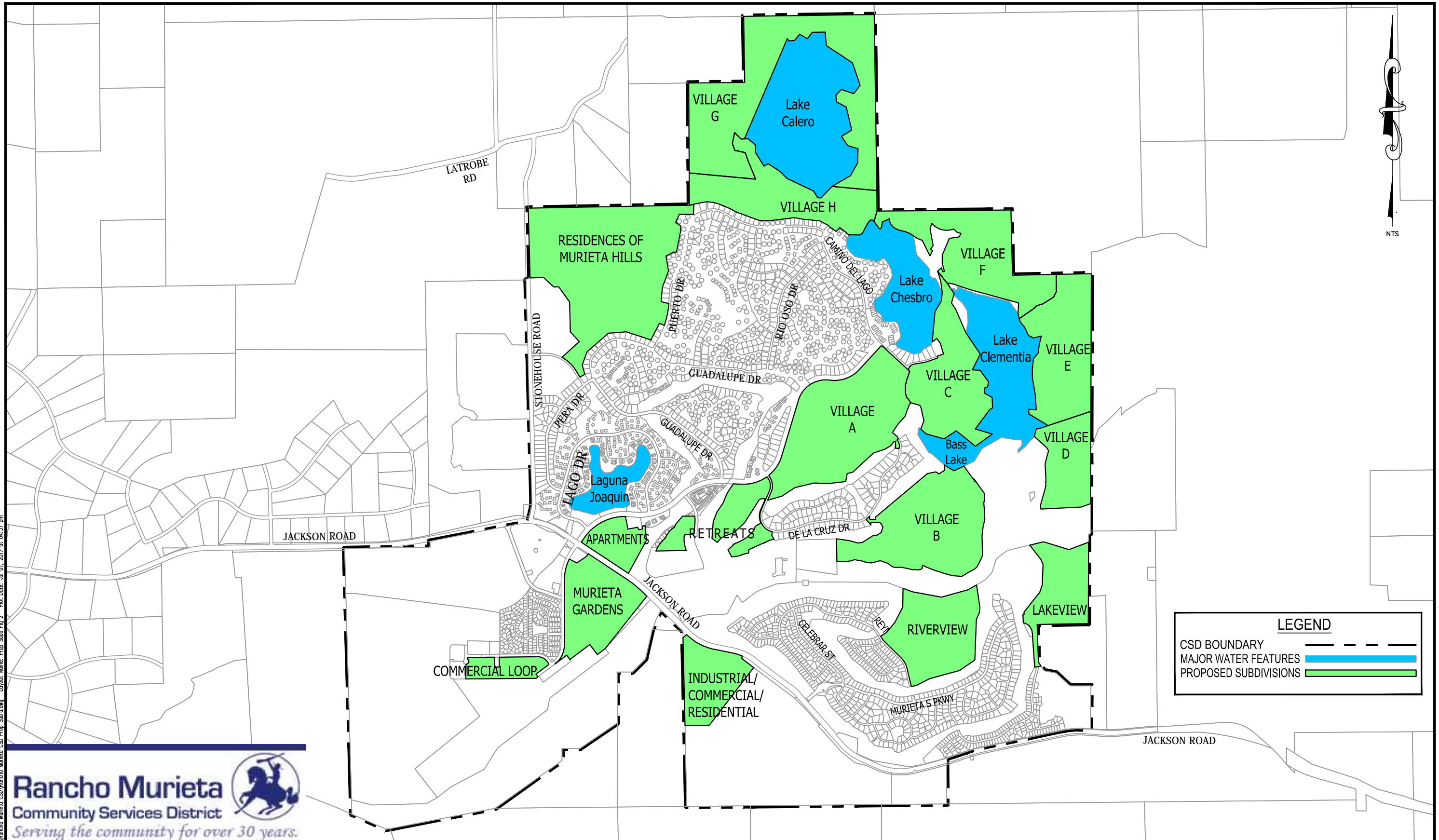



Coastland Civil Engineering, Inc.
 11865 Edgewood Road, Auburn, CA 95603
 530.888.9929 530.888.9979 Fax

RANCHO MURIETA CSD
 COMMUNITY SERVICES DISTRICT
 FIGURE 1 VICINITY MAP

ORIGINAL PLOT DATE:

Images: Rancho Murieta\Prop\Subdiv\Fig 2 - Yuris: Rancho Murieta CSD Baseplan.dwg
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LEGEND

- CSD BOUNDARY
- MAJOR WATER FEATURES
- PROPOSED SUBDIVISIONS

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**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.

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

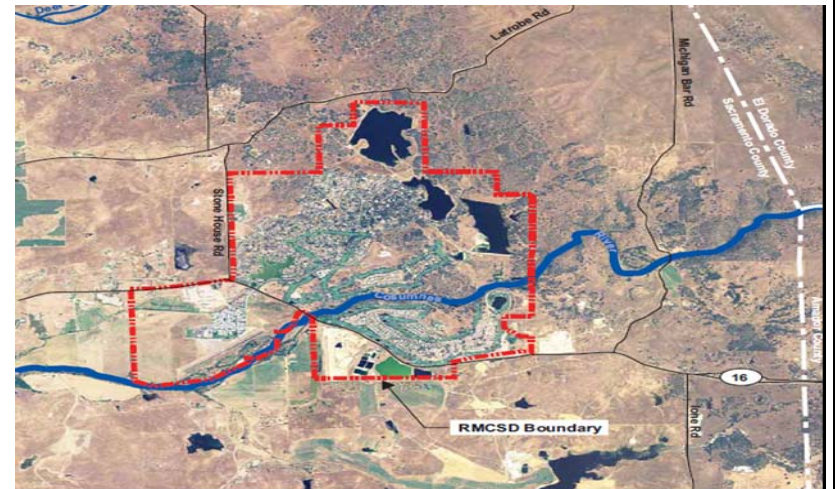
Project Number:	17-5-01	Project Name:	Recycled Water SCADA Control System
Location:	Wastewater Treatment Plant	Project Type:	Recycled Water

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

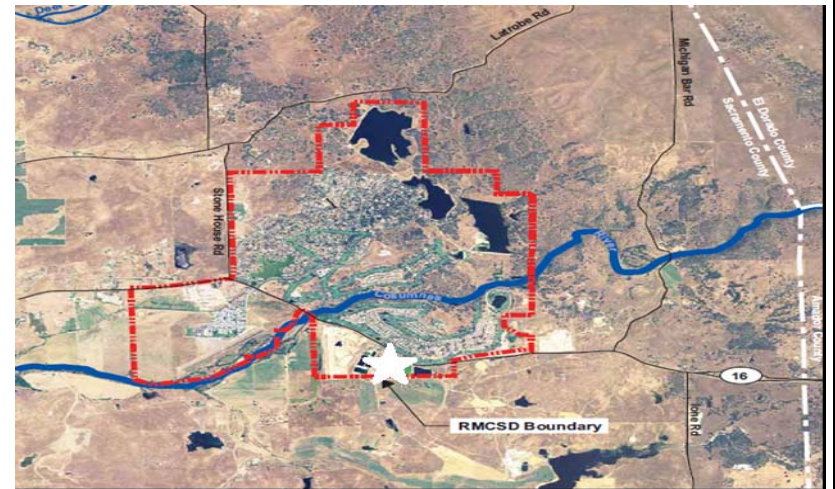
Project Number:	17-5-02	Project Name:	Equalization Basin Potable Water Air Gap
Location:	Wastewater Treatment Plant	Project Type:	Recycled Water

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

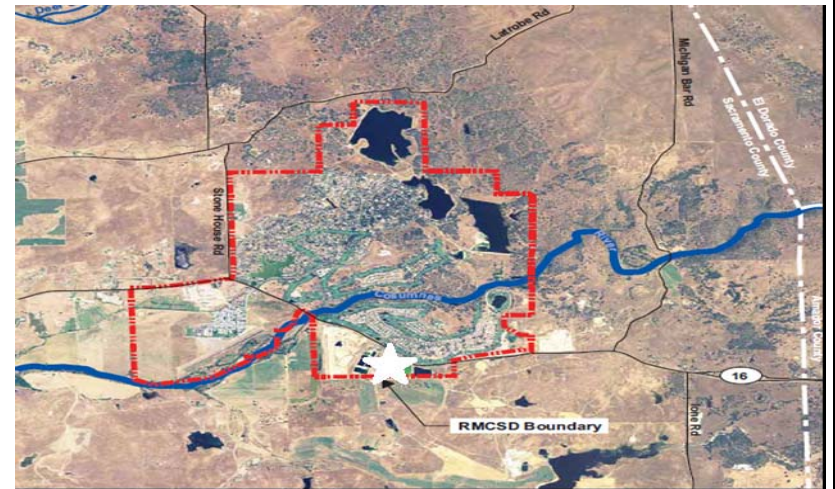
Project Number:	17-5-03	Project Name:	Recycled Water Pumping Station
Location:	Wastewater Treatment Plant	Project Type:	Recycled Water

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

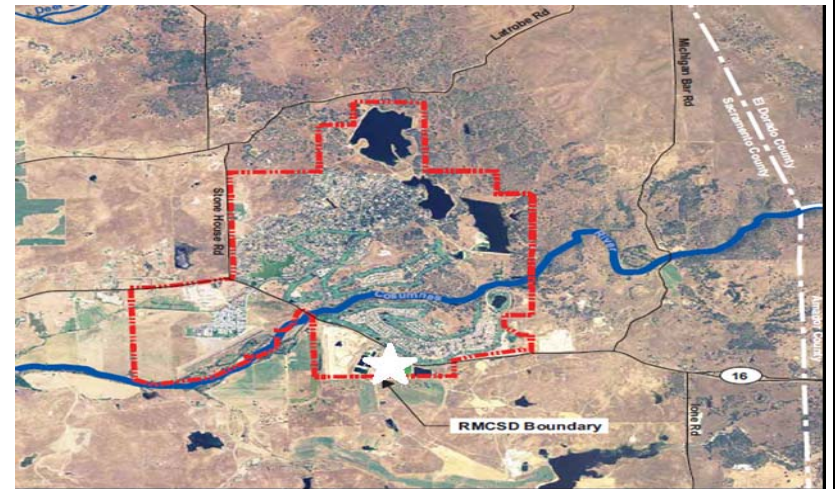
Project Number:	17-5-04	Project Name:	District Headquarters Conversion
Location:	District Headquarters	Project Type:	Recycled Water

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	Project Administration		\$72,050	\$72,050
COST	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

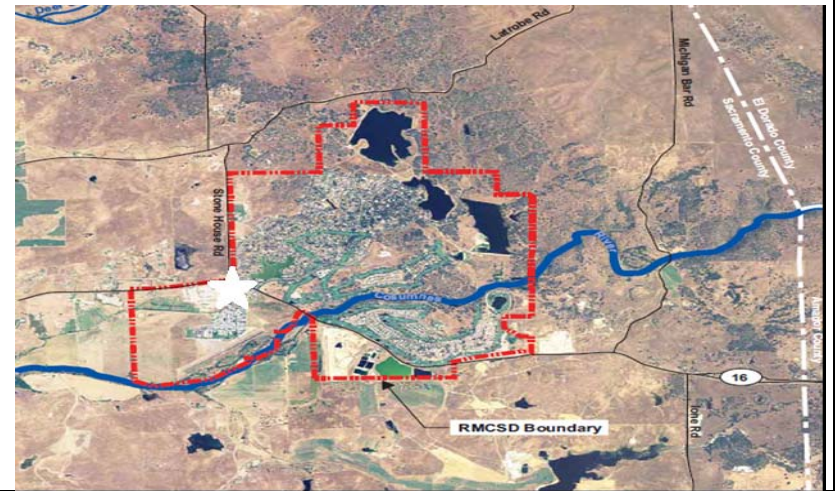
Project Number:	17-5-06	Project Name:	Lookout Hill Booster Pump Station
Location:	Lookout Hill	Project Type:	Recycled Water

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

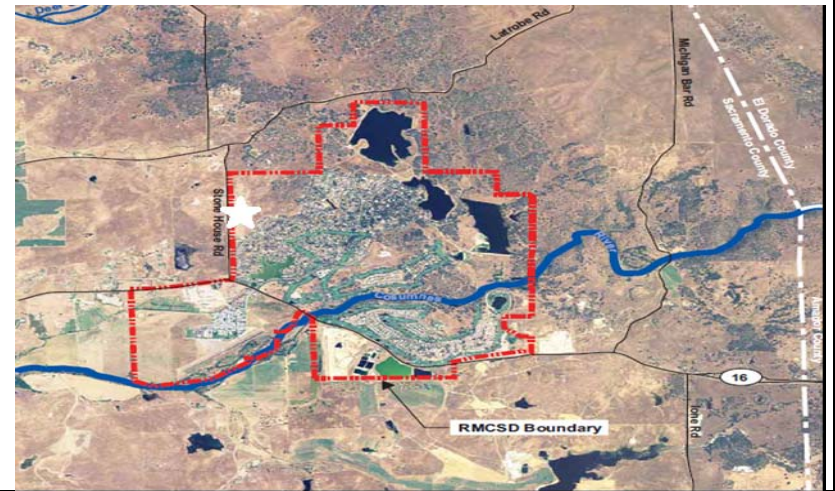
Project Number:	17-5-07	Project Name:	Escuela Park Conversion
Location:	Escuela Park	Project Type:	Recycled Water

Description: Conversion of Escuela Park Irrigation to Recycled Water

Escuela Park

Justification: Facility Improvement

Notes:



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
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

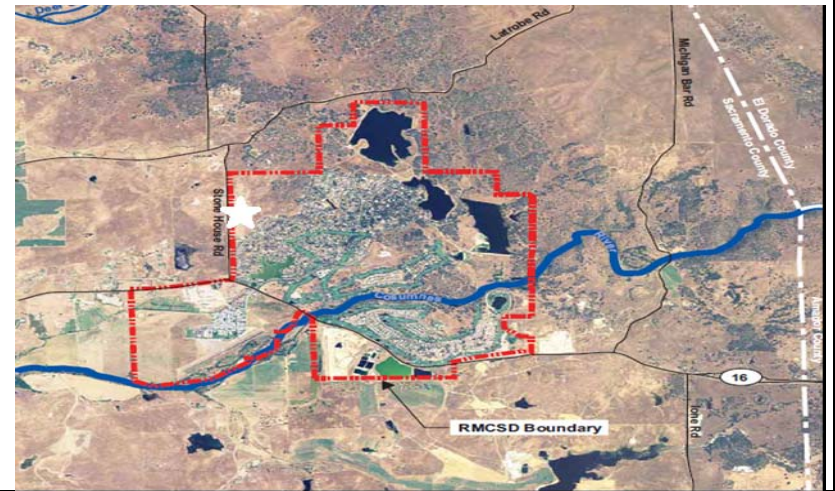
Project Number:	17-5-08	Project Name:	Stonehouse Park Conversion
Location:	Stonehouse Park	Project Type:	Recycled Water

