



**SPMUD BOARD OF DIRECTORS
REGULAR MEETING: 4:30 PM
December 2, 2021**

SPMUD Boardroom
5807 Springview Drive, Rocklin, CA 95677

Zoom Meeting: 1 (669) 900-9128
Meeting ID: 864 1607 5981

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) 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 21-42, the December 2, 2021 meeting of the SPMUD Board of Directors will be held in the SPMUD Boardroom at 5807 Springview Drive in Rocklin, CA 95677 AND via teleconference using Zoom Meeting 1 (669) 900-9128, <https://us02web.zoom.us/j/86416075981>. Public comments can be emailed to 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

Vice President Gerald Mitchell	Ward 1
President William Dickinson	Ward 2
Director John Murdock	Ward 3
Director James Durfee	Ward 4
Director 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 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. CONSENT ITEMS

[pg 5 to 22]

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 December 2, 2021 meeting.

- 1. MINUTES from the November 4, 2021 Regular Meeting. [pg 5 to 9]
- 2. ACCOUNTS PAYABLE in the amount of \$2,461,090 through November 21, 2021. [pg 10 to 14]
- 3. BILL OF SALE Acceptance of the Bill of Sale for Sewer Improvements within Whitney Ranch Phase II Units 60 and 61AB, with an estimated value of \$2,593,778. [pg 15 to 16]
- 4. ACCEPTANCE OF THE PARTICIPATION CHARGE REPORT FOR FISCAL YEAR 20/21 [pg 17 to 20]
- 5. RESOLUTION 21-46 AUTHORIZING THE GENERAL MANAGER TO SURPLUS PROPERTY AND/OR EQUIPMENT [pg 21 to 22]

VI. 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. RESOLUTION 21-47 COMMENDING MELVIN HETRICK, MAINTENANCE WORKER II FOR HIS YEARS OF SERVICE WITH THE DISTRICT [pg 23]
Field Services Department Maintenance Worker II, Melvin (Buck) Hetrick is retiring from the District with over thirteen years of service.

Action Requested: Roll Call Vote

Staff recommends that the Board of Directors adopt Resolution 21-47 commending Maintenance Worker II, Melvin Hetrick for his years of service with the District.

- 2. PUBLIC WORKSHOP: TRANSITIONING FROM AT-LARGE/FROM-DISTRICT ELECTIONS TO BY-DISTRICT/FROM-DISTRICT ELECTIONS AND MAPPING OF NEW ELECTORAL DIVISIONS

The District intends to transition to by-district elections, in which the elected official must reside in a particular district (ward) and be elected by only those voters residing within the same district (ward). The District will seek community input during this process and will work with specialized electoral consultants in the mapping of the new electoral divisions in compliance with the Federal Voting Rights Act and the California Voting Rights Act.

No Action Requested: Information Item

3. **RESOLUTION 21-48 AUTHORIZING THE GENERAL MANAGER TO EXECUTE A MINOR BOUNDARY LINE ADJUSTMENT AT THE IRISH LANE LIFT STATION** [pg 24 to 56]

In preparation to declare surplus, lands previously owned by the Newcastle Sanitary District, and ready them for sale, the District must prepare and record a Minor Boundary Line Adjustment.

Action Requested: Roll Call Vote

Staff recommends that the Board of Directors adopt Resolution 21-48 Authorizing the General Manager to execute and record the Minor Boundary Line Adjustment at the Irish Lane Lift Station.

4. **AWARDING THE GENERAL MANAGER A FIVE PERCENT (5%) PERFORMANCE AWARD** [pg 57]

In accordance with the Employment Agreement for General Manager authorized by Resolution 20-35, subject to the annual assessment of the employee's achievement of set goals and objectives, the District may, at the sole discretion of the Board of Directors, contribute up to 5% of the employee's annual salary into an IRS 401(a) defined contribution supplemental retirement plan.

Action Requested: Roll Call Vote

In recognition of the General Manager's overall outstanding performance as General Manager over the last review period, the Board of Directors approves a performance award of five percent (5%) in conformance with the General Manager Employment Agreement.

VII. REPORTS [pg 58 to 68]

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.

VIII. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Initiation of litigation pursuant to Government Code Section 54956.9(d)(4)

Number of potential cases: 1

IX. CLOSED SESSION READOUT

X. ADDITIONAL PUBLIC COMMENTS

Public comments can be emailed to 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.

XI. ADJOURNMENT

If there is no other Board business the President will adjourn the meeting to its next regular meeting on **January 6, 2021, at 4:30 p.m.**

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

Meeting	Location	Date	Time
Regular	Zoom Meeting	November 4, 2021	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 Dickinson presiding at 4:30 p.m.

II. ROLL CALL OF DIRECTORS:

Present: President Will Dickinson, Vice President Jerry Mitchell, Director John Murdock, Director James Durfee, Director Jim Williams

Absent: None

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: Vice President Mitchell led the Pledge of Allegiance.

