



**SPMUD BOARD OF DIRECTORS  
REGULAR MEETING: 4:30 PM  
October 6, 2022**

Zoom Meeting: 1 (669) 900-9128  
Meeting ID: 863 0331 1036

The District's regular Board meeting is held on the first Thursday of every month. This notice and agenda are posted on the District's website ([www.spmud.ca.gov](http://www.spmud.ca.gov)) and posted in the District's outdoor bulletin board at the SPMUD Headquarters at the above address. Meeting facilities are accessible to persons with disabilities. Requests for other considerations should be made through the District Headquarters at (916)786-8555.

Pursuant to the Governor's Executive Order N-29-20, issued March 17, 2020, and SPMUD Resolution 22-31, the October 6, 2022 meeting of the SPMUD Board of Directors will be held via teleconference using Zoom Meeting 1 (669) 900-9128, <https://us02web.zoom.us/j/86303311036>. Public comments can be emailed to [ecostan@spmud.ca.gov](mailto:ecostan@spmud.ca.gov) from the time the agenda is posted until the matter is heard at the meeting. Comments should be kept to 250 words or less.

**AGENDA**

**I. CALL MEETING TO ORDER**

**II. ROLL CALL OF DIRECTORS**

President Gerald Mitchell	Ward 1
Director William Dickinson	Ward 2
Director John Murdock	Ward 3
Director James Durfee	Ward 4
Vice President James Williams	Ward 5

**III. PLEDGE OF ALLEGIANCE**

**IV. PUBLIC COMMENTS**

Items not on the Agenda may be presented to the Board at this time; however, the Board can take no action.

Public comments can be emailed to [ecostan@spmud.ca.gov](mailto:ecostan@spmud.ca.gov) from the time the agenda is posted until the matter is heard at the meeting. Comments should be kept to 250 words or less.

**V. TELECONFERENCING**

In accordance with Assembly Bill 361, the South Placer Municipal Utility District (District) Board of Directors is required to adopt a resolution to continue teleconferencing during the COVID-19 pandemic.

**1. RESOLUTION 22-37 DECLARING AND RE-RATIFYING THE STATE OF EMERGENCY AND AUTHORIZING REMOTE TELECONFERENCE**

**MEETINGS OF THE BOARD OF DIRECTORS DUE TO THE COVID-19 EMERGENCY**

[pg 4 to 9]

Action Requested: (Roll Call Vote)

**Staff Recommends that the Board of Directors adopt Resolution 22-37, Declaring and Re-ratifying the State of Emergency and Authorizing Remote Teleconference Meetings of the Board of Directors from October 6, 2022 through November 5, 2022 due to the COVID-19 Emergency.**

**VI. CONSENT ITEMS**

[pg 10 to 27]

Consent items should be considered together as one motion. Any item(s) requested to be removed will be considered after the motion to approve the Consent Items.

ACTION: (Roll Call Vote)

*Motion to approve the consent items for the October 6, 2022 meeting.*

1. MINUTES from the September 1, 2022 Regular Meeting. [pg 10 to 13]
2. MINUTES from the September 20, 2022 Special Meeting. [pg 14 to 15]
3. ACCOUNTS PAYABLE in the amount of \$903,885 through September 27, 2022. [pg 16 to 20]
4. BILL OF SALE Acceptance of the Bill of Sale for the West Oaks Townhomes Sewer Improvements, with an estimated value of \$261,903. [pg 21 to 24]
5. RESOLUTION 22-38 AUTHORIZING THE GENERAL MANAGER TO PURCHASE A VEHICLE up to the budgeted amount of \$86,000. [pg 25 to 27]

**VII. BOARD BUSINESS**

Board action may occur on any identified agenda item. Any member of the public may directly address the Board on any identified agenda item of interest, either before or during the Board's consideration of that item.

1. ATHERTON SEWER TRUNK UPGRADE [pg 28 to 89]  
Staff will provide a status update on the Atherton Sewer Trunk Upgrade Project.

No Action Requested: Informational Item

2. RESOLUTION 22-39 AUTHORIZING THE ADOPTION OF A FORMALIZED RETIREE HEALTH REIMBURSEMENT ARRANGEMENT (RHRA) PLAN DOCUMENT [pg 90 to 93]

The District is recommending adoption of a Retiree Health Reimbursement Arrangement (RHRA) to better serve District retirees.

Action Requested: (Roll Call Vote)

**Staff Recommends that the Board of Directors adopt Resolution 22-39, Authorizing the Immediate Adoption of a Formalized Retiree Health Reimbursement Arrangement (RHRA) Plan Document to Help Fulfill the District's Benefits Obligations to its Retirees.**

**3. PG&E LEGACY CROSS BORE PROGRAM / DISTRICT ACCESS PERMITS [pg 94 to 97]**

Staff will provide information on the PG&E Legacy Cross Bore Program and present the District's new access permit process.

Action Requested: (Roll Call Vote)

**Staff Recommends that the Board of Directors:**

- 1) Review the attached draft letter to PG&E; and
- 2) Authorize the President of the Board of Directors to sign the letter.

**VIII. REPORTS**

[pg 98 to 110]

The purpose of these reports is to provide information on projects, programs, staff actions, and committee meetings that are of general interest to the Board and the public. No decisions are to be made on these issues.

1. Legal Counsel (A. Brown)
2. General Manager (H. Niederberger)
  - 1) ASD, FSD & TSD Reports
  - 2) Informational items
3. Director's Comments: Directors may make brief announcements or brief reports on 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.

**IX. CLOSED SESSION**

**PUBLIC EMPLOYMENT – General Manager Performance Evaluation (Per Subdivision (a) of Government Code Section 54957)**

**CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION**

Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2)

Number of potential cases: 1

**X. CLOSED SESSION READOUT**

**XI. ADJOURNMENT**

If there is no other Board business the President will adjourn the meeting to its next regular meeting on **November 3, 2022, at 4:30 p.m.**

**SOUTH PLACER MUNICIPAL UTILITY DISTRICT  
STAFF REPORT**

**To:** Board of Directors

**From:** Herb Niederberger, General Manager

**Cc:** Emilie Costan, Administrative Services Manager  
Carie Huff, District Engineer  
Eric Nielsen, Superintendent

**Subject:** Resolution 22-37, Declaring and Re-ratifying the State of Emergency and Authorizing Remote Teleconference Meetings of the Board of Directors due to the COVID-19 Emergency

**Meeting Date:** October 6, 2022

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**Overview**

All meetings of the District’s Board of Directors are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and watch the District’s Board of Directors conduct their business. The Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions.

Required conditions are: that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; a proclamation is made when there is an actual incident, threat of disaster, or extreme peril to the safety of persons and property within the jurisdictions that are within the District’s boundaries, caused by natural, technological, or human-caused disasters; and it is further required that state or local officials have imposed or recommended measures to promote social distancing, or the legislative body meeting in person would present imminent risks to the health and safety of attendees.

Such conditions now exist in the District, specifically, the State of Emergency declared by the Governor with Executive Order N-25-20 on March 4, 2020, due to the COVID-19 pandemic. Guidance from the State of California has been adopted by the Placer County Health Department which recommends or mandates social distancing and face coverings in certain settings to prevent the spread of COVID-19.

In compliance with Executive Order N-25-20, since April 2020, the District has implemented virtual meeting protocols which comply with the requirements of paragraph (2) of subdivision (e) of section 54953, by providing for public participation through online meeting attendance and the opportunity to provide comment during a Board meeting both verbally and via email.

A provision of AB361 requires that the Board of Directors Declare and Re-ratify the State of Emergency and Authorize continuing Remote Teleconference Meetings of the Board of Directors every 30 days. Resolution 22-35 adopted on September 1, 2022, provided authorization from that day through October 1, 2022. To continue remote teleconference meetings, the Board must adopt a subsequent resolution. Resolution 22-37 provides coverage for remote meetings through November 5, 2022.

### **Recommendation**

Staff requests the Board of Directors:

1. Adopt Resolution 22-37 Declaring and Re-ratifying the State of Emergency and Authorizing Remote Teleconference Meetings of the Board of Directors from October 6, 2022, through November 5, 2022, due to the COVID-19 Emergency.

### **Strategic Plan Priorities**

This action is consistent with the following Strategic Plan Priorities:

- Leverage existing and applicable technologies to improve efficiencies

### **Fiscal Impact**

There is no fiscal impact to the District resulting directly from this action.

**SOUTH PLACER MUNICIPAL UTILITY DISTRICT**

**RESOLUTION NO. 22-37**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE SOUTH PLACER MUNICIPAL UTILITY DISTRICT PROCLAIMING A LOCAL EMERGENCY PERSISTS, RE-RATIFYING THE PROCLAMATION OF A STATE OF EMERGENCY BY THE GOVERNOR ON MARCH 4, 2020, AND RE-AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE BOARD OF DIRECTORS OF THE SOUTH PLACER MUNICIPAL UTILITY DISTRICT FOR THE PERIOD OF OCTOBER 6, 2022, TO NOVEMBER 5, 2022, PURSUANT TO BROWN ACT PROVISIONS.**

WHEREAS, the South Placer Municipal Utility District (the “District”) is committed to preserving and nurturing public access and participation in meetings of the Board of Directors; and

WHEREAS, all meetings of the District’s Board of Directors are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and watch the District’s Board of Directors conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provision for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, a proclamation is made when there is an actual incident, threat of disaster, or extreme peril to the safety of persons and property within the jurisdictions that are within the District’s boundaries, caused by natural, technological, or human-caused disasters; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, the Board of Directors previously adopted Resolution 22-35 on September 1, 2022, finding that the requisite conditions exist for the District's Board of Directors to conduct remote teleconference meetings without compliance with paragraph (3) of subdivision (b) of section 54953; and

WHEREAS, as a condition of extending the use of the provisions found in section 54953(e), the Board of Directors must reconsider the circumstances of the state of emergency that exists in the District, and the Board of Directors has done so; and

WHEREAS, emergency conditions persist in the District, specifically, the State of Emergency declared by the Governor on March 4, 2020, due to the COVID-19 pandemic; and

WHEREAS, the Board of Directors does hereby find that COVID-19 pandemic has caused, and will continue to cause, conditions dangerous to the safety of persons within the District that are likely to be beyond the control of services, personnel, equipment, and facilities of the District, and desires to affirm a local emergency exists and re-ratify the proclamation of state of emergency by the Governor of the State of California; and

WHEREAS, as a consequence of the local emergency persisting, the Board of Directors does hereby find that the Board of Directors of the District shall continue to conduct its meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that such legislative bodies shall continue to comply with the requirements to provide the public with access to the meetings as prescribed in paragraph (2) of subdivision (e) of section 54953; and

WHEREAS, the District has implemented virtual meeting protocols which comply with the requirements of paragraph (2) of subdivision (e) of section 54953, by providing for public participation through online meeting attendance and the opportunity to provide comment during the Board meeting both verbally or via email.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE SOUTH PLACER MUNICIPAL UTILITY DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

**Section 1. Recitals.** The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

**Section 2. Affirmation that Local Emergency Persists.** The Board of Directors hereby considers the conditions of the state of emergency in the District and proclaims that a local emergency persists throughout the District, and COVID-19 has caused, and will continue to cause, an unreasonable risk of harm to the safety of persons within the District that are likely to be beyond the control of the services, personnel, equipment, and facilities of the District.

**Section 3. Re-ratification of Governor’s Proclamation of a State of Emergency.** The Board hereby ratifies the Governor of the State of California’s Proclamation of State of Emergency, effective as of its issuance date of March 4, 2020.

**Section 4. Remote Teleconference Meetings.** The General Manager and Board of Directors are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, continuing to conduct open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

**Section 5. Effective Date of Resolution.** This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of (i) November 5, 2022, or such time the Board of Directors adopts a subsequent resolution in accordance with Government Code section 54953(e)(3) to extend the time during which the Board of Directors of the District may continue to teleconference without compliance with paragraph (3) of subdivision (b) of section 54953.

PASSED AND ADOPTED by the Board of Directors of the South Placer Municipal Utility District this 6th day of October, 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:



Signed: \_\_\_\_\_

Gerald P. Mitchell, President of the Board of Directors

Attest: \_\_\_\_\_

Emilie Costan, Board Secretary

**REGULAR BOARD MINUTES  
SOUTH PLACER MUNICIPAL UTILITY DISTRICT**

<b>Meeting</b>	<b>Location</b>	<b>Date</b>	<b>Time</b>
Regular	Zoom Meeting	September 1, 2022	4:30 p.m.

**I. CALL MEETING TO ORDER:** The Regular Meeting of the South Placer Municipal Utility District Board of Directors was called to order with President Mitchell presiding at 4:32 p.m. using Zoom Meeting.

**II. ROLL CALL OF DIRECTORS:**

Present: President Jerry Mitchell, Director John Murdock, Director James Durfee

Director Murdock joined the meeting at 4:34 p.m.

Absent: Director Will Dickinson

Vacant: None

Staff: Adam Brown, Legal Counsel  
Herb Niederberger, General Manager  
Carie Huff, District Engineer  
Eric Nielsen, Superintendent  
Emilie Costan, Administrative Services Manager

**III. PLEDGE OF ALLEGIANCE:** President Mitchell led the Pledge of Allegiance.

**IV. PUBLIC COMMENTS:**

ASM Costan confirmed that no eComments were received. Hearing no other comments, the public comments session was closed.

**V. CONSENT ITEMS:**

1. MINUTES from the August 4, 2022 Regular Meeting.
2. ACCOUNTS PAYABLE in the amount of \$1,196,176 through August 23, 2022.
3. BILL OF SALE Acceptance of the Bill of Sale for Sewer Improvements for the Tractor Supply, with an estimated value of \$136,507.
4. FINAL REPORT ON THE 2018/2022 STRATEGIC PLAN
5. RESOLUTION 22-33 DEFERRED PAYMENT OF PARTICIPATION FEES FOR KNEISELS COLLISION CENTER AT 4011 SIERRA COLLEGE BLVD
6. RESOLUTION 22-34 AUTHORIZATION TO ENTER INTO AN AGREEMENT WITH THE CITY OF ROCKLIN ALLOWING A TEMPORARY SEWER CONNECTION

AND USE FOR THE NORTHWEST ROCKLIN SEWER ANNEXATION  
CONSTRUCTION PROJECT

7. RESOLUTION 22-35 DECLARING AND RE-RATIFYING THE STATE OF EMERGENCY AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE BOARD OF DIRECTORS DUE TO THE COVID-19 EMERGENCY.

Director Dickinson pulled consent item #6 for further discussion.

Director Dickinson made a motion to approve consent items 1 through 5 and 7; a second was made by Director Durfee; a roll call vote was taken, and the motion carried 5-0.

Director Dickinson summarized that the temporary sewer use agreement for the Northwest Rocklin Sewer Annexation Construction Project will allow the City of Rocklin to use portions of the newly constructed pipeline as they see fit throughout the project rather than installing one long bypass for the entire project. GM Niederberger shared that this agreement contains language very similar to the temporary sewer use agreement for the Rocklin Road/Pacific Street Roundabout Construction Project.

Director Dickinson made a motion to approve consent item 6; a second was made by Vice President Williams; a roll call vote was taken, and the motion carried 5-0.

## **VI. BOARD BUSINESS**

### **1. RESOLUTION 22--36 ADOPTING THE 2023/2027 STRATEGIC PLAN**

GM Niederberger introduced Resolution 22-36, thanking DS Nielsen for his hard work in developing the new Strategic Plan. DS Nielsen shared that the new strategic plan document is the culmination of a seven-month process which included meetings with the Strategic Plan Development Advisory Committee, Board Workshops, and staff input.

President Mitchell asked that the acronym NC (Newcastle) be added to the list of acronyms on page 14 of the Strategic Plan.

Vice President Williams made a motion to adopt Resolution 22-36 Adopting the 2023/2027 Strategic Plan; a second was made by Director Murdock; a roll vote was taken, and the motion carried 5-0.

## **VII. REPORTS**

### **1. District General Counsel (A. Brown):**

General Counsel Brown had no report for this meeting.

### **2. General Manager (H. Niederberger):**

#### **A. ASD, FSD & TSD Reports:**

Director Dickinson asked for additional information on the General Manager's meeting with the Rocklin City Manager on August 4<sup>th</sup> where there was a discussion regarding possible programs to lessen the impact of the District's Local and Regional Participation fee on low-income development. GM Niederberger shared that he became aware of a grant program administered through the State that provides funds for low-income housing developments. After further discussion and review, it appears that the City or the developer are the only entities that can apply for the program. There was also discussion about reviewing how the new low-income development in Whitney Ranch has been able to finance its project without subsidies and researching other programs and financing options. He also informed the Rocklin City Manager about the Rate and Cost of Service Study currently being conducted by the District. Director Dickinson requested an additional Rocklin 2x2 meeting to review fees for low-income housing. A Rocklin 2x2 meeting was scheduled for Wednesday, September 7<sup>th</sup> at 11:00 a.m.

GM Niederberger shared changes to the long-range agenda in the GM Report. The introduction of proposed Ordinance 22-03 and the board policy revision will be moved to November.

Director Dickson asked for an update on the Granite Terrace Project. GC Brown shared that he has been in contact with the City of Rocklin who is preparing a list of outstanding items before the project deadline at the end of September. DE Huff shared that there is currently no reasonable way for the contractor to finish their improvements before the end of September. They are not finished with the lift station and there are still significant improvements to be made. District Legal Counsel will be working with the City of Rocklin Attorney's Office on proposed resolutions.

Director Dickinson asked why the wastewater true-ups received from the City of Roseville have been so delayed. ASM Costan shared that Roseville communicated that the delay in invoicing prior years was due to a change in accounting systems. Director Dickinson commented that this should be communicated at the next SPWA Board Meeting. ASM Costan commented that the recent change in how the City of Roseville is calculating the preliminary estimates based on actual expenses versus the prior method of using budgeted expenses should lend to future credits held for the District. As such, staff is recommending a phased approach to payment of the outstanding true-up balance. Vice President Williams shared that he believes that SPWA is struggling from a lack of cohesive leadership. The financial information given to the SPWA Board is not as comprehensive or as transparent as the information given to the SPMUD Board. GM Niederberger shared that the costs are based on more than just flows which makes the information harder to reconcile. President Mitchell commented that with only two SPWA Board Meetings, the information shared is very limited. He recalls that this has been an ongoing issue.

President Mitchell pointed out a typo in the ASD Monthly report pertaining to the District's Laserfiche repository and asked for it to be corrected.

President Mitchell asked for the names of the two food service establishments that the District is working with to retrofit their grease control devices. DE Huff shared that the District is currently working with Kiki's Chicken on Rocklin Road and Starbucks on Granite Drive.

**B. Information Items:** No additional items.

**3. Director's Comments:**

Director Durfee commented that the Loomis 2x2 met and had a very productive coordination meeting. He thanked the staff for their work in preparation for and during the meeting.

Director Dickinson shared that District crews were working in his neighborhood earlier in the day, and during the work he spoke with one of the inspectors. The inspector shared that the District is having issues with PG&E contractors accessing District pipes, creating confusion for residents, and in at least one case causing damage to a District pipe. Director Dickinson inquired as to whether there was an action that the Board could take to assist staff with this issue. He asked for this item to be brought back to the Board for further discussion. DE Huff shared that the District created an access permit and has elevated the issue at PG&E; however, staff turnover has at times hindered progress that has been made. The District is working with PG&E to share data and prevent unnecessary access and confusion for residents. Since the access permit process was implemented in June, all requests have been resolved without the need for access and no access permits have been granted. Director Murdock also asked for a future report on this item.

Director Murdock thanked DS Nielsen for his work on the Strategic Plan. He highlighted the threat of ransomware attacks identified in the Strategic Plan. President Mitchell asked whether the County has done work to harden its systems against attacks. DS Nielsen shared that while he is not sure of the steps taken by the County, over the last seven years the District's IT vendor has taken several steps to reduce the District's exposure, enhance the resiliency plans, and harden the District's system.

**VIII. CLOSED SESSION READOUT**

The Board met in Closed Session at 5:11 p.m. to hear a report from District General Counsel and staff to discuss the enumerated items set forth on the closed session agenda. The Board received a report from staff and advice from legal counsel on each item. No formal action was taken.

The Board adjourned the closed session at 6:57 p.m.

**IX. ADJOURNMENT**

The President adjourned the meeting at 6:59 p.m. to the next regular meeting to be held on October 6, 2022, at 4:30 p.m.



Emilie Costan, Board Secretary

**SPECIAL BOARD MINUTES  
SOUTH PLACER MUNICIPAL UTILITY DISTRICT**

<b>Meeting</b>	<b>Location</b>	<b>Date</b>	<b>Time</b>
Special	Zoom Meeting	September 20, 2022	4:30 p.m.

**I. CALL MEETING TO ORDER:** A Special Meeting of the South Placer Municipal Utility District Board of Directors was called to order with President Mitchell presiding at 4:30 p.m. using Zoom Meeting.

**II. ROLL CALL OF DIRECTORS:**

- Present: President Jerry Mitchell, Director, Director Will Dickinson, Director James Durfee
- Absent: Director John Murdock, Director James Williams
- Vacant: None
- Staff: Adam Brown, Legal Counsel  
Herb Niederberger, General Manager

**III. PLEDGE OF ALLEGIANCE:** President Mitchell led the Pledge of Allegiance.

**IV. PUBLIC COMMENTS:**

Eric Orlando, SPMUD Lead Worker, speaking on behalf of the other two representatives of the SPMUD Employee Association, provided public comment stating full support of the employee association memorandum dated September 16, 2022.

GM Niederberger confirmed that no eComments were received. Hearing no other comments, the public comments session was closed.

**V. CLOSED SESSION READOUT**

The Board met in Closed Session at 4:35 p.m. with the General Manager and District General Counsel in connection with the General Managers performance evaluation. During closed session the Board directed as follows:

1. The Board President and General Counsel set up a meeting with SPMUD Employee Association representatives, ideally occurring this week.
2. General Counsel is to engage an independent investigator to review the matters raised in the employee association memorandum and to report directly to the Board through the General Counsel.
3. The District’s Personnel Advisory Committee is available to meet with the SPMUD Employee Association to engage in a line of communication with staff as requested in the employee association memorandum.

The Board adjourned the closed session at 5:46 p.m.

**IX. ADJOURNMENT**

The President adjourned the meeting at 5:50 p.m. to the next regular meeting to be held on October 6, 2022, at 4:30 p.m.



Emilie Costan, Board Secretary

Item 6.3



South Placer Municipal Utility District, CA

# Check Report

By Check Number

Date Range: 08/24/2022 - 09/27/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: AP Bank-AP Bank</b>						
1240	Placer County Personnel	09/01/2022	Regular	0.00	3,361.22	15178
1020	Aqua Sierra Controls, Inc.	09/01/2022	Regular	0.00	3,487.52	15284
1771	Brett Bruce	09/01/2022	Regular	0.00	250.00	15285
1663	Buckmaster Office Solutions	09/01/2022	Regular	0.00	180.78	15286
1652	Cintas Corporation	09/01/2022	Regular	0.00	1,018.83	15287
1072	Concern	09/01/2022	Regular	0.00	3,468.00	15288
1080	CWEA (Main)	09/01/2022	Regular	0.00	295.00	15289
1107	ESRI	09/01/2022	Regular	0.00	8,200.00	15290
1480	Herb Niederberger	09/01/2022	Regular	0.00	311.55	15291
1810	IW Consulting Service, LLC	09/01/2022	Regular	0.00	9,990.00	15292
1764	Network Design Associates, Inc.	09/01/2022	Regular	0.00	816.00	15293
1221	PG&E	09/01/2022	Regular	0.00	1,878.44	15294
1244	Preferred Alliance Inc	09/01/2022	Regular	0.00	162.84	15295
1518	Sonitrol of Sacramento	09/01/2022	Regular	0.00	1,487.50	15296
1090	State of CA-Department of Justice	09/01/2022	Regular	0.00	32.00	15297
1305	Sunbelt Rentals, Inc.	09/01/2022	Regular	0.00	1,947.72	15298
1306	Superior Equipment Repair	09/01/2022	Regular	0.00	3,435.93	15299
1339	Vulcan Materials Co.	09/01/2022	Regular	0.00	401.23	15300
248	AT&T	09/07/2022	Regular	0.00	298.24	15301
1484	Axa Equitable	09/07/2022	Regular	0.00	1,110.00	15302
1652	Cintas Corporation	09/07/2022	Regular	0.00	496.08	15303
1068	City of Roseville	09/07/2022	Regular	0.00	154,624.00	15304
1509	Crystal Communications	09/07/2022	Regular	0.00	311.64	15305
1087	Dawson Oil Co.	09/07/2022	Regular	0.00	6,826.73	15306
1131	Granite Business Printing	09/07/2022	Regular	0.00	145.86	15307
1686	Jan Pro	09/07/2022	Regular	0.00	887.00	15308
1564	Jensen Landscape Services, LLC	09/07/2022	Regular	0.00	1,181.00	15309
1764	Network Design Associates, Inc.	09/07/2022	Regular	0.00	530.00	15310
1218	PCWA	09/07/2022	Regular	0.00	44.48	15311
1221	PG&E	09/07/2022	Regular	0.00	291.45	15312
1252	Ramos Environmental	09/07/2022	Regular	0.00	563.91	15313
1797	Red Dog Shredz	09/07/2022	Regular	0.00	110.00	15314
1137	Henry Lorton	09/07/2022	Regular	0.00	24,236.77	15315
1161	Joanna Belanger	09/07/2022	Regular	0.00	11,532.97	15316
1167	John Marquis	09/07/2022	Regular	0.00	18,019.01	15317
1279	Sam Rose	09/07/2022	Regular	0.00	50,130.21	15318
1309	Tamara Brackenbury	09/07/2022	Regular	0.00	8,269.25	15319
1327	US Bank Corporate Payment	09/09/2022	Regular	0.00	22,594.41	15320
	**Void**	09/09/2022	Regular	0.00	0.00	15321
	**Void**	09/09/2022	Regular	0.00	0.00	15322
	**Void**	09/09/2022	Regular	0.00	0.00	15323
1021	ARC	09/14/2022	Regular	0.00	96.53	15324
248	AT&T	09/14/2022	Regular	0.00	9.53	15325
1022	AT&T CalNet	09/14/2022	Regular	0.00	388.55	15326
1813	Best Best & Krieger LLP	09/14/2022	Regular	0.00	5,785.00	15327
1768	Capital Program Management Inc.	09/14/2022	Regular	0.00	9,168.25	15328
1652	Cintas Corporation	09/14/2022	Regular	0.00	584.40	15329
1533	City of Foster City	09/14/2022	Regular	0.00	540.00	15330
1751	Comprehensive Medical Inc.	09/14/2022	Regular	0.00	292.00	15331
1086	Dataprose	09/14/2022	Regular	0.00	8,366.40	15332
1666	Great America Financial Services	09/14/2022	Regular	0.00	533.60	15333
1764	Network Design Associates, Inc.	09/14/2022	Regular	0.00	525.00	15334
1218	PCWA	09/14/2022	Regular	0.00	411.80	15335
1508	Sacramento Rendering Co.	09/14/2022	Regular	0.00	300.00	15336