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

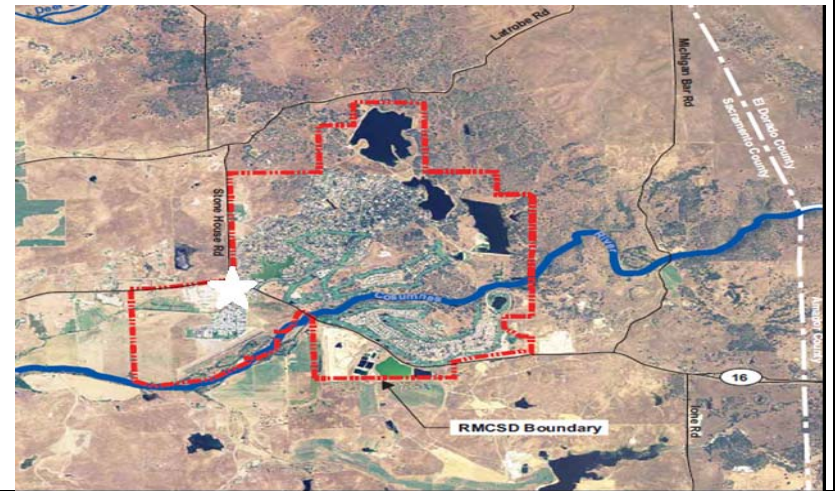
Project Number:	17-5-09	Project Name:	Lookout Hill Water Storage Tank
Location:	Lookout Hill	Project Type:	Recycled Water

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

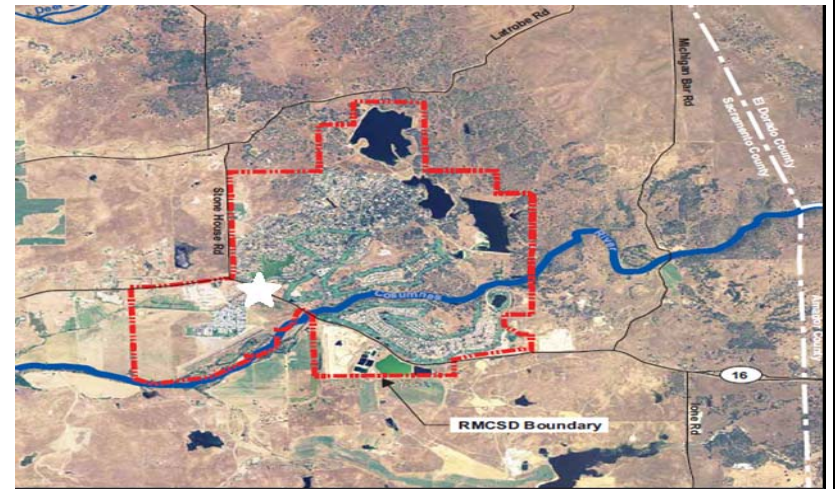
Project Number:	17-5-10	Project Name:	North Main Gate Conversion
Location:	North Main Gate	Project Type:	Recycled Water

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

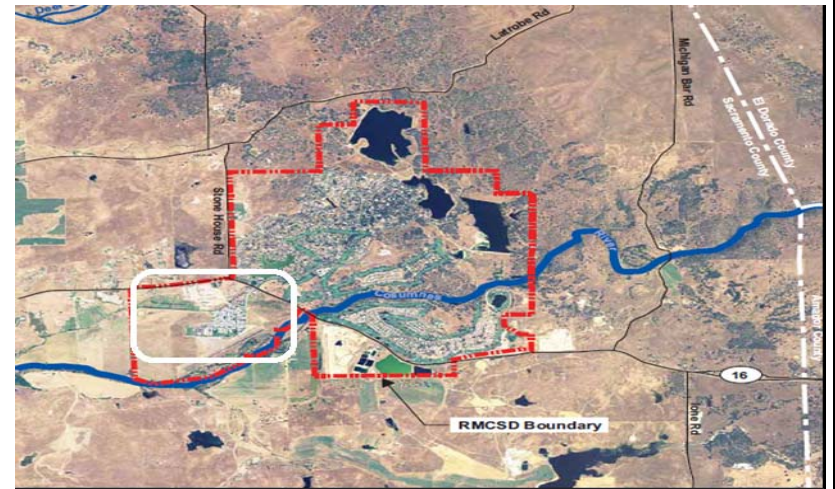
Project Number:	17-5-11	Project Name:	Commercial Loop Conversion
Location:	Commercial District	Project Type:	Recycled Water

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

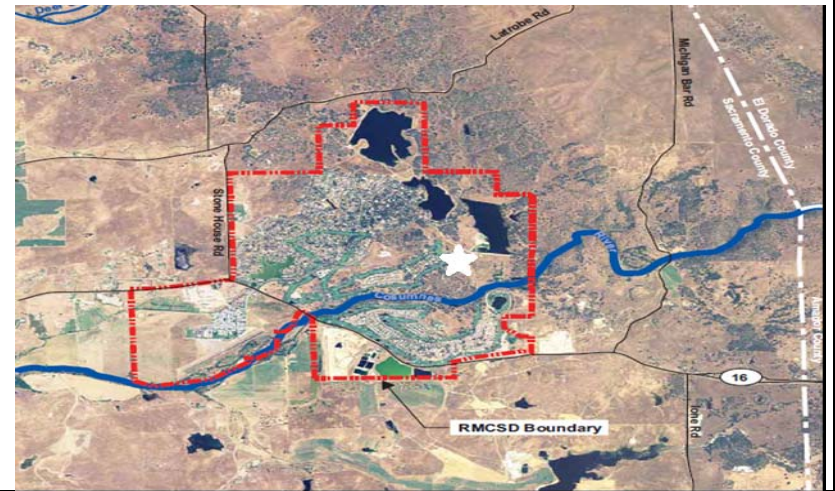
Project Number:	17-5-12	Project Name:	SCADA Upgrades
Location:	Bass Lake	Project Type:	Recycled Water

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

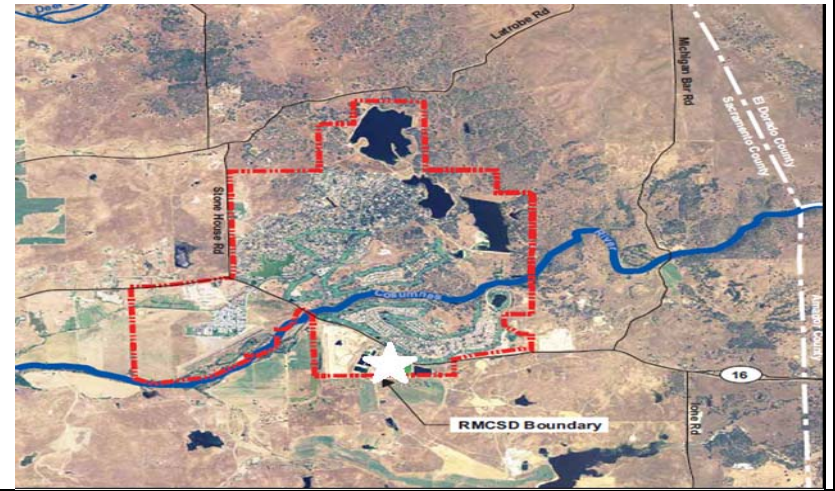
Project Number:	17-5-13	Project Name:	Disinfection Facility Upgrade
Location:	Wastewater Treatment Plant	Project Type:	Recycled Water

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

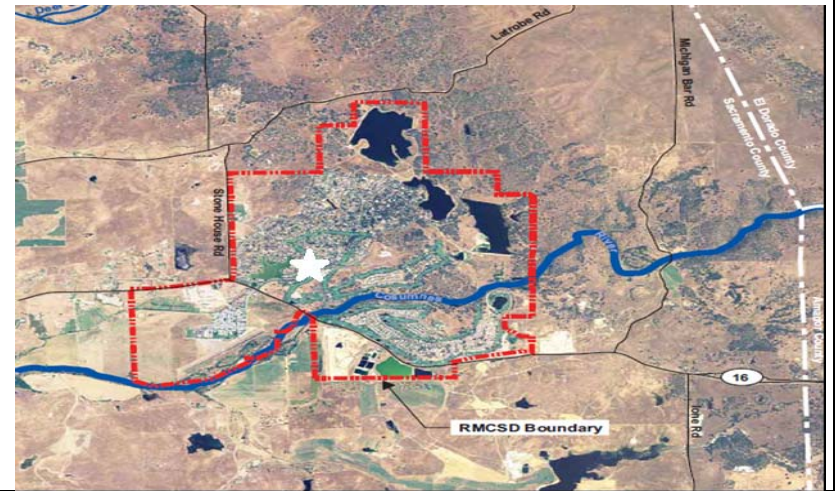
Project Number:	17-5-14	Project Name:	North Golf Course Conveyance System
Location:	RM Country Club	Project Type:	Recycled Water

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

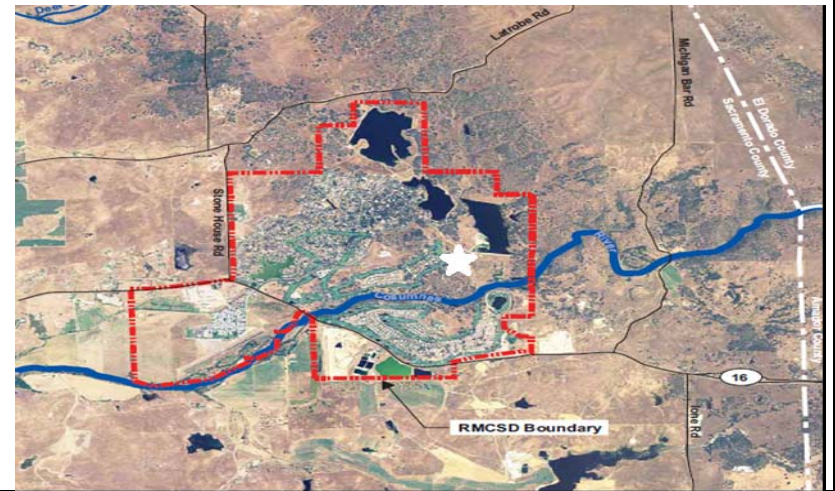
Project Number:	17-5-15	Project Name:	Bass Lake Tank
Location:	Bass Lake	Project Type:	Recycled Water

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

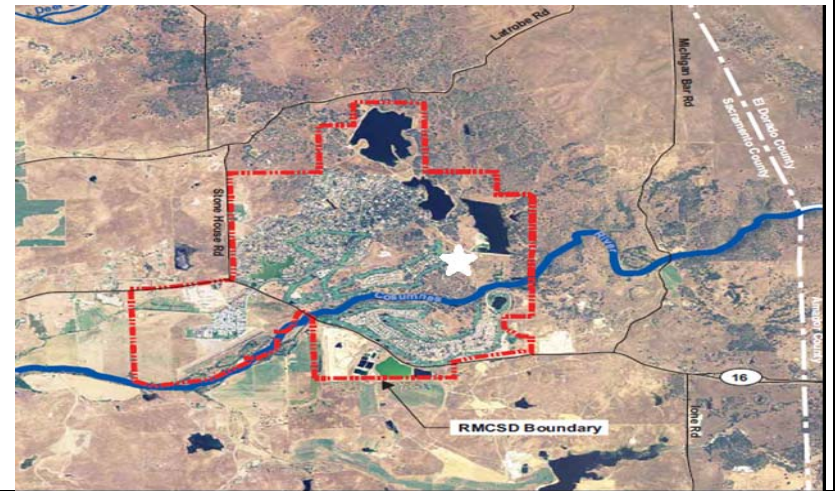
Project Number:	17-5-16	Project Name:	Bass Lake Booster Pump Station
Location:	Bass Lake	Project Type:	Recycled Water

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

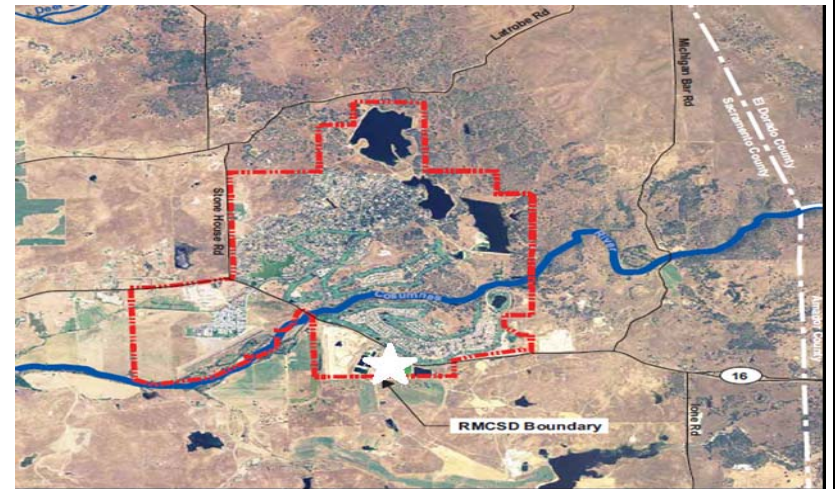
Project Number:	17-5-17	Project Name:	Seasonal Storage Reservoir Expansion
Location:	Wastewater Treatment Plant	Project Type:	Recycled Water

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

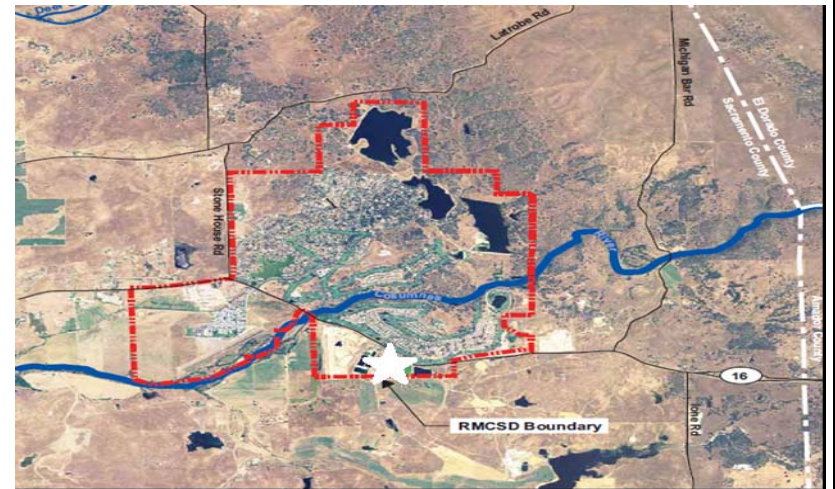
Project Number:	17-5-18	Project Name:	Tertiary Pump Station Pump Replacement
Location:	Wastewater Treatment Plant	Project Type:	Recycled Water

Description: Replacement of Tertiary Pump to Dissolved Air Flootation Units

Rancho Murieta Community Services District

Justification: Facility Improvement

Notes:



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
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.