V. PUBLIC COMMENTS:

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

VI. CONSENT ITEMS:

1. MINUTES from the September 30, 2021 Special Meeting.
2. MINUTES from the October 7, 2021 Regular Meeting.
3. ACCOUNTS PAYABLE in the amount of \$2,219,041 through October 26, 2021.
4. QUARTERLY INVESTMENT REPORT in the total amount of #70,467,762 through September 30, 2021.
5. ANNUAL INVESTMENT REPORT for the fiscal year ended June 30, 2021.
6. BILL OF SALE Acceptance of the Bill of Sale for Sewer Improvements within Whitney Ranch Units 63 and 69, with an estimated value of \$1,297,660.
7. RESOLUTION 21-40 ADDENDUM TO THE UTILITY AGREEMENT WITH THE CITY OF ROCKLIN FOR THE ROCKLIN ROAD AND PACIFIC STREET ROUNDABOUT PROJECT.
8. RESOLUTION 21-41 DISBURSEMENT OF SECURITY IN CONNECTION WITH THE GRANITE TERRACE SUBDIVISION IMPROVEMENT AGREEMENT WITH THE CITY OF ROCKLIN.

9. RESOLUTION 21-42 DECLARING AND RE-RATIFYING THE STATE OF EMERGENCY AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE BOARD OF DIRECTORS DUE TO THE COVID-19 EMERGENCY.

10. SUMMARY OF THE OCTOBER 24, 2021 RAIN EVENT.

President Dickinson asked for Item #7, the Addendum to the Utility Agreement with the City of Rocklin for the Rocklin Road and Pacific Street Roundabout Project, to be pulled from the consent calendar for discussion. President Dickinson asked staff about the large increase in the amount originally bid for the project. He inquired as to whether the City of Rocklin's bid was similarly underestimated. DE Huff shared that the City did see an increase from the original bid, but it was not as high as the increases for the District's portion of the project. President Dickinson asked if the low bidder was also the lowest bidder for the sewer portion of the work. DE Huff responded that two other bidders were lower for the District's portion of the work. She shared that an increase in expenses in the construction industry since the estimate was completed and ambiguity in the plans provided during the bidding process are both reasons for the increase. These factors would have also impacted the estimates of the other project bids. Staff continues to reach out to the City to be actively involved in the early stages of these projects.

President Dickinson made a motion to approve consent item 7; a second was made by Director Murdock; a roll call vote was taken, and the motion carried 5-0.

Director Murdock asked for Item #8, Disbursement of Security in Connection with the Granite Terrace Subdivision Improvement Agreement with the City of Rocklin, to be pulled from the consent calendar for discussion. Director Murdock asked staff for more information on the item. DE Huff shared that construction was approved for the project in 2018. There has since been a series of owners and contractors working on the project. The developer sought approval from the City on the final map to create additional cash flow to complete the project. The District had concerns about issuing the final map because the sewer improvements have not been completed per the approved plans. The District worked with the City to ensure that the City's Security Agreement would also cover the District's portion of the outstanding improvements. Director Murdock expressed concern over the project expenses being covered if the developer defaults on the agreement. DE Huff shared that the City of Rocklin will hold a bond until the work is completed per the District's standards and specifications. The District's portion of the bond is \$1 million. This amount is based on the District's cost estimate to complete the work on the improvements that have not been completed at this time.

Director Murdock made a motion to approve consent item 8; a second was made by Director Durfee; a roll call vote was taken, and the motion carried 5-0.

Director Durfee made a motion to approve consent items 1 through 6, 9, and 10; a second was made by Director Williams; a roll call vote was taken, and the motion carried 5-0.

VII. BOARD BUSINESS

1. RESOLUTION 21-43 RESOLUTION OF INTENT TO TRANSITION FROM AT-LARGE/FROM-DISTRICT ELECTIONS TO BY-DISTRICT/FROM-DISTRICT ELECTIONS AND ESTABLISHING A PROCESS FOR THE TRANSITION

GM Niederberger reviewed the meetings required in the Redistricting process, the first of which is the adoption of the Resolution of Intent and gave a brief overview on the timeline for the Redistricting process. The members of the Redistricting Advisory Committee are Director Durfee and Director Murdock.

Director Murdock made a motion to adopt Resolution 21-43 a Resolution of Intent to Transition from at-Large/from-District Elections to by-District/from-District Elections and Establishing a Process for the Transition; a second was made by Director Williams; a roll call vote was taken, and the motion carried 5-0.

2. RESOLUTION 21-44 PERFORMANCE MERIT PROGRAM 2020-2021 UPDATE

DS Nielsen gave an overview of the results from the last Performance Merit Program year as well as the new ranges and goals for the upcoming program year. The program, which is in its fourth year, allows District employees to receive an incentive for exceptional performance.

The Board asked for clarification on several items pertaining to the program including repeat callouts, where PLCO installations still need to occur, which employees can participate in the program, the new digital documents goals, and if industry-wide performance standards are used to determine the ranges used by the District. DE Nielsen shared that each goal is reviewed annually to ensure maximum efficiency. DE Nielsen also noted an error in the goals for next year. He shared the number of FOG inspections was inadvertently inflated and that next year's FOG inspection goal would remain at eighty.