Check Report

Date Range: 08/24/2022 - 09/27/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1292	SPMUD Petty Cash	09/14/2022	Regular	0.00	246.76	15337
1333	SPOK, Inc.	09/14/2022	Regular	0.00	27.85	15338
1090	State of CA-Department of Justice	09/14/2022	Regular	0.00	32.00	15339
1338	Verizon Wireless	09/14/2022	Regular	0.00	1,153.46	15340
1770	Youngdahl Consulting Group, Inc.	09/14/2022	Regular	0.00	1,664.00	15341
1281	Scott Perry	09/19/2022	Regular	0.00	17,247.80	15377
1561	19six Architects	09/23/2022	Regular	0.00	11,916.75	15378
1742	Burrell Consulting Group	09/23/2022	Regular	0.00	5,800.00	15379
1652	Cintas Corporation	09/23/2022	Regular	0.00	513.63	15380
1073	Consolidated Communications	09/23/2022	Regular	0.00	2,101.74	15381
1139	Hill Rivkins Brown & Associates	09/23/2022	Regular	0.00	8,880.00	15382
1785	Landmark Construction	09/23/2022	Regular	0.00	249,857.60	15383
1664	MacLeod Watts, Inc	09/23/2022	Regular	0.00	1,100.00	15384
1218	PCWA	09/23/2022	Regular	0.00	434.06	15385
1475	Petersen & Mapes, LLP	09/23/2022	Regular	0.00	4,812.00	15386
1221	PG&E	09/23/2022	Regular	0.00	6,391.28	15387
1234	Placer County Air Pollution Control District (APCD)	09/23/2022	Regular	0.00	2,410.88	15388
1238	Placer County Department of Public Works	09/23/2022	Regular	0.00	55.00	15389
1253	Recology Auburn Placer	09/23/2022	Regular	0.00	354.27	15390
1518	Sonitrol of Sacramento	09/23/2022	Regular	0.00	1,557.98	15391
1306	Superior Equipment Repair	09/23/2022	Regular	0.00	2,366.77	15392
1770	Youngdahl Consulting Group, Inc.	09/23/2022	Regular	0.00	3,625.00	15393
1259	Rick J. Perry	09/27/2022	Regular	0.00	14,604.08	15394
1240	Placer County Personnel	09/27/2022	Regular	0.00	3,361.22	15395
1045	Cal Pers 457 Plan (EFT)	09/02/2022	Bank Draft	0.00	750.00	DFT0007577
1135	Empower (EFT)	09/02/2022	Bank Draft	0.00	325.00	DFT0007578
1135	Empower (EFT)	09/02/2022	Bank Draft	0.00	7,827.52	DFT0007579
1135	Empower (EFT)	09/02/2022	Bank Draft	0.00	483.29	DFT0007580
1042	CA State Disbursement (EF	09/02/2022	Bank Draft	0.00	44.76	DFT0007581
1015	American Fidelity Assurance	09/02/2022	Bank Draft	0.00	333.33	DFT0007582
1015	American Fidelity Assurance	09/02/2022	Bank Draft	0.00	285.40	DFT0007583
1229	Pers (EFT)	09/02/2022	Bank Draft	0.00	49.13	DFT0007584
1229	Pers (EFT)	09/02/2022	Bank Draft	0.00	971.47	DFT0007585
1229	Pers (EFT)	09/02/2022	Bank Draft	0.00	1,703.71	DFT0007586
1229	Pers (EFT)	09/02/2022	Bank Draft	0.00	1,986.26	DFT0007587
1229	Pers (EFT)	09/02/2022	Bank Draft	0.00	2,928.32	DFT0007588
1229	Pers (EFT)	09/02/2022	Bank Draft	0.00	4,035.64	DFT0007589
1229	Pers (EFT)	09/02/2022	Bank Draft	0.00	4,466.10	DFT0007590
1149	Internal Revenue Service	09/02/2022	Bank Draft	0.00	11,812.00	DFT0007591
1098	EDD (EFT)	09/02/2022	Bank Draft	0.00	4,086.05	DFT0007592
1098	EDD (EFT)	09/02/2022	Bank Draft	0.00	1,047.84	DFT0007593
1149	Internal Revenue Service	09/02/2022	Bank Draft	0.00	3,013.82	DFT0007594
1149	Internal Revenue Service	09/02/2022	Bank Draft	0.00	9,262.76	DFT0007595
1015	American Fidelity Assurance	08/31/2022	Bank Draft	0.00	499.56	DFT0007596
1230	Pers (EFT)	08/31/2022	Bank Draft	0.00	5,983.04	DFT0007597
1230	Pers (EFT)	08/31/2022	Bank Draft	0.00	29,654.31	DFT0007598
1230	Pers (EFT)	08/31/2022	Bank Draft	0.00	10,886.52	DFT0007599
1230	Pers (EFT)	08/31/2022	Bank Draft	0.00	153.53	DFT0007600
1230	Pers (EFT)	08/31/2022	Bank Draft	0.00	3,725.00	DFT0007601
1230	Pers (EFT)	08/31/2022	Bank Draft	0.00	97.64	DFT0007602
1586	Principal Life Insurance Company	08/31/2022	Bank Draft	0.00	376.50	DFT0007603
1786	Carol Bean	08/31/2022	Bank Draft	0.00	545.42	DFT0007604
1064	Charles Clark	08/31/2022	Bank Draft	0.00	1,227.00	DFT0007605
1788	Dana Gravatt	08/31/2022	Bank Draft	0.00	614.88	DFT0007606
1095	Donald Wilson	08/31/2022	Bank Draft	0.00	456.06	DFT0007607
1118	Frank Laguna	08/31/2022	Bank Draft	0.00	1,778.28	DFT0007608
1799	Gerald Loscalzo	08/31/2022	Bank Draft	0.00	456.06	DFT0007609
1787	Helen Gibson	08/31/2022	Bank Draft	0.00	871.28	DFT0007610
1137	Henry Lorton	08/31/2022	Bank Draft	0.00	1,565.12	DFT0007611
1161	Joanna Belanger	08/31/2022	Bank Draft	0.00	698.71	DFT0007612
1162	Jody Allen	08/31/2022	Bank Draft	0.00	614.88	DFT0007613

Check Report

Date Range: 08/24/2022 - 09/27/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1164	Joe Mooney	08/31/2022	Bank Draft	0.00	232.94	DFT0007614
1167	John Marquis	08/31/2022	Bank Draft	0.00	1,565.12	DFT0007615
1170	John Wagner	08/31/2022	Bank Draft	0.00	1,524.83	DFT0007616
1802	Joyce Parker	08/31/2022	Bank Draft	0.00	232.94	DFT0007617
1800	Linda Mackey	08/31/2022	Bank Draft	0.00	1,218.49	DFT0007618
1801	Margaret Montes	08/31/2022	Bank Draft	0.00	232.94	DFT0007619
1195	Mark Cervantes	08/31/2022	Bank Draft	0.00	708.06	DFT0007620
1789	Paul Hardy	08/31/2022	Bank Draft	0.00	614.88	DFT0007621
1803	Richard Stein	08/31/2022	Bank Draft	0.00	1,289.95	DFT0007622
1259	Rick J. Perry	08/31/2022	Bank Draft	0.00	1,080.65	DFT0007623
1269	Rodney Pierce	08/31/2022	Bank Draft	0.00	2,079.36	DFT0007624
1279	Sam Rose	08/31/2022	Bank Draft	0.00	2,079.36	DFT0007625
1281	Scott Perry	08/31/2022	Bank Draft	0.00	1,546.42	DFT0007626
1309	Tamara Brackenbury	08/31/2022	Bank Draft	0.00	1,188.02	DFT0007627
1344	Wayne Lewis	08/31/2022	Bank Draft	0.00	1,080.65	DFT0007628
1045	Cal Pers 457 Plan (EFT)	09/16/2022	Bank Draft	0.00	750.00	DFT0007629
1135	Empower (EFT)	09/16/2022	Bank Draft	0.00	325.00	DFT0007630
1135	Empower (EFT)	09/16/2022	Bank Draft	0.00	8,027.52	DFT0007631
1135	Empower (EFT)	09/16/2022	Bank Draft	0.00	483.29	DFT0007632
1042	CA State Disbursement (EF	09/16/2022	Bank Draft	0.00	44.76	DFT0007633
1015	American Fidelity Assurance	09/16/2022	Bank Draft	0.00	333.33	DFT0007634
1015	American Fidelity Assurance	09/16/2022	Bank Draft	0.00	260.40	DFT0007635
1229	Pers (EFT)	09/16/2022	Bank Draft	0.00	49.13	DFT0007636
1229	Pers (EFT)	09/16/2022	Bank Draft	0.00	971.48	DFT0007637
1229	Pers (EFT)	09/16/2022	Bank Draft	0.00	1,703.73	DFT0007638
1229	Pers (EFT)	09/16/2022	Bank Draft	0.00	1,986.26	DFT0007639
1229	Pers (EFT)	09/16/2022	Bank Draft	0.00	2,928.32	DFT0007640
1229	Pers (EFT)	09/16/2022	Bank Draft	0.00	4,043.36	DFT0007641
1229	Pers (EFT)	09/16/2022	Bank Draft	0.00	4,474.65	DFT0007642
1149	Internal Revenue Service	09/16/2022	Bank Draft	0.00	11,692.98	DFT0007643
1098	EDD (EFT)	09/16/2022	Bank Draft	0.00	3,957.23	DFT0007644
1098	EDD (EFT)	09/16/2022	Bank Draft	0.00	1,037.30	DFT0007645
1149	Internal Revenue Service	09/16/2022	Bank Draft	0.00	3,045.96	DFT0007646
1149	Internal Revenue Service	09/16/2022	Bank Draft	0.00	8,956.16	DFT0007647
1098	EDD (EFT)	09/14/2022	Bank Draft	0.00	2.21	DFT0007652
1149	Internal Revenue Service	09/14/2022	Bank Draft	0.00	5.53	DFT0007655
1229	Pers (EFT)	09/16/2022	Bank Draft	0.00	32.96	DFT0007656
1229	Pers (EFT)	09/16/2022	Bank Draft	0.00	36.47	DFT0007657
1149	Internal Revenue Service	09/16/2022	Bank Draft	0.00	364.06	DFT0007658
1098	EDD (EFT)	09/16/2022	Bank Draft	0.00	151.25	DFT0007659
1098	EDD (EFT)	09/16/2022	Bank Draft	0.00	32.30	DFT0007660
1149	Internal Revenue Service	09/16/2022	Bank Draft	0.00	85.14	DFT0007661
1149	Internal Revenue Service	09/16/2022	Bank Draft	0.00	283.57	DFT0007662

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	116	75	0.00	710,442.76
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	80	80	0.00	188,355.15
EFT's	0	0	0.00	0.00
	<b>196</b>	<b>158</b>	<b>0.00</b>	<b>898,797.91</b>

### All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	116	75	0.00	710,442.76
Manual Checks	0	0	0.00	0.00
Voided Checks	0	3	0.00	0.00
Bank Drafts	80	80	0.00	188,355.15
EFT's	0	0	0.00	0.00
	<b>196</b>	<b>158</b>	<b>0.00</b>	<b>898,797.91</b>

### Fund Summary

Fund	Name	Period	Amount
100	GENERAL FUND	8/2022	76,878.40
100	GENERAL FUND	9/2022	821,919.51
			<b>898,797.91</b>

Account Number	Name	Date	Type	Amount	Reference	Packet
102-0000033-01	Lopez, Vincent M	9/16/2022	Refund	\$ 108.59	Check #: 15342	UBPKT15250
102-0002030-03	Kasch, Tyler	9/16/2022	Refund	\$ 116.97	Check #: 15343	UBPKT15250
102-0002111-03	Perez, Jamie and Khateryn	9/16/2022	Refund	\$ 108.68	Check #: 15344	UBPKT15250
102-0002256-01	Davidson, Dorothy J	9/16/2022	Refund	\$ 108.26	Check #: 15345	UBPKT15250
102-0002295-02	Galdarisi, Michael and Shannon	9/16/2022	Refund	\$ 380.45	Check #: 15346	UBPKT15250
102-0002957-02	Romans, Robert	9/16/2022	Refund	\$ 107.63	Check #: 15347	UBPKT15250
102-0003365-01	Debord, Sharon	9/16/2022	Refund	\$ 108.00	Check #: 15348	UBPKT15250
102-0006869-01	Erwin, Randy W	9/16/2022	Refund	\$ 563.37	Check #: 15349	UBPKT15250
102-0007400-01	Ramirez, Jesse L	9/16/2022	Refund	\$ 520.00	Check #: 15350	UBPKT15250
102-0008717-01	Paravagna, Michael	9/16/2022	Refund	\$ 108.57	Check #: 15351	UBPKT15250
102-0011318-01	Gibson, Dennis K	9/16/2022	Refund	\$ 26.69	Check #: 15352	UBPKT15250
102-0011362-01	Porter, Angela Lee-	9/16/2022	Refund	\$ 108.78	Check #: 15353	UBPKT15250
102-0012315-02	Reese, Richard and Ruth	9/16/2022	Refund	\$ 44.87	Check #: 15354	UBPKT15250
103-0003839-01	Noorani, Hamid and Jennifer	9/16/2022	Refund	\$ 22.80	Check #: 15355	UBPKT15250
103-0004031-01	Ketcherside, Dolly	9/16/2022	Refund	\$ 444.00	Check #: 15356	UBPKT15250
103-0009350-02	Smith, Mary E	9/16/2022	Refund	\$ 108.60	Check #: 15357	UBPKT15250
106-0012998-02	Jernigan, Christa and Danny	9/16/2022	Refund	\$ 96.57	Check #: 15358	UBPKT15250
106-0013860-02	Porter, Jacquelyn	9/16/2022	Refund	\$ 339.58	Check #: 15359	UBPKT15250
106-0014796-02	Ceballos, Manuel and Fabiola	9/16/2022	Refund	\$ 114.16	Check #: 15360	UBPKT15250
106-0015467-01	Epperson, Alice	9/16/2022	Refund	\$ 106.43	Check #: 15361	UBPKT15250
106-0017218-01	Wright, Katherine	9/16/2022	Refund	\$ 19.20	Check #: 15362	UBPKT15250
106-0017482-01	Brown, Merle	9/16/2022	Refund	\$ 133.91	Check #: 15363	UBPKT15250
112-1020526-02	Heavenston, Janelle and Joshua	9/16/2022	Refund	\$ 10.96	Check #: 15364	UBPKT15250
112-1021489-01	Grigsby, Guy and Melody	9/16/2022	Refund	\$ 108.00	Check #: 15365	UBPKT15250
112-1022975-01	Nguyen, Tam	9/16/2022	Refund	\$ 300.00	Check #: 15366	UBPKT15250
112-1026301-03	Trust, Laura Collier Tyson	9/16/2022	Refund	\$ 107.22	Check #: 15367	UBPKT15250
112-1029595-01	Duguay, Andrew and Mary	9/16/2022	Refund	\$ 108.37	Check #: 15368	UBPKT15250
112-1029748-00	Tim Lewis Communities	9/16/2022	Refund	\$ 53.87	Check #: 15369	UBPKT15250
112-1029749-00	Tim Lewis Communities	9/16/2022	Refund	\$ 121.20	Check #: 15370	UBPKT15250
112-1029750-00	Tim Lewis Communities	9/16/2022	Refund	\$ 108.10	Check #: 15371	UBPKT15250
112-1029840-00	Tim Lewis Communities	9/16/2022	Refund	\$ 108.78	Check #: 15372	UBPKT15250
112-1029936-00	Black Pine Communities	9/16/2022	Refund	\$ 108.00	Check #: 15373	UBPKT15250
113-1022222-02	Fox, Matthew and Charla	9/16/2022	Refund	\$ 108.55	Check #: 15374	UBPKT15250
113-1022270-03	Bouchard, Paul and Mercedes	9/16/2022	Refund	\$ 37.64	Check #: 15375	UBPKT15250
202-0000261-02	Lesser, Ben and Nicole	9/16/2022	Refund	\$ 10.83	Check #: 15376	UBPKT15250
			<b>TOTAL REFUNDS</b>	<b>\$ 5,087.63</b>		

**SOUTH PLACER MUNICIPAL UTILITY DISTRICT**

**STAFF REPORT**

**To:** Board of Directors

**From:** Carie Huff, District Engineer

**Cc:** Josh Lelko, Engineering Technician

**Subject:** Acceptance of the Bill of Sale for the West Oaks Townhomes Sewer Improvements

**Meeting Date:** October 6, 2022

**Overview**

The West Oaks Townhomes improvements are located within the City of Rocklin, approximately eight hundred feet west of intersection of West Oaks Boulevard and Sunset Boulevard. The West Oaks Townhomes project consists of public sewer improvements to serve sixteen townhouses for a total of 16 EDU. The West Oaks Townhomes improvements include the following infrastructure:

- Installation of four hundred and seventy-one (471) linear feet of sanitary sewer pipe;
- Installation of seven (7) manholes; and
- Installation of one hundred and forty-eight (148) linear feet of lower laterals.

**Recommendation**

Staff recommends that the Board of Directors accept the attached Bill of Sale for the West Oaks Townhomes sewer improvements.

**Strategic Plan Goal**

This action is consistent with the following Strategic Plan Priorities:

- Maintain an excellent regulatory compliance record
- Prepare for the future and foreseeable emergencies
- Leverage existing and applicable technologies to improve efficiencies

**Fiscal Impact**

The estimated value of the contributed capital is \$261,903.

Attachments:

1. Bill of Sale
2. Map – West Oaks Townhomes


BILL OF SALE

The Residences at West Oaks, LLC does hereby grant, bargain, sell and convey to SOUTH PLACER MUNICIPAL UTILITY DISTRICT all of its rights, title and interest in and to all public sewer pipes, lines, mains, manholes, and appurtenances installed by its contractor in that subdivision/project commonly known as West Oaks Townhomes

Grantor herein does hereby warrant and guarantee to SOUTH PLACER MUNICIPAL UTILITY DISTRICT that all of the personal property described herein consisting of sewer pipes, lines, mains, manholes, and appurtenances are free and clear of all mechanics liens and encumbrances of any type, nature or description whatsoever.

Dated this Aug 9/22

By: (Developer/Owner)

 9/8/22  
Signature

Dan Griffin  
Name (Please Type or Print)

Notary Document  
Attached

## ACKNOWLEDGMENT

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

State of California  
County of Placer)

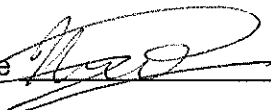
On 09/08/2022 before me, Nicole Usachev, Notary Public  
(insert name and title of the officer)

personally appeared Bradley Griffith  
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.

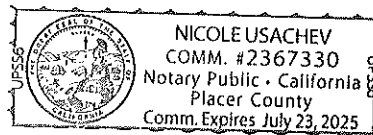
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

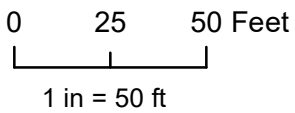
WITNESS my hand and official seal.

Signature



(Seal)





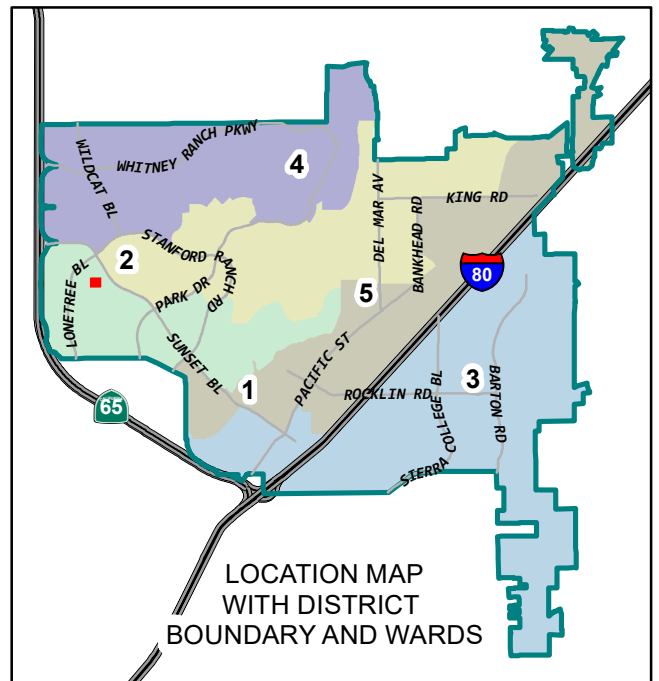
# West Oaks Townhomes

**16 EDUs**

Date: 8/10/2022

Author: Joshua Pirhofer

Document Path: G:\spmud\_gis\mxd\Bill of Sale\2022\MXD\WestOaks\_Townhomes.mxd





**SOUTH PLACER MUNICIPAL UTILITY DISTRICT  
STAFF REPORT**

**To:** Board of Directors  
**From:** Eric Nielsen, Superintendent  
**Cc:** Herb Niederberger, General Manager  
**Subject:** Vehicle Purchase – Customer Service Vehicle  
**Meeting Date:** October 6, 2022

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**Overview**

The Field Services Department (FSD) reorganized during the Fiscal Year 2022/2023 (FY 22/23) budget adoption process. The reorganization shifted resources to support the work plans to appropriately maintain the District's lower laterals (i.e., conduct lateral assessments to identify areas of concern before blockages occur causing sanitary sewer overflows). An additional customer service vehicle is needed to support these efforts and was included in the FY 22/23 budget.

District staff typically utilizes the statewide commodity contracts administered by the State of California, Department of General Services, Procurement Division to purchase a cab and chassis, which is outfitted per specifications developed by staff. Due to supply chain issues, a suitable cab and chassis is not available through this contract. Staff has explored multiple vehicle types and vendors to procure a customer service vehicle. The market for vehicles is such that vehicles that have been quoted to the District have been sold to other parties before a purchase order could be approved.

Staff is requesting that the Board authorize the General Manager to purchase a customer service vehicle, in compliance with the District's Purchasing Policy 3150, within the budgeted amount of \$86,000. This will allow staff to solicit quotes for a customer service vehicle and the appurtenant utility boxes and equipment, then execute purchase orders to secure the vehicle for future District use.

**Recommendation**

Staff recommends that the Board of Directors adopt Resolution 22-38, authorizing the General Manager to execute the purchase of a fully outfitted customer service vehicle up to the budgeted amount of \$86,000.

**Strategic Plan Priorities**

This action is consistent with the following Strategic Plan Priorities and Work Plans:

- Maintain an excellent regulatory compliance record
  - Reduce Sanitary Sewer Overflows (SSOs)
- Prepare for the future and foreseeable emergencies
- Provide exceptional value for the cost of sewer service

**Related District Ordinances and Policies**

This action complies with the following District Policy  
Policy No. 3150 – Purchasing Policy

**Fiscal Impact**

The FY 2022/23 final budget included in the Fund 100 capital budget the purchase of a customer service vehicle in the amount of \$86,000.

**Attachments**

1. Resolution 22-38

**SOUTH PLACER MUNICIPAL UTILITY DISTRICT**

**RESOLUTION NO. 22-38**

**A RESOLUTION AUTHORIZING THE GENERAL MANAGER TO PURCHASE  
A NEW CUSTOMER SERVICE VEHICLE AND EQUIPMENT**

WHEREAS, the District requires a Customer Service Vehicle to provide the level of service promised to its customers; and

WHEREAS, the Board of Directors has approved a budget item in the current budget for Vehicle Purchases which includes the purchase of a Customer Service Vehicle; and

WHEREAS, per District Policy No. 3150 - Purchasing, the purchase amount exceeds the General Manager's authorized purchasing authority and must be approved by the Board of Directors.

WHEREAS, Staff is requesting that the Board authorize the General Manager to purchase a customer service vehicle, in compliance with the District's Purchasing Policy 3150, within the budgeted amount of \$86,000. This will allow staff to solicit quotes for a customer service vehicle and the appurtenant utility boxes and equipment, then execute purchase orders to secure the vehicle for future District use.

NOW, THEREFORE BE IT RESOLVED, by the Board of Directors of the South Placer Municipal Utility District that the General Manager is granted the authority to execute the purchase of a Customer Service Vehicle and Equipment not to exceed \$86,000.

PASSED AND ADOPTED at a Regular Meeting of the South Placer Municipal Utility District Board of Directors at Rocklin, CA this 6<sup>th</sup> day of October 2022.

Signed: \_\_\_\_\_  
Gerald Mitchell, President of the Board of Directors

Attest: \_\_\_\_\_  
Emilie Costan, Board Secretary

**SOUTH PLACER MUNICIPAL UTILITY DISTRICT  
STAFF REPORT**

To: Board of Directors  
From: Carie Huff, District Engineer  
Cc: Herb Niederberger, General Manager  
Subject: Status Update - Atherton Sewer Trunk Upgrade  
Board Date: October 6, 2022

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**Background**

On February 11, 2014, in accordance with City of Rocklin Resolution No. 2014-15, the District and the City of Rocklin entered into an Agreement for the Construction of the Atherton Sewer Trunk Upgrade Project, copy attached. Per a prior City Resolution, No. 2013-200, also attached, the City adopted a public facilities impact fee allocating the cost of the Project to the Development Parcels.

Per the Agreement for the Funding and Construction of the Atherton Sewer Trunk Line Upgrade Project:

- The City shall i) track and monitor development of the currently vacant Development Parcels that will utilize the Atherton Sewer Trunk Line; ii) prepare plans, specifications, and act as lead agency for CEQA review for the Project; and iii) cause the Project sewer lines to be constructed and installed at the location indicated on the Project plans approved by the District subject to all laws, rules, and regulations applicable to public works projects of the City and the District.
- The threshold for initiating construction of the Project shall be the issuance of building permits utilizing 1,900 EDUs of sewer line capacity.
- The City created an electronic spreadsheet listing all of the Development Parcels and their corresponding EDUs. The City accounts for each building permit issued for all or part of the Development Parcels. The City provided an updated monthly report to the District of the building permits issued. A copy of the most recent Atherton Sewer Trunk Line Upgrade Tracking Spreadsheet is attached.
- In the event the EDU cap for development of 2,500 EDUs is reached prior to construction and acceptance by the District of the Project, the City shall not issue any further building permits for any Development Parcel until the District has accepted the Project or the City obtains the express written consent of the District to issue building permits on a case-by-case basis.

In 2013, the City's original estimate of construction was \$898,811. The City has received approximately \$650,000 from their development fee. On September 13, 2022, the City adopted resolutions that: 1) awarded the contract for the Northwest Rocklin Sewer Annexation Construction Project to LaFleur Excavating, Inc. in the amount of \$1,272,698 plus a 15% contingency ; and 2) approved a \$1,098,000 Inter-fund Loan from the General Fund to the Whitney Ranch Trunk Sewer

Fees Fund to fund a total project cost of \$1,750,000 (including design, easement negotiations & acquisition, and construction inspection and administration). The City is in the process of securing all rights-of-way, including temporary construction easements and right-of-entry permissions, as well as permanent sewer easements on behalf of the District. It is anticipated that the City will have the necessary permissions to issue a Notice to Proceed by October 3, 2022. (Staff can update the Board of any changes during this evening's meeting.) The project is anticipated to take 6-8 weeks.