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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	Administration/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	<u>\$363,000.00</u>

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

PROJECT DATA FORM

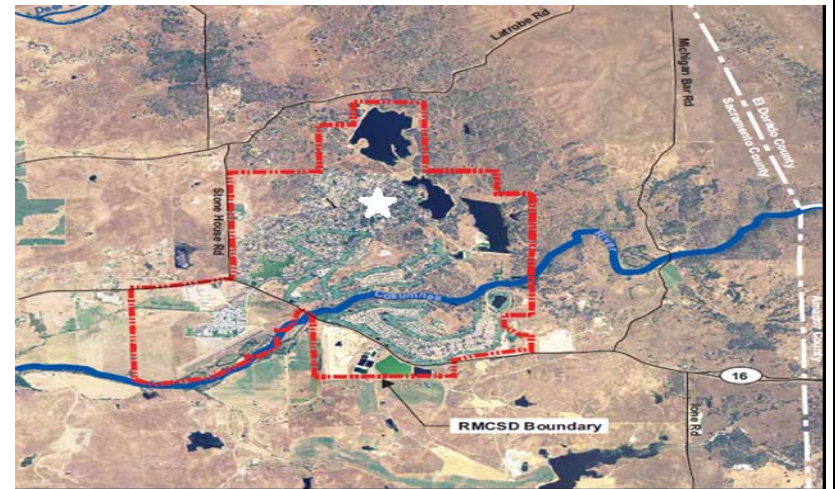
Project Number:	17-1-03	Project Name:	Rio Oso Hydropneumatic Tank
Location:	Rio Oso	Project Type:	Water

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

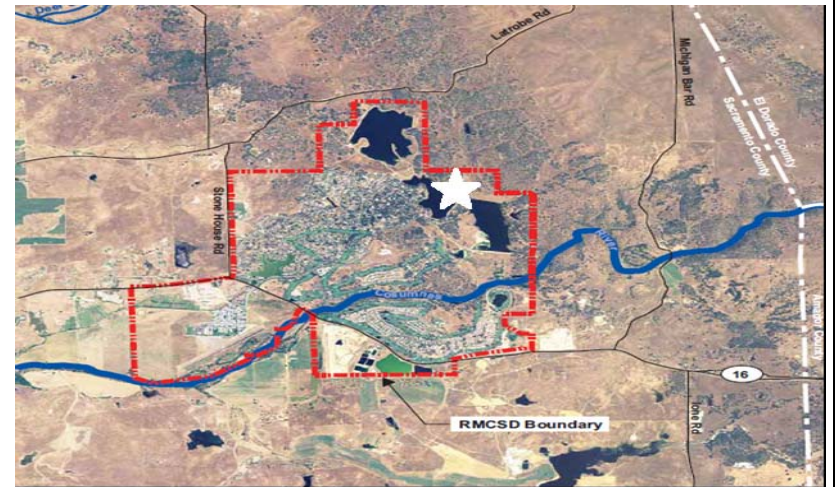
Project Number:	17-1-04	Project Name:	Culvert Crossing at Water Treatment Plant
Location:	Water Treatment Plant	Project Type:	Water

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



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
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

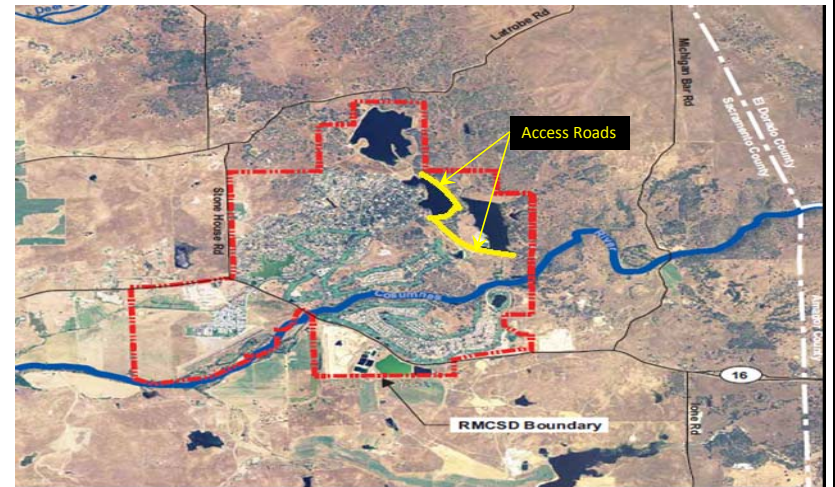
Project Number:	17-1-05	Project Name:	Dam Road Grading and Resurfacing
Location:	Lake Clementia & Lake Chesbro	Project Type:	Water

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
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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

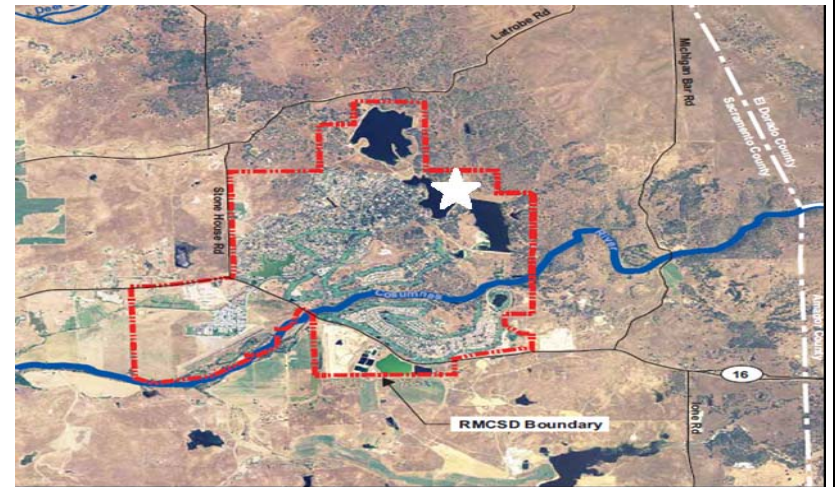
Project Number:	17-1-06	Project Name:	Chlorine Gas to Bleach Conversion - Water Treatment Plant
Location:	Water Treatment Plant	Project Type:	Water

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	\$252,120.00

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

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

PROJECT DATA FORM

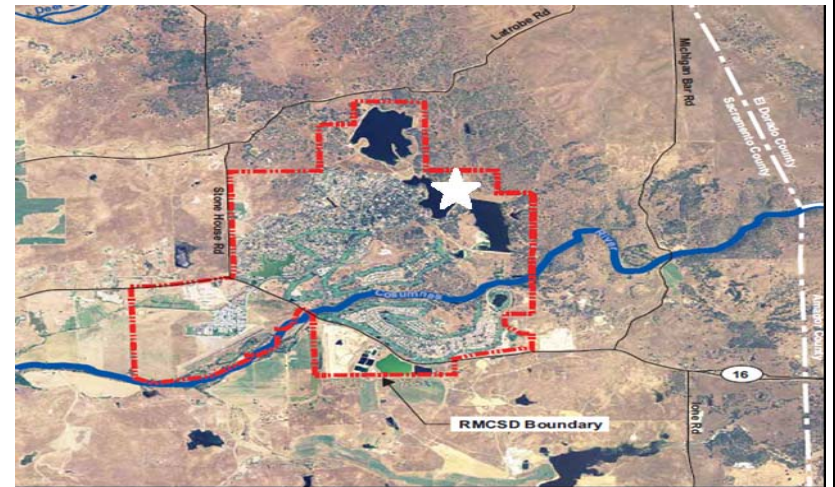
Project Number:	17-1-07	Project Name:	Maintenance Shed (20' x 40') at Water Treatment Plant
Location:	Water Treatment Plant	Project Type:	Water

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

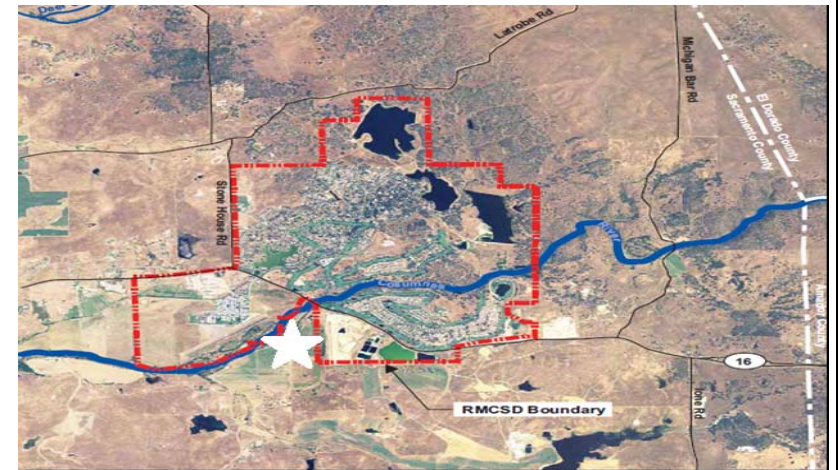
Project Number:	17-1-08	Project Name:	Emergency Water Supply Well
Location:	Anderson Ranch Spray Fields	Project Type:	Water

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
Capital Improvement Program**

PROJECT DATA FORM

Project Number: 17-2-02 **Project Name:** Material and Equipment Warehouse
Location: Wastewater Treatment Plant **Project Type:** Sewer

Description: On-Site Construction of a Pre-Fabricated Warehouse

Storage Warehouse

Justification: Facility Improvement

Notes: Additional Materials and Equipment Storage - Wastewater Treatment Plant



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
PROJECT COST	Project Administration		\$5,280	\$5,280
	Planning/Environmental		\$5,280	\$5,280
	Engineering		\$15,840	\$15,840
	Construction		\$105,600	\$105,600
	Construction Management/Inspection		\$15,840	\$15,840
	Total	\$0	\$147,840	\$147,840

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

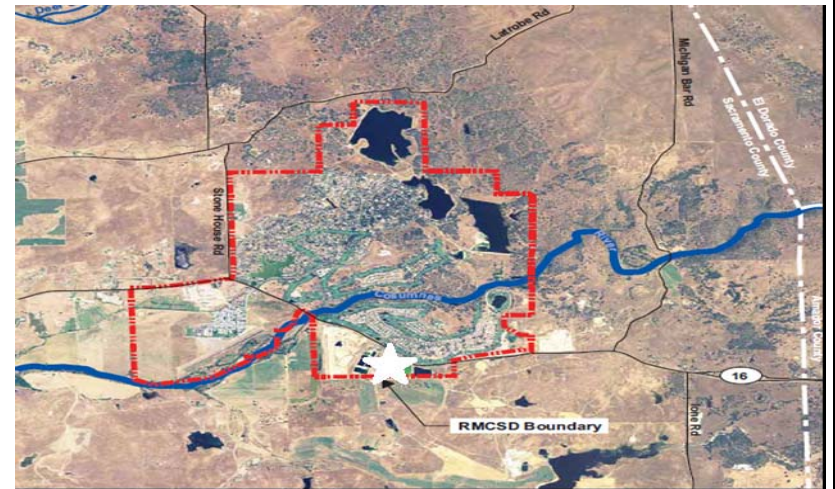
Project Number:	17-2-03	Project Name:	Drying Bed and Access Road Improvements
Location:	Wastewater Treatment Plant	Project Type:	Sewer

Description: Construction of additional drying bed

Sewer Treatment Plant

Justification: Facility Improvement

Notes: Increased Solids - Larger Customer Base



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
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

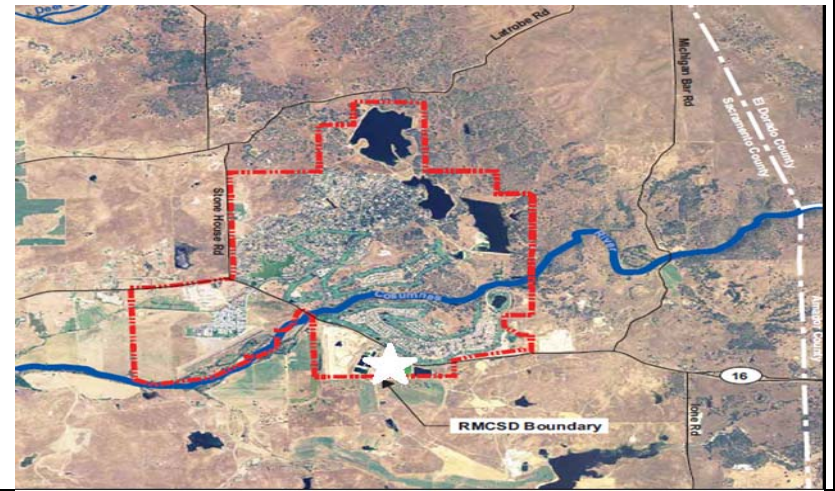
Project Number: 17-2-04 **Project Name:** Chlorine Gas to Bleach Conversion - Wastewater Treatment Plant
Location: Wastewater Treatment Plant **Project Type:** Sewer

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

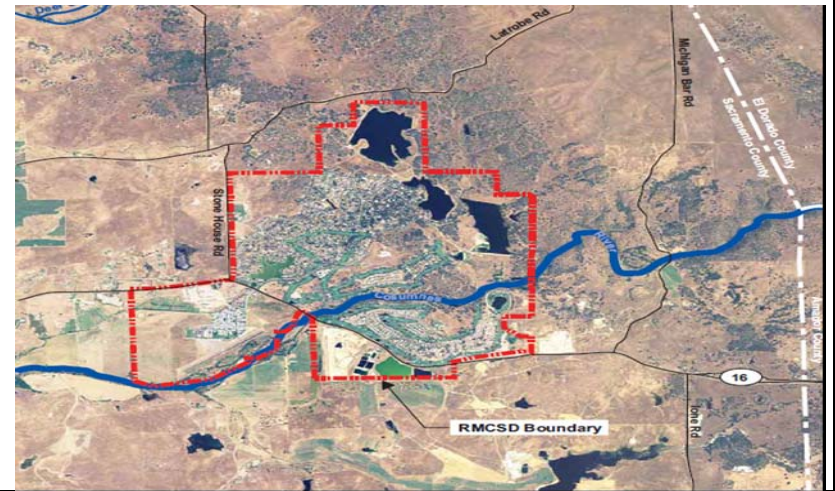
Project Number:	17-2-05	Project Name:	WWTP SCADA Monitoring
Location:	Hardware/Software	Project Type:	Sewer