Vice President Mitchell made a motion to adopt Resolution 21-44 Authorizing the payout to District Employees per the Employee MOU in the amount of \$44,003 and approving the Performance Elements/Goals for the 2021/22 Performance Merit Program; a second was made by Director Murdock; a roll call vote was taken, and the motion carried 5-0.

3. RESOLUTION 21-45 EMERGENCY AUTHORIZATION FOR SEWER REPLACEMENT WITHIN EL DON DRIVE

GM Niederberger introduced the item sharing that during the Foothill Trunk Sewer Replacement Project a sag was discovered in a District sewer pipe underneath the creek crossing at El Don Drive. The pipe is located underneath the City of Rocklin drainage culverts. An emergency repair to the culverts is being completed by the City of Rocklin as a result of the October 24th rain event. The City project will allow the District access to repair the sagging sewer pipe. DE Huff shared that the District became aware of the emergency repair of the drainage culverts through a USA call and requested an estimate from the City's contractor, Glissman Excavating. The latest CCTV footage showed that the 12" pipe is currently eighty percent full of water. DE Huff shared that the City's replacement of the culverts is a unique opportunity for the District to have access to replace the sagging sewer pipe.

Director Murdock asked if there is room underneath the culvert to raise the pipe. DE Huff shared that there is enough clearance to raise the pipe to minimum slope. President Dickinson asked about future sagging in the replacement pipe. DE Huff shared that the District will be using gravel base and backfilling with controlled low strength material (CLSM) to mitigate future sagging. The culvert replacement will also include headwalls to better direct flows. Director Mitchell asked if the emergency repairs would be eligible for FEMA funds. GM Niederberger shared that these repairs

would likely not qualify as the sag was discovered before the storm event and the City of Rocklin has primacy over the road which contains our sewer infrastructure.

Director Murdock made a motion to adopt Resolution 21-45 Authorizing the General Manager to Execute an Agreement with Glissman Excavating, Inc. for Emergency Sewer Replacement within El Don Drive; a second was made by Director Williams; a roll call vote was taken, and the motion carried 5-0.

4. PRESIDENTIAL APPOINTMENT TO THE TEMPORARY ROCKLIN 2X2 ADVISORY COMMITTEE

The Board discussed having the existing Fee and Finance Committee meet with the City of Rocklin and not forming a 2X2 at this time.

No action was taken.

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:

GM Niederberger shared that GC Brown has recommended that the District hold a special meeting on the first Thursday of the month, prior to our regularly scheduled board meeting to authorize remote board meetings instead of having a separate special meeting held mid-month. President Dickinson asked about the services Youngdahl Group will provide to the District. DS Nielsen shared that they will be providing special inspection services which include testing of the concrete, steel, and soils.

Vice President Mitchell asked about SB 278. ASM Costan shared that SB 278 is the new legislation that shifts repayment of certain payroll reporting errors made to CalPERS from the retiree to the employer. Vice President Mitchell also asked about the accuracy of the thirteen-month timeline for the Corp Yard Break Room Addition, Locker Room, and Lobby Improvements. DS Nielsen shared that in working with the Construction Management Contractor that this seems to be a reasonable time frame for project completion. Additionally, Vice President Mitchell asked about the Boyington Road annexation application. DE Huff shared that the new Executive Director at LAFCO has notified the District that our previous out-of-area services agreements and some annexations may have been completed incorrectly. Staff is working through the process to correct those past errors. Vice President Mitchell asked about the cost associated with correcting these issues. DE Huff shared that the District will be the applicant for these projects. The New Director has indicated that LAFCO will work with the District to make the process as cost-effective as possible since the District was not at fault for these errors. Vice President Mitchell asked for the number of affected areas. DE Huff shared that there are approximately twelve out-of-area service agreements and at least eleven impacted annexation areas.

President Dickinson recognized staff for their work in becoming early allies during the tenant improvement process to enhance the FOG Program. GM Niederberger added that the FOG Program was a key program that led to the District receiving the CWEA Collection System of Year Award.

B. Information Items: No additional items.

3. Director's Comments:

Director Williams commented that he appreciated the report on the rain event and was happy to hear how well the system handled the event. He also commented that he attend the Rocklin State of City Address with Vice President Mitchell and District staff members. Director Durfee and President Dickinson also commented on the performance of the system during the heavy storm event.

IV. CLOSED SESSION READOUT

The Board met in Closed Session at 5:53 p.m. to discuss the General Manager's performance evaluation. No action was taken.

The Board adjourned the closed session at 6:11 p.m.

IX. ADJOURNMENT

The President adjourned the meeting at 6:12 p.m. to the next regular meeting to be held on December 2, 2021, at 4:30 p.m.