Per the attached Atherton Sewer Trunk Line Upgrade Tracking Spreadsheet, the City has approved 2,493.4418 EDUs. Discussions with the City indicate that they do not anticipate substantial applications for building permits in the Northwest Rocklin Annexation Area during construction of the project.

On September 1, 2022, the Board of Directors adopted Resolution 22-34 authorizing an Agreement with the City of Rocklin Allowing a Temporary Sewer Connection and Use for the Northwest Rocklin Sewer Annexation Construction Project. During construction, the contractor must by-pass flows from the existing sewer main. District staff will ensure that the by-pass is adequately sized to accommodate anticipated peak flows.

District staff has initiated failsafe precautions and monitoring to ensure that this facility is not overloaded, and the District is not likely to experience a sanitary sewer overflow during construction. Monitoring of the sewer line during the recent storm event on September 18, 2022, did not indicate any discernable increase in flow.

### **Recommendation**

Staff recommends that the Board of Directors receive and file this status update.

### **Strategic Plan Priorities**

This action is consistent with the following Strategic Plan Priorities:

- Maintain an excellent regulatory compliance record
- Prepare for the future and foreseeable emergencies

### **Related District Ordinances and Policies**

This action complies with the following District Ordinances and Policy:

- Resolution 22-34 authorizing an Agreement with the City of Rocklin Allowing a Temporary Sewer Connection and Use for the Northwest Rocklin Sewer Annexation Construction Project.
- Ordinance No. 18-01 – Sewer Code

### **Fiscal Impact**

The District will not charge the City of Rocklin for cost of engineering plan check and inspection service for the project. The City is liable for all costs incurred for the design and construction of this project.

### **Attachments**

- Rocklin Resolution 2013-200 (Resolution Establishing a Public Facilities Impact Fee for Development Within the City of Rocklin Northwest Rocklin Annexation Area)
- Rocklin Resolution 2014-15 (Agreement for Construction of the Atherton Sewer Trunk Line Upgrade Project)
- Atherton Sewer Trunk Line Upgrade Tracking Spreadsheet

RESOLUTION NO. 2013-200

RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF ROCKLIN ESTABLISHING  
A PUBLIC FACILITIES IMPACT FEE FOR  
DEVELOPMENT WITHIN THE CITY OF ROCKLIN  
NORTHWEST ROCKLIN ANNEXATION AREA  
(Atherton Sewer Trunk Line Upgrade)

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council of the City of Rocklin finds as follows:

A. The City of Rocklin annexed the Northwest Rocklin Annexation Area into the City in 2002 and without construction of an offsite sewer trunk line upgrade, further development cannot be approved. Placing the burden of advance funding this sewer line upgrade on a single property owner will have a chilling effect on build out of the remaining areas of the Annexation Area planned for development.

B. The City of Rocklin General Plan contains a Public Services and Facilities Element which establishes the City goal to ensure that adequate public services and facilities are provided to meet the needs of residents of the City. Due to the impacts of development on the City, additional public facilities are needed to meet that goal.

C. The City Council of the City of Rocklin adopted Ordinance No. 893 creating and establishing the authority for imposing and charging a Public Facilities Fees.

D. To establish an impact fee for funding the Whitney Ranch Phase II Offsite Trunk Sewer Project (the "Sewer Trunk Line Project"), the City caused the preparation of a study of construction costs and a Sewer Trunk Line Project development impact fee determination. This study sets forth the relationship between new development, the needed public facilities, and the estimated costs of these public facilities. The study, entitled "Northwest Rocklin Annexation Area Whitney Ranch Phase II Off-site Trunk Sewer Project Fee Program Nexus Study" (the "Fee Report"), dated September 30, 2013, was prepared by the firm of Goodwin Consulting Group and is attached hereto as Exhibit A.

E. The purpose of the Sewer Trunk Line Project Facilities Fee is to further the General Plan goal "to ensure that adequate public services and facilities are provided to meet the needs of residents of the City" by providing another funding source from new development for capital improvements to serve new development. Impact fees collected pursuant to this resolution shall be used to finance only the Sewer Trunk Line Project.

F. On October 8, 2013, the City Council conducted a noticed public hearing on the Fee Report and the proposed Sewer Trunk Line Project Fee, and has considered the evidence received at the hearing. The City Council hereby approves the Fee Report and incorporates the Fee Report herein.

G. The City Council finds that the Sewer Trunk Line Project Fee is for the development of public facilities for which an account has been established and funds appropriated and that the City has adopted a proposed capital improvement plan.

H. The facts and evidence presented establish that there is a reasonable relationship between the need for the described public facilities and the impacts of development for which the fee is charged, and between the amount of the fee and the cost of the improvements for which it will be used, as these reasonable relationships are described in more detail in the Fee Report.

I. The cost estimates set forth in Section 4 of the Fee Report are reasonable cost estimates for constructing these facilities, and the fees expected to be generated by new development will not exceed the total of these costs.

Section 2. Fee Imposed.

A Sewer Trunk Line Project Fee shall be charged and paid upon the application for any building permit for all new construction and development within any Northwest Rocklin Annexation Area parcel identified in the Sewer Trunk Line Project Fee Report unless the construction or development requiring a building permit falls within one of the exceptions stated below in Section 3. The City Manager or Chief Building Official shall determine the type of development and the corresponding fee to be charged in accordance with this resolution.

Section 3. Exceptions

The Public Facilities Fee shall not apply to the privilege of constructing the following:

A. Garages, sheds, carports, gazebos, pools, spas, patios, decks, patio or deck covers, and similar structures or outdoor appurtenances accessory to any residential building;

B. Alterations, repairs, and remodeling of existing buildings, including increases in interior floor area of up to twenty percent of the existing occupied area of the building. This exception shall not apply to the creation or addition of a separate living unit to an existing residential building;

C. Alterations, repairs, or remodeling of any existing nonresidential building or structure that does not increase the total interior floor area of the building or structure.

D. Reconstruction or repair of any building or structure which was damaged by earthquake, fire, flood or other natural cause over which the owner had not control; provided, that the dwelling is rebuilt or repaired to approximately the same configuration and same square footage as before the damage occurred, and the building permit for the work is applied for within one year of the occurrence of the damages. Compliance with any applicable ordinance or law is not a cause over which the owner had no control;

E. Additions, repairs or replacements of plumbing, mechanical, electrical, air pollution control, fire extinguishing, processing or similar equipment to existing buildings;

F. Additions of minor accessory structures which do not significantly impact the need for public facilities.

#### Section 4. Fee Amount.

A. The amount of the Sewer Trunk Line Project Fees, including the City's administrative charge, are as follows:

- \$268 per Low Density dwelling unit
- \$268 per Medium Density dwelling unit
- \$268 per Medium-High Density dwelling unit
- \$268 per High Density dwelling unit
- \$156 per 1,000 building square feet of Commercial development
- \$156 per 1,000 building square feet of Business & Professional / Commercial development
- \$156 per 1,000 building square feet of Business & Professional development

#### Section 5. Coordination with Existing Construction Tax and Public Facilities Fees

The Sewer Trunk Line Project Fee is in addition to all other taxes and fees charged by the City at the time of issuance of a building permit or a certificate of occupancy. In many cases, building permits for the same project are issued in two stages. For example, some nonresidential structures are first constructed as a building shell without interior (tenant) improvements. Later a second permit is issued for the tenant improvements. The Sewer Trunk Line Project Fee will be paid on the first permit only so the same project does not pay for its facilities impacts twice.



Section 6. Use of Fee. The fee shall be used solely to pay for the cost of the Sewer Trunk Line Project improvements to be constructed and/or financed by the City as described in Section 4 of the Fee Report. As used herein, the "cost" of the Sewer Trunk Line Project shall include the cost of maintaining and administering the special account in which the fee revenues are deposited and held and administering the Sewer Trunk Line Project public facilities construction program.

Section 7. Fee Review.

On or about July of each year, the City Manager shall review the estimated cost of the described Sewer Trunk Line Project improvements, the continued need for those improvements and the reasonable relationship between such need and the impacts of the various types of development pending or anticipated and for which this fee is charged. The City Manager shall report his or her findings to the City Council at a noticed public hearing and recommend any adjustment to this fee or other action as may be needed.

Section 8. Judicial Action to Challenge this Resolution.

Any judicial action or proceeding to attack, review, set aside, void or annul this resolution shall be brought within 120 days of its passage.

Section 9. The fee imposed by this resolution shall become effective on December 10, 2013 or such later date as required by law and shall apply to all building permit applications made on and after that date.

PASSED AND ADOPTED this 8th day of October, 2013, by the following vote:

AYES:	Councilmembers:	Magnuson, Janda, Butler, Yuill, Ruslin
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None



\_\_\_\_\_  
Diana Ruslin, Mayor

ATTEST:



\_\_\_\_\_  
Barbara Ivanusich, City Clerk

EXHIBIT A

Northwest Rocklin Annexation Area Whitney Ranch Phase II Off-site Trunk Sewer  
Project Fee Program Nexus Study



GOODWIN CONSULTING GROUP

**CITY OF ROCKLIN**  
**NORTHWEST ROCKLIN ANNEXATION AREA**  
**WHITNEY RANCH PHASE 2**  
**OFF-SITE TRUNK SEWER PROJECT**  
**FEE PROGRAM NEXUS STUDY**

*TO BE CONSIDERED BY THE CITY COUNCIL  
IN OCTOBER 2013*

**September 30, 2013**



**CITY OF ROCKLIN  
NWRAA WHITNEY RANCH PHASE 2 OFF-SITE TRUNK SEWER PROJECT  
FEE PROGRAM NEXUS STUDY**

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**APPENDICES**

- Appendix A – Fee Program Calculation Tables and Related Information
- Appendix B – SPMUD Trunk Sewer Capacity Evaluation
- Appendix C – SPMUD Commercial Development Blended EDU Formula
- Appendix D – Detailed Trunk Sewer Upgrade Cost Estimate

## I. INTRODUCTION

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### BACKGROUND

The City of Rocklin (City) is located in Placer County approximately 20 miles northeast of Sacramento, at the intersection of Interstate 80 and California Highway 65. Incorporated in 1893, the City has grown to a current population of more than 58,000. Rocklin has been one of the fastest growing cities in California since the year 2000, and the City has experienced significant commercial and industrial development as well.

Increased population and employment in the City will lead to increased demand on public infrastructure and services and will ultimately impact infrastructure and the facilities required to provide such services. Where backbone infrastructure and capital facilities are inadequate, permitting development is contrary to the responsibility of local government to protect the public's health, safety, and welfare. Consequently, the City has planned for the construction of backbone infrastructure and capital facilities that will adequately serve its existing areas as well as its future development.

A considerable amount of the new development expected to occur in Rocklin is planned within the Northwest Rocklin Annexation Area (NWRAA), which is located in the northwest corner of the City where Highway 65 meets the City limits between Rocklin and Lincoln. A vicinity map of the NWRAA is provided on the following page. Containing approximately 1,700 acres, the NWRAA consists of two major development areas: 1) Sunset Ranchos, slated for predominantly single family and multi-family residential development; and 2) Highway 65 Corridor, planned for mostly retail, office, and light industrial uses. Note that the Whitney Ranch subdivision has been renamed several times. When originally part of unincorporated Placer County, the area was referred to as Sunset Ranchos, but the name was ultimately changed to Whitney Ranch in 2004.

The NWRAA Public Facilities Financing Plan (PFFP), dated April 13, 2004, identifies the backbone infrastructure and public facilities needed to serve new development within the NWRAA. The PFFP also identifies several funding sources to cover the costs of those public improvements, including Mello-Roos Community Facilities Districts, advance funding and construction of infrastructure by developers, as well as existing and new development impact fee programs. Finally, the PFFP divides future development within the NWRAA into three phases, links specific infrastructure requirements to one of the three development phases, and identifies specific development thresholds that trigger the need for various public improvements.



The Whitney Ranch Phase 2 Off-Site Trunk Sewer Project is among the backbone sewer facilities identified in the PFFP, described as follows: “In an easement south of Sunset Boulevard (replace existing main with one with more capacity).” It was intended that this sewer project be funded by developers, and the development trigger was recordation of the first small lot final map in Phase 2 of NWRAA buildout.

Sewer facilities in this area are owned and operated by South Placer Municipal Utilities District (SPMUD). Hydraulic capacity of the Atherton trunk sewer – of which the Whitney Ranch Phase 2 Off-Site Trunk Sewer Project is a portion – has been evaluated in three SPMUD reports, two dating back to 2006 and 2008 and one more recently in March 2013. This most recent report reaffirms that future development in the sewershed upstream of this trunk sewer will probably result in insufficient capacity within certain pipe segments. This report also concludes that these affected pipe segments should be expanded as proposed in the 2006 study. A copy of the March 2013 report is provided in Appendix B.

#### **PURPOSE OF STUDY**

New backbone infrastructure and capital facilities will be required to meet the demands of future development within the NWRAA. In particular, the Whitney Ranch Phase 2 Off-Site Trunk Sewer Project, which will upsize a portion of the Atherton trunk sewer, is needed to address wastewater demands of future development upstream of this trunk. SPMUD has determined, though, that the sewer project may not be needed until a significant amount of that upstream development has occurred. Therefore, the City has decided to implement a development impact fee program for this sewer project and collect fee revenues as development occurs to pay for the pipeline expansion.

Goodwin Consulting Group, Inc. has prepared this Fee Program Nexus Study to establish the City’s fee program for the Whitney Ranch Phase 2 Off-Site Trunk Sewer Project. The Fee Program is compliant with the regulations set forth in the Mitigation Fee Act (also commonly referred to as AB 1600) and ensures that a rational nexus exists between future development in the Whitney Ranch area and: 1) the use and need of the proposed infrastructure; and 2) the amount of the fee assigned to future development. This Nexus Study demonstrates that a reasonable relationship exists between the fee to be levied on each type of land use and the cost of the facilities attributable to that land use.

#### **IMPACT FEE NEXUS REQUIREMENTS (AB 1600)**

Assembly Bill (AB) 1600, which was enacted by the State of California in 1987, created the Mitigation Fee Act – Section 66000 et seq. of the Government Code. The Mitigation Fee Act



requires that all public agencies satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of approval of a development project:

1. Identify the purpose of the fee.
2. Identify the use to which the fee is to be put.
3. Determine how there is a reasonable relationship between:
  - a. The fee's use and the type of development project on which the fee is imposed.
  - b. The need for the public facility and the type of development project on which the fee is imposed.
  - c. The amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

As stated above, the purpose of this Nexus Study is to demonstrate that the proposed sewer project fee complies with the Mitigation Fee Act. The assumptions, methodologies, facility standards, costs, and cost allocation factors that were used to establish the nexus between the fees and the development on which the fees will be levied are summarized in subsequent sections of this report.

## **ORGANIZATION OF REPORT**

The remainder of this report has been organized into the following sections:

- |                           |  |
|---------------------------|--|
| <b><i>Section II</i></b>  | Provides a detailed explanation of the fee methodology used to calculate the fees in the Fee Program.                    |
| <b><i>Section III</i></b> | Defines the land use and demand assumptions used in the detailed calculations and in the application of the Fee Program. |
| <b><i>Section IV</i></b>  | Summarizes the backbone infrastructure costs included in the Fee Program.  |
| <b><i>Section V</i></b>   | Provides the detailed calculations for the sewer fees.   |
| <b><i>Section VI</i></b>  | Addresses future fee adjustments, fee implementation, annual administrative duties, and fee credits or reimbursements.   |

## II. FEE METHODOLOGY

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When development impact fees are calculated, an analysis must be presented in enough detail to demonstrate that a logical, thorough consideration was applied in the process of determining how the fees relate to the impacts from new development. Findings must be made to ensure that there is a reasonable relationship between the fee and the development on which the impact fee will be levied. There are several generally accepted methods of determining impact fees for future development. Following is a discussion of the method used in this report to calculate the individual fees in the Fee Program.

The plan-based fee methodology utilized in this study is typically applied to infrastructure and capital facilities that must be designed based on future demand projections and/or the geographic location of anticipated growth. For example, the need for transportation improvements depends specifically on the future area that will be served. An analysis of existing facilities, geographic constraints, and current levels of service must be completed in order to identify future facility needs. This information is analyzed in conjunction with a projection of the amount and location of future development in order to determine the adequacy of existing facilities and the demand for new improvements that will be required. The steps to calculate an impact fee under the plan-based fee methodology include the following:

- Step 1* Determine the future development, by land use category, anticipated to generate demand for new or upgraded infrastructure.
- Step 2* Identify the facilities needed to serve the anticipated growth and determine the cost of these facilities.
- Step 3* Subtract expected revenues that will be available from alternative funding sources, if any, to determine the net facilities cost that will be allocated to future development.
- Step 4* Select the applicable equivalent dwelling unit (EDU) factor that will be used to allocate facilities costs based on a reasonable relationship basis; apply EDU factors to each of the land uses based on their expected level of service demand.

- Step 5* Calculate the total EDUs that will be generated from future development for all land use categories by multiplying each land use type by its EDU factor and taking the sum of the EDUs.
- Step 6* Divide the total EDUs for each land use category by the total EDUs for all future land uses to determine each land use's percentage share of the total EDUs.
- Step 7* Multiply each land use's percentage share of the total EDUs by the applicable infrastructure or facilities cost to determine the cost attributable to each land use category.
- Step 8* Divide the cost attributable to each land use category by the quantity (i.e., dwelling units or building square feet) of each land use type to determine the fee for each residential or non-residential land use category.

### III. LAND USES AND EDUS

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#### LAND USE CATEGORIES

The Mitigation Fee Act requires that a reasonable relationship exists between the need for public facilities and the type of development on which an impact fee is imposed. The need for public facilities is related to the level of service demanded, which usually varies in proportion to the number of residents or employees generated by a particular land use type. Therefore, land use categories have been defined in order to distinguish between relative impacts on the proposed sewer infrastructure. Fees in the Fee Program have been calculated on a per dwelling unit basis for residential land use categories and per 1,000 square feet of building space for non-residential land use categories. The following land use categories are identified for purposes of the Fee Program:

<i>Very Low Density</i>	Includes single family detached homes on very large lots with a density of generally less than 2.0 units per acre; note that no very low density housing is anticipated within the study area.
<i>Low Density</i>	Includes single family detached homes with a density range of approximately 2.4 to 3.2 dwelling units per acre.
<i>Medium Density</i>	Includes higher density single family uses, either detached or attached, in traditional or non-traditional lot configurations, and within cluster or non-cluster designs, ranging in density from approximately 3.6 to 8.1 dwelling units per acre.
<i>Medium-High Density</i>	Includes higher density, multi-family attached residential units such as apartments, townhouses, and cluster design units with a density range of 10.0 to 12.0 dwelling units per acre.
<i>High Density</i>	Includes more intense multi-family residential land uses such as apartment complexes, but may also include townhouses, condominiums, and cluster design units, ranging in density from 18.0 to 20.0 dwelling units per acre.
<i>Commercial</i>	Includes retail and service businesses at neighborhood and community commercial centers.

<b><i>Business &amp; Professional</i></b>	Includes areas designated for office-type, professional, and administrative development projects as opposed to retail, service, and wholesale type commercial activities.
<b><i>Bus. Prof. / Commercial</i></b>	Includes a focus on business professional uses while allowing a limited amount of retail commercial uses that are compatible with office uses.
<b><i>Industrial</i></b>	Includes light industrial areas appropriate for manufacturing, assembly, and research and development uses in a campus-like setting; note that no light industrial development is anticipated within the study area.
<b><i>Mixed Use</i></b>	Includes areas where non-residential (i.e., office, retail, service, civic, cultural, entertainment, and other similar uses) and residential development are permitted to be mixed, and typically includes medium-high density to high density residential land uses within the same building, lot, block, or designated project. No individual parcel that has a Mixed Use land use designation is required to build a specific ratio of residential to non-residential. Mixed Use designated parcels may be all residential, all non-residential, or a mix of residential and non-residential uses. As a Mixed Use area develops, the City shall ensure that there is ultimately a mix of residential and non-residential uses.

The City will make the final determination as to which land use category a particular development will be assigned. If the City determines that no land use category adequately corresponds to the development in question, it may then determine applicable impact fees on a reasonable ad hoc basis in consultation with SPMUD.

Table A-1 in Appendix A identifies the estimated remaining acreage, as well as remaining residential units and non-residential building square footage, for each development area included in the Fee Program. Detailed acreage, dwelling unit, and building square footage estimates are provided in Table A-4 for each development unit expected to participate in the Fee Program. Following Table A-4 in Appendix A are excerpts from Exhibit C to the Northwest Rocklin General Development

Plan, which include a map of the development units and tables delineating, for each development unit, the land use, zoning, acreage, dwelling units, and/or building square footage expected to be developed. Only those development units listed in Table A-4 will be subject to the proposed trunk sewer fee. Note that some of the information has changed since 2008 to account for current development proposals, and Table A-4 reflects those changes.

#### **EQUIVALENT DWELLING UNIT (EDU) FACTORS**

Future development within the upstream sewershed will create demand for an upgraded Atherton trunk sewer pipeline. For purposes of the Fee Program, demand is measured by a set of existing Equivalent Dwelling Unit (EDU) factors. An Equivalent Dwelling Unit (EDU) is a factor that quantifies different land use types in terms of their equivalence to a single family unit. A single family unit is assigned an EDU factor of 1.0 and the EDU factor for each of the other land use categories is determined based upon the anticipated demand expected from each land use category relative to the demand for a single family unit.

Based on numerous studies that account for peak loading times and other factors, SPMUD has developed an EDU factor for residential development and a blended EDU factor for non-residential, non-industrial uses. For residential, SPMUD has determined that any dwelling unit, whether single family or multi-family of any density, generally creates the same demand as a typical single family unit. Therefore, the EDU factor for every residential designation is 1.0. For retail and office commercial uses, SPMUD has derived a blended rate of 0.58 EDUs per 1,000 building square feet (sf), as follows:

$$\begin{aligned} & 2.00 \text{ EDUs/1,000 sf} \times 10\% \text{ of the project square footage} \\ + & 0.67 \text{ EDUs/1,000 sf} \times 25\% \text{ of the project square footage} \\ + & 0.33 \text{ EDUs/1,000 sf} \times 65\% \text{ of the project square footage} \\ = & 0.58 \text{ EDUs/1,000 sf of the entire project square footage.} \end{aligned}$$

SPMUD's analysis to determine the non-residential, non-industrial EDU factor for the Rocklin area is provided in Appendix C.

For purposes of calculating the EDU factor for parcels designated as Mixed Use, 50% of the acreage is calculated at the commercial EDU factor (assuming a floor-area-ratio of 0.22) and 50% of the acreage is calculated as a residential use at a density of 10 units per acre.

## **TRUNK SEWER EXPANSION COSTS**

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Table A-2 in Appendix A summarizes the grading and paving, sewer system, and miscellaneous direct construction costs associated with the trunk sewer expansion; these costs amount to approximately \$749,000. Indirect construction costs, including cost contingencies at 10%, inspection and construction staking at 5%, and engineering and construction management at 5% of direct costs, total \$150,000. The total estimated cost to upgrade the applicable portion of the Atherton trunk sewer is approximately \$899,000.

The opinion of probable construction costs prepared earlier this year by Uhora Engineering & Planning, Inc., one of SPMUD's engineering consultants, is provided in Appendix D. Details of how these costs are allocated amongst future development are presented below in Section V of this report.

#### IV. TRUNK SEWER IMPACT FEE

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This section of the report addresses the nexus requirements as they relate to the calculation of the trunk sewer fee. It also summarizes the required sewer facilities, estimated costs, and fee amounts.

##### NEXUS TEST

***Identify the purpose of the fee.*** The purpose of the fee is to fund the Atherton trunk sewer upgrade attributable to the impact from new development.

***Identify the use of the fee.*** The trunk sewer fee will be used to fund the fair share portion of the cost of construction of the Atherton trunk sewer expansion facilities that have been identified by the City and SPMUD as necessary to serve certain new development within the Whitney Ranch area. These facilities are identified in Table A-2 of Appendix A.

***Determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed.*** The fee to construct the Atherton trunk sewer facilities that have been identified by the City and SPMUD as necessary to serve certain new development within the Whitney Ranch area will be used to ensure that such facilities will be available and have the capacity to serve the identified new residential and non-residential development.

***Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed.*** The expanded Atherton trunk sewer pipeline will be needed as new residential and non-residential development generate additional residents and employees and increase the demand placed on existing facilities. The City and SPMUD have identified the facilities incorporated into Table A-2 of Appendix A as those that are necessary to serve certain future development within the Whitney Ranch area.

***Determine how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.*** The Atherton trunk sewer facilities identified by the City and SPMUD and presented in this report are necessary to serve certain future development within the Whitney Ranch area of the City. Facilities costs are allocated to future development based on EDUs that were developed by SPMUD. The allocated costs translate into fees that are calculated on a fair-share basis to residential



and non-residential development. Future fee revenue is anticipated to be sufficient to fully fund the construction of these facilities.

### **REQUIRED FACILITIES AND ESTIMATED COSTS**

Table A-2 in Appendix A identifies the trunk sewer expansion facilities that will be required to serve future development included in the Nexus Study. As shown in this table, the net cost of these facilities is approximately \$899,000.

### **ATHERTON TRUNK SEWER IMPACT FEE**

Table A-3 in Appendix A shows the calculation of the Atherton trunk sewer cost allocation. The \$899,000 cost is applied to certain future development within the Whitney Ranch area based on the applicable EDU factor for each land use category. The resulting trunk sewer impact fees, not including the City's 2.5% administration charge, amount to \$261 per residential unit and \$152 per 1,000 building square feet of non-residential development.

In addition to covering the costs of the infrastructure, the trunk sewer impact fees need to cover the City's administrative costs associated with impact fee collection, administration, and accounting, as well as to fund potential future updates to the Fee Program. Based on the City's past experience administering impact fee and connection fee programs, the 2.5% charge should adequately fund these additional expenses. Total Atherton trunk sewer impact fees, including the City's administrative charge, are as follows:

- \$268 per Low Density dwelling unit
- \$268 per Medium Density dwelling unit
- \$268 per Medium-High Density dwelling unit
- \$268 per High Density dwelling unit
- \$156 per 1,000 building square feet of Commercial development
- \$156 per 1,000 building square feet of Business & Professional / Commercial development
- \$156 per 1,000 building square feet of Business & Professional development

## **V. ONGOING ADMINISTRATION OF THE FEE PROGRAM**

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### **FEE STUDY UPDATES AND FEE ADJUSTMENTS**

The fees may be adjusted in future years to reflect revised facility design, revised costs, receipt of funding from alternative sources, or changes in proposed or actual land uses. It is recommended that the City consider updating the Fee Study if circumstances have been materially affected by events such as those listed above. If it is determined that a Fee Study update is not necessary, then the fees will be inflated each year by the change in the index describe below.

The fee categories summarized in the prior section may not be applicable to specialized development projects in the study area applicable to the fee. For example, development of a light industrial building or hotel may not fall under any of the fee categories in this Fee Study. For specialized development projects, the City will review the impacts with SPMUD and determine an applicable fee.