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



	Item	Previous Expenditures	Cost Estimate	Total
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

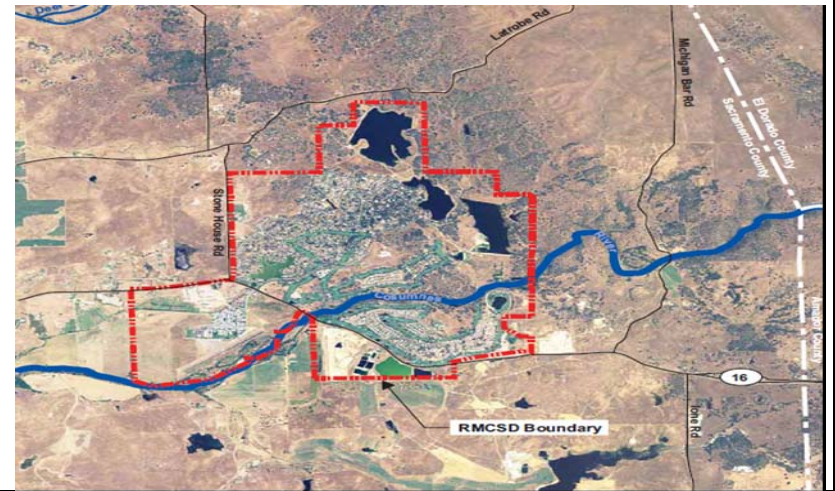
Project Number:	17-2-06	Project Name:	Lift Station Capacity Improvements
Location:	Collection System	Project Type:	Sewer

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

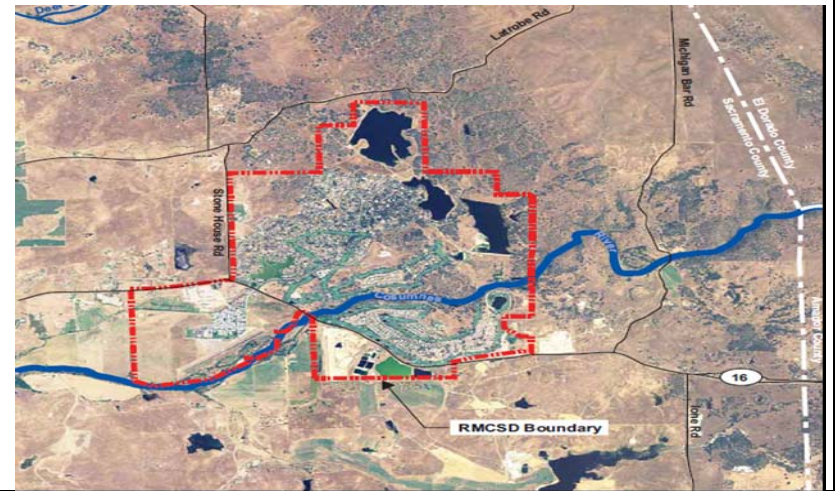
Project Number:	17-2-07	Project Name:	Fiber Optic Connection - Wastewater Treatment Plant to Administration Building
Location:	Hardware/Software	Project Type:	Sewer

Description: Installation of Fiber Optic Telecommunications

Rancho Murieta Community Services District

Justification: Facility Improvement

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



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
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

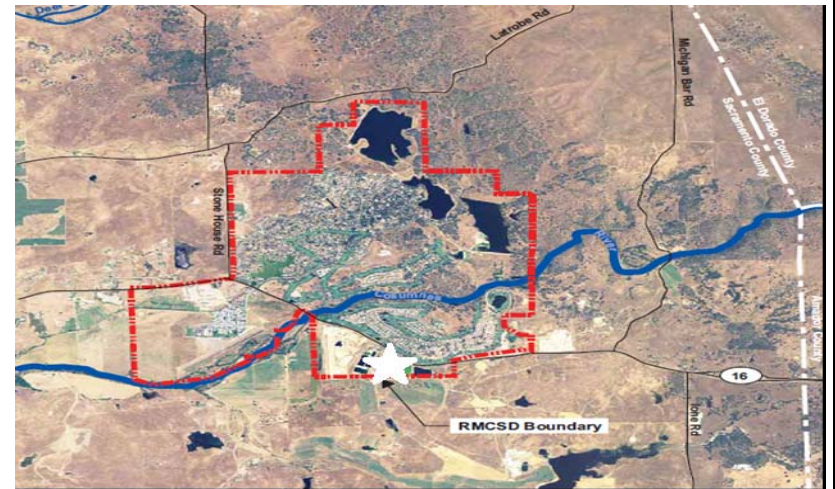
Project Number:	17-2-08	Project Name:	Piping Connection - Sludge Discharge to Drying Beds
Location:	Wastewater Treatment Plant	Project Type:	Sewer

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

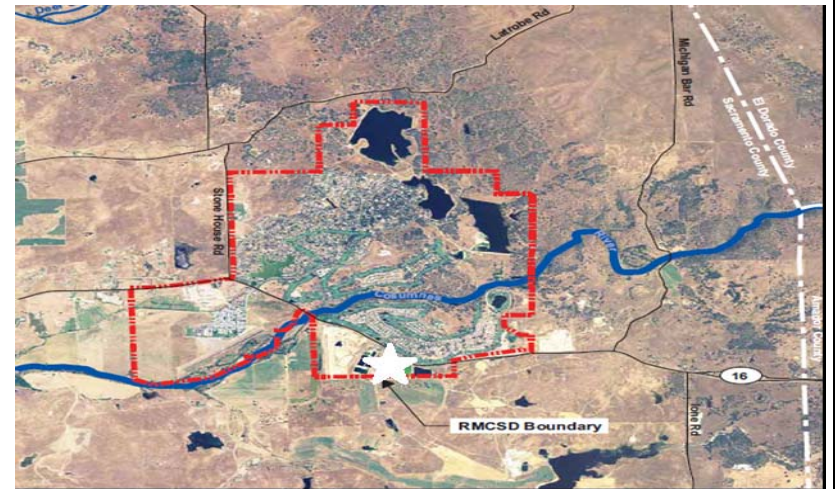
Project Number:	17-2-09	Project Name:	Sludge Dredge & Filter Skid for Ponds
Location:	Wastewater Treatment Plant	Project Type:	Sewer

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

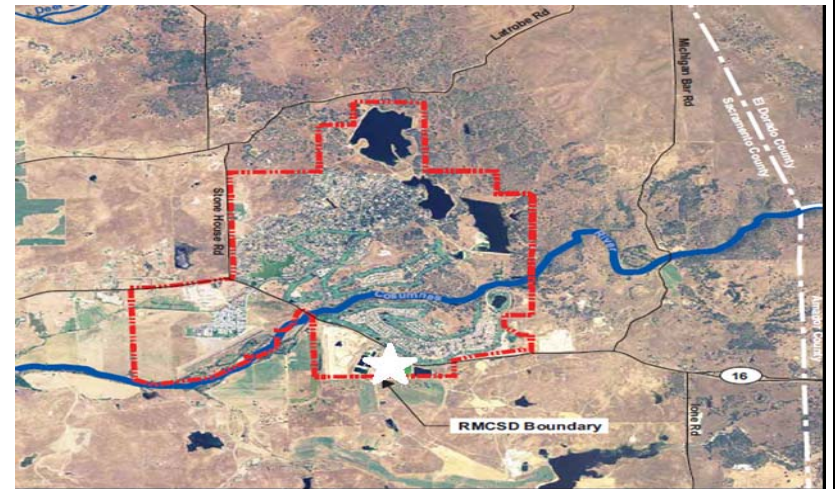
Project Number:	17-2-10	Project Name:	Headworks
Location:	Wastewater Treatment Plant	Project Type:	Sewer

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

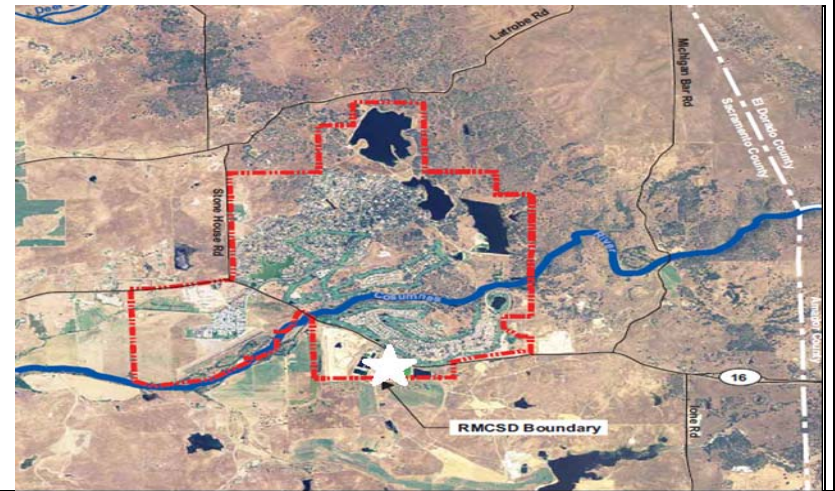
Project Number:	17-2-13	Project Name:	Motor Actuated Valve for Sludge Drying Bed
Location:	Wastewater Treatment Plant	Project Type:	Sewer

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>
PROJECT COST	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

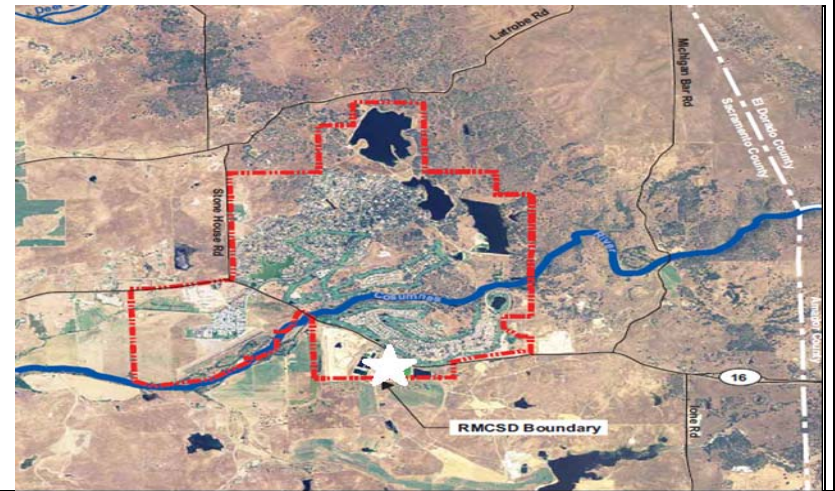
Project Number:	17-2-14	Project Name:	Yellow Bridge Sewer Force Main Improvements
Location:	Yellow Bridge	Project Type:	Wastewater

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

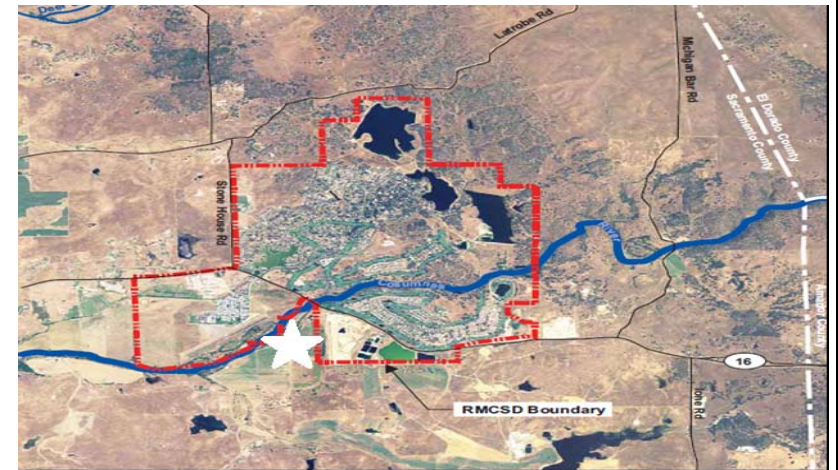
Project Number:	17-2-15	Project Name:	Anderson Ranch Spray Field 4
Location:	Anderson Ranch Fields	Project Type:	Sewer

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

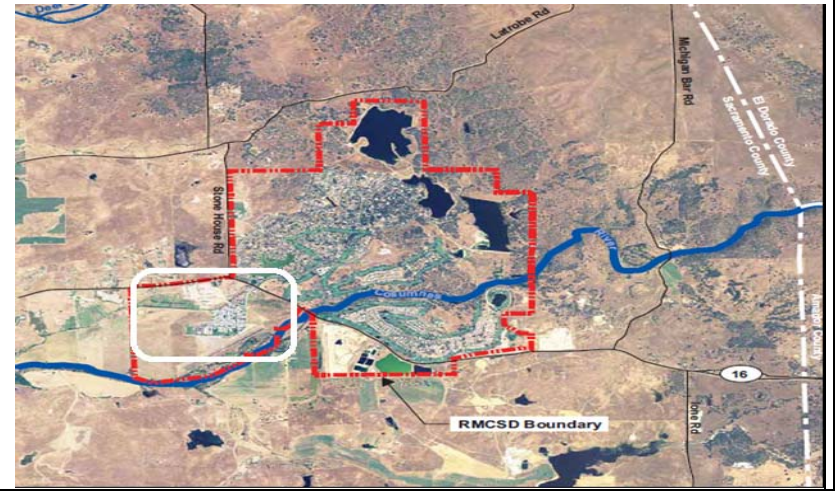
Description: Construction/Installation of an Automated Slide Gate

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	\$39,600.00

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

PROJECT DATA FORM

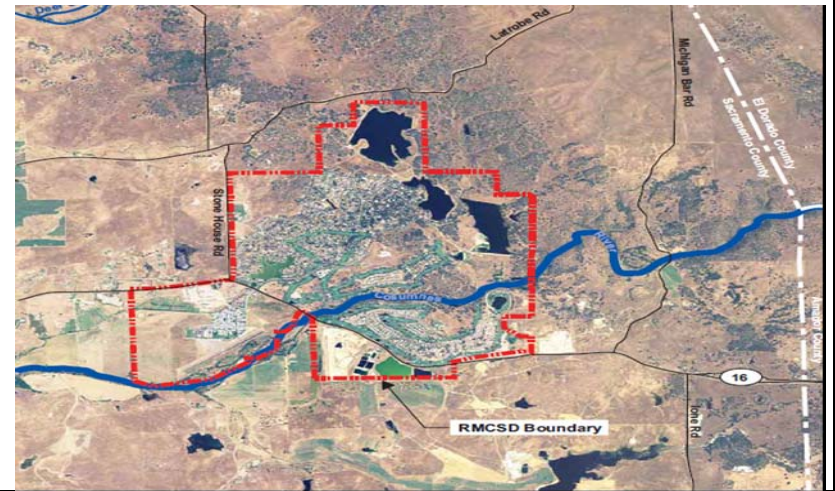
Project Number:	17-2-12	Project Name:	Stormwater Monitoring Testing Equipment
Location:	Maintenance Equipment	Project Type:	Drainage