Emilie Costan, Board Secretary

Item 5.2



South Placer Municipal Utility District, CA

Check Report

By Check Number

Date Range: 10/27/2021 - 11/21/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
1504	Donahue Schriber Realty Group	11/16/2021	Regular	0.00	-16,413.84	13571
1240	Placer County Personnel	10/27/2021	Regular	0.00	3,383.44	13924
1771	Brett Bruce	10/27/2021	Regular	0.00	214.47	13925
1652	Cintas Corporation	10/27/2021	Regular	0.00	530.07	13926
1163	Joe Gonzalez Trucking, LLC.	10/27/2021	Regular	0.00	2,151.84	13927
1766	Martin Technical, Inc.	10/27/2021	Regular	0.00	10,765.00	13928
1735	Nathaniel Patterson	10/27/2021	Regular	0.00	250.00	13929
1253	Recology Auburn Placer	10/27/2021	Regular	0.00	345.53	13930
1269	Rodney Pierce	10/27/2021	Regular	0.00	250.00	13931
1518	Sonitrol of Sacramento	10/27/2021	Regular	0.00	480.22	13932
1306	Superior Equipment Repair	10/27/2021	Regular	0.00	1,986.22	13933
1343	Water Works Engineers, LLC	10/27/2021	Regular	0.00	315.47	13934
1327	US Bank Corporate Payment	11/03/2021	Regular	0.00	15,758.82	13963
	Void	11/03/2021	Regular	0.00	0.00	13964
	Void	11/03/2021	Regular	0.00	0.00	13965
	Void	11/03/2021	Regular	0.00	0.00	13966
	Void	11/03/2021	Regular	0.00	0.00	13967
1012	All Electric Motors	11/03/2021	Regular	0.00	12,588.71	13968
248	AT&T (916.663.1652) & (248.134.5438.608.80)	11/03/2021	Regular	0.00	275.41	13969
1663	Buckmaster Office Solutions	11/03/2021	Regular	0.00	155.42	13970
1652	Cintas Corporation	11/03/2021	Regular	0.00	483.96	13971
1509	Crystal Communications	11/03/2021	Regular	0.00	311.64	13972
1080	CWEA (Main)	11/03/2021	Regular	0.00	91.00	13973
1087	Dawson Oil Co.	11/03/2021	Regular	0.00	5,068.05	13974
1113	Ferguson Enterprises, Inc. 1423 (Main)	11/03/2021	Regular	0.00	42.38	13975
1123	Gladding McBean	11/03/2021	Regular	0.00	770.06	13976
1756	Glissman Excavating, Inc.	11/03/2021	Regular	0.00	191,619.55	13977
1686	Jan Pro	11/03/2021	Regular	0.00	861.00	13978
1564	Jensen Landscape Services, LLC	11/03/2021	Regular	0.00	887.00	13979
1172	Justin Roston	11/03/2021	Regular	0.00	241.34	13980
1218	PCWA	11/03/2021	Regular	0.00	89.51	13981
1221	PG&E (Current Accounts)	11/03/2021	Regular	0.00	1,193.96	13982
1765	Redistricting Insights	11/03/2021	Regular	0.00	5,000.00	13983
1487	RJA Heating & Air, Inc.	11/03/2021	Regular	0.00	665.00	13984
1289	Sonsray Machinery LLC	11/03/2021	Regular	0.00	8,247.17	13985
1685	Streamline	11/03/2021	Regular	0.00	400.00	13986
1308	Syneco Systems, Inc.	11/03/2021	Regular	0.00	3,215.44	13987
1007	Advanced Integrated Pest	11/15/2021	Regular	0.00	110.00	13988
248	AT&T (916.663.1652) & (248.134.5438.608.80)	11/15/2021	Regular	0.00	9.36	13989
1022	AT&T (9391035571) & (9391053973)	11/15/2021	Regular	0.00	338.01	13990
1759	Bender Rosenthal Inc.	11/15/2021	Regular	0.00	2,234.61	13991
1768	Capital Program Management Inc.	11/15/2021	Regular	0.00	1,144.83	13992
1652	Cintas Corporation	11/15/2021	Regular	0.00	705.85	13993
1068	City of Roseville	11/15/2021	Regular	0.00	1,825,327.30	13994
1086	Dataprose	11/15/2021	Regular	0.00	5,664.03	13995
1666	Great America Financial Services	11/15/2021	Regular	0.00	452.99	13996
1764	Network Design Associates, Inc.	11/15/2021	Regular	0.00	900.00	13997
1218	PCWA	11/15/2021	Regular	0.00	721.15	13998
1221	PG&E (Current Accounts)	11/15/2021	Regular	0.00	295.87	13999
1473	Pitney Bowes Purchase Power	11/15/2021	Regular	0.00	517.90	14000
1244	Preferred Alliance Inc	11/15/2021	Regular	0.00	183.54	14001
1333	SPOK, Inc.	11/15/2021	Regular	0.00	26.99	14002
1306	Superior Equipment Repair	11/15/2021	Regular	0.00	2,040.33	14003
1718	U-Rock Utility Equipment Inc	11/15/2021	Regular	0.00	159,457.63	14004