### **FEE IMPLEMENTATION**

According to the California Government Code, prior to levying a new fee or increasing an existing fee, an agency must hold at least one open and public meeting. At least ten days prior to this meeting, the agency must make data on infrastructure costs and funding sources available to the public. Notice of the time and place of the meeting and a general explanation of the matter are to be published in accordance with Section 6062a of the Government Code, which states that publication of notice shall occur for ten days in a newspaper regularly published once a week or more. The City may then adopt the new fees at the second reading.

### **INFLATION ADJUSTMENTS**

All fees calculated in this report are reflected in year 2013 dollars. In addition to the periodic adjustments mentioned earlier, the fees should be inflated each year by the change in the San Francisco Construction Cost Index (CCI) as reported in the *Engineering News Record*.

### **FEE PROGRAM ADMINISTRATIVE REQUIREMENTS**

The Government Code requires the City to report every year, and every fifth year, certain financial information regarding the fees. The City must make available within 180 days after the last day of each fiscal year the following information from the prior fiscal year:

1. A brief description of the type of fee in the account or fund
2. The amount of the fee
3. The beginning and ending balance in the account or fund
4. The amount of the fee collected and the interest earned
5. An identification of each public improvement for which fees were expended and the amount of expenditures
6. An identification of an approximate date by which time construction on the improvement will commence if it is determined that sufficient funds exist to complete the project
7. A description of each interfund transfer or loan made from the account and when it will be repaid
8. Identification of any refunds made once it is determined that sufficient monies have been collected to fund all fee-related projects

The City must make this information available for public review and must also present it at the next regularly scheduled public meeting not less than 15 days after this information is made available to the public.

For the fifth fiscal year following the first deposit into the account or fund, and every five years thereafter, the City must make the following findings with respect to any remaining funds in the fee account, regardless of whether those funds are committed or uncommitted:

1. Identify the purpose to which the fee is to be put
2. Demonstrate a reasonable relationship between the fee and the purpose for which it is charged
3. Identify all sources and amounts of funding anticipated to complete financing any unfinished improvements
4. Designate the approximate dates on which funding in item (3) above is expected to be deposited into the fee account

As with the annual disclosure, the five-year report must be made public within 180 days after the end of the City's fiscal year and must be reviewed at the next regularly scheduled public meeting. The City must make these findings; otherwise, the law requires that the City refund the money on a prorated basis to the then current record owners of the development area subject to the fee.

## **FEE CREDITS OR REIMBURSEMENTS**

The City may provide fee credits or possibly reimbursements to developers who dedicate land or construct facilities. Fee credits or reimbursements may be provided up to the cost of the improvement, as shown in an applicable improvement plan, subject to periodic inflation adjustments, or the actual cost paid by the developer, whichever is lower. For construction cost overruns, only that amount shown in the applicable improvement plan, subject to periodic inflation adjustments, should be credited or reimbursed. The City will evaluate the appropriate fee credit or reimbursement based on the value of the dedication or improvement. Credits or reimbursements may be repaid based on the priority of the capital improvements, as determined by the City. Fee credits and reimbursements will be determined by the City on a case-by-case basis and through a development agreement.

# ***APPENDIX A***

## ***Fee Program Calculation Tables and Related Information***

**Table A-1**  
**City of Rocklin**  
**Whitney Ranch Phase 2 Off-Site Trunk Sewer Fee Study**  
**Summary of Expected Future Development**

	<b>Acres</b>	<b>Average Density</b>	<b>Total Units</b>
<b>Residential</b>			
Very Low Density	0.0	n/a	0
Low Density	93.6	2.7	253
Medium Density	152.0	5.2	795
Medium-High Density	71.7	10.4	745
High Density	21.1	20.0	422
Subtotal	338.4		2,215
	<b>Acres</b>	<b>Average F.A.R.</b>	<b>Total Bldg SF</b>
<b>Non-Residential</b>			
Commercial	58.8	0.22	563,902
Mixed Bus. & Prof./Comm	111.2	0.22	1,065,876
Business & Professional	51.0	0.21	473,497
Industrial	0.0	n/a	0
Subtotal	221.0		2,103,275

Sources: City of Rocklin; Goodwin Consulting Group, Inc.

9/30/2013

**Table A-2**  
**City of Rocklin**  
**Whitney Ranch Phase 2 Off-Site Trunk Sewer Fee Study**  
**Atherton Trunk Sewer Pipe Expansion Costs**

Trunk Sewer Project		Estimated Cost
Grading & Paving <sup>1</sup>		\$185,643
Sewer System <sup>2</sup>		\$384,425
Miscellaneous <sup>3</sup>		\$179,000
Direct Construction Costs		<u>\$749,068</u>
Contingency	10%	\$74,907
Inspection & Construction Staking	5%	\$37,453
Engineering & Construction Management	5%	\$37,453
Indirect Costs		<u>\$149,813</u>
<b>Total Cost Allocated to Future Development</b>		<b>\$898,881</b>

<sup>1</sup> Sample of included costs: demolition, road AC & AB, curb & gutter, sidewalk, driveway, and replacing access road.

<sup>2</sup> Sample of included costs: epoxy coating & damp proof, sewer main, connecting existing lateral to manhole, and testing.

<sup>3</sup> Sample of included costs: erosion control, striping, tree removal, bypass pumping, and restoring landscaping.

Sources: City of Rocklin; Goodwin Consulting Group, Inc.

9/30/2013

**Table A-3**  
**City of Rocklin**  
**Whitney Ranch Phase 2 Off-Site Trunk Sewer Fee Study**  
**Cost Allocation, Not Including City Admin Charge**

Land Use	Units or Bldg SF	EDU Factor	Total EDUs	Percent Allocation	Total Costs	Cost Per Unit or 1,000 Bldg SF
<b>Cost</b>						
						<i>per Unit</i>
<u>Residential</u>	<u>Units</u>	<u>per Unit</u>				
Very Low Density	0	1.00	0.00	0.00%	\$0	\$0
Low Density	253	1.00	253.00	7.35%	\$66,082	\$261
Medium Density	795	1.00	795.00	23.10%	\$207,650	\$261
Medium-High Density	745	1.00	744.50	21.63%	\$194,460	\$261
High Density	422	1.00	422.00	12.26%	\$110,225	\$261
Subtotal	2,215		2,214.50	64.35%	\$578,417	
<u>Non-Residential</u>	<u>Bldg SF</u>	<u>per 1,000 SF</u>				<u>per 1,000 SF</u>
Commercial	563,902	0.58	328.94	9.56%	\$85,918	\$152
Bus. & Prof./Comm.	1,065,876	0.58	621.76	18.07%	\$162,401	\$152
Business & Professional	473,497	0.58	276.21	8.03%	\$72,144	\$152
Industrial	0	n/a	0.00	0.00%	\$0	\$0
Subtotal	2,103,275		1,226.91	35.65%	\$320,464	
<b>Total</b>			<b>3,441.41</b>	<b>100.00%</b>	<b>\$898,881</b>	

Sources: City of Rocklin; SPMUD; Goodwin Consulting Group, Inc.



**Table A-4**  
**City of Rocklin**  
**Whitney Ranch Phase 2 Off-Site Trunk Sewer Fee Study**  
**Detailed Land Use And EDU Summary <sup>1</sup>**

Dev. Unit	G.P. Land Use	Zoning	Acreage	# of DUs	Square Ft. ('000)	EDU Factor	Total EDUs	
<b>Whitney Ranch (Sunset Ranchos)</b>								
1	HDR	PD-20	9.2	184	-	1.00	184.00	<sup>3</sup>
2	MHDR & BP/COMM	MU	18.5	93	88	n/a	143.86	<sup>3,4</sup>
3	MHDR & BP/COMM	MU	12.0	60	57	n/a	93.31	<sup>3,4</sup>
8	HDR	PD-20	11.9	238	-	1.00	238.00	
10	MHDR & BP/COMM	MU	6.9	35	33	n/a	53.65	<sup>3,4</sup>
17	MDR	PD-6.6	20.6	101	-	1.00	101.00	<sup>3</sup>
22	MDR	PD-4.2	11.5	48	-	1.00	48.00	<sup>3</sup>
41A	LDR	PD-2.4	32.1	77	-	1.00	77.00	
41B	MDR	PD-5.1C	14.4	73	-	1.00	73.00	
41C	MDR	PD-5.1C	10.2	52	-	1.00	52.00	
42	MHDR	PD-12	14.2	170	-	1.00	170.00	
44A	RC	PD-NH COMM	6.0	-	65.3	0.58	38.09	
44B	MHDR	PD-10	12.6	126	-	1.00	126.00	
45A	MDR	PD-8	9.4	75	-	1.00	75.00	
46A	MDR	PD-4.2	13.5	56	-	1.00	56.00	
46B	MDR	PD-3.7C	11.8	43	-	1.00	43.00	
46C	MDR	PD-8.1	6.9	55	-	1.00	55.00	
46D	MDR	PD-7.3	6.9	50	-	1.00	50.00	
46E	MDR	PD-8.1	5.6	45	-	1.00	45.00	
47A	MDR	PD-3.6C	15.4	55	-	1.00	55.00	
47B	LDR	PD-3.2C	13.1	41	-	1.00	41.00	
50	MDR	PD-7.3	12.8	93	-	1.00	93.00	
51	LDR	PD-2.9C	19.1	55	-	1.00	55.00	
62	LDR	PD-2.5C	17.9	44	-	1.00	44.00	
63	LDR	PD-3.2C	11.4	36	-	1.00	36.00	
69	MDR	PD-3.8C	13.0	49	-	1.00	49.00	
Subtotal			336.9	1,953	243.3		2,094.92	
<b>Highway 65</b>								
104	BP/COMM	PD-BP/COMM	66.3	-	639.0	0.58	372.75	
106	RC	PD-COMM	24.3	-	234.0	0.58	136.50	
107A	RC	PD-COMM	28.5	-	264.6	0.58	154.35	<sup>2,3</sup>
107B	MHDR & BP/COMM	MU	9.9	50	47	n/a	76.98	<sup>3,4</sup>
108A	BP	PD-BP	51.0	-	473.5	0.58	276.21	<sup>2,3</sup>
108B	MHDR & BP/COMM	MU	17.0	85	81	n/a	132.19	<sup>3,4</sup>
110	MHDR & BP/COMM	MU	25.4	127	121	n/a	197.51	<sup>3,4</sup>
Subtotal			222.4	262	1,860.0		1,346.49	
<b>Total</b>			<b>559.3</b>	<b>2,215</b>	<b>2,103.3</b>		<b>3,441.41</b>	

<sup>1</sup> Includes only development areas that will be subject to the fee.

<sup>2</sup> Square footage is estimated based on the average sq. ft. per acre of similar land use.

<sup>3</sup> Some parcels have had G.P., Zoning, or Acreage changed/updated since July 2008 to reflect current development proposals.

<sup>4</sup> EDUs for MU parcels are calculated by multiplying the DUs by 1.00 EDU/DU, multiplying the square feet by 0.58 EDU/1,000 s.f., and adding the residential EDUs and non-residential EDUs together.

**NORTH WEST ROCKLIN  
GENERAL DEVELOPMENT PLAN  
EXHIBIT C TO PDG-99-02E**

**NORTHWEST ROCKLIN  
GENERAL DEVELOPMENT PLAN AMENDMENT**

By

Community Development Department  
City of Rocklin  
California

Prepared for:

**WHITNEY  RANCH™**

Newland Communities

**Adopted by Rocklin City Council Ordinance No. –  
\_\_\_\_\_, 2008**

Prepared by:  
Terrance E. Lowell & Associates, Inc.

Updated by:  
Uhora Engineering and Planning, Inc.



**Table 3**  
**Sunset Ranchos Land Uses By Development Areas**

<b>Development Unit</b>	<b>Land Use</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Max. Allowable Dw. Units*</b>	<b>Square Ft. ('000)*</b>
1	Bus. Prof.	9.2	PD-BP	-	125.4
2	Commercial	18.5	PD-Comm	-	205.8
3	Commercial	12	PD-Comm	-	130.7
4	Residential	10.6	PD-20	212	
5	Residential	9.8	PD-2018	171	
7	Open Space	8.9	Open Space	-	
8	Residential	11.9	PD-20	238	
9	Residential	6.8	PD-20	136	
10	Residential	6.9	PD-20	138	
11	Residential	16	PD-5	70	
12	Residential	17	PD-5	74	
13	Residential	34	PD-5	153	
14	Neigh. Park	3.6	Park	-	
15	Open Space	22.8	Open Space	-	
16	Residential	23.1	PD-3.3	60	
17	Residential	20.6	PD-6.6	135	
18	High School	50	High School	-	
19	Open Space	30.2	Open Space	-	
20	Residential	24	PD-3.3	59	
21	Comm. Park	40.3	Community Park	-	
22	Residential	11.5	PD-20	230	
23	Residential	26.1	PD-5	92	
24	Open Space	7.1	Open Space	-	
25	Residential	31.3	PD-5	134	
26	Residential	29.3	PD-3A	78	
27	Residential	27.8	PD-4	92	
28	Residential	16.2	PD-6.6	96	
29	School	12.1	K-6 School	-	
30	Neigh. Park	3.2	Park	-	
31	Residential	23.2	PD-4	79	
32	Open Space	9.4	Open Space	-	
33	Open Space	9.1	Open Space	-	
34	Open Space	21.1	Open Space	-	
35	Open Space	25.6	Open Space	-	
36	Open Space	35.8	Open Space	-	
38	Open Space	14.7	Open Space	-	
39	Open Space	0.9	Open Space	-	
40	Open Space	14.2	Open Space	-	
41A	Residential	32.1	PD-2.4	77	
41B	Residential	14.4	PD-5.1C	73	
41C	Residential	10.2	PD-5.1C	52	

Development Unit	Land Use	Acreage	Zoning	Max. Allowable Dw. Units*	Square Ft. ('000)*
42	Residential	14.2	PD-12	170	
43	Water Tank	3.8	Water Tank/PD-10	-	
44A	Nh. Comm.	6	PD-Nh. Comm	-	65.3
44B	Residential	12.6	PD-10	126	
45A	Residential	9.4	PD-8	75	
45B	Rec. Center	5.2	Private Rec. Facility	-	
46A	Residential	13.5	PD-4.2	56	
46B	Residential	11.8	PD-3.7C	43	
46C	Residential	6.9	PD-8.1	55	
46D	Residential	6.9	PD-7.3	50	
46E	Residential	5.6	PD-8.1	45	
47A	Residential	15.4	PD-3.6C	55	
47B	Residential	13.1	PD-3.2C	41	
48	Neigh. Park	5.5	Park	-	
49	School	19.9	Jr. High Sch.	-	
50	Residential	12.8	PD-7.3	93	
51	Residential	19.1	PD-2.9C	55	
52A	Residential	8.3	PD-7.3	60	
52B	Residential	8.9	PD-6.5	57	
52C	Residential	4.7	PD-7.3	34	
53	School	10.3	K-6 School/PD-5	-	
54	Neigh. Park	4.7	Park	-	
55A	Residential	12.6	PD-3.1	39	
55B	Residential	11.8	PD-3.1	36	
55C	Rec. Facility	1.5	Private Rec. Facility	-	
56	Residential	9.9	PD-2.4	23	
57	Residential	14.2	PD-4.2	59	
58	Residential	7.3	PD-3.2C	23	
59	Residential	7.7	PD-3.6C	27	
60	Residential	4.6	PD-3.5C	16	
61A	Residential	10.9	PD-5.3C	57	
61B	Residential	12.3	PD-5.4C	66	
61C	Residential	10.8	PD-8.3	89	
62	Residential	17.9	PD-2.5C	44	
63	Residential	11.4	PD-3.2C	36	
64A	Residential	16.3	PD-4.1C	66	
64B	Residential	14.9	PD-4.7C	70	
65	Residential	9.9	PD-2.1	20	
66	Residential	3.3	PD-2.8	9	
67A	Residential	35.1	PD-2.4	84	
67B	Residential	20.8	PD-1.6	33	
69	Residential	13	PD-3.8C	49	
Core Roads	RW	80	-	-	
<b>Total</b>		<b>1,296.3</b>		<b>4,315</b>	<b>527.2</b>

### 3.3.2 Parcel K

The Parcel K Planning Area is divided into 4 conceptual development areas for land use planning. Each development area is identified on the proposed GDP Zoning Map (Figure 4) in Chapter 2. Table 4 lists the development areas with the corresponding proposed land use, zoning category, estimated acreage and potential number of dwelling units (# of DUs).

**Table 4**  
**Parcel K - Land Use by Development Areas**

Dev. Area #	Use	Zoning	Acre.	# of Dus *
100	Residential	PD-3B	43.1	109
101	Open Space	OS	1.2	-
102	Open Space	OS	1.7	-
103	Residential	PD-3.3	1	0
<b>Total</b>			<b>47</b>	<b>109</b>

\* Dwelling unit numbers are based upon them

### 3.3.3 Highway 65 Corridor

The Highway 65 Corridor Planning Area is divided into 14 conceptual development areas for land use planning. Each development area is identified on the GDP Zoning Map (Figure 4). Table 5 lists the development areas within Highway 65 Corridor with the corresponding proposed land use, zoning designation and estimated acreage. Square footage is tied to the number of trips and will depend on the mix of uses that is proposed. (See section 3.4.4).

**Table 5**  
**Highway 65 Corridor Land Uses By Development Areas**

Dev. Area #	Use	Zoning	Acres **
104	Office and Commercial	PD-BP/COMM	66.3
105	Open Space	OS	23.6
106	Commercial	PD-COMM	24.3
107	Commercial	PD-COMM	38.4
108	Office and Commercial	PD-BP/COMM	68.0
109	Open Space	OS	15.7
110	Office	PD-BP	22.9
111	Open Space	OS	2.3
112	Open Space	OS	19.6
113	Light Industrial	PD-LI	106.1
114	Commercial	PD/COMM	30.1
*115	Light Industrial	PD-LI	81.8
116	Open Space	OS	5.0
Core R/W	***Road	R/W	23.7
<b>Subtotal</b>			<b>527.8</b>

- \* This parcel (Atherton Tech) is almost built out. Total square footage for existing development is 659,700.
- \*\* Acreage estimates have been prepared as part of the General Development Plan. The actual acreages may change slightly through mapping of the properties.
- \*\*\* Includes 5 acres of roadways within Atherton Tech.

**Table 8  
Highway 65 Corridor Trip Allocation By Development Areas**

	Dev. Area #	Acres	Zoning	TRIPS (ADT)	Potential Building Square Footage (in thousands)			
					BP	Comm	LI	Total
JBC	104	66.3	PD-BP/COMM	14,626	447	192	0	639
	105	23.6	OS	0	-	-	-	-
	106	24.3	PD-COMM	6,982	70	164	0	234
	<b>Subtotal</b>	<b>114.2</b>		<b>21,608</b>	<b>517</b>	<b>356</b>	<b>0</b>	<b>873</b>
Placer Ranch	107	38.4	PD-COMM	8,313	151	161	0	312
	108	68.0	PD-BP/COMM	14,764	451	193	0	644
	109	15.7	OS	0	-	-	-	-
	110	22.7	PD-BP	3,800	215	0	0	215
	111	2.3	OS	0	-	-	-	-
	<b>Subtotal</b>	<b>147.3</b>		<b>26,877</b>	<b>817</b>	<b>354</b>		<b>1,171</b>
William Jessup University	112	19.6	OS	0	-	-	-	-
	113	106.1	PD-LI	8,325	0	0	719	719
	114	30.1	PD-COMM	11,473	0	328	0	328
	<b>Subtotal</b>	<b>155.8</b>		<b>19,798</b>	<b>0</b>	<b>328</b>	<b>719</b>	<b>1,047</b>
Atherton Tech	115	81.8	PD-LI	8,760	39	0	91	130
	116	5.0	OS	0	-	-	-	-
	<b>Subtotal</b>	<b>86.8</b>		<b>8,760</b>	<b>39</b>		<b>91</b>	<b>130</b>
<b>TOTAL</b>		<b>527.8</b>		<b>77,043</b>	<b>1,373</b>	<b>1,038</b>	<b>810</b>	<b>3,221</b>

ADT: Average Daily Traffic

- 1 Includes traffic capacity for existing William Jessup University (assuming a student capacity of up to 1,200 students) within existing (2004) ring road.
- 2 Includes traffic capacity for existing occupied 659,700 square foot light industrial and office buildings. Remaining traffic capacity for new development in Atherton Tech Center (last 3 undeveloped parcels) is 3,130 trips.



# ***APPENDIX B***

## ***SPMUD Trunk Sewer Capacity Evaluation***



# WATERWORKS ENGINEERS

## UPDATED EVALUATION OF THE HYDRAULIC CAPACITY OF THE ATHERTON TRUNK SEWER

**Date:** March 15, 2013

**By:** Eric Nielsen, P.E.

---

### Background

The purpose of this technical memorandum is to assess the capacity of the South Placer Municipal Utility District (SPMUD) sewer trunk from manhole M3-39 to L2-5 (Atherton trunk sewer) to convey the ultimate sanitary sewer demand.

### Results of Previous Hydraulic Capacity Evaluations

The hydraulic capacity of the Atherton trunk sewer has been evaluated most recently by TLA Engineering and Planning. The results of those evaluations are documented in two reports titled "Whitney Ranch Offsite Sewer Phase 2 Pre-Design Report" dated January 2006 and "Whitney Ranch – Offsite Sewer Phase 2 Existing/Build Out Sewer Study" dated September 2008. The results of the January 2006 study indicated that the Atherton trunk sewer needed to be upsized to a 24-inch diameter pipeline to convey ultimate sanitary sewer demands. The September 2008 study reassessed the capacity of the trunk sewer using temporary flow monitoring data to better quantify the expected flowrate and determined that the existing 20-inch diameter of pipeline L2-5 was adequate to convey sanitary flows from ultimate build out.

### Updated Modeling Results

Portions of the Atherton trunk sewer (pipe segments from L3-5 to L2-5) were replaced as part of the "Whitney Ranch – Off-site Trunk Sewer – Phase 2 Improvement Plans" dated December 7, 2006. The changes in diameter and invert elevations were updated in this capacity evaluation to reflect the physical attributes of the sewer trunk line as they exist today. Hydraulic modeling software (Innovyze's InfoSewer) was used to assess the capacity of the trunk sewer.

Additional flow monitoring data has been collected by SPMUD following the conclusion of the studies mentioned above and used to define the flowrates through the collection system. The quantity of flow modeled through the trunk sewer was determined from the estimated number of equivalent dwelling units (EDUs) that will contribute flow to the Atherton trunk sewer at build out of the upstream sewershed. Additionally, the inflow and infiltration (I/I) that will enter the sewer collection system upstream of this trunk sewer was approximated for the 10-year, 6-hour design storm and entered into the hydraulic model.

The results of the modeling effort showed that two segments (L3-3 and L3-4) of the Atherton trunk sewer have insufficient capacity to convey the peak wet weather wastewater flow for the design storm at build out (see attached figure "Atherton Trunk Sewer – Existing"). Both pipes surcharge and transition to pressurized flow.

The deficiency in capacity of L3-3 and L3-4 can be resolved by implementing the proposed changes from the "Whitney Ranch – Off-site Trunk Sewer – Phase 2 Improvement Plans" to the diameters and invert elevations of pipe segments L3-3, L3-4, and L3-18 (see attached figure "Atherton Trunk Sewer with Improvements to L3-3, L3-4, and L3-18").

The three 18-inch pipe segments (M3-39, M3-2, and M3-3) each have a depth-to-diameter (d/D) ratio of approximately 0.66 for peak wet weather flow under build out conditions. The model indicates that the 18-inch pipe segments have adequate capacity to accommodate future development upstream.

### **Conclusion**

Future development in the sewershed upstream of the Atherton trunk sewer will likely cause pipe segments L3-3 and L3-4 to have insufficient capacity to convey design flows. Pipe segments L3-3, L3-4, and L3-18 should be improved according to the proposed design in the "Whitney Ranch – Off-site Trunk Sewer – Phase 2 Improvement Plans" dated December 7, 2006 to ensure sufficient capacity of the trunk sewer.