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

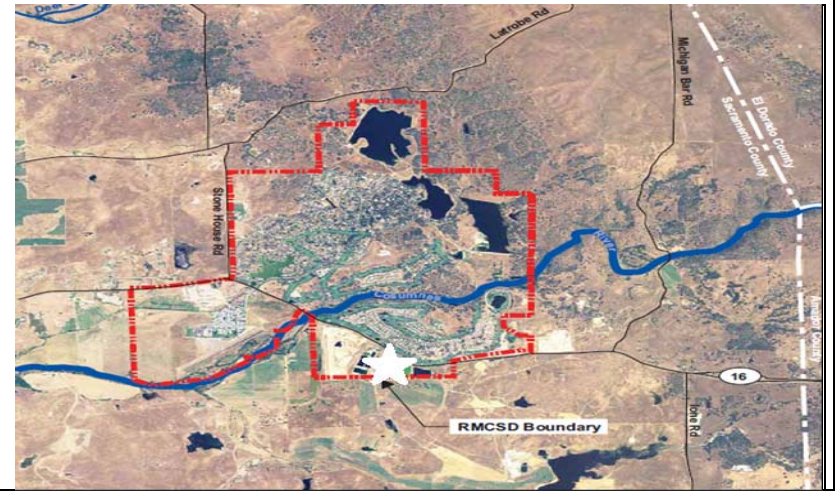
Project Number:	17-2-16	Project Name:	Trash Containment Structures
Location:	Throughout District	Project Type:	Drainage

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

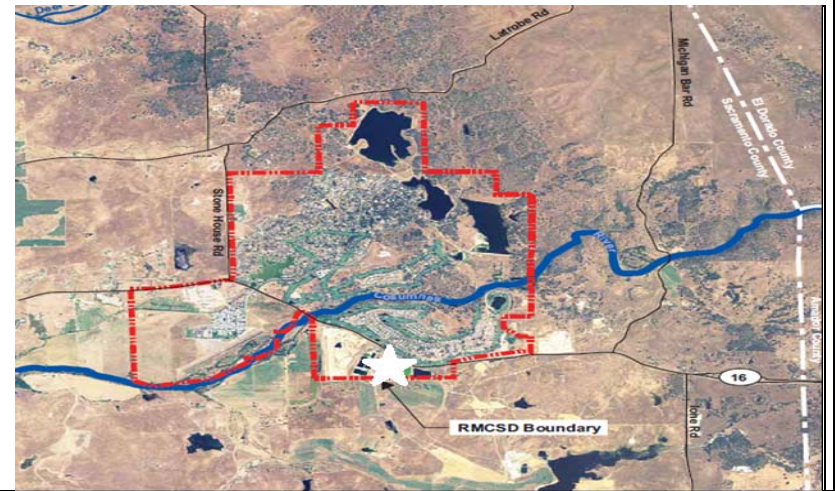
Project Number:	17-4-01	Project Name:	District Administration Building Remodel/Expansion
Location:	District Administration Building	Project Type:	Administrative

Description: Construction of New District Headquarters

District Headquarters

Justification: Facility Improvement

Notes: Additional Support Staff & Expanded Meeting Room



	<i>Item</i>	<i>Previous Expenditures</i>	<i>Cost Estimate</i>	<i>Total</i>
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
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 10, 2017
To: Board of Directors
From: Mark Martin, General Manager
Subject: Discussion and Consideration of Potential Acquisition of Rancho Murieta Country Club Golf Course and other Assets and Open Space and Trail Areas

RECOMMENDED ACTION

Continue discussion to refine proposal and provide direction to staff.

BACKGROUND

This item is a continued discussion from the October 18, 2017 Board of Directors (Board) meeting on the merits of a potential acquisition by the Community Services District (District) of the Rancho Murieta Country Club Golf Course lands, facilities and other assets and open space areas around the reservoirs and for the Board to provide direction on next steps related to the proposal.

DISCUSSION

Developer Interest

The willingness of the current property owner(s) to engage in dialog on a potential purchase of their assets by the District is primary to continuing the discussion and further efforts tied to potential acquisition. On October 27, 2017, District staff reached out to John Sullivan, a partner in the property ownership group, to gauge interest to enter into a discussion on the topic. In that conversation, Mr. Sullivan confirmed the ownership group has the community interest in mind and is open to having the discussion. No terms or price were discussed as part of this conversation, simply a willingness to engage.

LAFCo Approval of Latent Power

At the last Board meeting, it was discussed that the District may have needed to request official Local Agency Formation Commission (LAFCo) approval to exercise its latent power to provide public recreation services. This would be a first step related to moving forward with the proposal to purchase and operate recreational lands and assets.

After further research, it was discovered that the District had already responded to a 2005 law (SB 135) requiring districts to report latent powers they were exercising but may not be officially authorized to exercise. As a follow-up, in October 2005, LAFCo requested an inventory of all services being exercised under the District's latent powers. SB 135 allowed districts to continue to provide exercised services, authorized or not, after December 31, 2005 as long as they notified LAFCo of the exercise of those powers prior to December 31, 2005. To cover all bases, the Board adopted Resolution # 2005-17, confirming all the powers the District was currently exercising and forwarded that resolution to LAFCo before the deadline.

It is the District's belief that the issue of exercise of its public recreation latent powers is a settled matter. To further support this, a current review of LAFCo's website fact sheet on Rancho Murieta CSD, lists "public recreation" as a service "Authorized and Performed." (See *attached 2005 correspondence and current LAFCo fact sheet*). For added measure, an official letter was sent to LAFCo on November 6, 2017 requesting their written confirmation of this authority.

Public Recreation Goals and Policies

During the October Board meeting discussion on this topic, Director Clark strongly advised the District first establish Public Recreation Goals and Policies as the foundation to justify and allow purchase and operation of the golf and open space properties as proposed.

Chapter 23 of the District's Code is reserved for Public Recreation (Parks/Recreation) but as of this date has not been implemented. A good starting point for identifying goals and policies would be the 1989 Park and Recreation Master Plan, prepared for the District by Imai-Wang Associates, which lists "...preserve open space for present and future recreational needs..." and "plan for a park system which shall serve the needs of all ages and interest groups within the community" as only a few of many goals listed (See *excerpt*).

Staff would like further clarification of the Board's desired direction as to the extent and order of activities related to preparation of Goals and Policies. For instance, if the Board majority supports preparation of public recreation Goals and Policies, should the Goals and Policies be prepared and adopted ahead of further action on this entire proposal, or is a parallel effort expected as we proceed with the proposal to acquire the lands and assets?

Refining the Proposal

As originally stated at the October 2017 Board Meeting, the proposed Rancho Murieta Country Club Golf Course purchase would involve purchase of all golf course property and facilities identified for the following parcels: 073-0190-006 through 073-0190-010, 073-0190-098, 073-0190-109, 073-790-047, 073-790-048, 073-790-035, and 073-790-009. These properties are currently owned by Murieta Club Properties, LLC.

The proposed open space purchase was to involve the entirety or portions of three (3) large parcels that are currently identified as part of the Rancho Murieta North project, 073-0090-062, 073-0800-003, and a portion of 073-0790-023, largely including Villages D, E, F, G and H as described within the Rancho Murieta North project. These properties are currently owned by Murieta Lakeside Properties, LLC.

During the October Board meeting, Directors voiced a number of approaches to the proposed land/facility purchase and subsequent operation, and provided their perspective on potential benefits and concerns related to the proposal. It is the desire of staff, at this meeting, to receive more definitive direction so that staff may conduct more specific analyses, and, as part of the District's outreach to residents, be able to provide a more concrete proposal from which to assess the community's desire for all, some, or none of the components of the proposal.

Questions to refine the proposal:

1. What exact lots/parcels are subject for potential acquisition?
 - a. Within the land acquisition, is there a range of minimum/maximum lot/parcel acquisition?

2. What facilities are to be acquired?
3. What facilities/amenities would be constructed (with size and quality minimum/maximums)?
 - a. Community Pool(s)
 - b. Fitness Center
 - c. Community Center
 - i. Integrated with Clubhouse or stand-alone?
4. Who would operate/maintain the Golf Club and its facilities?
5. What model is expected for operation of the Golf Club itself?
6. Who would operate/maintain pool, fitness center, and community center as well as open space trails?
7. What lots in the Rancho Murieta District boundaries would be subject to assessment?

Funding Options

The District has the ability to issue bonds under a Community Facilities District (CFD) for acquisition and construction that would typically run for 30-years against each residential lot (existing and proposed) within the District. This type of bond requires a 2/3 vote of those voting from the impacted lots.

Although staff has investigated using a Lighting and Landscape District (LLD) assessment for the operations and maintenance of the acquired assets, staff continues to investigate other possible instruments, such as a CFD for operations and maintenance.

As the proposal is refined, staff will be able to estimate more specific acquisition and operational costs and hence provide an estimate of special taxes/assessments that would be proposed under a given scenario.

Once the proposal is made more concrete, based on Board direction and resident feedback, more information will be forthcoming as to the steps and timing needed to accomplish a bond election and the projected operation and maintenance needs of the lands to be acquired.

Public versus Private Access

One question that has arisen relates to if the Golf Club were to be acquired and operated by the District, is to what extent would the District be required to open the golf club to public use. According to District General Counsel's legal research conducted, there is quite a bit of flexibility available. The District Board would have the authority and discretion to restrict golf course use to residents only, to allow for use by residents and nonresidents, but provide preferential rights of use for residents, and to structure and approve a fee and pricing schedule that distinguishes between residents and nonresidents (*See attachment*).

Recycled Water Availability and Use

The golf course serves as important lands for the beneficial discharge of recycled water. Of importance is the understanding of what would happen to the District's rights to discharge the recycled water in the event the Country Club dissolved and the underlying lands were sold to a property owner other than the District. The original Agreement for the Availability of Reclaimed Wastewater was recorded in 1988, with an amendment recorded in 1994. An assessment of District rights to continue discharge of reclaimed water on the underlying Country Club lands is underway and will be forthcoming by legal counsel.

Fiscal Impacts

Staff will continue to identify and evaluate fiscal impacts of the proposal in terms of increased District staffing and resource needs required to generally administer the new lands and facilities and potential lost revenue (property tax, rates/charges, and special taxes) stemming from the acquisition of what is currently privately held lands and assets.



Sacramento
LAFCo

RECEIVED
OCT 11 2005
RANCHO MURIETA
COMMUNITY SERVICES DISTRICT

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

1112 I Street, Suite 100 • Sacramento, CA 95814-2836 • Tel (916) 874-6458 • Fax (916) 874-2939

October 7, 2005

Mr. Edward R. Crouse
General Manager
Rancho Murieta Community Services District
P.O. Box 1050
Rancho Murieta, CA 95683-1050

RE: SB 135 Community Services District Law

Dear Mr. Crouse:

Governor Schwarzenegger recently signed SB 135 (Kehoe), Chapter 249, Statutes 2005, which is a comprehensive rewrite of California Community Services District Law. This law requires Community Services Districts to inform Local Agency Formation Commissions whether or not the district is providing any service beyond the services it is legally authorized to provide.

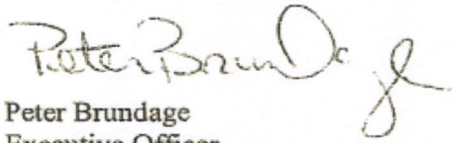
Previous CSD law allowed the Board of Directors of a CSD to call an election that asks the voters of the district whether or not the district should provide a new service. The district was required to obtain voter approval prior to providing that service. However, in some cases, the district provided service without the required voter approval.

The new CSD law allows the district to continue to provide that service after December 31, 2005, provided that the district notifies LAFCo. After December 31, 2005, CSD's will be required to obtain LAFCo approval prior to exercising any latent power pursuant to Government Code 56824.10. As required under Chapter 249 of Statutes 2005, please provide me with an inventory of services currently provided by your district. Please note whether or not the service is authorized under your district's latent powers.

Your assistance is greatly appreciated. Please do not hesitate to call me at (916) 874-5935 if you have any questions.

Very truly yours,

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

A handwritten signature in cursive script that reads "Peter Brundage". The signature is written in dark ink and is positioned to the right of the typed name.

Peter Brundage
Executive Officer

PB:Maf

(CSD Letter)



Rancho Murieta Community Services District

15160 Jackson Road • P.O. Box 1050 • Rancho Murieta, CA 95683 • (916) 354-3700 • Fax (916) 354-2082
www.ranchohurietaesd.com

December 15, 2005

Peter Brundage
Executive Officer
LAFCo
1112 I Street, Suite 100
Sacramento, CA 95814-2836

RE: SB 135 Community Services District Law

Dear Mr. Brundage:

As required under Chapter 249 of Statutes 2005, enclosed is a copy of Resolution 2005-17, A Resolution of the Board of Directors of Rancho Murieta Community Services District Reconfirming the District's Intent to Exercise and Deliver Latent Powers.

If you have any questions, do not hesitate to call.