Check Report

Date Range: 10/27/2021 - 11/21/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1338	Verizon Wireless	11/15/2021	Regular	0.00	1,091.72	14005
1021	ARC	11/19/2021	Regular	0.00	99.50	14027
1742	Burrell Consulting Group	11/19/2021	Regular	0.00	4,346.65	14028
1652	Cintas Corporation	11/19/2021	Regular	0.00	726.96	14029
1073	Consolidated Communications	11/19/2021	Regular	0.00	2,058.35	14030
1504	Donahue Schriber Realty Group	11/19/2021	Regular	0.00	16,413.84	14031
1139	Hill Rivkins Brown & Associates	11/19/2021	Regular	0.00	7,460.00	14032
1631	Instrument Technology Corporation	11/19/2021	Regular	0.00	1,739.12	14033
1772	James and Katherine Whalen	11/19/2021	Regular	0.00	285.00	14034
1764	Network Design Associates, Inc.	11/19/2021	Regular	0.00	512.00	14035
1217	Owen Equipment	11/19/2021	Regular	0.00	840.50	14036
1221	PG&E (Current Accounts)	11/19/2021	Regular	0.00	4,626.52	14037
1487	RJA Heating & Air, Inc.	11/19/2021	Regular	0.00	253.25	14038
1518	Sonitrol of Sacramento	11/19/2021	Regular	0.00	1,092.39	14039
1325	Tyler Technologies, Inc.	11/19/2021	Regular	0.00	400.00	14040
1045	Cal Pers 457 Plan (EFT)	10/29/2021	Bank Draft	0.00	750.00	DFT0006762
1135	Mass Mutual (EFT)	10/29/2021	Bank Draft	0.00	100.00	DFT0006763
1135	Mass Mutual (EFT)	10/29/2021	Bank Draft	0.00	7,627.52	DFT0006764
1135	Mass Mutual (EFT)	10/29/2021	Bank Draft	0.00	237.45	DFT0006765
1042	CA State Disbursement (EF	10/29/2021	Bank Draft	0.00	44.76	DFT0006766
1229	Pers (EFT)	10/29/2021	Bank Draft	0.00	49.13	DFT0006767
1229	Pers (EFT)	10/29/2021	Bank Draft	0.00	1,757.73	DFT0006768
1229	Pers (EFT)	10/29/2021	Bank Draft	0.00	3,080.41	DFT0006769
1229	Pers (EFT)	10/29/2021	Bank Draft	0.00	1,848.84	DFT0006770
1229	Pers (EFT)	10/29/2021	Bank Draft	0.00	2,731.00	DFT0006771
1229	Pers (EFT)	10/29/2021	Bank Draft	0.00	3,223.14	DFT0006772
1229	Pers (EFT)	10/29/2021	Bank Draft	0.00	3,624.26	DFT0006773
1149	Internal Revenue Service	10/29/2021	Bank Draft	0.00	11,655.18	DFT0006774
1098	EDD (EFT)	10/29/2021	Bank Draft	0.00	3,810.28	DFT0006775
1098	EDD (EFT)	10/29/2021	Bank Draft	0.00	1,054.29	DFT0006776
1149	Internal Revenue Service	10/29/2021	Bank Draft	0.00	3,101.18	DFT0006777
1149	Internal Revenue Service	10/29/2021	Bank Draft	0.00	10,341.48	DFT0006778
1015	American Fidelity Assurance	10/27/2021	Bank Draft	0.00	968.22	DFT0006779
1230	Pers (EFT)	10/27/2021	Bank Draft	0.00	5,625.08	DFT0006780
1230	Pers (EFT)	10/27/2021	Bank Draft	0.00	33,847.38	DFT0006781
1230	Pers (EFT)	10/27/2021	Bank Draft	0.00	9,957.38	DFT0006782
1230	Pers (EFT)	10/27/2021	Bank Draft	0.00	3,432.00	DFT0006783
1230	Pers (EFT)	10/27/2021	Bank Draft	0.00	123.57	DFT0006784
1230	Pers (EFT)	10/27/2021	Bank Draft	0.00	69.02	DFT0006785
1586	Principal Life Insurance Company	10/27/2021	Bank Draft	0.00	434.90	DFT0006786
1045	Cal Pers 457 Plan (EFT)	11/12/2021	Bank Draft	0.00	750.00	DFT0006787
1135	Mass Mutual (EFT)	11/12/2021	Bank Draft	0.00	100.00	DFT0006788
1135	Mass Mutual (EFT)	11/12/2021	Bank Draft	0.00	7,627.52	DFT0006789
1135	Mass Mutual (EFT)	11/12/2021	Bank Draft	0.00	237.45	DFT0006790
1042	CA State Disbursement (EF	11/12/2021	Bank Draft	0.00	44.76	DFT0006791
1015	American Fidelity Assurance	11/12/2021	Bank Draft	0.00	209.33	DFT0006792
1015	American Fidelity Assurance	11/12/2021	Bank Draft	0.00	418.73	DFT0006793
1229	Pers (EFT)	11/12/2021	Bank Draft	0.00	49.13	DFT0006794
1229	Pers (EFT)	11/12/2021	Bank Draft	0.00	1,757.72	DFT0006795
1229	Pers (EFT)	11/12/2021	Bank Draft	0.00	3,080.42	DFT0006796
1229	Pers (EFT)	11/12/2021	Bank Draft	0.00	1,848.84	DFT0006797
1229	Pers (EFT)	11/12/2021	Bank Draft	0.00	2,731.00	DFT0006798
1229	Pers (EFT)	11/12/2021	Bank Draft	0.00	2,836.06	DFT0006799
1229	Pers (EFT)	11/12/2021	Bank Draft	0.00	3,188.99	DFT0006800
1149	Internal Revenue Service	11/12/2021	Bank Draft	0.00	12,061.76	DFT0006801
1098	EDD (EFT)	11/12/2021	Bank Draft	0.00	4,086.15	DFT0006802
1098	EDD (EFT)	11/12/2021	Bank Draft	0.00	1,056.97	DFT0006803
1149	Internal Revenue Service	11/12/2021	Bank Draft	0.00	3,062.92	DFT0006804
1149	Internal Revenue Service	11/12/2021	Bank Draft	0.00	9,787.42	DFT0006805