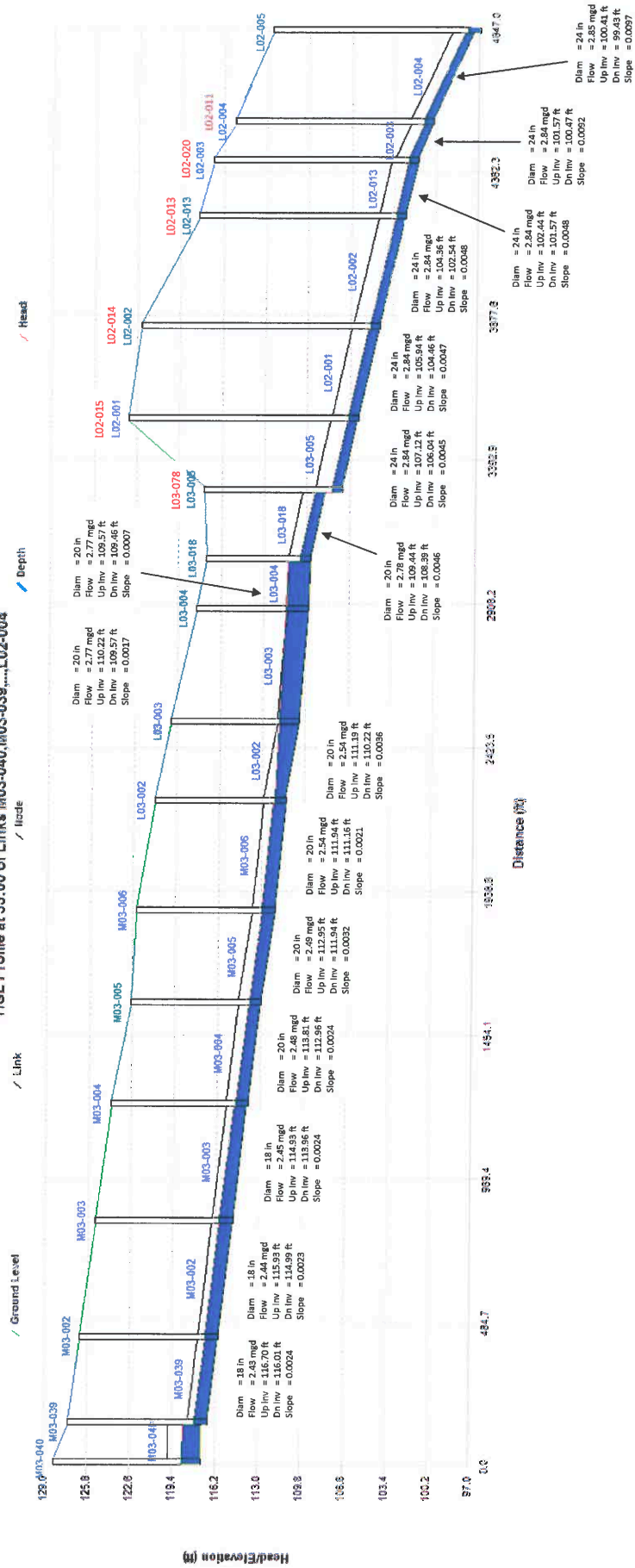
### **Attachments**

- Figure - Atherton Trunk Sewer – Existing
- Figure - Atherton Trunk Sewer with Improvements to L3-3, L3-4, and L3-18

# Atherton Trunk Sewer Existing

Scenario: Build Out of Upstream Basin During 10-yr, 6-hr Rain Event  
 Projected Upstream EDUs: 6,167  
 Inverts and Pipe Sizes: Existing Conditions (2013)

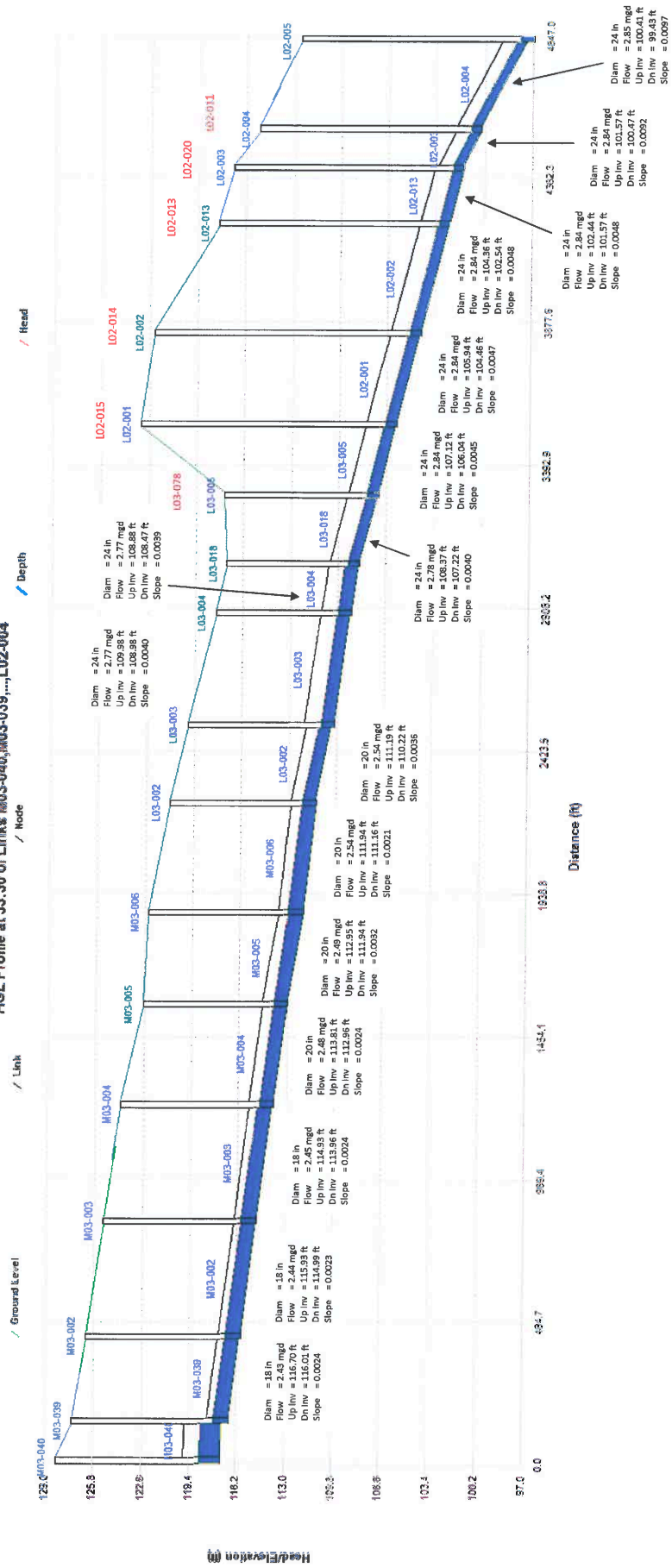
HGL Profile at 35.00 of Links M03-040, M03-039, L02-004



## Atherton Trunk Sewer With Improvements to L3-3, L3-4, and L3-18

Scenario: Build Out of Upstream Basin During 10-yr, 6-hr Rain Event  
Projected Upstream EDUs: 6,167  
Inverts and Pipe Sizes: Existing Conditions (2013) + Improvements to L3-3, L3-4, and L3-18

HGL Profile at 33:30 of Links M03-040, M03-039, ..., L02-004



# ***APPENDIX C***

***SPMUD Commercial Development***

***Blended EDU Formula***

# Internal Memorandum

**From:** Dari Burbano

**Date:** 11/25/2008

**Re:** 2008 Connection Fee Breakdown Study

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## **2008 Connection Fee Analysis for unknown future density development:**

A connection fee breakdown study has been conducted on current, known data for density usage of mixed commercial developments throughout SPMUD. This analysis was necessary to obtain realistic density data pertaining to cost assumptions for connection fees due the District prior to any development connecting to any and all District operated and/or maintained facilities, should the exact intensity of the development not be known at that time.

As a result of this study, a connection fee calculation for non-predetermined density developments to connect in the City of Rocklin and in the Town of Loomis have been shown, and are as accurate as possible to reflect the intensities that will ultimately occupy the project. If the intensity exceeds the predetermined densities paid, the District will still be owed additional fees, however, with this cost analysis, such intensities should be less frequent.

The calculation of sewer connection fees for non-predetermined usage development, based on the connection fee schedule analysis shall begin at the following approximations:

### **Within the City of Rocklin:**

- 10% of the project square footage will go at:  
$$\frac{2 \text{ EDUs}}{1,000 \text{ sq. ft.}}$$
- 25% of the project square footage will go at:  
$$\frac{2/3 \text{ EDU}}{1,000 \text{ sq. ft.}}$$
- 65% of the project square footage will go at:  
$$\frac{1/3 \text{ EDU}}{1,000 \text{ sq. ft.}}$$

### **Within the Town of Loomis:** *(and surrounding unincorporated areas of Placer County)*

- 10% of the project square footage will go at:  
$$\frac{2 \text{ EDUs}}{1,000 \text{ sq. ft.}}$$
- 15% of the project square footage will go at:  
$$\frac{2/3 \text{ EDU}}{1,000 \text{ sq. ft.}}$$
- 75% of the project square footage will go at:  
$$\frac{1/3 \text{ EDU}}{1,000 \text{ sq. ft.}}$$

Fee Calculation Study Summary

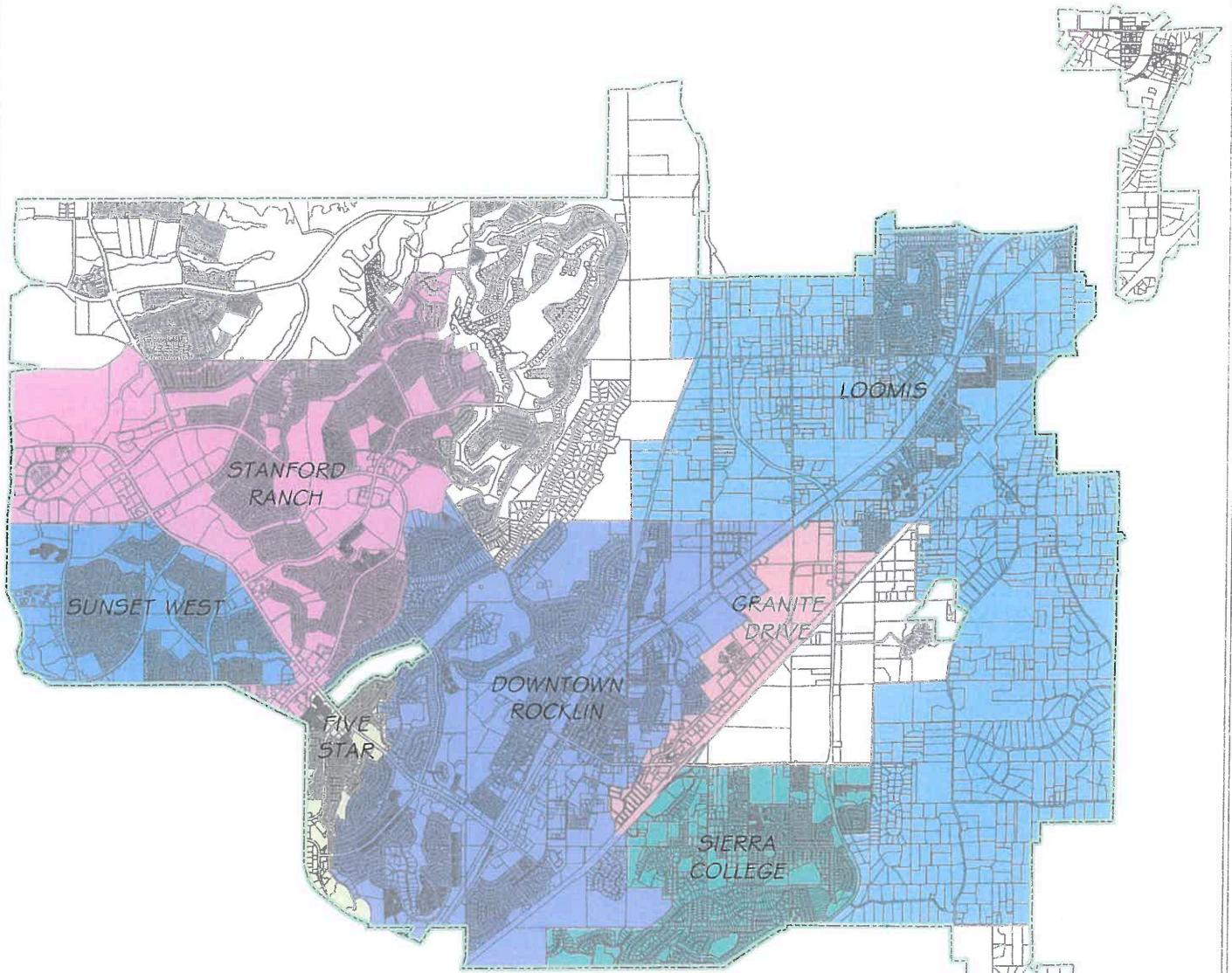
	% of Sq Ft @ @	% of Sq Ft @ 2/3 EDU /	% of Sq Ft @ 1/3 EDU /
Loomis	10%	15%	75%
Rocklin	10%	25%	65%

<u>SPMUD</u> <u>Project Area</u>	% of Sq Ft @ 2 EDU / 1,000	% of Sq Ft @ 2/3 EDU / 1,000	% of Sq Ft @ 1/3 EDU / 1,000
DOWNTOWN ROCKLIN	8%	24%	68%
FIVE STAR	4%	25%	71%
GRANITE DRIVE	20%	11%	69%
LOOMIS	9%	14%	77%
SIERRA COLLEGE	24%	24%	52%
STANFORD RANCH	11%	26%	63%
SUNSET WEST	11%	24%	65%

<i>District Wide Totals:</i>	<i>10%</i>	<i>23%</i>	<i>67%</i>
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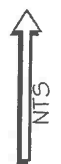
# SPMUD 2008 FEE SCHEDULE CALCULATION STUDY



## Fee Calculation Study Summary

	% of Sq Ft @ 2 @ / 1,000	% of Sq Ft @ 2/3 EDU /	% of Sq Ft @ 1/3 EDU /
Loomis	10%	15%	75%
Rocklin	10%	25%	65%

SPMUD Project Area	% of Sq Ft @ 2 EDU / 1,000	% of Sq Ft @ 2/3 EDU / 1,000	% of Sq Ft @ 1/3 EDU / 1,000
DOWNTOWN ROCKLIN	8%	24%	68%
FIVE STAR	4%	25%	71%
GRANITE DRIVE	20%	11%	69%
LOOMIS	9%	14%	77%
SIERRA COLLEGE	24%	24%	52%
STANFORD RANCH	11%	26%	63%
SUNSET WEST	11%	24%	65%
<b>District Wide Totals:</b>	<b>10%</b>	<b>23%</b>	<b>67%</b>



**Loomis Project Analysis Totals**

***According to the analysis, Loomis will be charged approximately:***

***10% at 2 EDU / 1,000 Sq. Ft.***

***25% 2/3 EDU / 1,000 Sq. Ft.***

***65% 1/3 EDU / 1,000 Sq. Ft.***

ProjectArea	Project SqFt	2 / 1,000	2/3 / 1,000	1/3 / 1,000	% at 2	% at 2/3	% at 1/3
LOOMIS	4,500	-	3,500	1,000	0%	78%	22%
LOOMIS	2,520	-	-	2,520	0%	0%	100%
LOOMIS	4,232	-	1,410	2,822	0%	33%	67%
LOOMIS	4,100	-	1,050	3,050	0%	26%	74%
LOOMIS	5,029	-	1,300	3,729	0%	26%	74%
LOOMIS	5,814	-	1,140	4,674	0%	20%	80%
LOOMIS	6,034	-	620	5,414	0%	10%	90%
LOOMIS	7,876	-	-	7,876	0%	0%	100%
LOOMIS	14,052	-	3,100	10,952	0%	22%	78%
LOOMIS	12,404	-	-	12,404	0%	0%	100%
LOOMIS	15,650	-	-	15,650	0%	0%	100%
LOOMIS	42,500	-	-	42,500	0%	0%	100%
LOOMIS	6,440	2,068	3,385	987	32%	53%	15%
LOOMIS	5,795	2,200	-	3,595	38%	0%	62%
LOOMIS	8,030	3,000	3,530	1,500	37%	44%	19%
LOOMIS	9,674	6,508	2,520	646	67%	26%	7%
	<b>154,650</b>	<b>13,776</b>	<b>21,555</b>	<b>119,319</b>	<b>9%</b>	<b>14%</b>	<b>77%</b>

## Rocklin Project Analysis Totals

According to the analysis, Rocklin will be charged approximately:  
**10% at 2 EDU / 1,000 Sq. Ft.**  
**25% 2/3 EDU / 1,000 Sq. Ft.**  
**65% 1/3 EDU / 1,000 Sq. Ft.**

ProjectArea	Project SqFt	2 / 1,000	2/3 / 1,000	1/3 / 1,000	% at 2	% at 2/3	% at 1/3
DOWNTOWN ROCKLIN	3,800	-	3,800	-	0%	100%	0%
DOWNTOWN ROCKLIN	1,613	-	984	629	0%	0%	100%
DOWNTOWN ROCKLIN	3,500	-	2,350	1,150	0%	0%	100%
DOWNTOWN ROCKLIN	1,200	-	-	1,200	0%	21%	79%
DOWNTOWN ROCKLIN	10,400	-	9,100	1,300	30%	70%	0%
DOWNTOWN ROCKLIN	2,150	-	-	2,150	33%	0%	67%
DOWNTOWN ROCKLIN	2,340	-	-	2,340	70%	30%	0%
DOWNTOWN ROCKLIN	5,680	-	-	5,680	19%	61%	21%
DOWNTOWN ROCKLIN	7,692	-	-	7,692	9%	23%	68%
DOWNTOWN ROCKLIN	12,225	-	-	12,225	20%	14%	65%
DOWNTOWN ROCKLIN	72,705	-	15,630	57,075	13%	6%	81%
DOWNTOWN ROCKLIN	3,000	900	2,100	-	43%	31%	26%
DOWNTOWN ROCKLIN	3,000	1,000	-	2,000	35%	10%	55%
DOWNTOWN ROCKLIN	1,591	1,111	480	-	0%	100%	0%
DOWNTOWN ROCKLIN	7,216	1,350	4,373	1,493	0%	36%	64%
DOWNTOWN ROCKLIN	21,390	1,920	4,942	14,528	0%	0%	100%
DOWNTOWN ROCKLIN	12,119	2,475	1,752	7,892	0%	33%	67%
DOWNTOWN ROCKLIN	19,434	2,485	1,200	15,749	0%	0%	100%
DOWNTOWN ROCKLIN	6,293	2,695	1,948	1,650	0%	28%	72%
DOWNTOWN ROCKLIN	8,510	3,000	870	4,640	0%	12%	88%
FIVE STAR	58,703	-	58,703	-	0%	0%	100%
FIVE STAR	6,000	-	2,160	3,840	0%	0%	100%
FIVE STAR	4,200	-	-	4,200	0%	0%	100%
FIVE STAR	7,200	-	2,400	4,800	12%	62%	26%
FIVE STAR	8,400	-	-	8,400	11%	11%	78%
FIVE STAR	12,203	-	3,363	8,840	11%	11%	78%
FIVE STAR	10,652	-	1,272	9,380	11%	11%	78%
FIVE STAR	9,400	-	-	9,400	13%	8%	79%
FIVE STAR	11,807	-	-	11,807	39%	0%	61%
FIVE STAR	132,814	-	-	132,814	15%	39%	46%
FIVE STAR	10,080	1,200	6,240	2,640	0%	0%	100%
FIVE STAR	11,124	1,255	1,226	8,643	0%	0%	100%
FIVE STAR	11,124	1,255	1,226	8,643	0%	0%	100%
FIVE STAR	11,124	1,255	1,226	8,643	20%	15%	65%
FIVE STAR	12,970	1,680	1,000	10,290	13%	47%	40%
FIVE STAR	7,643	3,000	-	4,643	100%	0%	0%
FIVE STAR	24,000	3,670	9,395	10,935	79%	21%	0%
GRANITE DRIVE	4,363	-	-	4,363	23%	24%	53%
GRANITE DRIVE	7,594	-	-	7,594	41%	7%	52%
GRANITE DRIVE	43,453	-	-	43,453	0%	100%	0%
GRANITE DRIVE	6,000	1,200	900	3,900	0%	100%	0%
GRANITE DRIVE	11,413	1,450	5,404	4,559	0%	59%	41%
GRANITE DRIVE	2,857	2,857	-	-	0%	0%	100%

ProjectArea	Project SqFt	2 / 1,000	2/3 / 1,000	1/3 / 1,000	% at 2	% at 2/3	% at 1/3
GRANITE DRIVE	4,562	3,622	940	-	30%	24%	46%
GRANITE DRIVE	17,984	4,120	4,400	9,464	34%	4%	62%
GRANITE DRIVE	28,926	11,926	2,000	15,000	0%	0%	100%
SIERRA COLLEGE	3,723	-	3,723	-	0%	17%	83%
SIERRA COLLEGE	3,840	-	3,840	-	0%	26%	74%
SIERRA COLLEGE	3,046	-	1,788	1,258	0%	0%	100%
SIERRA COLLEGE	3,725	-	-	3,725	0%	0%	100%
SIERRA COLLEGE	6,158	1,870	1,464	2,824	0%	33%	67%
SIERRA COLLEGE	29,262	9,906	1,152	18,204	0%	0%	100%
STANFORD RANCH	5,000	-	-	5,000	0%	0%	100%
STANFORD RANCH	7,020	-	1,200	5,820	8%	26%	66%
STANFORD RANCH	7,950	-	2,100	5,850	9%	46%	45%
STANFORD RANCH	5,881	-	-	5,881	36%	64%	0%
STANFORD RANCH	6,400	-	-	6,400	3%	92%	5%
STANFORD RANCH	16,449	-	5,372	11,077	17%	31%	52%
STANFORD RANCH	14,929	-	-	14,929	33%	0%	67%
STANFORD RANCH	99,399	-	-	99,399	14%	27%	59%
STANFORD RANCH	13,053	1,080	3,368	8,605	62%	38%	0%
STANFORD RANCH	15,560	1,374	7,219	6,967	42%	17%	41%
STANFORD RANCH	4,500	1,600	2,900	-	55%	24%	22%
STANFORD RANCH	57,680	1,760	52,940	2,980	16%	21%	64%
STANFORD RANCH	10,558	1,800	3,300	5,458	35%	9%	56%
STANFORD RANCH	6,600	2,200	-	4,400	50%	0%	50%
STANFORD RANCH	16,891	2,400	4,591	9,900	33%	25%	43%
STANFORD RANCH	4,250	2,650	1,600	-	0%	51%	49%
STANFORD RANCH	7,061	3,000	1,200	2,861	0%	0%	100%
STANFORD RANCH	5,950	3,250	1,400	1,300	0%	16%	84%
STANFORD RANCH	26,957	4,207	5,550	17,200	0%	19%	81%
STANFORD RANCH	12,904	4,530	1,205	7,169	0%	0%	100%
STANFORD RANCH	9,567	4,811	-	4,756	0%	31%	69%
STANFORD RANCH	17,028	5,562	4,225	7,241	0%	0%	100%
SUNSET WEST	3,251	-	1,643	1,608	0%	22%	78%
SUNSET WEST	5,543	-	-	5,543	0%	21%	79%
SUNSET WEST	6,625	-	1,027	5,598	0%	0%	100%
SUNSET WEST	6,995	-	1,300	5,695	0%	4%	96%
SUNSET WEST	6,920	-	-	6,920	0%	0%	100%
SUNSET WEST	10,220	-	3,120	7,100	0%	0%	100%
SUNSET WEST	8,068	-	-	8,068	0%	0%	100%
SUNSET WEST	11,140	-	2,459	8,681	17%	68%	15%
SUNSET WEST	12,107	-	2,574	9,533	100%	0%	0%
SUNSET WEST	10,567	-	-	10,567	22%	37%	42%
SUNSET WEST	15,526	-	626	14,900	13%	67%	20%
SUNSET WEST	20,850	-	-	20,850	0%	0%	100%
SUNSET WEST	25,529	-	-	25,529	0%	0%	100%
SUNSET WEST	36,000	-	-	36,000	0%	0%	100%
SUNSET WEST	7,072	1,192	4,830	1,050	17%	68%	15%
SUNSET WEST	6,995	6,995	-	-	100%	0%	0%
SUNSET WEST	35,496	7,648	13,054	14,794	22%	37%	42%
SUNSET WEST	81,110	10,575	54,380	16,155	13%	67%	20%
SUNSET WEST	78,559	14,697	9,348	54,514	19%	12%	69%
	1,492,368	148,533	355,882	987,953	10%	24%	66%