Sincerely,

Suzanne Lindenfeld
Secretary

/sl

Enclosures

Z:\Suzanne\Correspondence\Lafoo\LAFCO latent powers 12-15-05.doc

Board of Directors: John Merchant, *President* • Richard Taylor, *Vice-President* • Wayne Kuntz • Mary Brennan • William White
General Manager • Edward R. Crouse

RESOLUTION # 2005-17

RESOLUTION OF THE BOARD OF DIRECTORS OF THE RANCHO MURIETA COMMUNITY SERVICES DISTRICT RECONFIRMING THE DISTRICT'S INTENT TO EXERCISE AND DELIVER LATENT POWERS

WHEREAS, the Rancho Murieta Community Services District (the "District") has been duly organized to provide the following services: Police Protection and Security Services; Road Construction and Maintenance; Landscaping Maintenance; Drainage Construction and Maintenance; Public Recreation; Street Lighting as set forth in RESOLUTION 82-146, passed and adopted on February 9, 1982 by the Board of Supervisors of the County of Sacramento; and approved by registered voters at an election on June 8, 1982; and

WHEREAS, the Rancho Murieta Community Services District was authorized to exercise additional powers for the provision of the additional functions and services of water service, sewer services, and the disposal of waste and storm waters as set forth in RESOLUTION No. LAFCO – 810, passed and adopted on November 3, 1982; and approved by registered voters at an election on March 8, 1983; and

WHEREAS, the Rancho Murieta Community Services District authorized to exercise additional powers for the provision of fire protection service, ambulance service; collection and disposal of garbage or refuse matters; mosquito abatement; library service; construction and improvement of bridges, culverts, curbs, gutters, drains and works incidental to road construction and maintenance; conversion of existing overhead electric and communication facilities to underground location; provision and maintenance of public airports and landing places for aerial traffic; and transportation services as set forth in RESOLUTION 84-1, passed and adopted on January 14, 1984; and approved by the voters at an election held on June 5, 1984; and

WHEREAS, the Rancho Murieta Community Services District was authorized to exercise additional powers for the purpose of (1) enforcing the covenants, conditions, and restrictions adopted for each tract within the boundaries of the District, and assume the duties of the architectural control committee for each tract within the boundaries of the District, and for any other tracts as may be annexed from time to time for the purpose of maintaining uniform standards of development within the District, as adopted in the covenants, conditions, and restrictions; (2) acquiring, constructing, improving, maintaining, or operating television receiving, translating, or distribution facilities, providing television and television-related services to the District and its inhabitants; and constructing and operating a cable television system to serve the District and its inhabitants by franchise or lease; (3) of acquiring, constructing, improving, maintaining, or operating telecommunication facilities; providing telecommunication services to the district and its inhabitants; and constructing and operating a telecommunication system to serve the District and its inhabitants; (4) constructing, maintaining, and operating hydroelectric powergenerating facilities and transmission lines for the conveyance of that power, as additional District purposes for which all the powers of the District may be

exercised as provided in the Community Services District Law as set forth in RESOLUTION 85-3, passed and adopted on March 28, 1985; and approved by the voters at an election held on November 5, 1985; and

WHEREAS, the Rancho Murieta Community Services District has exercised and continues to exercise the following powers: police protection and security services; drainage construction and maintenance; public recreation; functions and services of water, sewer, drainage and the disposal of waste and storm waters; disposal of garbage or refuse matters; flood control; wireless communications; animal control; cable television system; enforcement of the covenants, conditions, and restrictions; graffiti abatement; mosquito and vector control related to the provision of water, sewer, and drainage services.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Rancho Murieta Community Services District that the Board reconfirms the District's intent to exercise and deliver said services.

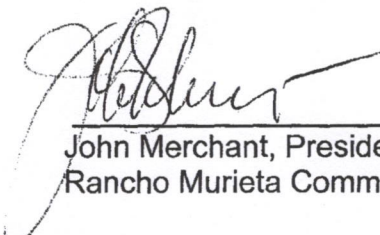
PASSED AND ADOPTED by the Board of Directors of the Rancho Murieta Community Services District at their regular board meeting held on this 14th day of December, 2005 by the following roll call vote:

AYES: *Merchant, Taylor, Brennan, Kuntz, White*

NOES: *None*

ABSENT: *None*

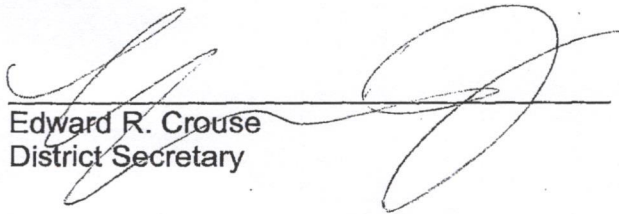
ABSTAIN: *None*



John Merchant, President of the Board
Rancho Murieta Community Services District

[seal]

Attest:



Edward R. Crouse
District Secretary

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

Mailing Address: P.O. Box 1050
Rancho Murieta, CA 95683-1050

Address: 15160 Jackson Road
Rancho Murieta, CA 95683

Phone: (916) 354-3700
Fax: (916) 354-2082
Web site: www.ranchohurietacs.com

Administrative Officer: Edward R. Crouse, General Manager

Fiscal Data: Budgets and audits are available on the District's website.

Acres: 3,500

Population: 6,300

Monthly Rate: Customer rates and special taxes are available on the District's website.

Service and Operation Data:

1. Authorized and actually performed: Water, sewer, storm water, security, public recreation, and garbage collection.
2. Latent powers: Road construction and maintenance, landscape maintenance, street lighting, fire protection, ambulance, library, , airport maintenance, mosquito abatement, graffiti abatement, enforcement of covenants, conditions, and restrictions, transportation services, telecommunications, television and hydroelectric facilities are authorized.

Location: East of Sloughhouse on Jackson Highway at the Cosumnes River, 24 miles southeast of Sacramento.

Historical and Political Data:

1. Established July 20, 1982.
2. Enabling Act: Government Code, Sections 61000-61936.
3. Governing Body: Board of Directors.
4. No. on Governing Body: 5 members.

5. Elected on first Tuesday in November.
6. Board meets 3rd Wednesday of the month at 4:00 p.m. closed session and 5:00 p.m. open session in the District Office, unless otherwise noted.
7. Registered voters: 4,043.

PARK AND RECREATION MASTER PLAN



Rancho Murieta Community Services District

Prepared by

Imai-Wang Associates, Inc.
Landscape Architects and Planners

and Consultants

Jones & Stokes Associates
Notestine & Associates
Dr. James P. Negley

August 15, 1989

natural course of events, the community will soon find itself devoid of a full range of park and recreation opportunities.

Presently the District is faced with an urgent need for a Park and Recreation Master Plan that will guide the planning and development of a park and recreation system for the next ten years. The intent of this Master Plan is to identify and preserve the recreational opportunities that currently exist within the developed and undeveloped portions of Rancho Murieta and to identify the future park and recreation facilities that will be necessary for a mature community. The District is challenged with providing adequate park and recreation resources for a growing population in a time of growing fiscal limitations. Increasing recreational demand will continue to be stimulated by public interest in the environment, parks and open space, preservation of natural areas, and health and fitness. This anticipated cultural change and accelerating recreational demand must be balanced economically through revenue sources. The community must focus on these needs and continue with its concerned and anticipatory approach to planning and provide sound park and recreation opportunities for the present and future residents of Rancho Murieta.

There is no history of an area or public agency which started planning too early to serve the future needs of its community. The purpose of this master plan, therefore, is to provide the community with a comprehensive view of its park and recreation resources and to develop a practical program for financing the development and operation of a sound park and recreation system for the next decade.

B. COMMUNITY SERVICES DISTRICT GOALS

The Community Services District's goals regarding parks and recreation are:

- o To preserve open space for present and future recreational needs utilizing the natural resources available.
- o To protect and preserve the natural habitats, including the oak woodlands and riparian areas, unique to Rancho Murieta for the enjoyment and use of existing and future residents.
- o To require the dedication of sufficient park lands and open space corridors associated with new development in an orderly manner.
- o To coordinate existing open space and parks with future open space and parks, maintaining a balance between active and passive recreational opportunities.
- o To plan for a park system which shall serve the needs of all ages and interest groups within the community.

- o To coordinate park site acquisition, development, and recreation programs with the Elk Grove School District, the homeowners' associations at Rancho Murieta, the Rancho Murieta Country Club, and the Sacramento County Parks and Recreation Department.
- o To promote recreation and related activities that appeal to the physical, mental, social, and cultural interests of the Rancho Murieta residents on a fair and equitable fee basis.
- o To promote a well-balanced, diversified and quality recreation program in both passive and active areas of recreation that offer opportunities for developing leisure skills, providing new experiences, and the enjoyment of participation.
- o To establish a multi-use trail and parkway system.
- o To promote self-help and self-actualizing programs for citizens and organizations in developing their own recreation activities.
- o To provide a comprehensive citizen involvement program that promotes and encourages participation by individuals and community organizations.
- o To promote maximum cooperation among governmental and private agencies in order to provide services and facilities through joint agreements in planning, reciprocating, and consolidating of resources that would benefit all segments of the community.
- o To provide a balanced capital improvement program for park and recreation facilities within the District to serve the needs of its residents.
- o To provide a level of park facility and equipment maintenance that meets acceptable standards for the safe operation and usage by residents, guests, and staff.
- o To retain the existing quality of life at Rancho Murieta through the proper preservation, planning, and development of park and recreation facilities.
- o To provide adequate neighborhood park facilities within walking distance of each resident of the community.
- o To provide adequate community park and recreation facilities within the community.
- o To meet the acceptable park and recreation standards by providing at least five acres of developed (neighborhood and community) parks for every 1,000 residents of the community.
- o To encourage the development of sidewalks on at least one side of the street in all newly developed areas to assist the trails system.

BARTKIEWICZ, KRONICK & SHANAHAN

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Of Counsel

PAUL M. BARTKIEWICZ
STEPHEN A. KRONICK
JENNIFER T. BUCKMAN

MEMORANDUM

TO: Board of Directors

FROM: Richard P. Shanahan

RE: Proposed Acquisition of Golf Course -- Resident-Only Golf Course Use and Restrictions on Nonresident Use

DATE: November 10, 2017

ISSUE

If the District were to acquire the Rancho Murieta golf course, would the District Board have the authority and discretion to restrict golf course use to residents only, to allow for use by residents and nonresidents, but provide preferential rights of use for residents, or to structure a fee and pricing schedule that distinguishes between residents and nonresidents?

CONCLUSION

The District Board would have the authority and discretion to restrict golf course use to residents only, to allow for use by residents and nonresidents, but provide preferential rights of use for residents, and to structure and approve a fee and pricing schedule that distinguishes between residents and nonresidents.

ANALYSIS

This memo follows up on the District Board of Director's proposal to acquire the Rancho Murieta golf course. Potential District (local government) ownership and operation of the golf course raise questions concerning the nonresident public's right to use the golf course and the legal authority for the District Board to restrict golf course use to District residents only or to limit use by nonresidents.

At the October 18, 2017 meeting, the Board authorized and directed the staff to begin evaluating the possible acquisition of the Rancho Murieta golf course and certain open-space land around Rancho Murieta lakes. Currently, Murieta Club Properties, LLC owns the golf course land and Rancho Murieta Country Club, a nonprofit corporation, operates and manages the golf course and related private country club. The District proposes to acquire both the golf course land from Murieta Club Properties and the golf course assets from Rancho Murieta Country Club. If the District acquired the golf course land and assets, it thereafter would operate and manage (perhaps through a contract) the golf course and former country club facilities (which would become a community center).

The Community Services District Law authorizes the District to acquire, construct, improve, maintain, and operate park and recreation facilities and to organize, promote, conduct, and advertise community recreation programs in the same manner as a recreation and park district. (Govt. Code § 61100(d)-(e).) Golf is considered a recreational activity.

The Recreation and Park District Law is intended “to create and continue a broad statutory authority for a class of special districts that provides community recreation, park, and open-space facilities and recreation services within specified boundaries and under local control” and the law “encourages local communities and local officials to adapt the powers and procedures provided by this chapter to meet the diversity of their own local circumstances and responsibilities.” (Public Resources Code § 5780(b).) Similarly, the CSD Law provides “that residents, property owners, and public officials use the powers and procedures provided by the Community Services District Law to meet the diversity of the local conditions, circumstances, and resources.” (Govt. Code § 61001(c)(3).)

The CSD Law grants broad power for the District to adopt and enforce rules and regulations for the administration, operation, use, and maintenance of its facilities and services and to establish and collect rates or other charges for its services and facilities. (Govt. Code § 61060(a)-(b) & 61115.) Proposition 26 is the latest taxpayer initiative restricting local government revenue raising powers. While it restricts and places burdens on the District’s ability to adopt and increase most types of revenue, it treats a “charge imposed for entrance to or use of local government property” differently. Such charges are not subject to the nexus or reasonable cost relationship standards that govern other local government fees and charges and, instead, entrance fees and property use charges may be more market-based. (Cal. Const. art. 13C, § 1(e)(4).) With this authority, the District Board would have broad authority and discretion to (1) adopt rules and regulations governing the use of the golf course by residents and nonresidents, including rules to control through-gate access to the golf course by nonresidents, and (2) structure green fees and other pricing that could distinguish between residents and nonresidents.

If the District were to acquire the golf course land from Murieta Club Properties and the other golf course assets from Rancho Murieta Country Club and then operate the golf course, the golf course land and assets then would be owned and operated by a local government agency. As such, the golf course would become a government-owned course and would no longer be a private course. However, government-owned does not necessarily mean that it would be a public golf course open at all times to all players willing to pay the green fees. Rather, the CSD Law gives the District Board the authority and discretion to adopt rules and regulations and a fee structure so as to accommodate the District’s and

community's plans and objectives for the golf course and its use. Those rules and regulations and fee structure could limit use by nonresidents.

There is very little reported case law concerning the authority and limitations of a local government agency to restrict the use of a government-owned golf course or a local public park. My research found no golf course cases. There is some legal authority concerning limited-access public parks.

McClain v. South Pasadena (1957) 155 Cal.App.2d 423 involved a local City of South Pasadena regulation that limited the use of a municipal swimming pool (referred to as a "plunge" in the opinion) to city residents. An African-American child sued the city claiming that it excluded her from the pool because of her race. She was denied admission together with some white people in her party who, when asked, admitted that they were not city residents. The city asserted that the child was denied admission to the pool because her race made it apparent that she was not a resident of the city (because, at the time (1955), there were no black people residing within the city). The court ruled in favor of the city, holding that the city regulation restricting use of the pool to residents was reasonable and that it bore a real and substantial relation to the health, safety, morals, and general welfare of the city residents. The following are the key parts of the court's opinion:

A regulation making different provision for people residing outside a municipality from those residing in it is valid if the classification is based on a reasonable distinction. Such a regulation is not unconstitutional because it results in some practical inequality. ... A municipal regulation applying alike to all persons similarly situated, without distinction as to nationality, race, color, or creed, is not in violation of the federal or state Constitutions. Under the requirements of the Constitutions the question is whether the regulation restricting use of the plunge to residents of South Pasadena is reasonable. ...

Any city may make and enforce within its limits all such local, police, sanitary, and other regulations as are not in conflict with general laws. The power to make local and police regulations is very broad and far-reaching. Except to the extent that the Legislature has decreed otherwise, South Pasadena may pass and enforce any reasonable regulation with respect to the use of its municipal plunge. ... A classification is reasonable if it has a substantial relation to a legitimate objective to be accomplished. ...

The crux of the case is, therefore, whether the regulation restricting use of the plunge to residents of South Pasadena is reasonable. We think it is. There is no arbitrary formula by which the reasonableness of a regulation such as that in question can be tested. Its validity depends, to a considerable extent, on surrounding circumstances and its purposes and operation. Regard must be had for its object and necessity.