Check Report

Date Range: 10/27/2021 - 11/21/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1229	Pers (EFT)	11/10/2021	Bank Draft	0.00	-4,887.26	DFT0006807

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	96	64	0.00	2,310,713.87
Manual Checks	0	0	0.00	0.00
Voided Checks	0	5	0.00	-16,413.84
Bank Drafts	45	45	0.00	159,542.11
EFT's	0	0	0.00	0.00
	141	114	0.00	2,453,842.14

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	96	64	0.00	2,310,713.87
Manual Checks	0	0	0.00	0.00
Voided Checks	0	5	0.00	-16,413.84
Bank Drafts	45	45	0.00	159,542.11
EFT's	0	0	0.00	0.00
	141	114	0.00	2,453,842.14

Fund Summary

Fund	Name	Period	Amount
100	GENERAL FUND	10/2021	130,166.46
100	GENERAL FUND	11/2021	2,323,675.68
			2,453,842.14

Account Number	Name	Date	Type	Amount	Reference	Packet
102-0002535-01	Bakos, Sharon	11/1/2021	Refund	\$ 179.24	Check #: 13935	UBPKT13346
102-0005349-01	Simpson, Melody	11/1/2021	Refund	\$ 555.00	Check #: 13936	UBPKT13346
102-0006390-01	Ludlow, Brad W	11/1/2021	Refund	\$ 294.09	Check #: 13937	UBPKT13346
102-0007260-01	Lisneck, Mark C	11/1/2021	Refund	\$ 107.50	Check #: 13938	UBPKT13346
102-0007652-02	Barron, Mark G	11/1/2021	Refund	\$ 108.52	Check #: 13939	UBPKT13346
102-0010218-03	Ybarra, Jose and Alicia	11/1/2021	Refund	\$ 154.66	Check #: 13940	UBPKT13346
102-0010762-02	McLeod, Lenore	11/1/2021	Refund	\$ 12.00	Check #: 13941	UBPKT13346
102-0010849-02	Bhakta, Vandita	11/1/2021	Refund	\$ 111.09	Check #: 13942	UBPKT13346
103-0004340-03	Stockwell, Tim	11/1/2021	Refund	\$ 5.53	Check #: 13943	UBPKT13346
103-0004367-03	Lienhart, Carolyn	11/1/2021	Refund	\$ 9.97	Check #: 13944	UBPKT13346
106-0013951-02	McConkey, Samuel and Billie	11/1/2021	Refund	\$ 64.80	Check #: 13945	UBPKT13346
106-0016635-01	Roger D Patrick	11/1/2021	Refund	\$ 110.24	Check #: 13946	UBPKT13346
106-0017202-01	Dozier, Heidi M	11/1/2021	Refund	\$ 7.20	Check #: 13947	UBPKT13346
106-0017435-01	Lees, Justin B	11/1/2021	Refund	\$ 373.91	Check #: 13948	UBPKT13346
106-1025651-01	Mills, Jordan and Megan	11/1/2021	Refund	\$ 110.92	Check #: 13949	UBPKT13346
112-1026739-01	Speed, Todd and Joelle	11/1/2021	Refund	\$ 7.20	Check #: 13950	UBPKT13346
112-1027049-01	Rodriguez, Ryan and Strawberry	11/1/2021	Refund	\$ 6.76	Check #: 13951	UBPKT13346
112-1027972-01	Homer, Randall and Kristy	11/1/2021	Refund	\$ 40.80	Check #: 13952	UBPKT13346
112-1028295-01	Espana, Erick	11/1/2021	Refund	\$ 108.57	Check #: 13953	UBPKT13346
112-1029493-00	The New Home Company	11/1/2021	Refund	\$ 71.61	Check #: 13954	UBPKT13346
112-1029496-00	The New Home Company	11/1/2021	Refund	\$ 70.43	Check #: 13955	UBPKT13346
112-1029512-00	The New Home Company	11/1/2021	Refund	\$ 65.74	Check #: 13956	UBPKT13346
112-1029547-00	Inc., Riverland Homes	11/1/2021	Refund	\$ 8.40	Check #: 13957	UBPKT13346
112-1029658-00	Homes, Tri Pointe	11/1/2021	Refund	\$ 10.80	Check #: 13958	UBPKT13346
113-1025972-01	Bangs, Jeremy and Amy	11/1/2021	Refund	\$ 108.00	Check #: 13959	UBPKT13346
114-1024877-02	Myers, Jessika	11/1/2021	Refund	\$ 108.00	Check #: 13960	UBPKT13346
212-1022150-01	Rocklin Sierra Prop	11/1/2021	Refund	\$ 267.84	Check #: 13961	UBPKT13346
212-1026478-00	Fournier, Mike	11/1/2021	Refund	\$ 111.10	Check #: 13962	UBPKT13346