**Project Details**

Item	Project Name	Project Area	Address	APN	Project/SP#	Set Pt # 1	Set Pt # 2	Set Pt # 3	Set Pt # 4	Set Pt # 5	% @ 1/1 EDC	% @ 2/1 EDC	% @ 3/1 EDC
1	3700 MIDAS AVE #A-D	DOWNTOWN ROCKLIN	3700 MIDAS AVE	010-0721-006	7,216	1,350	4,373	1,493	18.71%	60.60%	20.69%		
2	4920 PACIFIC ST SUITES A-C	DOWNTOWN ROCKLIN	4920 PACIFIC ST	010-072-002	3,500	2,350	2,350	1,150	0.00%	67.14%	32.86%		
3	4855 - 1/2 PACIFIC ST	DOWNTOWN ROCKLIN	4855 PACIFIC ST	010-091-020	2,150	2,695	1,948	2,150	0.00%	100.00%	100.00%		
4	4835-4845 PACIFIC ST	DOWNTOWN ROCKLIN	4835 PACIFIC ST	010-091-017	6,293	2,695	1,948	1,650	42.83%	30.86%	26.22%		
5	5120 PACIFIC ST	DOWNTOWN ROCKLIN	5120 PACIFIC ST	010-122-002	1,613	1,111	984	629	0.00%	61.06%	39.00%		
6	5063, 5061, 5065 PACIFIC ST	DOWNTOWN ROCKLIN	5063 PACIFIC ST	010-131-007	2,871	1,111	480	1,200	38.70%	16.72%	0.00%		
7	4835 ROCKLIN RD #A-B	DOWNTOWN ROCKLIN	4835 ROCKLIN RD	010-136-023	1,300	2,475	1,752	2,340	0.00%	100.00%	100.00%		
8	5220 FRONT ST	DOWNTOWN ROCKLIN	5220 FRONT ST	010-144-002	2,340	2,475	1,752	2,340	0.00%	100.00%	100.00%		
9	4157 ROCKLIN RD SUITES A-R	DOWNTOWN ROCKLIN	4157 ROCKLIN RD	010-160-666	11,119	900	5,680	7,892	20.42%	14.46%	65.12%		
10	5875 PACIFIC ST	DOWNTOWN ROCKLIN	5875 PACIFIC ST	010-470-001	5,680	900	2,100	5,680	0.00%	100.00%	100.00%		
11	2850, 2830 SUNSET BLVD	DOWNTOWN ROCKLIN	2850 SUNSET BLVD	016-220-001	3,000	3,000	3,000	3,000	0.00%	0.00%	0.00%		
12	SUNSET BLVD STRIP MALL	DOWNTOWN ROCKLIN	3111 SUNSET BLVD	016-220-011	7,692	3,000	870	4,666	26.16%	7.99%	40.45%		
13	5505 WHITNEY BLVD	DOWNTOWN ROCKLIN	5505 WHITNEY BLVD	016-220-013	11,470	1,920	4,942	14,528	7.35%	18.99%	55.64%		
22	3104 SUNSET BLVD	DOWNTOWN ROCKLIN	3104 SUNSET BLVD	016-220-022	10,400	1,225	9,100	12,225	0.00%	87.50%	12.50%		
23	3104 SUNSET BLVD	DOWNTOWN ROCKLIN	3175 SUNSET BLVD	016-220-023	12,225	3,800	3,800	12,225	0.00%	100.00%	100.00%		
24	ROCKLIN PROFESSIONAL	DOWNTOWN ROCKLIN	3400 SUNSET BLVD	016-230-006	3,800	1,000	2,000	2,000	33.33%	0.00%	0.00%		
25	3400, 3420 SUNSET BLVD	DOWNTOWN ROCKLIN	5903 SUNSET BLVD	046-010-027	3,000	1,000	15,630	57,075	0.00%	21.50%	78.50%		
57	SUNSET PLAZA SHOPPING CENTER	DOWNTOWN ROCKLIN	6045 PACIFIC ST	046-010-026	71,705	2,485	1,200	8,400	0.00%	6.17%	81.04%		
58	ROCKLIN RETAIL CENTER, BUILDING A	FIVE STAR	2610 SUNSET BLVD	010-191-023	19,434	8,400	2,400	8,400	0.00%	0.00%	100.00%		
36	FAIRWAY DOWNS RETAIL CENTER, BUILDING 4	FIVE STAR	371-1120-004	371-1120-004	8,400	2,400	2,400	8,400	0.00%	0.00%	100.00%		
37	FAIRWAY DOWNS RETAIL CENTER, BUILDING 5	FIVE STAR	2620 SUNSET BLVD	371-1120-005	7,200	1,200	6,240	2,640	11.90%	26.19%	66.67%		
42	2600 SUNSET SUITES 101-108	FIVE STAR	2600 SUNSET BLVD	016-460-020	36,703	9,395	58,703	9,395	0.00%	100.00%	100.00%		
43	6681 STANFORD RANCH (FOOD SOURCE)	FIVE STAR	6681 STANFORD RANCH RD	016-460-022	24,000	3,670	10,935	15,295	0.00%	39.15%	45.56%		
44	6681 STANFORD RANCH RD A-Q	FIVE STAR	6761 STANFORD RANCH RD	016-460-019	9,400	4,200	16,350-069	9,400	0.00%	100.00%	100.00%		
45	FIVE STAR COMMERCIAL CENTER, LOT 7	FIVE STAR	6801 FIVE STAR BLVD	016-350-080	4,200	3,000	11,807	4,643	39.25%	0.00%	100.00%		
118	FIVE STAR POINT, PARCEL C #A-C	FIVE STAR	6839 FIVE STAR BLVD	016-350-089	11,807	3,363	11,807	11,807	0.00%	0.00%	100.00%		
119	6810 FIVE STAR BLVD SUITES 100-300	FIVE STAR	6839 FIVE STAR BLVD	016-350-090	12,203	1,680	10,230	12,935	0.00%	27.56%	72.44%		
120	FIVE STAR RETAIL CENTER, BUILDING A	FIVE STAR	6845 FIVE STAR BLVD	016-350-076	12,970	1,272	9,380	7,711	0.00%	79.34%	20.66%		
121	6840 FIVE STAR #S 100-110	FIVE STAR	6845 FIVE STAR BLVD	016-350-091	10,652	1,255	11,124	8,643	11.28%	11.02%	77.70%		
124	FIVE STAR RETAIL CENTER, BUILDING C	FIVE STAR	6848 FIVE STAR BLVD	016-350-077	11,124	1,255	12,226	8,643	11.28%	11.02%	77.70%		
125	FIVE STAR STATION PHASE 2	FIVE STAR	6848 FIVE STAR BLVD	016-350-077	11,124	1,255	12,226	8,643	11.28%	11.02%	77.70%		
126	FIVE STAR STATION PHASE 2	FIVE STAR	6850 FIVE STAR BLVD	016-350-098	11,124	1,255	12,226	8,643	11.28%	11.02%	77.70%		
127	FIVE STAR VILLAGE	FIVE STAR	6015 FAIRWAY DR	371-120-002	132,814	2,160	132,814	132,814	0.00%	0.00%	100.00%		
129	FAIRWAY DOWNS RETAIL CENTER	GRANITE DRIVE	4449 GRANITE DR	045-080-036	6,000	43,453	3,840	43,453	0.00%	64.00%	36.00%		
108	ROCKLIN COMMERCIAL CENTER	GRANITE DRIVE	4804 GRANITE DR	045-101-062	7,594	7,594	4,363	7,594	0.00%	0.00%	100.00%		
110	SERRA MEADOWS PLAZA, BUILDING F	GRANITE DRIVE	4875 GRANITE DR	045-101-016	4,363	1,200	900	4,363	0.00%	0.00%	100.00%		
112	4875 GRANITE DR	GRANITE DRIVE	4791 GRANITE DR	045-101-067	6,000	4,120	4,400	3,900	20.00%	15.00%	65.00%		
113	4800 GRANITE DR BUILDING A1-A6	GRANITE DRIVE	4819 GRANITE DR	045-101-068	17,984	3,622	940	9,464	22.91%	52.62%	24.47%		
114	4800 GRANITE DR BUILDING B1-B14	GRANITE DRIVE	4820 GRANITE DR	045-102-013	4,562	2,857	2,857	2,857	79.40%	20.61%	0.00%		
115	4820 GRANITE DR BUILDING C1-C3	GRANITE DRIVE	4855 GRANITE DR	045-102-013	2,857	2,857	2,857	2,857	100.00%	0.00%	0.00%		
116	4855 GRANITE DR	GRANITE DRIVE	2625 SIERRA MEADOWS	045-101-072	11,413	1,450	5,400	4,559	12.70%	47.35%	39.95%		
128	ROCKLIN POINT	GRANITE DRIVE	4810 GRANITE DR	045-101-067	28,926	11,926	2,000	15,000	41.23%	6.91%	51.86%		
146	4800 GRANITE DR BUILDING B1-B14	GRANITE DRIVE	3475 TAYLOR RD	043-090-051-000	5,029	5,814	1,140	4,674	0.00%	25.85%	74.15%		
131	DE LOLO PLAZA	LOOMIS	6125 KING RD	043-090-059-000	5,814	6,508	2,520	646	0.00%	80.39%	6.68%		
132	LOOMIS MEDICAL CENTER	LOOMIS	3121 SWETZER RD	044-072-023-000	42,500	2,068	3,385	2,520	0.00%	0.00%	100.00%		
133	PAPPY'S PLACE	LOOMIS	3555 TAYLOR RD	044-072-026-000	2,920	2,068	3,385	987	32.11%	52.56%	15.33%		
134	TANNER INDUSTRIAL PARK	LOOMIS	3589 TAYLOR RD	044-092-001	4,440	4,500	3,500	1,000	0.00%	77.78%	22.22%		
135	3555 TAYLOR RD SUITES A-B	LOOMIS	3640 TAYLOR RD	044-092-001	6,440	2,068	620	5,414	0.00%	10.28%	89.72%		
136	BAILEY AND WICKS	LOOMIS	3805 TAYLOR RD	044-132-007	6,034	3,100	10,952	3,595	0.00%	22.66%	77.94%		
137	3640 TAYLOR RD SUITES A-D	LOOMIS	3853 TAYLOR RD	044-141-005	5,795	2,200	3,530	3,595	37.96%	0.00%	62.04%		
138	3805 TAYLOR RD #S 1-9	LOOMIS	5833 HORSESHOE BAR RD	043-100-087	8,030	3,000	1,050	3,050	37.30%	43.96%	18.68%		
139	STONE TREE PLAZA	LOOMIS	5825 HORSESHOE BAR RD	044-093-007	4,100	1,050	15,650	15,650	0.00%	0.00%	100.00%		
140	FINEGOLD PROPERTY	LOOMIS	6100 HORSESHOE BAR RD	043-120-046	15,650	1,410	2,822	12,404	0.00%	33.32%	66.68%		
141	RALEY'S TOWN CENTER-SHOP BUILDINGS	LOOMIS	3550 TAYLOR RD	044-072-054	19,699	7,876	7,876	12,404	0.00%	0.00%	62.37%		
142	LOOMIS FLOORING AMERICA	LOOMIS	3875 TAYLOR RD	044-123-056	7,876	1,870	1,464	2,834	0.00%	0.00%	100.00%		
143	HORSESHOE BAR SHERIFFS SUBSTATION	LOOMIS	4790 ROCKLIN RD	045-130-080	6,158	1,870	1,464	2,834	30.37%	23.77%	45.86%		
144	HORSESHOE BAR RETAIL CENTER	LOOMIS	7800 ROCKLIN RD	045-130-083	3,725	3,725	3,725	3,725	0.00%	0.00%	100.00%		
145	BLUE GOOSE PROJECT	LOOMIS	4770 ROCKLIN RD	045-130-084	3,725	3,725	3,725	3,725	0.00%	0.00%	100.00%		
151	3875 TAYLOR RD	LOOMIS	5060 ROCKLIN RD	045-160-082	3,940	3,940	3,940	3,940	0.00%	0.00%	100.00%		
59	ROCKLIN SIERRA PLAZA, BUILDING 1	SIERRA COLLEGE	5070 ROCKLIN RD	045-160-081	3,046	9,906	1,788	1,258	0.00%	0.00%	41.30%		
60	ROCKLIN SIERRA PLAZA, BUILDING 4	SIERRA COLLEGE	5070 ROCKLIN RD	045-160-076	29,462	4,811	1,152	18,204	33.85%	3.94%	62.21%		
61	ROCKLIN SIERRA PLAZA, BUILDING 5	SIERRA COLLEGE	5050 ROCKLIN RD	017-284-019	9,567	1,800	10,538	4,756	50.29%	0.06%	49.13%		
62	CAMPUS PLAZA, BUILDING B	SIERRA COLLEGE	1240 SUNSET BLVD	369-120-001	16,538	1,800	3,300	5,458	17.05%	31.26%	51.70%		
63	CAMPUS PLAZA, BUILDING A	SIERRA COLLEGE	2209 SUNSET BLVD	369-120-006	6,600	2,200	6,600	4,400	0.00%	0.00%	66.67%		
150	CAMPUS PLAZA, BUILDING A	SIERRA COLLEGE	2209 SUNSET BLVD	369-120-006	6,600	2,200	6,600	4,400	33.33%	0.00%	66.67%		
26	ROCKLIN CORPORATE CENTER 20-21, SHOPS BUILDING 2	STANFORD RANCH											
27	ROCKLIN CORPORATE CENTER 20-21, SHOPS BUILDING 1	STANFORD RANCH											
29	STANFORD RANCH PHASE 2 LOT 4, BUILDING A	STANFORD RANCH											
30	STANFORD RANCH PHASE 2 LOT 4, BUILDING C	STANFORD RANCH											

Item	Project Name	Project	Address	APN	Project Start	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End	Start	End
31	STANFORD RANCH PHASE 2 LOT 4, BUILDING E	STANFORD RANCH	2217 SUNSET BLVD	369-120-003	14,929	-	-	5,372	-	14,929	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
32	STANFORD RANCH PHASE 2 LOT 4, BUILDING B	STANFORD RANCH	2221 SUNSET BLVD	369-120-002	16,449	-	-	5,550	-	11,077	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	67.34%
34	BEL AIR CENTER BUILDING C	STANFORD RANCH	2321 SUNSET BLVD	369-110-010	26,957	4,207	-	3,368	-	37,200	-	15.61%	15.61%	15.61%	15.61%	15.61%	15.61%	15.61%	29.59%
35	BEL AIR CENTER BUILDING A	STANFORD RANCH	2351 SUNSET BLVD	369-110-001	13,053	1,080	-	1,374	-	8,605	-	8.27%	8.27%	8.27%	8.27%	8.27%	8.27%	8.27%	65.92%
38	CROSSROADS @ STANFORD RANCH, LOT 4	STANFORD RANCH	6011 STANFORD RANCH RD	367-400-015	15,580	1,374	-	2,861	-	6,367	-	4.83%	4.83%	4.83%	4.83%	4.83%	4.83%	4.83%	44.78%
39	STANFORD RANCH RETAIL CENTER, PARCEL B	STANFORD RANCH	6040 STANFORD RANCH RD	369-100-002	7,061	3,000	-	1,205	-	7,169	-	42.49%	42.49%	42.49%	42.49%	42.49%	42.49%	42.49%	40.57%
40	STANFORD RANCH RETAIL CENTER, PARCEL A	STANFORD RANCH	6160 STANFORD RANCH RD	369-100-001	12,904	4,530	-	4,225	-	7,241	-	35.11%	35.11%	35.11%	35.11%	35.11%	35.11%	35.11%	55.56%
41	THE PLAZA @ STANFORD RANCH, BUILDING A	STANFORD RANCH	6200 STANFORD RANCH RD	017-123-036	17,028	5,562	-	4,591	-	9,900	-	32.65%	32.65%	32.65%	32.65%	32.65%	32.65%	32.65%	42.52%
47	STANFORD RANCH PLAZA SHOPPING CENTER, LOT 1 SHOPS	STANFORD RANCH	3091 STANFORD RANCH RD	367-160-001	16,891	2,400	-	1,400	-	5,820	-	14.21%	14.21%	14.21%	14.21%	14.21%	14.21%	14.21%	27.88%
48	STANFORD RANCH PLAZA SHOPPING CENTER, LOT 5 PAD C	STANFORD RANCH	3071 STANFORD RANCH RD	367-160-012	7,020	3,250	-	1,600	-	5,820	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	17.09%
49	STANFORD RANCH PLAZA SHOPPING CENTER, LOT 5 PAD D	STANFORD RANCH	3021 STANFORD RANCH RD	367-160-011	5,950	1,600	-	2,900	-	5,820	-	54.62%	54.62%	54.62%	54.62%	54.62%	54.62%	54.62%	21.85%
50	SHOPS @ STANFORD RANCH, PAD A	STANFORD RANCH	3071 STANFORD RANCH RD	367-160-016	5,000	1,600	-	2,900	-	5,820	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
51	SHOPS @ STANFORD RANCH, PAD B	STANFORD RANCH	3071 STANFORD RANCH RD	367-160-016	4,500	1,600	-	2,900	-	5,820	-	35.56%	35.56%	35.56%	35.56%	35.56%	35.56%	35.56%	0.00%
52	SHOPS @ STANFORD RANCH, PAD E	STANFORD RANCH	3071 STANFORD RANCH RD	367-160-016	4,250	2,650	-	1,600	-	5,820	-	62.35%	62.35%	62.35%	62.35%	62.35%	62.35%	62.35%	0.00%
53	SHOPS @ STANFORD RANCH, BUILDING 1	STANFORD RANCH	3231 STANFORD RANCH RD	367-160-015	8,881	2,100	-	2,100	-	2,980	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
54	SHOPS @ STANFORD RANCH, BUILDING 2	STANFORD RANCH	3231 STANFORD RANCH RD	367-160-015	8,881	2,100	-	2,100	-	2,980	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
56	STANFORD RANCH PLAZA SHOPPING CENTER, MAJOR 1 BLDG	STANFORD RANCH	3021 STANFORD RANCH RD	367-160-008	57,680	52,940	-	2,980	-	99,399	-	3.05%	3.05%	3.05%	3.05%	3.05%	3.05%	3.05%	73.58%
117	ROCKLIN CORPORATION CENTER, LOT 7	STANFORD RANCH	1000 SUNSET BLVD	017-283-012	99,399	7,072	-	4,830	-	1,050	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
28	STANFORD RANCH PARCEL 82, BUILDING A	SUNSET WEST	6672 LONETREE BLVD	017-285-002	7,072	1,192	-	4,830	-	1,050	-	16.86%	16.86%	16.86%	16.86%	16.86%	16.86%	16.86%	68.30%
64	BLUE OAKS TOWN CENTER LONETREE MAJOR D	SUNSET WEST	6668 LONETREE BLVD	487-010-003	13,526	-	-	626	-	14,900	-	4.03%	4.03%	4.03%	4.03%	4.03%	4.03%	4.03%	14.83%
82	BLUE OAKS TOWN CENTER LONETREE SHOPS 5	SUNSET WEST	6668 LONETREE BLVD	487-010-003	3,251	-	-	1,643	-	1,608	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	95.97%
84	BLUE OAKS TOWN CENTER LONETREE SHOPS 4	SUNSET WEST	6668 LONETREE BLVD	487-010-003	10,220	-	-	3,120	-	7,100	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	49.46%
93	BLUE OAKS TOWN CENTER LONETREE MAJOR C	SUNSET WEST	6684 LONETREE BLVD	487-010-003	36,000	-	-	36,000	-	36,000	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	69.47%
94	BLUE OAKS TOWN CENTER LONETREE SHOPS 2	SUNSET WEST	6700 LONETREE BLVD #S 100-800	487-010-001	12,107	-	-	2,574	-	9,533	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
95	BLUE OAKS TOWN CENTER LONETREE SHOPS 1	SUNSET WEST	6604 LONETREE BLVD #S 100-800	487-010-001	11,140	-	-	2,459	-	8,681	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	77.93%
96	BLUE OAKS TOWN CENTER LONETREE PAD 4	SUNSET WEST	6632 LONETREE BLVD	487-010-001	6,995	-	-	6,995	-	6,995	-	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%
97	BLUE OAKS TOWN CENTER LONETREE SHOPS 6	SUNSET WEST	6620 LONETREE BLVD	487-010-007	6,920	-	-	6,920	-	6,920	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
98	BLUE OAKS TOWN CENTER LONETREE SHOPS 7	SUNSET WEST	6624 LONETREE BLVD	487-010-010	6,625	-	-	1,027	-	5,598	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	84.50%
99	BLUE OAKS TOWN CENTER LONETREE SHOPS 8	SUNSET WEST	6688 LONETREE BLVD	487-010-009	6,995	-	-	1,300	-	5,695	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	15.50%
100	BLUE OAKS TOWN CENTER LONETREE SHOPS 3	SUNSET WEST	6688 LONETREE BLVD	487-010-002	10,567	-	-	10,567	-	10,567	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	81.42%
101	BLUE OAKS TOWN CENTER LONETREE SHOPS 9	SUNSET WEST	6644 LONETREE BLVD	487-010-005	5,543	-	-	5,543	-	5,543	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
102	BLUE OAKS TOWN CENTER LONETREE SHOPS 10	SUNSET WEST	6652 LONETREE BLVD	487-010-004	20,850	-	-	20,850	-	20,850	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
104	BLUE OAKS TOWN CENTER LONETREE MAJOR E	SUNSET WEST	6648 LONETREE BLVD	487-010-004	8,068	-	-	8,068	-	8,068	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
104	BLUE OAKS TOWN CENTER LONETREE SHOPS 10	SUNSET WEST	6680 LONETREE BLVD	487-010-003	25,529	-	-	25,529	-	25,529	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
107	BLUE OAKS TOWN CENTER LONETREE MAJOR B	SUNSET WEST	6815 LONETREE BLVD	365-028-045	78,559	14,697	-	9,348	-	9,348	-	18.71%	18.71%	18.71%	18.71%	18.71%	18.71%	18.71%	69.39%
147	BLUE OAKS MARKET PLACE	SUNSET WEST	2160 SUNSET BLVD	365-010-014	35,496	7,648	-	13,054	-	14,794	-	21.55%	21.55%	21.55%	21.55%	21.55%	21.55%	21.55%	41.66%
148	ROCKLIN PARK PLAZA, SW PCL 42	SUNSET WEST	2280 SUNSET BLVD	369-010-036	83,110	10,575	-	54,380	-	16,155	-	13.04%	13.04%	13.04%	13.04%	13.04%	13.04%	13.04%	36.78%
149	ROCK CREEK PLAZA	SUNSET WEST	2280 SUNSET BLVD	369-010-036	83,110	10,575	-	54,380	-	16,155	-	13.04%	13.04%	13.04%	13.04%	13.04%	13.04%	13.04%	67.04%
					1,623,275	182,304	-	177,437	-	1,107,242	-	10%	10%	10%	10%	10%	10%	10%	57%

Project	total Sq Ft within Area	2 EDU	2/3 EDU	1/3 EDU
DOWNTOWN ROCKLIN	✓ 205858	8.2% 16936	24.0% 49529	67.8% 139393
FIVE STAR	✓ 349444	3.9% 13315	25.2% 88211	70.9% 247918
GRANITE DRIVE	✓ 127152	19.8% 25175	10.7% 13644	69.5% 88333
SIERRA COLLEGE	✓ 49754	23.7% 11776	24.1% 11967	52.2% 26011
STANFORD RANCH	✓ 371587	10.8% 40224	26.4% 98170	62.8% 233193
SUNSET WEST	✓ 388573	10.6% 41107	24.3% 94361	65.1% 253105
<b>Grand Total</b>	✓ <b>1,492,368</b>	<b>148,533</b>	<b>355,882</b>	<b>987,953</b>

9.75%

Rocklin	81.2%	10%	25%	65%
Loomis	11.6%	9%	14%	77%

LOOMIS	154650	13776	21555	119319
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# ***APPENDIX D***

## ***Detailed Trunk Sewer Upgrade Cost Estimate***



**ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST**

**Whitney Ranch - Off-Site Trunk Sewer - Phase 2**

City of Rocklin, CA.

Prepared by: D. Berry

Project # 09-110.20

Date: 5-15-2013

<b>SUMMARY</b>		
Subtotal for A. Grading & Paving		\$ 185,643
Subtotal for B. Sewer System		\$ 384,425
Subtotal for C. Miscellaneous		\$ 179,000
Subtotal of Construction		\$ 749,068
Contingency	10%	\$ 74,907
Inspection & Construction Staking	5%	\$ 37,453
Engineering & Construction Mgt.	5%	\$ 37,453
<b>TOTAL</b>		<b>\$ 898,881</b>

Item No.	Description	Units	Estimated Quantity	Estimated Unit Price	Estimated Cost
<b>A. Grading and Paving</b>					
1	Demo (Road crossing, AC CGS, PCC)	LS	1	\$ 25,000	\$ 25,000
2	5.5"AC / 12.5" AB (Atherton)	SF	2,715	\$ 9.50	\$ 25,793
3	2" AC / 6"AB (Access Rd Sta 67+25 to 74+50)	SF	8,000	\$ 3.75	\$ 30,000
3.b	2" AC / 6"AB (Access Rd Sta 56+22 to 67+25)	SF	12,200	\$ 3.75	\$ 45,750
4	Type 2 Curb & Gutter	LF	92	\$ 50	\$ 4,600
5	Sidewalk	SF	75	\$ 30	\$ 2,250
6	Commercial Driveway	EA	2	\$ 7,500	\$ 15,000
7	Replace Concrete Access Road	SF	1,490	\$ 25	\$ 37,250
Subtotal:					\$ 185,643
<b>B. Sewer System</b>					
1	72" SSMH (@ MH ID #L3-3 & L3-5)	EA	2	\$ 15,000	\$ 30,000
2	60" SSMH	EA	2	\$ 11,000	\$ 22,000
3	6" Drop Connection	EA	1	\$ 3,000	\$ 3,000
4	Epoxy Coat & Damp proof SSMH	EA	4	\$ 8,750	\$ 35,000
5	24" VCP Sewer Main	LF	788	\$ 300	\$ 236,400
6	Connect Existing Lateral to Manhole	EA	5	\$ 5,000	\$ 25,000
7	6" VCP Sewer Main	LF	5	\$ 125	\$ 625
8	8" VCP Sewer	LF	27	\$ 200	\$ 5,400
9	Ball & Flush & Air Test existing (Sta 56+22 to 67+25)	LS	1	\$ 8,000	\$ 8,000
10	Raise iron on existing SSMH (Sta 56+22 to 67+25)	EA	5	\$ 800	\$ 4,000
11	Misc. sewer for acceptance (Sta 56+22 to 67+25)	LS	1	\$ 15,000	\$ 15,000
Subtotal:					\$ 384,425
<b>C. Misc.</b>					
1	Erosion Control	LS	1	\$ 25,000	\$ 25,000
2	Striping	LS	1	\$ 3,500	\$ 3,500
3	Tree Removal	LS	1	\$ 8,000	\$ 8,000
4	Bypass Pumping & Maintenance	LS	1	\$ 100,000	\$ 100,000
5	Restore Existing Landscaping (Sections #1 & #2)	LS	1	\$ 40,000	\$ 40,000
6	Block Wall on Piles	SF	0	\$ 130	\$ -
7	Single Pipe Gate	EA	1	\$ 2,500	\$ 2,500
Subtotal:					\$ 179,000

*This opinion of probable construction cost was prepared by Ubor Engineering & Planning, Inc. The quantities shown are based upon the "the construction of replacement 24" sewer from Sta. 67+25 to 75+20 as reflected on the Whitney Ranch - Off-site Trunk Sewer - Phase 2" Improvement Plans, dated 1-10-07 prepared by TLA. Sewer facilities between Sta 56+22 to 67+25 have been constructed by others but not yet accepted by SPMUD. Sewer System items 9-11 have been included to reflect approximate efforts for SPMUD acceptance. The quantities and unit costs are approximate only, based upon our experience and judgment as design professionals. Ubor Engineering & Planning, Inc. does not, however, imply that the actual quantities and costs will correspond with those shown above.*

RESOLUTION NO. 2014-15

RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF ROCKLIN APPROVING AND AUTHORIZING  
THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH  
THE SOUTH PLACER MUNICIPAL UTILITY DISTRICT  
FOR THE FUNDING AND CONSTRUCTION OF THE ATHERTON  
SEWER TRUNK LINE UPGRADE PROJECT

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council of the City of Rocklin hereby approves and authorizes the City Manager to execute an Agreement with the South Placer Municipal Utility District for the funding and construction of the Atherton Sewer trunk line upgrade project, in the form attached hereto as Exhibit A and by this reference incorporated herein.

Section 2. The scope of work associated with the Agreement for the funding and construction of the Atherton Sewer Trunk Line upgrade project has been analyzed as required by the California Environmental Quality Act (CEQA) and no further analysis is required. The Atherton Sewer Trunk Line project is within the scope of the North West Rocklin Annexation Area Environmental Impact Report, approved and certified by City Council Resolution 2002-230, which adequately describes these activities for purposes of CEQA, pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, as no new effects could occur or no new mitigation measures would be required for this project beyond those effects discussed in Section J, Public Utilities, and mitigation measure J-7 set forth in the North West Rocklin Annexation Area EIR.

PASSED AND ADOPTED this 11<sup>th</sup> day of February, 2014, by the following vote:

AYES:	Councilmembers:	Magnuson, Ruslin, Butler, Janda, Yuill
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None
ABSTAIN:	Councilmembers:	None



\_\_\_\_\_  
Scott Yuill, Mayor

ATTEST:

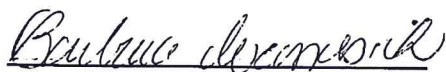
  
\_\_\_\_\_  
Barbara Ivanusich, City Clerk

EXHIBIT A

**AGREEMENT FOR CONSTRUCTION OF THE  
ATHERTON SEWER TRUNK LINE UPGRADE PROJECT**

This Agreement is entered into as of the 11<sup>th</sup> day of February, 2014 by and between the City of Rocklin ("City"), and the South Placer Municipal Utility District, a political subdivision of the State ("SPMUD").

**RECITALS**

A. The Atherton sewer trunk line upgrade project (the "Project") is required to serve certain future development within the Northwest Rocklin Annexation Area of the City which includes Whitney Ranch and the Highway 65 commercial corridor.

B. To fund this future upgrade Project, the City has adopted a development impact fee allocating the cost of the Project to the Development Parcels identified in Exhibit 1 to this Agreement based on a fair share spreading of costs per Equivalent Dwelling Units (EDUs) that were developed by SPMUD.

C. The allocated costs translate into fees that are calculated on a fair-share basis to residential and non-residential development.

D. This Project includes constructing certain public improvements, including upsizing approximately 800 feet of trunk sewer from 20-inch to 24-inch

E. The Atherton Sewer Trunk Line currently has sufficient capacity to serve the development of an additional 2,500 EDUs, but the Project will need to be constructed prior to the construction of that level of development.

E. City and SPMUD wish to coordinate efforts to construct the Project to satisfy both parties' needs and, therefore, enter into this Agreement for this purpose.

**AGREEMENT**

1. **City Obligations.** City shall i) track and monitor development of the currently vacant Development Parcels that will utilize the Atherton Sewer Trunk Line; ii) shall prepare plans, specifications, and act as lead agency for CEQA review for the Project; and iii) cause the Project sewer lines to be constructed and installed at the location indicated on the Project plans approved by SPMUD subject to all laws, rules, and regulations applicable to public works projects of the City and SPMUD.

2. **Tracking and Reporting of Development.** City shall track all building permits issued for the Development Parcels and their assigned EDUs as designated in the Northwest Rocklin Annexation Area Whitney Ranch Phase II Off-site Trunk Sewer

Project Fee Program Nexus Study adopted by Rocklin City Council Resolution No. 2013-200 as follows:

- a. City will create an electronic spreadsheet or database listing all of the Development Parcels and their corresponding EDUs and account for each building permit as issued for all or part of the Development Parcels.
- b. City will provide an updated report in electronic format to SPMUD on a monthly basis.
- c. Upon issuance of building permits utilizing 1,900 EDUs of sewer line capacity, City shall undertake construction of the Project.