In maintaining and operating the plunge South Pasadena is acting in a governmental capacity. This is true even though an admission fee is charged. The maintenance and operation of a municipal plunge is primarily for the especial benefit of the inhabitants of the municipality in which the plunge exists. The plunge

is maintained by the taxpayers of South Pasadena. It is maintained to promote the health, morals, comfort, convenience, and general welfare of the residents of the city. A fundamental function and prime duty of a municipality is to preserve the health of its residents. ...

The regulation excludes all nonresidents, irrespective of race, color or creed. It operates equally on all persons similarly situated and uniformly on all persons within the same class. Nonresidents are not situated similarly to residents. Persons are not similarly situated if there is any reasonable difference in their relation to the purposes of the regulation. The classification is reasonably related to the end in view. It bears a real and substantial relation to the health, safety, morals, and general welfare of the residents of South Pasadena. South Pasadena has the sovereign duty of maintaining the health of its residents. It owes no such duty to nonresidents. Residents are entitled to preference over nonresidents and such action is not in contravention of the rights of nonresidents. The primary purpose of a municipal corporation is to contribute toward the welfare, health, happiness, and interest of the inhabitants of such corporation, and not to further the interests of those residing outside its limits. ...

Plaintiff was not excluded from the plunge because she is a Negro. She was excluded, like the Caucasians who were with her, because she was a nonresident. If she had been a resident of South Pasadena, under the uncontradicted evidence, she would have been admitted. There was no unreasonable or unlawful discrimination. (Internal citations omitted.)

Though it's a 1957 decision, *McClain* remains the most relevant California court case on this subject. While the underlying facts involving an all-white city denying admission to a black girl are disturbing, the legal analysis continues to be pertinent. In its discussion, the court also indicated that the same legal principle would apply to city playgrounds, recreation centers, and parks. The case supports the legal propositions that:

- A local government agency exists to promote the health, morals, comfort, convenience, and general welfare of the agency's residents, and not nonresidents.
- Residents may be entitled to preference over nonresidents and such action does not violate the rights of nonresidents.
- A local government agency may restrict the use of a recreation facility if the regulation is reasonable, and a regulation is reasonable if it has a substantial relation to a legitimate governmental objective.

A 1963 California Attorney General opinion relied on *McClain* in its analysis of a proposed city ordinance that would close city beaches to nonresidents. (41 Ops.Cal.Atty. Gen. 39 (1963).) The opinion concluded that the city may exclude non-residents from recreational use of its beaches or may charge non-residents for the use of the beaches without charging its own residents. (See also *Zarogian v. Town of Narragansett* (D. RI. 1988) 701 F.Supp. 302 (holding that limitation on certain beach facilities to town residents did not violate equal protection clause as doing so rationally furthers the aim of allocating the limited number of such facilities).)

In a different but analogous context, the U.S. Supreme Court has upheld a county parking ordinance that gave local residents a preferred right to park in their areas. (*County Bd. of Arlington County v. Richards* (1977) 434 U.S. 5.) The court noted that a local community reasonably may restrict on-street parking in order to assure convenient parking for residents and limit the flow of outside traffic into residential areas. “The Constitution does not outlaw these social and environmental objectives, nor does it presume distinction between residents and nonresidents of a local neighborhood to be invidious. The Equal Protection Clause requires only that the distinction drawn by an ordinance like Arlington’s rationally promote the regulation’s objectives.”

In light of the legal authority discussed above, the District Board has the authority and discretion to restrict golf course use to residents only. This conclusion would be strengthened in the event the golf course acquisition and operation is funded through a local resident-approved and paid special tax.

I suspect, in order for the golf course acquisition, operation and management to be financially viable, that it may be prudent to allow for golf course use by and obtain revenue from nonresidents. If the District takes this approach, the authority discussed above provides broad authority and discretion for the Board to (1) structure and approve a fee and pricing schedule that distinguishes between residents and nonresidents, and (2) provide preferential rights of use (e.g., preferential time for making tee time reservations) for residents. For example, the City and County of San Francisco and Cities of Indian Wells, La Quinta, Palm Desert, Long Beach and Thousand Oaks (which own and manage golf courses) issue resident golf cards that provide certain golf course benefits and lower green fees for the local residents.

As explained above, a court likely would defer to the District Board and approve a local regulation that distinguishes between residents and nonresidents if the regulation rationally promotes a legitimate District objective. Therefore, any District regulation that favors District residents should explain the local objectives that would be furthered and supported by the regulation (e.g, to further and promote the recreation, health, and exercise needs of the local community and its residents; to provide an opportunity for the local residents to gather, recreate, and socialize; to allocate and control the use of the limited golf course and community center facilities and avoid overuse; to minimize and control nonresident vehicular traffic through the community; and, to enhance and maintain the quality of the community by providing and maintaining a high quality golf course and community center for the local residents and homeowners).

This analysis assumes that the District does not obtain and use any federal or state grant or loan funds to acquire the golf course property. If the acquisition involves grant funds, the grant funding contract conditions could restrict the District’s authority as outlined above.

MEMORANDUM

Date: November 8, 2017
To: Board of Directors
From: Security Committee Staff
Subject: Consider Approval of South Gate Camera Upgrade Additional Costs

RECOMMENDED ACTION

Approve the quote from WatchDogs Surveillance for the purchase of the new South Gate camera system with license plate recognition cameras, in an amount not to exceed \$26,233.39 including tax and a ten percent (10%) contingency. Funding to come from Security Replacement Reserves.

BACKGROUND

At the October 18, 2017 Board meeting, the Board approved the purchase of the upgrade camera system for the South Gate. That proposal did not include prevailing wage. This approval is for the total amount, including the prevailing wage. The difference in the previously approved amount and the amount being requested at this time is \$3,133.39.

The reason for the three (3) different labor quotes is so that the District could see each phase of the work and options in the camera systems, and make a decision which system to purchase and the options; for example, the license plate reader cameras with the decoding option or without decoding. The decision was to go with decoding to match the North Gate camera system.

The labor cost of \$5,500 is for on-site labor and installation at the South Gate. The labor cost of \$950 was for the optional camera installed on the trellis and the setup of that camera. (That was an optional additional camera that was selected to be installed.) The third labor cost of \$1,800 is off site labor. This is the camera set up, burn in, and configuration done at Watch Dogs Surveillance office and not at the South Gate. This process must be done before installation at the South Gate. Off-site labor is charged at a different rate.

The percentage differences in the labor cost increases are due to a sliding scale system for the prevailing wage. Per the contractor, even as a sole proprietor employee company, he has to pay payroll taxes and workers compensation to the State of California on himself. These payroll taxes and workers compensation fees are based on a sliding scale, depending on the money involved for the labor costs charged to the customer. Each segment of the work has different labor hours involved, thus the percentages change on the taxes and workers compensation he has to pay the state. A higher labor total cost equals higher taxes and fees paid to the state.

Staff recommends approval of the quote from WatchDogs Surveillance as they installed the system at the North Gate, allowing similar quality cameras and capabilities at both gates.

The Security Committee recommends approval.



Watchdogs Surveillance

1544 Manasco Cir.
 Folsom, CA 95630
 Lic. #890079
 916-296-6523

Estimate

Date	Estimate #
10/31/2017	17103108

WatchdogsSurveillance.com

or e z link
 WhyCCTV.com

Customer
Rancho Murieta Community Services P.O. Box 1050 Rancho Murieta , CA 95683

Please note that the State of California requires a State Contractors License to install surveillance equipment.
 Licensed contractors always carry liability insurance.

Qty	U/M	Description	Rate	Total
		Estimate for South Gate New System with License Plate Recognition Cameras (With Decoding): With prevailing wages -		
		Breakdown for System and Overview cameras:		
1	ea	NVR (Network Video Recorder) - GeoVision - Cube i7 -Up to 32 Cameras (64 Cameras with license)	1,850.00	1,850.00T
2	ea	Hard Drive, Internal, 4TB - for Footage Storage	185.00	370.00T
		Existing Monitor to be reused.		
1	ea	Switch, PoE,8-Port 802.3 PoE Switch	260.00	260.00T
1	ea	Power Strip Surge Suppressor	16.00	16.00T
1	ea	Camera, IP, GV-Fisheye, 5 Megapixel - GV-FER5700 - (Built in Microphone for drive-up window)	440.00	440.00T
6	ea	Camera, Dome, Low Light, 4MP - GV-EBD4700	150.00	900.00T
4	ea	Mount for GV-EBD4700 (for Island and Pole Cameras)	46.00	184.00T
2	ea	PoC, PoE Over Coax. 4 cams over 1 Coaxial - Kit (One to Pole other to Island)	865.00	1,730.00T
2	ea	Enclosure, Outdoor, For Equipment	75.00	150.00T
1	ea	Pole, Square, Straight, Aluminum,	665.00	665.00T
1	ea	Miscellaneous Hardware, Connectors, etc.	150.00	150.00T
1	ea	Labor - Install and Configure all Equipment - Set Pole etc...	5,500.00	5,500.00
		Subtotal:		12,215.00
		-		
		Breakdown for adding camera on trellis:		
1	ea	Camera, Dome, Low Light, 4MP - GV-EBD4700	150.00	150.00T
80	ft	Cable, Bulk, CAT5E	0.22	17.60T
60	ft	Conduit and Fittings	1.65	99.00T
1	ea	Miscellaneous Hardware, Connectors, etc.	20.00	20.00T
1	ea	Labor - Install and Configure all Equipment	950.00	950.00
		Subtotal:		1,236.60
		-		
		Breakdown for License Plate Recognition Cameras (With Decoding):		
5	ea	Camera, LPR(License Plate Recognition) GV-LPR1200	1,465.00	7,325.00T
1	ea	Miscellaneous Hardware, Connectors, etc.	150.00	150.00T
1	ea	Labor - Install and Configure all Equipment	1,800.00	1,800.00
		Subtotal:		9,275.00

Please Read: This estimate assumes that no additional requirements other than what is required by the California State License Board are required. If additional memberships, certifications or resulting insurance is needed, it is to be paid for by the requesting party. Payment Terms: Net 45 days from date of invoice. Any late payment and/or held payment due to undisclosed requirements is subject to an interest charge of 1.5% per month.

All Networking configurations to be done in-house and verified by customers IT department or Consultant. Watchdogs Surveillance is not an IT consultant and is not liable for any Networking	Subtotal	\$22,726.60
Any required permits responsibility of owner. Estimate valid for 30 days. All prices are subject to change without notice.	Sales Tax (7.75%)	\$1,121.94
Accepted By: _____	Total	\$23,848.54
Accepted Date: _____		

MEMORANDUM

Date: November 8, 2017
To: Board of Directors
From: Improvements Committee Staff
Subject: Consider Approval of Proposal from Fritts Ford for Replacement of Field Operations Truck

RECOMMENDED ACTION

Approve the proposal from Fritts Ford for the purchase of a replacement Field Operations truck, in an amount not to exceed \$39,090.88 including tax and a ten percent (10%) contingency. 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 bid 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. Expected delivery timeframe is 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.

The Improvements Committee recommends approval.

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 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

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

Sac County Sales Tax (7.75%)

Licensing, Registration, & Delivery

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: LT275/65Rx18E 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: LT275/65Rx18E 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
61J	<p><i>Deletes passenger side lock cylinder. Includes upgraded door-trim panel.</i> <i>Includes:</i></p> <ul style="list-style-type: none"> - 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
52B	<p>2-Ton Mechanical Jack REQUIRED in Rhode Island.</p>
59H	<p>Trailer Brake Controller <i>Verified to be compatible with electronic actuated drum brakes only.</i> <i>Includes smart trailer tow connector.</i></p>
587	<p>Center High-Mounted Stop Lamp (CHMSL) Radio: AM/FM Stereo <i>Includes 4-speakers.</i></p>
Emissions	
425	<p>50-State Emissions System</p>
Interior Colors	
AS_04	<p>Medium Earth Gray</p>
Primary Colors	
Z1_01	<p>Oxford White</p>

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

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)

- * 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
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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
------	---------	-----	--------------

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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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)

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 - 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 TIRE PEG 8.75
<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.

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 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

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 - 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.

MEMORANDUM

Date: November 8, 2017
To: Board of Directors
From: Improvements Committee Staff
Subject: Consider Approval of Main Lift South Stormwater Pump Repairs

RECOMMENDED ACTION

Approve the proposal from Delta Pump Co. for Main Lift South stormwater pumps 2 and 3 repairs in an amount not to exceed \$68,531.10 including tax and a ten percent (10%) contingency. 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 8, 2017
To: Board of Directors
From: Improvements Committee Staff
Subject: Consider Approval of CIA Ditch Quitclaims and Easements

RECOMMENDED ACTION

Approve CIA Ditch quitclaims and easements.

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 several 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 quitclaim 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) quitclaims. 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. Richard 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. Since the Board will be approving these actions in its role as a partner in a nonprofit corporation (as distinguished from approving them directly for the District), a resolution is not required as is our normal practice.

Improvements Committee recommends approval.