102-0001422-03	Trust, Open Door Property	11/16/2021	Refund	\$ 7.20	Check #: 14006	UBPKT13420
102-0002493-01	Eon, Larry A	11/16/2021	Refund	\$ 107.30	Check #: 14007	UBPKT13420
102-0008283-02	Forbes, Dillon	11/16/2021	Refund	\$ 108.42	Check #: 14008	UBPKT13420
102-0009117-02	Zick, Steven E	11/16/2021	Refund	\$ 648.00	Check #: 14009	UBPKT13420
102-0010292-02	Saigeon, Michael	11/16/2021	Refund	\$ 86.87	Check #: 14010	UBPKT13420
102-0010742-02	Lee, Tony and Emily	11/16/2021	Refund	\$ 39.60	Check #: 14011	UBPKT13420
102-0010849-02	Bhakta, Vandita	11/16/2021	Refund	\$ 127.50	Check #: 14012	UBPKT13420
103-0004760-01	Bronson, Richard	11/16/2021	Refund	\$ 120.57	Check #: 14013	UBPKT13420
103-0016462-01	Lyman, Deanna	11/16/2021	Refund	\$ 473.54	Check #: 14014	UBPKT13420
106-0013840-01	Wasley, Greg	11/16/2021	Refund	\$ 18.00	Check #: 14015	UBPKT13420
112-1021525-01	Bouman, Cindy	11/16/2021	Refund	\$ 109.72	Check #: 14016	UBPKT13420
112-1022122-02	Clute, Karie	11/16/2021	Refund	\$ 107.87	Check #: 14017	UBPKT13420
112-1022838-03	Chin, Eric and Rebbecca	11/16/2021	Refund	\$ 105.16	Check #: 14018	UBPKT13420
112-1023735-02	Bishop, Gary and Kendra	11/16/2021	Refund	\$ 31.20	Check #: 14019	UBPKT13420
112-1024624-01	Reed, Gary	11/16/2021	Refund	\$ 1,092.00	Check #: 14020	UBPKT13420
112-1027964-01	Drummond, Keith and Channing	11/16/2021	Refund	\$ 7.96	Check #: 14021	UBPKT13420
112-1029202-00	The New Home Company	11/16/2021	Refund	\$ 295.50	Check #: 14022	UBPKT13420
112-1029238-00	The New Home Company	11/16/2021	Refund	\$ 329.10	Check #: 14023	UBPKT13420
112-1029605-00	Toll Brothers	11/16/2021	Refund	\$ 108.00	Check #: 14024	UBPKT13420
112-1029606-00	Toll Brothers	11/16/2021	Refund	\$ 108.00	Check #: 14025	UBPKT13420
112-1029643-00	Black Pine Communities	11/16/2021	Refund	\$ 26.40	Check #: 14026	UBPKT13420
TOTAL REFUNDS				\$ 7,247.83		

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 Sewer Improvements within Whitney Ranch Phase II – Units 60 and 61AB
Meeting Date: December 2, 2021

Overview

The Whitney Ranch Phase II – Units 60 and 61AB improvements are located within Rocklin south of the intersection of Whitney Ranch Parkway and Ranch View Drive. The Whitney Ranch Phase II – Units 60 and 61AB project consists of one hundred sixty-three (163) single-family residential homes for a total of 163 EDU. The Whitney Ranch Phase II – Units 60 and 61AB improvements include the following infrastructure:

- Installation of five thousand and seventy-three (5,073) linear feet of sanitary sewer pipe;
- Installation of twenty (20) manholes; and
- Installation of four thousand, five hundred and twenty-one (4,521) linear feet of lower laterals.

Recommendation

Staff recommends that the Board of Directors accept the attached Bill of Sale for the Whitney Ranch Phase II – Units 60 and 61AB improvements.

Strategic Plan Goal

This action is consistent with SPMUD Strategic Plan Goals:

Goal 1.1: Engage Customers to determine expectations.

Goal 1.2: Establish and meet Service Level(s) by Department.

Goal 3.1: Plan all projects to ensure adherence to District standards and ordinances.

Fiscal Impact

The estimated value of the contributed capital is \$2,593,778.