3. **Plans, Specifications, and CEQA documentation.** City shall act as lead agency for construction of the Project. City shall have plans, specifications, documentation necessary for compliance with the California Environmental Quality Act (CEQA), and all other relevant studies and necessary documents (the "Project Documents") prepared for the Project and shall submit the Project Documents to SPMUD for their review and approval prior to construction of the Project.

4. **Project Construction.** The threshold for initiating construction of the Project shall be the issuance of building permits utilizing 1,900 EDUs of sewer line capacity (the "Construction Threshold").

- a. City shall ensure complete construction of the Project within 18 months of the Construction Threshold.
- b. City shall contract with a Constructing Contractor, selected through a City standard public works bidding process, and shall provide all labor, equipment, materials and incidentals required to construct and complete, in a good and workmanlike manner, the Project to provide a complete and useable facility, as approved by the District.
- c. SPMUD shall inspect the construction and installation of the sewer line as work progresses in accordance with its normal inspection practices. City shall provide reasonable access to SPMUD for inspection purposes.
- d. Upon completion of the work and final inspection by SPMUD, SPMUD will accept and maintain the sewer line.

5. **Moratorium on Permits.** In the event the EDU cap for development of 2,500 EDUs is reached prior to construction and acceptance by SPMUD of the Project, City shall not issue any further building permits for any Development Parcel until SPMUD has accepted the Project or City obtains the express written consent of SPMUD to issue building permits on a case by case basis.

6. **Transfer of Warranty.** City, by this Agreement, irrevocably assigns to SPMUD the rights of City to make any claims for latent defects against the Constructing Contractor if and when such issues arise. City shall cause its contractors to name SPMUD as a third party beneficiary of all warranties applicable to the Project, and improvements constructed as part of the work and provide evidence of the same.

7. **Satisfaction of Conditions of Approval.** City and SPMUD hereby agree that this Agreement shall operate to satisfy any condition of approval currently imposed on a Development Parcel to construct the Project, provided the Development Parcel has paid the City of Rocklin Sewer Trunk Line Project Fee as approved by City Council Resolution No. 2013-200.

8. **SPMUD Approval.** All plans, design and completed work relating to the sewer line installation shall be approved by SPMUD, with SPMUD having the ability to approve or reject any such design, plan or installation. The

9. work performed shall be inspected and approved by the SPMUD before acceptance of the work by the SPMUD. SPMUD also reserves the right to inspect the progress of the work from design to completion at anytime within its own discretion.

10. This agreement shall not be construed to limit the right of the SPMUD to hereafter enlarge, relocate or extend said sewer line and related improvements.

11. Neither this agreement nor any provision thereof shall be construed to require or obligate SPMUD to expend any District funds for the direct benefit of City.

12. **Indemnification by City.** To the fullest extent allowed by law, City shall defend, indemnify and hold harmless SPMUD and its directors, officers, agents, employees, and guests against any claim or demand arising from any actual or alleged act, error, or omission by City or its directors, officers agents, employees, volunteers or guests arising from City's duties and obligations described in this agreement or imposed by law, and including all claims for damages or injuries resulting from any work performed by the contractor arising out of the engineering, construction and installation of the sewer line.

13. **Indemnification by SPMUD.** To the fullest extent allowed by law, SPMUD shall defend, indemnify and hold harmless City and its directors, officers, agents, employees, and guests against any claim or demand arising from any actual or alleged act, error, or omission by SPMUD or its directors, officers agents, employees, volunteers or guests arising from SPMUD's duties and obligations described in this agreement or imposed by law,

and including all claims for damages or injuries resulting from any and all deficient work by SPMUD related to the inspection of the sewer line.

#### MISCELLANEOUS PROVISIONS

14. **Time is of the Essence.** Time is of the essence of this Agreement.
15. **Amendments/Supplemental Agreements.** This Agreement contains all the known and reasonably foreseeable covenants and Agreements between the parties with respect to the subject matter herein; provided, however, that this Agreement may be amended by, and/or supplemental agreements entered into between, the parties as may be necessary to further carry forward the purposes and intents contained herein. Any such amendment or supplemental agreement shall be in writing and be approved by the SPMUD's Board of Directors and the Rocklin City Council.
16. **Assignment.** Neither Party hereto may assign any of its rights or obligations hereunder without the prior written consent of the other party.
17. **Severability.** If any term, provision, covenant or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this Agreement shall, unless amended or modified by mutual consent of the Parties, continue in full force and effect so long as enforcement of the remaining provisions would not be inequitable to the Party against whom they are being enforced under the facts and circumstances then pertaining.
18. **Entire Agreement.** This Agreement is freely and voluntarily entered into by the Parties after having the opportunity to consult with their respective attorneys. The Parties, in entering into this Agreement, do not rely on any inducements, promises, or representations made by each other, their representatives, or any other person, other than those inducements, promises, and representations contained in this Agreement. This Agreement represents the entire agreement of the Parties. Each individual executing this Agreement represents that he or she is duly authorized to enter its terms and conditions and to execute it on behalf of the Party represented.
19. **Interpretation of this Agreement.** The Parties acknowledge that each Party has reviewed, negotiated and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the

interpretation of this Agreement or any document executed and delivered by any Party in connection with the transactions contemplated by this Agreement.

20. **Waiver of Rights.** Any waiver at any time by either Party hereto of its rights with respect to a breach or default, or any other matter arising in connection with this Agreement, shall not be deemed to be a waiver with respect to any other breach, default or matter.
21. **Remedies Not Exclusive.** The use by either Party of any remedy specified herein for the enforcement of this Agreement is not exclusive and shall not deprive the Party using such remedy of, or limit the application of, any other remedy provided by law.
22. **Breach.** Any Party to this Agreement may bring an Action to enforce any term or terms of this Agreement or for breach in the Superior Court of the State of California, County of Placer.
23. **Attorney Fees and Costs.** In any Action instituted to enforce this Agreement, the prevailing party, as determined by the Court, shall be entitled to have its reasonable costs and reasonable attorneys' fees, as determined by the Court, paid by the losing party.
24. **Successors/Assigns.** This Agreement shall be binding upon and shall inure to the benefit of the District, City and their respective successors and assigns.
25. **Counterparts.** This Agreement may be executed in counterparts, each of which shall constitute one and the same instrument.

This Agreement is entered into as of the day first above written.


CITY OF ROCKLIN  
A Municipal Corporation

By   
Ricky A. Horst, City Manager

SOUTH PLACER MUNICIPAL UTILITY DISTRICT

By   
S.P.M.U.D. General Manager

Approved as to Form:



Russell A. Hildebrand

City Attorney

*Per SPMUD, signature not required*

~~Adam C. Brown~~

~~District General Counsel~~

Attest:



Barbara Ivanusich

City Clerk



## Atherton Sewer Trunk Line Upgrade Tracking Spreadsheet

2013 - 2017	
SFR	MFR
744	209

2018		
Month	SFR Units	MFR Units
January	76	0
February	11	0
March	33	0
April	39	0
May	43	0
June	22	0
July	33	0
August	22	0
September	28	0
October	23	0
November	21	0
December	25	0
Totals	376	0

2019		
Month	SFR Units	MFR Units
January	23	0
February	28	0
March	28	0
April	23	0
May	39	0
June	34	0
July	30	0
August	15	0
September	22	0
October	61	0
November	51	0
December	5	0
Totals	359	0

2020		
Month	SFR Units	MFR Units
January	18	0
February	12	0
March	22	0
April	9	0
May	17	0
June	0	0
July	59	0
August	32	0
September	28	0
October	23	0
November	10	0
December	23	0
Totals	253	0

2021		
Month	SFR Units	MFR Units
January	14	0
February	26	0
March	14	0
April	22	0
May	16	0
June	21	0
July	24	0
August	7	0
September	2	0
October	0	0
November	15	0
December	10	0
Totals	171	0

2022		
Month	SFR Units	MFR Units
January	22	0
February	17	0
March	6	0
April	15	0
May	6	288
June	10	0
July	15	0
August		
September		
October		
November		
December		
Totals	91	288

2018		
Month	COM SF	EDU's
January		0
February		0
March		0
April		0
May		0
June		0
July		0
August		0
September		0
October		0
November		0
December		0
Totals	0	0

2019		
Month	COM SF	EDU's
January	0	0
February	0	0
March	0	0
April	0	0
May	0	0
June	0	0
July	0	0
August	0	0
September	0	0
October	0	0
November	0	0
December	0	0
Totals	0	0

2020		
Month	COM SF	EDU's
January	0	0
February	0	0
March	0	0
April	0	0
May	0	0
June	0	0
July	0	0
August	0	0
September	0	0
October	0	0
November	0	0
December	0	0
Totals	0	0

2021		
Month	COM SF	EDU's
January	0	0
February	0	0
March	0	0
April	0	0
May	0	0
June	0	0
July	0	0
August	0	0
September	0	0
October	0	0
November	0	0
December	0	0
Totals	0	0

2022		
Month	COM SF	EDU's
January	0	0
February	0	0
March	0	0
April	0	0
May	4210	2.4418
June	0	0
July	0	0
August		0
September		0
October		0
November		0
December		0
Totals	4210	2.4418

SFR	MFR	COM	Total EDU's	Cap	EDU Balance Remaining
1994	497	2.4418	2493.4418	1900	-593.4418

**SOUTH PLACER MUNICIPAL UTILITY DISTRICT  
STAFF REPORT**

**To:** Board of Directors

**From:** Emilie Costan, Administrative Services Manager

**Cc:** Herb Niederberger, General Manager

**Subject:** Resolution 22-39 Authorizing the Adoption of a Formalized Retiree Health Reimbursement Arrangement (RHRA) Plan Document

**Board Date:** October 6, 2022

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**Overview**

The South Placer Municipal Utility District (District) has recently completed a pension and payroll audit that included a review and analysis of the medical insurance benefits it provides to active employees and retirees. During the review and analysis, the District was advised by its special legal counsel that the District’s retirees have, for some time, been having specified amounts of their retiree medical insurance premiums reimbursed by the District through what appears to be a retiree health reimbursement arrangement (RHRA) with the District acting as the plan administrator. Although the building blocks for an RHRA were established and can be found in a variety of District MOUs and other communications, the overall arrangement lacks the technical requirements and follow-through of an integrated plan document to facilitate administration and ensure compliance with IRS rules.

The District has further been advised that the immediate adoption of an appropriate RHRA plan document with a third-party plan administrator to assist the District with RHRA documentation, recordkeeping, claims processing, and compliance is recommended. Retirees will continue to receive their reimbursements in the manner they are accustomed to. It is anticipated that the change in process should be seamless for retirees.

The District currently utilizes American Fidelity Assurance to assist it with the documentation, claims processing, and compliance of its cafeteria plan for active employees. American Fidelity is able to assist the District with the immediate documentation and implementation of an RHRA for the District’s eligible retirees at a competitive pricing model.

**Recommendation**

Staff recommends that the Board of Directors approve the immediate adoption Resolution 22-39 Authorizing the Adoption of Formalized Retiree Health Reimbursement Arrangement (RHRA) Plan Document to help fulfill the District’s benefits obligations to its retirees.

**Strategic Plan Priorities**

This action is consistent with SPMUD Strategic Plan Priorities:

- Prepare for the future and foreseeable emergencies
- Make SPMUD a great place to work

**Fiscal Impact**

Administration of the RHRA through American Fidelity Assurance is \$4 per month per retiree. Staff confirmed with two separated insurance brokers that the average cost for this service in the insurance market is \$5 per month per retiree. This should result in an additional impact of approximately \$1,200 annually to Fund 100. Retirees should experience no change in service and no charge for plan administration.

**Attachments:**

1. Resolution 22-39 Authorizing the Adoption of a Formalized Retiree Health Reimbursement Arrangement (RHRA) Plan Document

**SOUTH PLACER MUNICIPAL UTILITY DISTRICT**

**RESOLUTION NO. 22-39**

**AUTHORIZING THE ADOPTION OF A FORMAIIZED RETIREE HEALTH  
REIMBURSEMENT ARRANGEMENT (RHRA) PLAN DOCUMENT**

WHEREAS, the South Placer Municipal Utility District (District) has recently completed a review and analysis of the medical insurance benefits it provides to active employees and retirees; and

WHEREAS, the District has been advised by its special legal counsel that the District's reimbursement of certain retiree health insurance premiums appears to satisfy the operational requirements for a retiree health reimbursement arrangement (RHRA), but the overall arrangement lacks an integrated plan document to facilitate administration and ensure compliance;

WHEREAS, special legal counsel has advised the District that its retirees would be better served if the amounts that the District reimburses under the RHRA are more formally documented in a single and integral plan document; and

WHEREAS, the District currently utilizes American Fidelity to assist it with the documentation, claims processing, and compliance of its cafeteria plan for active employees; and

WHEREAS, American Fidelity is able to assist the District with the immediate documentation and implementation of a more formal RHRA plan document; and

WHEREAS, District staff recommends the immediate adoption of a more appropriate RHRA plan document and also recommends that American Fidelity be used to assist with RHRA documentation, recordkeeping, claims processing, and compliance; and

NOW, THEREFORE BE IT RESOLVED that the Board of Directors of the South Placer Municipal Utility District approves the immediate adoption of an appropriate RHRA plan document to help fulfill the District's benefits obligations to its retirees and ensure compliance with applicable IRS guidance;

RESOLVED FURTHER that the General Manager is hereby authorized to execute and implement an appropriate RHRA plan document, with the assistance of American Fidelity, if

appropriate; and

RESOLVED FURTHER that the General Manager and the Administrative Services Manager are authorized and directed to take any and all reasonable and appropriate actions (including the execution of additional documentation as advised by counsel) to implement such RHRA.

PASSED AND ADOPTED at a Regular Meeting of the South Placer Municipal Utility District Board of Directors at Rocklin, CA this 6<sup>th</sup> day of October 2022.

Signed: \_\_\_\_\_

Gerald P. Mitchell, President of the Board of Directors

Attest: \_\_\_\_\_

Emilie Costan, Board Secretary

**SOUTH PLACER MUNICIPAL UTILITY DISTRICT  
STAFF REPORT**

**To:** Board of Directors  
**From:** Carie Huff, District Engineer  
**Cc:** Herb Niederberger, General Manager  
**Subject:** PG&E Legacy Cross Bore Program/District Access Permit  
**Meeting Date:** October 6, 2022

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**Background**

PG&E implemented the Legacy Cross Bore program to address cross bore safety concerns. If a gas line goes through a sewer line, it can obstruct the flow of waste and may lead to a blockage or backup. Furthermore, a natural gas leak can occur if a plumber damages the gas line while cleaning a sewer line with a cross bore. PG&E asserts that they lack historical records of construction projects before 2010. As such, they have contracted with multiple CCTV companies to inspect sewer and storm drain lines in areas where they lack adequate information on their facilities.

In 2022, there have been multiple issues with PG&E's Legacy Cross Bore Program including:

1. A PG&E subcontractor abandoned a lodged/wedged CCTV camera in the District's public sewer main in a subdivision accepted by the District in 2020. PG&E's subcontractor did not have permission to access District facilities and did not inform the District that the camera was stuck until a resident noticed an impact to their private sewer facilities. The District monitored the flow in the pipe over several days, including the weekend, and removed wastewater buildup behind the camera until the public sewer main was excavated, the pipe cut and the camera removed. It should be noted that the District had warranty CCTV footage of the sewer system that would prove that there were no cross bores.
2. In March of 2022, the District responded to a customer in Loomis who called the District's emergency line concerned about poor service and drainage. This customer's home was located in a known PG&E project area where horizontal drilling took place just a few months prior. Post CCTV work was completed by a PG&E subcontractor and no issues were discovered. When the District's inspector arrived at the customer's house, the customer granted permission to use camera equipment in the customer's two-way cleanout to see if the issue could be determined. The camera equipment was unable to complete the inspection of the customer's upper lateral because a gas line was installed through the upper lateral causing a blockage. The customer's wastewater was draining into their yard.
3. PG&E subcontractors are failing to notify residents to gain permission to enter their private property prior to accessing their upper lateral. The District spends considerable staff time responding to concerned customers about unidentified people on their property who are

not respecting their private property (i.e., dragging cables over parked cars). The majority of PG&E's subcontractors are not identifiable and the current notification processes in place are ineffective.

In response to these issues, and to protect the District's customers and public sewer facilities, in June 2022 the District implemented an Access Permit process that will require justification to access District facilities. Access to District facilities will only be granted when work is essential and justifiable. The Application for an Access Permit requires specific information on the nature of work and the proposed communications with residents and businesses. The applicant is also required to list the facilities to be accessed so that the District's Inspector can track work and progress. If PG&E is unable to provide proper documentation, plans and/or dates and locations of known subcontracted work, the Access Permits will be denied.

Since the District actively inspects sewer infrastructure with CCTV, the District has data readily available and has offered to share this information with PG&E. The District will charge PG&E the loaded staff time rate for the effort involved in collecting the data.

### **Recommendation**

Staff recommends that the Board of Directors:

1. Review the attached draft letter to PG&E; and
2. Authorize the President of the Board of Directors to sign the letter.

### **Strategic Plan Goals**

This action is consistent with the following Strategic Plan Priorities:

- Maintain an excellent regulatory compliance record
- Leverage existing and applicable technologies to improve efficiencies
- Provide exceptional value for the cost of sewer service

### **Fiscal Impact**

The fee for an Access Permit is based on staff time required to review the permit information. The cost for fiscal year 2022/2023 is \$550. This cost will be reviewed annually to confirm that staff time is covered. Should PG&E request the District's CCTV records, the associated loaded hourly rate will be charged to cover the amount of staff time involved.

Attachments:

- Access Permit Application
- Draft Letter to PG&E Regarding the Legacy Cross Bore Program



# SOUTH PLACER MUNICIPAL UTILITY DISTRICT

October 6, 2022

Joe Forline  
SVP Gas Operations  
[Joe.Forline@pge.com](mailto:Joe.Forline@pge.com)

Annabella Louie  
VP Operations Support  
[Annabella.Louie@pge.com](mailto:Annabella.Louie@pge.com)

**Subject: PG&E Legacy Cross Bore Program/Impacts to Sewer Facilities**

Dear Joe Forline and Annabella Louie:

South Placer Municipal Utility District is a local public agency formed under California law with sole jurisdiction and ownership of the sanitary sewer system in its service area. The District is governed by a five-member Board of Directors that are elected by the registered voters within the District boundaries. The District's sewer collection system is comprised of approximately 290 miles of gravity sewer main, 7 miles of sewer force main, 122 miles of lower laterals, 13 sewer lift stations, and 11 permanent flow recorder stations. The District's service area covers thirty-one square miles and includes all of the incorporated limits of the City of Rocklin and Town of Loomis, plus portions of southern Placer County around the unincorporated communities of Penryn, Newcastle and the Rodgersdale area of Granite Bay. The District is dedicated to protecting public health and the water environment, providing efficient and effective sanitary sewer service and preparing for the future.

The District is aware of PG&E's Legacy Cross Bore Program and the desire to mitigate safety concerns of cross bores; however, the lack of oversight of this program is costing PG&E ratepayers unnecessarily and compromising District facilities. Following are the most egregious examples from 2022:

1. In April of 2022, a PG&E subcontractor was conducting CCTV work for the Legacy Cross Bore Program in a subdivision that was constructed and accepted by the District in 2020. All of the utilities were installed via open trench construction and there were no PG&E projects that occurred after completion of the underground facilities. The District was called to the site when a customer complained that the sewer facilities inside the home were draining slowly. An investigation revealed that PG&E's subcontractor had abandoned a lodged/wedged CCTV camera in the District's public sewer main. NO attempt from PG&E's subcontractor was made to inform the District of the issue. The CCTV camera created a severe blockage that almost resulted in a sanitary sewer overflow. District staff spent considerable time and effort mitigating the stoppage by removing the



wastewater that was building up behind the camera. The camera was removed several days later by excavation. The District's new pipe was cut and removed and repaired. There was no justification for PG&E to access District facilities without permission in a new subdivision.

2. In March of 2022, the District responded to a customer in Loomis who called the District's emergency line concerning poor service and drainage. This customer's home was located in a known PG&E project area where horizontal drilling took place just a few months prior. Post CCTV work, completed by a PG&E subcontractor discovered no issues were. When the District's inspector arrived at the customer's house, the customer granted permission to use camera equipment in the customer's two-way cleanout to see if the issue could be determined. The camera equipment was unable to complete the inspection of the customer's upper lateral because a gas line was bored through the upper lateral causing a blockage. The customer's wastewater was draining into their yard.
3. PG&E subcontractors are failing to notify residents to gain permission to enter their private property prior to accessing their upper lateral. The District spends considerable staff time responding to concerned customers about unidentified people on their property. The majority of PG&E's subcontractors are not identifiable and the notification processes in place are ineffective.

The Legacy Cross Bore Program lacks oversight and has proven to be problematic to District customers and the environment. Due to this, District staff has spent considerable time responding to customer complaints and tracking unnecessary/unjustifiable work conducted by PG&E subcontractors. In response to these issues, and to protect the District's customers and public sewer facilities, the District has implemented an Access Permit process that will require justification to access District facilities. Access to District facilities will only be granted when work is essential and justifiable. If PG&E is unable to provide proper documentation, plans and/or dates and locations of known subcontracted work, Access Permits will be denied.

The District is invested in the safety of the community and supports every effort to achieve this goal. In many instances, the District has CCTV footage that can be shared with PG&E to save time and money. The District is willing to provide this information provided that staff time is reimbursed.

Please do not hesitate to contact Carie Huff, District Engineer, at (916) 786-8555 extension 321 or [chuff@spmud.ca.gov](mailto:chuff@spmud.ca.gov) if you have any questions or need additional information.

Sincerely,

Gerald P. Mitchell  
President of the South Placer Municipal Utility District Board of Directors

**GENERAL MANAGER REPORT**

To: Board of Directors  
From: Herb Niederberger, GM  
Date: October 6, 2022  
Subject: General Manager Monthly Activity Report – September 2022

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**1) DEPARTMENT REPORTS**

Attached are the monthly status reports for the Board’s information:

- A. Administrative Services Department,
- B. Field Services Department, and
- C. Technical Services Department.

The Department Managers are prepared to answer any questions from the Board.

**2) INFORMATION ITEMS**

- A. On September 7, 2022, the General Manager, along with Director Dickinson, attended the Rocklin Chamber of Commerce Government Relations Committee to hear a presentation by Rocklin Fire Chief, Reggie Williams. Mr. Williams provided an update on fire protection demands and services within the City.
- B. On September 8, 2022, the General Manager, participated in a conference call with IB Consulting, to discuss deliverables necessary to prepare the financial Model as part of the Rate and Fee Study.
- C. On September 13, 2022, the General Manager and the District Engineer, Carie Huff, met with the Rocklin City Manager, Aly Zimmerman, and Rocklin City Engineer, Ed Crouse, to discuss the status of the Atherton Trunk sewer main construction. The project was awarded on September 13, 2022, and funding is available. The City is in the process of securing all rights-of-way, including temporary construction easements and right-of-entry permissions, as well as permanent sewer easements on behalf of the District. It is anticipated that the City will have the necessary permissions to issue a Notice to Proceed by October 3, 2022.
- D. On September 15, 2022, the General Manager, along with District Engineer, Carie Huff, District Superintendent Eric Nielsen, and Administrative Services Manager, Emilie Costan, participated in a Microsoft Teams meeting with IB Consulting, to discuss the Rate and Fee Study. Staff reviewed the Financial Model featuring escalation factors, fund balances, revenues, expenses, the capital improvement plan, and cash flow.
- E. On September 21, 2022, the General Manager met the District General Counsel to discuss the next steps to respond to the Employee Association letter.

- F. On September 23, 2022, the General Manager attended the Chamber of Commerce Joint Economic and Government Affairs Committee meeting to hear a presentation from Willy Duncan, Sierra College, Dr. John Jackson, William Jessup University, and Robert Norton, Hillsdale College, regarding higher education in South Placer County. During the meeting the General Manager was introduced to Ms. Christy Jewell, a candidate for District Director for Ward 3. The General Manger agreed to brief Ms. Jewell, tomorrow October 7, 2022, on current District Activities.
- G. On September 26, 2022, the General Manger met with Loomis Town Manager, Sean Rabe, to discuss the logistics of a joint project to prepare an Urban Forestry Management Plan for the Town of Loomis.
- H. Advisory Committee Meetings:
  - i. On September 7, 2022, the Rocklin 2x2 Advisory Committee met to receive an update on possible opportunities to discount the participation fee for multi-family or low-income housing.

There were no other advisory committee meetings conducted in September.

**3) PURCHASE ORDERS/CONTRACTS INITIATED UNDER GENERAL MANAGER AUTHORITY**

<b>PO Req#</b>	<b>Date</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
289	8/31/2022	All Electric Motors	Replacement 25HP Submersible Pump	\$13,576.10
290	9/01/2022	Smart Cover	Renewal Services	\$6,034
291	9/012022	Instrument Technology Corp	3 Vivax Camera Systems	\$29,780
292	9/01/2022	Pace Supply Corp	Mechanical Plugs	\$8,236.80

**4) LONG RANGE AGENDA**

**November 2022 (Remote due to Corp Yard Addition)**

- Closed Session – GM Employee Evaluation
- Quarterly Investment Report
- Annual Investment Report
- Pension & Payroll Report Findings
- Revisions to the Substance Abuse, GM Delegation, & Investment Policies
- Resolution; Teleconferencing
- Resolution: Cured in Place Pipe Contact
- Resolution: Award SCADA Contract
- Performance Merit Program
- Introduce Ordinance 22-03 Changes to the District Sewer Code pertaining to ADUs, FOG, Reimbursements

**December 2022 (Remote due to Corp Yard Addition)**

- Closed Session – GM Employee Evaluation
- Resolution; Teleconferencing
- 2<sup>nd</sup> Reading of Ordinance 22-03
- Final Audit and Consolidated Annual Financial Report
- Participation Charge Report for FY 2021-22

**January 2023**

- Oaths of Office
- Selection of Officers
- Presidential Appointments to Advisory Committees
- Resolution: Adopt Schedule of Fines
- Approve GM 2023 Goals

ITEM VIII. ASD REPORT

To: Board of Directors

From: Emilie Costan, Administrative Services Manager

cc: Herb Niederberger, General Manager

Subject: Administrative Services Department Monthly Report

Board Date: October 6, 2022

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**Fiscal Year 21/22 Audit Work**

Administrative Services Staff is continuing to work with the Auditors from Munn, Urrutia, & Nelson on the Fiscal Year 21/22 Audit. The final Audit document is calendared for presentation and acceptance by the Board at the December 1, 2022 Board meeting.

**Open Enrollment**

Open Enrollment for Medical, Dental, Vision, and other District-sponsored benefits is from September 19<sup>th</sup> through October 14<sup>th</sup>. American Fidelity, the District's cafeteria plan provider came to the District on September 13<sup>th</sup> to assist employees with open enrollment for flex-spending and their insurance benefits offerings. An intranet page with Open Enrollment resources has been created, and employees were sent existing benefits statements. Administrative Services Staff will be assisting employees with any requested benefit changes for next calendar year.

**Hot Chili Cool Cars Outreach Event**

The District had an outreach booth for the Hot Chili Cool Cars event, held at Quarry Park on September 17<sup>th</sup>. The event was well attended, and District staff met many SPMUD customers to share outreach regarding non-dispersible items as well as Fats, Oils, and Greases and their impact on the sewer system.