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:

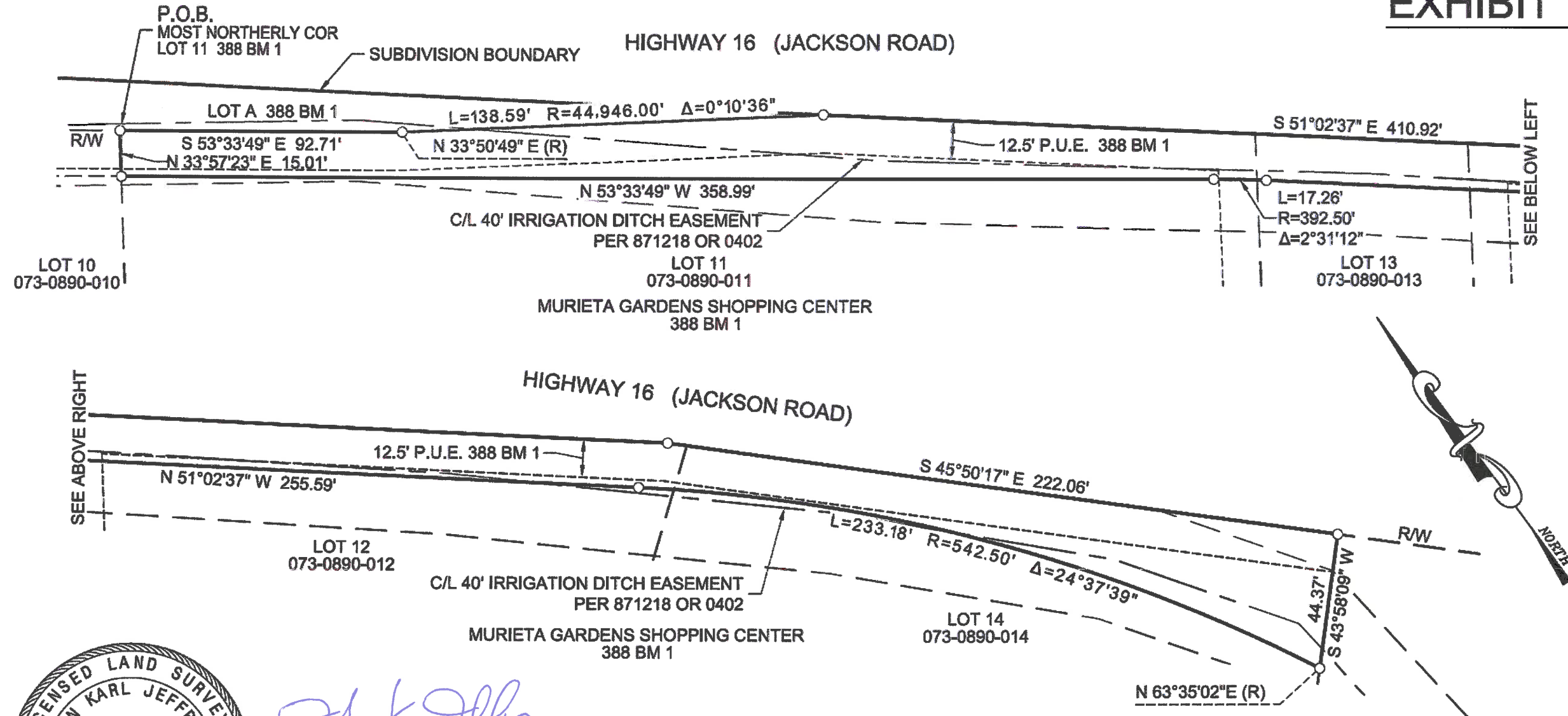
Beginning at the most northerly corner of said Lot 11; thence along the northeast boundary thereof, South 53°33'49" East, 92.71 feet; thence continuing along said boundary, to the right along the arc of a non-tangent curve, concave to the southwest, having a radial bearing of North 33°50'49" East, a 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.



John Karl Jeffries
11/8/17

EXHIBIT 'B'



John Karl Jeffries
11/2/17

IBW BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rusland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-4338 ~ fax (916) 331-4450 ~ office@bwiengineering.com

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

IRRIGATION EASEMENT
MURIETA GARDENS SHOPPING CENTER
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/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)

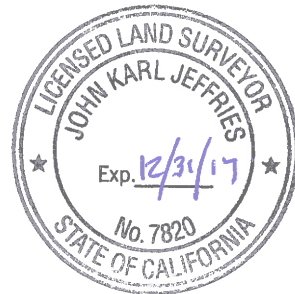


EXHIBIT 'A'
IRRIGATION EASEMENT
MURIETA GARDENS SHOPPING CENTER
LANDS OF MURIETA MARKETPLACE ASSOCIATES LLC

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:

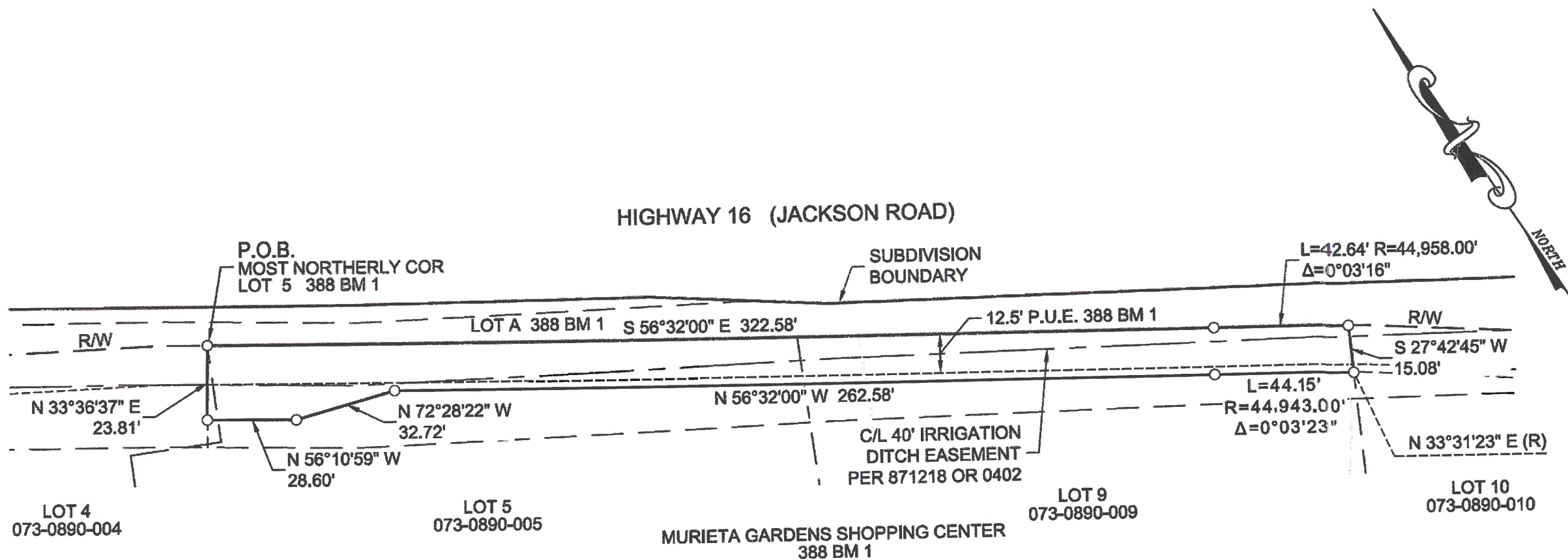
Beginning at the most northerly corner of said Lot 5; thence along the northeast boundary thereof, South 56°32'00" East, 322.58 feet; thence continuing along said northeast boundary, to the right along the arc of a tangent curve, concave to the southwest, having a radius of 44,958.00 feet, a central angle of 00°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°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°31'23" East, a radius of 44,943.00 feet, a central angle of 00°03'23", and an arc length of 44.15 feet; thence North 56°32'00" West, 262.58 feet; thence North 72°28'22" West, 32.72 feet; thence North 56°10'59" West, 28.60 feet to a point on the northwest boundary of said Lot 5; thence along last said boundary, North 33°36'37" East, 23.81 feet to the **Point of Beginning**.

Containing 5,885 square feet, more or less.



John Karl Jeffries
11/8/17

EXHIBIT 'B'



John Karl Jeffries
11/8/17

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

IBW BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
8020 Rutland Drive, Suite 19 ~ Carmichael CA 95808
(916) 331-4338 ~ fax (916) 331-4480 ~ office@bwengineers.com

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

IRRIGATION EASEMENT
MURIETA GARDENS SHOPPING CENTER
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

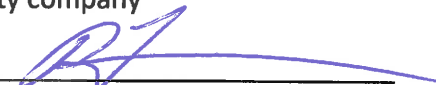
SPACE ABOVE THIS LINE FOR RECORDER'S USE

Irrigation Easement Deed

FOR A VALUABLE CONSIDERTION, receipt of which is hereby acknowledged, PDF Murieta Marketplace, 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

PDF Murieta Marketplace, a California limited
liability company

By: 

Date: 11/8, 2017

Print Name: Paul Frank

Title: Pres

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 November 8, 2017, before me, Josh Bruno, a notary public, personally appeared Paul Frank, 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 PDF Murieta Marketplace

An irrigation easement over and across a portion of 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, 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 10; thence along the northeast boundary thereof, to the right along the arc of a non-tangent curve, concave to the southwest, having a radial bearing of North 33°31'16" East, a radius of 44,958.00 feet, a central angle of 00°00'26", and an arc length of 5.71 feet; thence continuing along last said boundary, South 53°33'49" East, 157.49 feet to the most northerly corner of Lot 11 per said map; thence along the northwest boundary of said Lot 11, South 33°57'23" West, 15.01 feet; thence leaving said boundary, North 53°33'49" West, 157.76 feet; thence to the left along the arc of a non-tangent curve, concave to the southwest, having a radial bearing of North 33°31'40" East, a radius of 44,943.00 feet, a central angle of 00°00'17", and an arc length of 3.80 feet to a point on the northwest boundary of said Lot 10; thence along last said boundary, North 27°42'45" East, 15.08 feet to the **Point of Beginning**.

Containing 2,436 square feet, more or less.

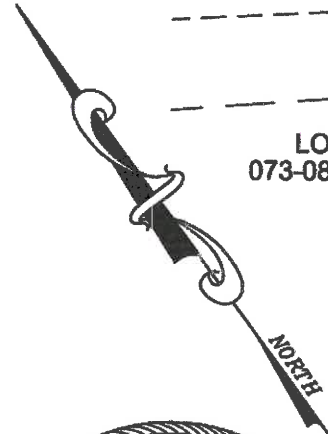
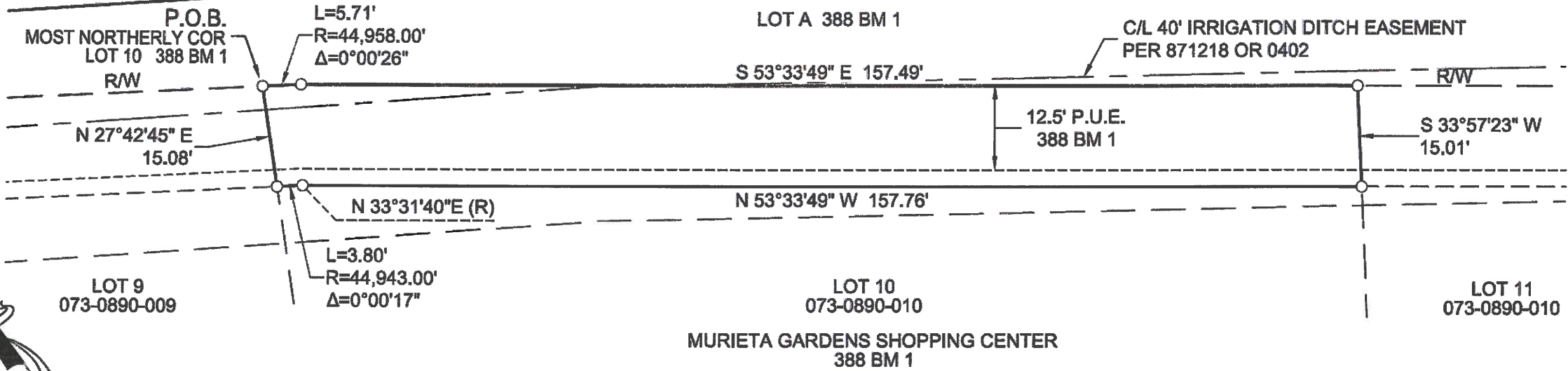


John Karl Jeffries
11/8/17

EXHIBIT 'B'


HIGHWAY 16 (JACKSON ROAD)

SUBDIVISION BOUNDARY



John Karl Jeffries
11/8/17

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 <small>Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services 8020 Rutland Drive, Suite 10 ~ Carmichael, CA 95608 (916) 331-4338 ~ fax (916) 331-4430 ~ office@bwengineers.com</small>	SCALE: 1" = 20'	IRRIGATION EASEMENT MURIETA GARDENS SHOPPING CENTER RANCHO MURIETA SACRAMENTO COUNTY, CALIFORNIA
	JOB #: 11-01-001	
	DATE: SEPT., 2017	

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,

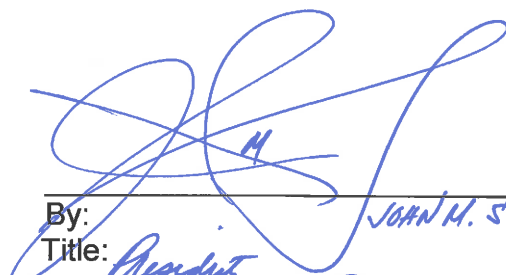
COSUMNES IRRIGATION ASSOCIATION

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,

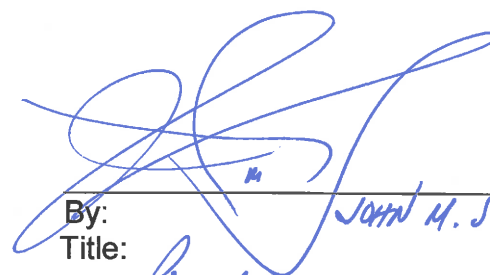
COSUMNES IRRIGATION ASSOCIATION

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: *James H. Stewart*
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 073-0890-010

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

QUITCLAIM DEED

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

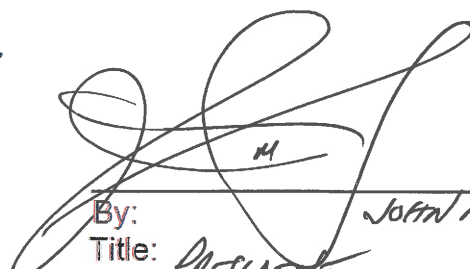
COSUMNES IRRIGATION ASSOCIATION

Hereby quitclaim(s) to PDF Murieta Marketplace, 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 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: John M. Sullivan
Title: PRESIDENT
Cosumnes Irrigation Association

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 November 7, 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)



CONFERENCE/EDUCATION SCHEDULE

Date: November 8, 2017
To: Board of Directors
From: Suzanne Lindendorf, District Secretary
Subject: Review Upcoming Conference/Education Opportunities

This report is prepared in order to notify Directors of upcoming educational opportunities. Directors interested in attending specific events or conferences should contact me to confirm attendance for reservation purposes. The Board will discuss any requests from Board members desiring to attend upcoming conferences and approve those requests as deemed appropriate.

Board members must provide brief reports on meetings that they have attended at the District's expense. (AB 1234). The upcoming conferences/educational opportunities include the following:

CALIFORNIA SPECIAL DISTRICT ASSOCIATION (CSDA)

2018 Special District Leadership Academy	February 4, 2018	La Quinta
Annual Employment Law Update	February 21, 2018	Webinar

GOLDEN STATE RISK MANAGEMENT ASSOCIATION (GSRMA)

No Information Currently Available on Upcoming Conferences.

ISC WEST

2018 ISC West Public Security And Safety Expo	April 11 – 13, 2018	Las Vegas
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ASSOCIATION OF CALIFORNIA WATER AGENCIES (ACWA)

2018 ACWA Spring Conference	May 8-11, 2018	Sacramento
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AMERICAN WATER WORKS ASSOCIATION (AWWA)

No Information Currently Available on Upcoming Conferences.