**State of California Low Income Household Water Assistance Program (LIHWAP)**

The Administrative Services Manager has enrolled the District in the State's LIHWAP program. This program provides low-income households with one-time payments of up to \$2,000 for past-due water and wastewater bills. The District has had two account holders utilize the program so far and recently received the first payment from the program.

**Payroll and Pension Audit**

The ASM has been working to wrap up outstanding items from the Pension and Payroll Audit including the implementation of a Retiree Health Reimbursement Arrangement (RHRA) with American Fidelity Assurance.

**September Monthly Investment Transactions per GC §53607**

**DEPOSITS, TRANSFERS, OR WITHDRAWALS**

CalTRUST: None

LAIF: None

Placer County: None

ITEM VIII. FSD REPORT

**To:** Board of Directors  
**From:** Eric Nielsen, Superintendent  
**Cc:** Herb Niederberger, General Manager  
**Subject:** Field Services Department Monthly Report  
**Meeting Date:** October 6, 2022

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**Department Overview**

This section provides the Board an update on the news and major tasks from the Field Services Department (FSD).

**1. Training/Break Room Addition, Locker Room, and Lobby Improvements**

- a. Construction on the first phase is well underway. The walls of the new addition were erected on September 6, 2022, and the roof has been installed. The reconfiguration of the lobby space has been completed and the contractor is now working on the finishes.
- b. The second phase of the project, which includes the tenant improvements to the maintenance building is scheduled to begin in January 2023.
- c. The current schedule shows reaching substantial completion by July 2023.

**2. Staffing**

- a. Matt Harmon was hired on as a Maintenance Worker I and his first day was on September 19, 2022.

**3. SCADA Update**

- a. A request for proposals (RFP) for professional engineering services to design improvements to the Supervisory Control and Data Acquisition (SCADA) system was issued through Public Purchase on August 19, 2023. Proposals were due by September 23, 2022. Three proposals were received and are currently being evaluated by staff. Staff anticipates presenting a contract for engineering services to the Board for approval at the November meeting.

**4. Leadership Rocklin**

- a. The District Superintendent is participating in the Leadership Rocklin program facilitated by the Rocklin Chamber of Commerce. The second session on regional issues and economic development was held on September 29, 2022.

**5. Special District Leadership Academy**

- b. The District Superintendent attended California Special District Association's (CSDA) Special District Leadership Academy September 19-21, 2022. Modules

covered include Good Governance, Fulfilling the District’s Mission, Defining Board and Staff Roles, Communication Best Practices, and District Finances.

## Reporting

This section provides the Board an overview of the Field Services Department operations and maintenance activities through 8/31/2022. The work listed is not all inclusive.

### 1. Lost Time Accidents/Injuries (OSHA 300)

- a. Zero (0)
  - i. 2192 days without a Lost Time Accident/Injury

### 2. Safety/Training/Professional Development

- a. Field Services employees participated in training for the following:
  - i. SSO Training
  - ii. Lock Out Tag Out Authorized Persons Training
  - iii. Hearing Protection
  - iv. Eye Protection
  - v. USA Locator Training

### 3. Customer Service Calls

- a. Response Time Goals over the Last 12 Months

	Goal	Average	Success Rate
During Business Hours	< 30 minutes	16 min	98%
During Non-Business Hours	< 60 minutes	47 min	

### Service Calls - August

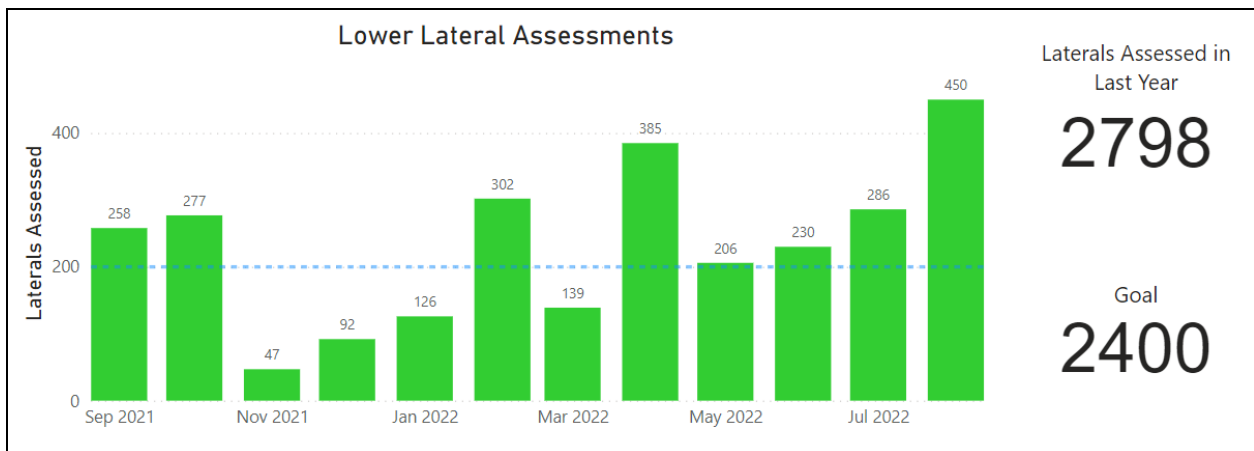
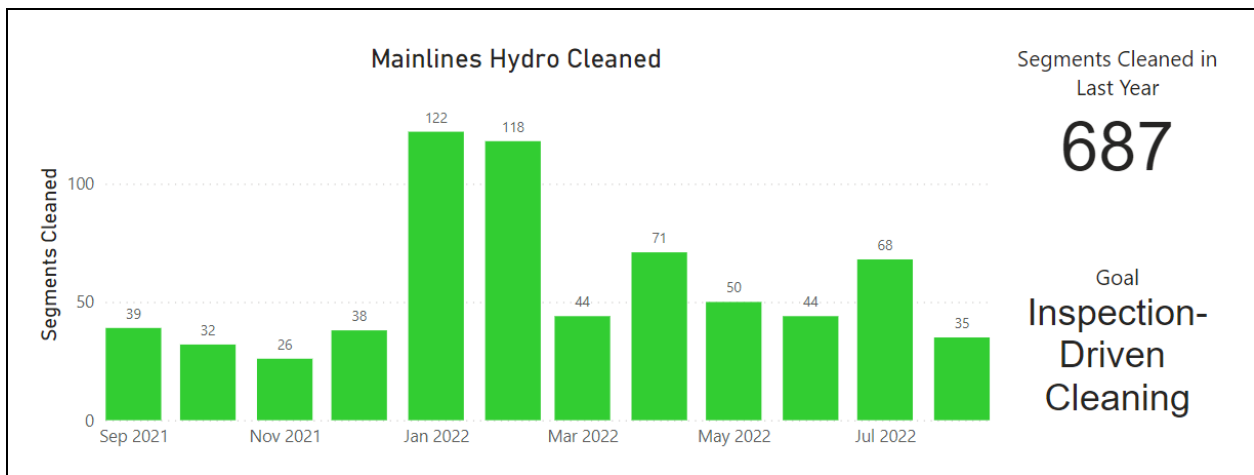
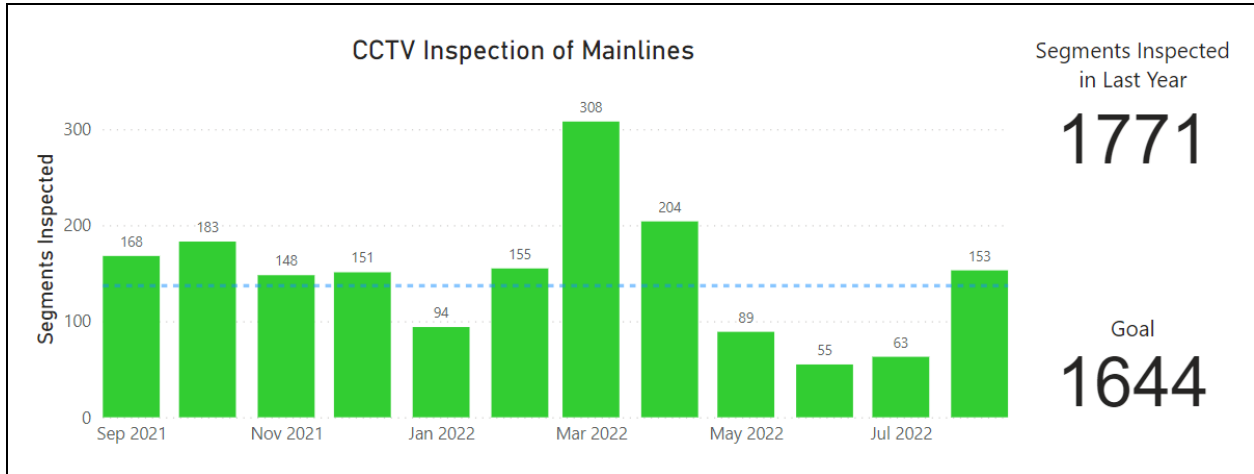
Responsibility	SSO	Stoppage	Odor	Alarm	PLSD	Vermin	Misc
SPMUD Responsibility	2	1	2	5			
PCWA							1
Owner Responsibility		2			6		2
N/A			2				1
<b>Total</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>		<b>4</b>

Total Service Calls

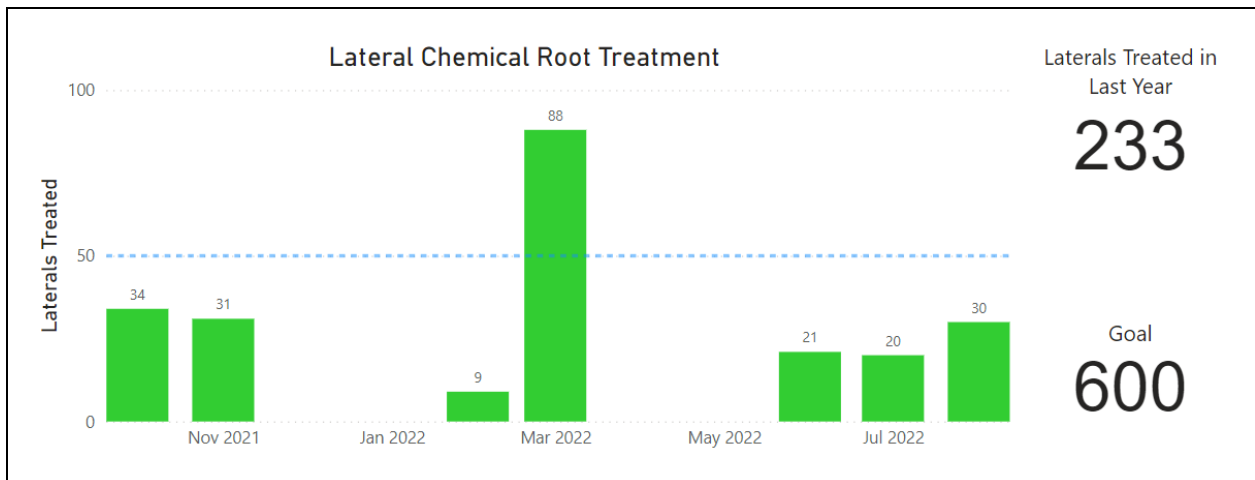
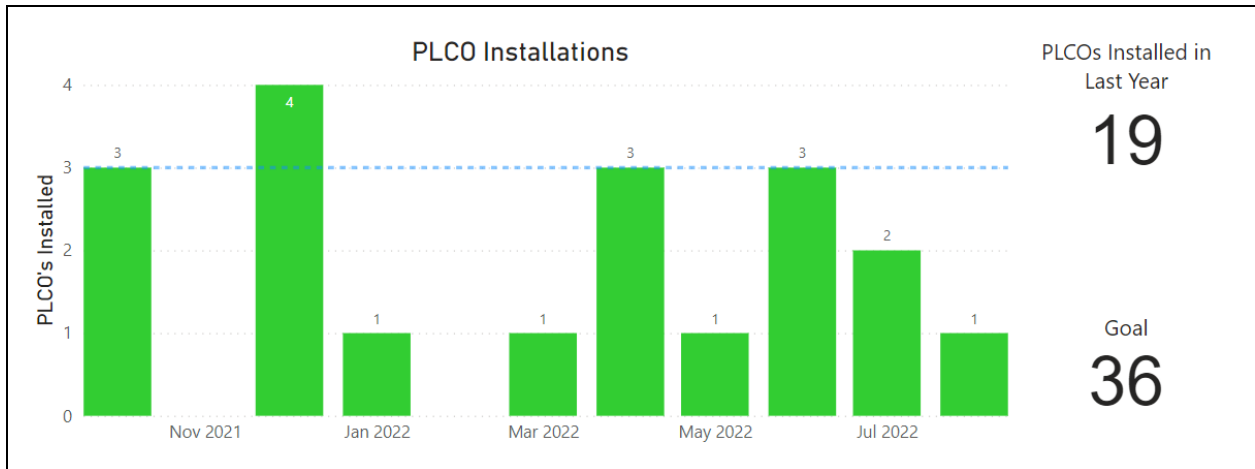
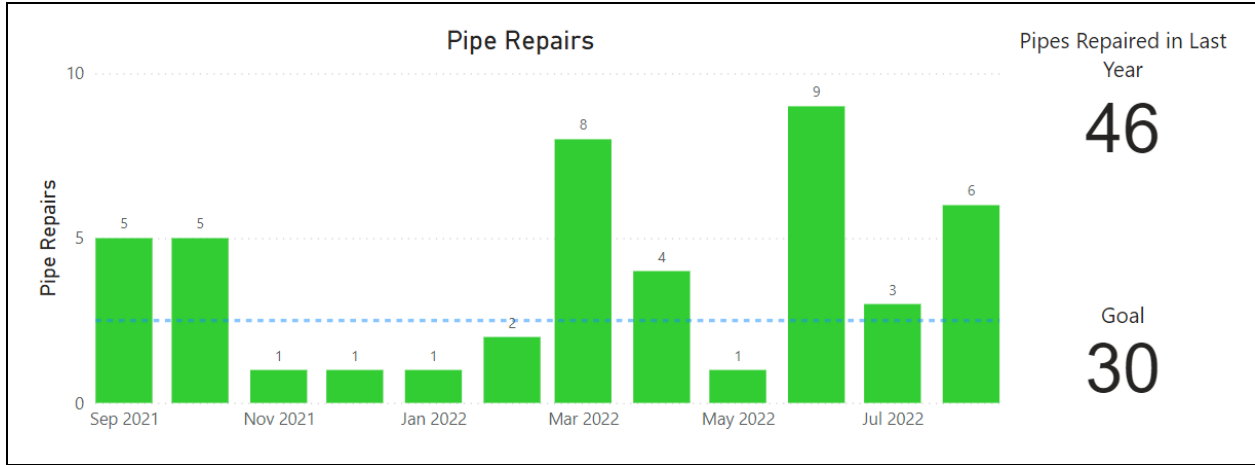
**24**

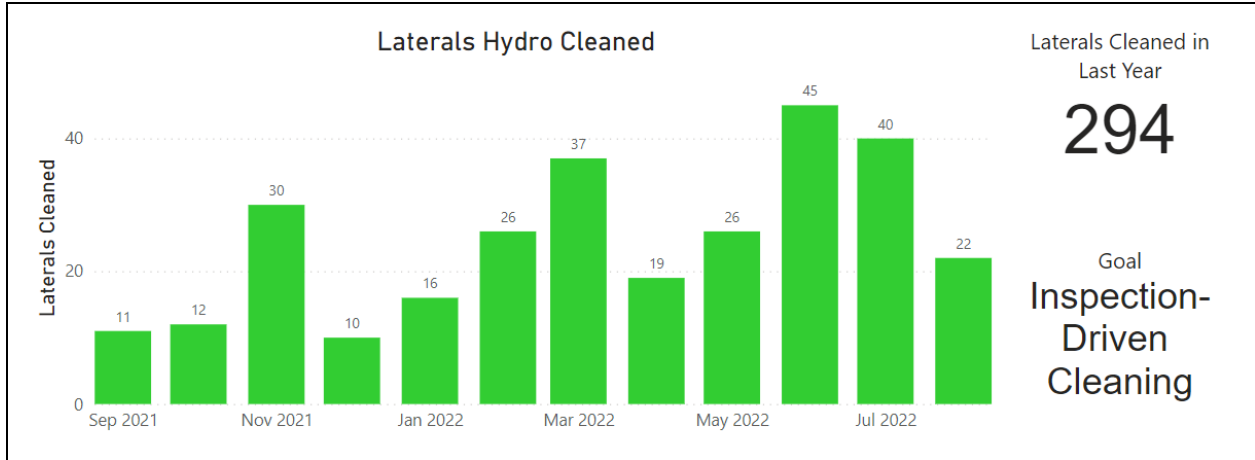
#### 4. Production

a. The information provided below is not inclusive of all work completed.









ITEM VIII. TSD REPORT

To: Board of Directors  
From: Carie Huff, District Engineer  
Cc: Herb Niederberger, General Manager  
Subject: Technical Services Department Monthly Report  
Board Date: October 6, 2022

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**TSD Updates**

- TSD staff completed the Leadership Challenge Workshop in September. The Leadership Challenge Workshop began in January of 2022 with each member of staff reading the Leadership Challenge by James Kouzes and Barry Pozner. Staff met every three weeks and rotated presenting the topics to the group and leading discussions. Topics ranged from inspiring a shared vision, challenging the process to encouraging the heart. Participation in TSD’s Leadership Challenge Workshop counts towards the District’s Master’s Program.
- TSD staff assisted with the Hot Chili Cool Cars outreach event on September 17<sup>th</sup>.
- TSD is coordinating warranty work with Garney Pacific, Inc. on access road repairs behind Corona Circle. Based on the condition of the GrassPave 2 surface treatment, it is anticipated that there will be a cooperative project to address a permanent solution to the access road.
- Construction is complete on the City of Rocklin’s Argonaut storm drain repair project. While the District did not replace any facilities during the project, inspectors were involved throughout construction to ensure that damage did not occur to District facilities and debris did not enter the sewer system.
- Construction of the City of Rocklin’s Pacific Street and Rocklin Road Roundabout project is underway and the majority of the District’s sewer improvements have been completed. The final portion of sewer abandonment is scheduled to occur the week of September 26<sup>th</sup>. Testing will commence shortly thereafter. The District is currently reviewing change orders submitted by the contractor and they will be presented at a future board meeting. The City anticipates that construction will be complete around the beginning of 2023.

**Northwest Rocklin Sewer Annexation Construction Project (formerly known as Atherton Trunk)**

TSD anticipates reviewing material submittals, including the bypass plan, the first week of October. Additional project updates will be presented during the board meeting on October 6<sup>th</sup>.

**Newcastle Fire Station Deferred Remedial Action and Reimbursement Agreement Update**

The District entered into a Deferred Remedial Action and Reimbursement Agreement with Newcastle Fire District due to damage to the District’s sewer main from grading operations during Phase I of the Newcastle Fire Station project. Since Phase II of the Newcastle Fire Station project would eliminate the damaged stretch of sewer pipe, the District agreed to defer the repair for two

years or until the sewer improvements included in Phase II of the project were completed. The agreement stipulated that the repair be completed by July 1, 2022. In addition, the District opted to participate towards the cost of construction for up to one third of the cost of the public sewer improvements within Old State Highway up to \$100,000 (Fund 100).

The sewer improvements are substantially complete, and the existing damaged sewer line has been abandoned, thereby meeting the obligations of the Deferred Remedial Action and Reimbursement Agreement. However, Newcastle Fire District has not submitted the information necessary for the District to accept improvements and initiate reimbursement. The District will pay Newcastle Fire District once the items are submitted and deemed acceptable.

### **Easement Acquisition**

The District is in midst of negotiations for easement acquisition with the property owner on Saunders Avenue in Loomis. The easement has been surveyed and the tree inventory completed. The next step is to finalize the purchase agreement. Staff will move forward with finalizing the acquisition once an agreement is reached.

### **Local Agency Formation Commission (LAFCO)**

Burrell Consulting Group is in the process of generating geographic descriptions of the properties served through out of area service agreements to be included in the annexation application to LAFCO. Additional information will be provided at a future board meeting as the application to LAFCO is refined.

### **FOG Program**

The District's FOG Inspector completed seven core samples in the month of August. The core sample process continues to be an integral part the FOG Program for determining proper pump out frequencies and compliance. This process also enables the FOG Inspector to find any missing or broken components in the grease control device that require repairs so that the grease control is functioning as it is intended. The District's FOG Inspector is currently working with a new Starbucks Coffee on South Whitney Boulevard and Boba Lane on Stanford Ranch Road to install new highly efficient grease control devices.

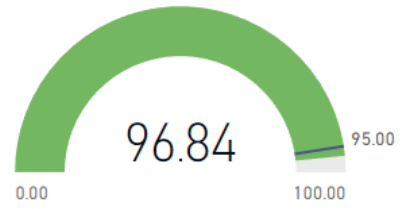
### **Department Performance Indicators**

The following charts depict the efforts and performance of the department in the following areas of work as of August 31<sup>st</sup>, 2022. The charts are being created in a new reporting tool that directly connects to the District's data, improving the timeliness of reporting efforts and leveraging the District's investment in technology. Additional charts may be added in the future for other areas of work in the department.

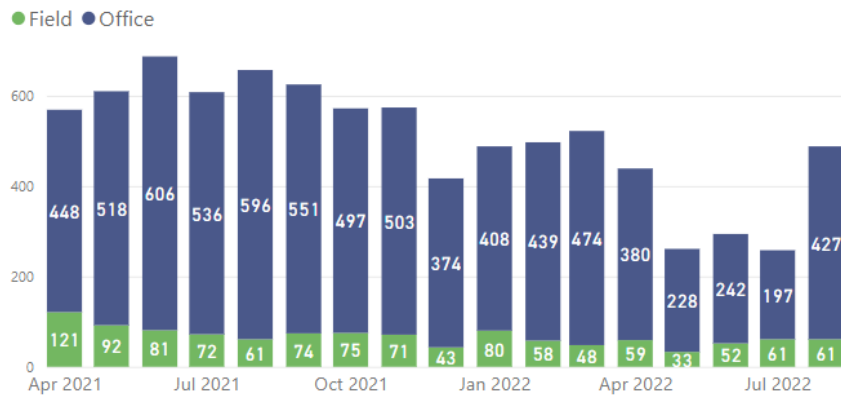
### Plan Checks Completed - Monthly Totals



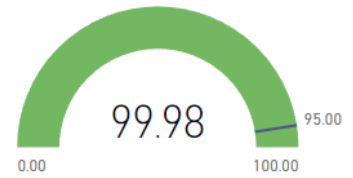
### % "In Time" Plan Checks



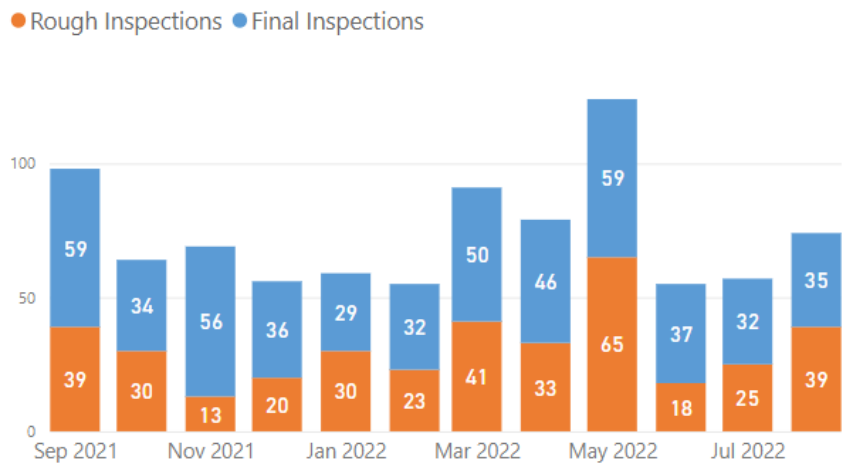
### 811 Responses - Monthly Totals



### % "In Time" Responses



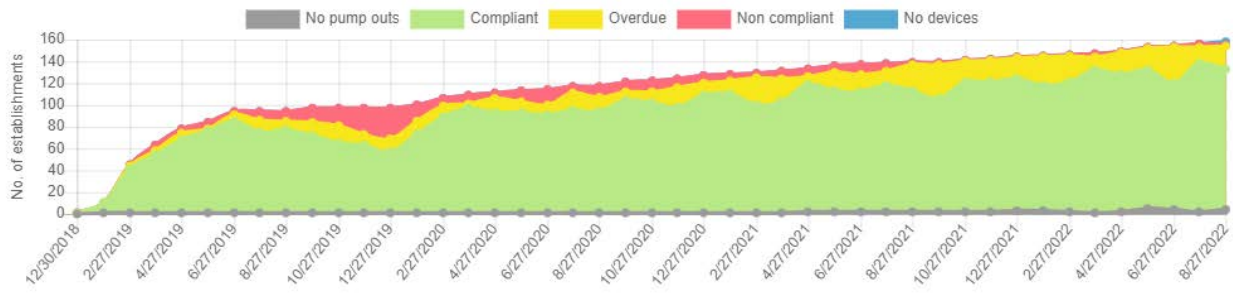
### Building Sewer Inspections - Monthly Totals



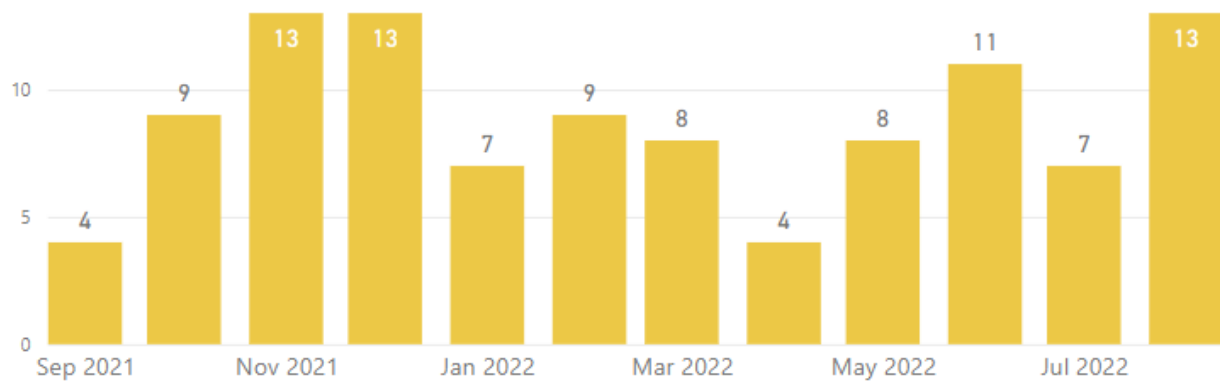
### % "In Time" Inspections



## FOG Compliance History



## FOG Pickups - Monthly Totals



## Grease Interceptor Inspections

Template ● GGI Core Sample Inspection - ... ● GGI Pump Out/Cleaning I... ● HGI Core Sample Ins... ● HGI Core Sample I...