Attachments:

1. Bill of Sale
2. Map – Whitney Ranch Phase II – Units 60 and 61AB

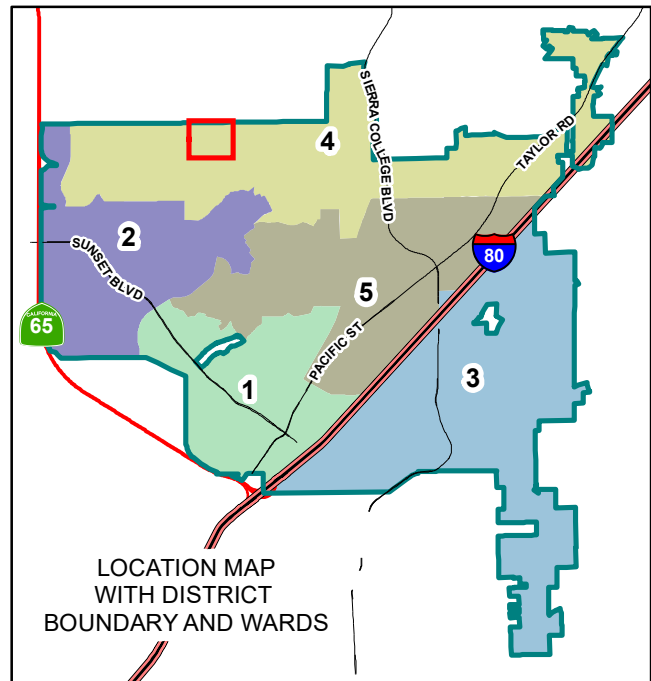


0 200 400 Feet
1 in = 400 ft



**Whitney Ranch Phase II -
Units 60 & 61AB**
163 EDUs

Date: 11/19/2021
Author: Curtis Little
Document Path:
G:\spsmud_gis\mxd\Curtis\Bill Of Sale



SOUTH PLACER MUNICIPAL UTILITY DISTRICT

STAFF REPORT

To: Board of Directors

From: Emilie Costan, Administrative Services Manager

Cc: Herb Niederberger, General Manager
Carie Huff, District Engineer

Subject: **Participation Charge Report for Fiscal Year 2020/21**

Meeting Date: December 2, 2021

Overview

As outlined in California Government Code §66013 (CGC 66013), the District is required to report expenditures of capacity charges to the public. The public reporting must be done within one hundred eighty (180) days after the last day of each fiscal year and provide detail on the Local Participation Charges collected by the South Placer Municipal Utility District and the capital projects funded by the charge.

Recommendation

Staff requests the Board of Directors receive and file this annual report.

Strategic Plan Goals

This action is consistent with SPMUD Strategic Plan Goals:

Goal 1.3: Maintain Transparency with all District Activities

Goal 4.1: Maintain Compliance with Pertinent Regulations

Goal 5.3: Maintain financial responsibility by ensuring allocated funding sources are adequate to meet expenses and that available funds and resources are managed efficiently

Goal 5.4: Prepare balanced annual budgets; conduct acceptable audits

Goal 5.6: Provide routine reports on Financial Stability

Fiscal Impact

There is no direct fiscal impact associated with the preparation of this report. All items listed for construction were identified in the FY 2021/22 Budget Report.

Attachments

1. Participation Charge Report for Fiscal Year 2020/21

**South Placer Municipal Utility District
Participation Charge Report for Fiscal Year 2020/21**

Purpose of the Report

This report is prepared in compliance with California Government Code §66013 and details the Local Participation Charges collected by the South Placer Municipal Utility District (District or SPMUD) and the capital projects funded by the charge.

Participation Charge Defined

In accordance with Chapter 2.01.110 of the District's adopted Sewer Code, the Participation Charge, also known as a connection fee or development impact fee, is the sum paid to the District by any person, for the privilege of connecting to the District's facilities whether such connection is voluntary or mandatory. The District's facilities shall include local collection systems, trunk lines, and capacity.

The District levies the Participation Charge on all new development and all expansions or changes of existing development to pay for current and future capital improvement projects in the wastewater collection system that are designed to accommodate growth or expanded use. Revenue from Participation Charges and investment returns on the fund balance are collected in the District's Capital Improvement and Enlargement Fund. In 2015, The District's Capital Improvement and Enlargement Fund was designated as Fund 300 for accounting purposes.

During Fiscal Year 2020/21, the Participation Charge was \$4,129 per Equivalent Dwelling Unit.

Reporting Requirements

The District is required to report expenditures of capacity charges to the public. As outlined in California Government Code §66013, the public reporting must be done within one hundred eighty (180) days after the last day of each fiscal year and must include the following information for that fiscal year:

1. A description of the capacity charges deposited into the fund.
2. The beginning and ending balance of the fund and the interest earned from the investment of money into the fund.
3. The capacity charges collected in that fiscal year.
4. An identification of all of the following:
 - a. Each public improvement on which charges were expended and the amount of the expenditures for each improvement, including the percentage of the total cost of the public improvement that was funded with those capacity charges if more than one source of funding was used.
 - b. Each public improvement on which charges were expended that was completed during that fiscal year.

- c. Each public improvement anticipated to be undertaken in the following fiscal year.
5. A description of each interfund transfer or loan made from the capital facilities fund. The information provided, in the case of an interfund transfer, shall identify the public improvements on which the transferred money is, or will be, expended. The information, in the case of an interfund loan, shall include the date on which the loan will be repaid, and the rate of interest that the fund will receive on the loan.

Activity Prior to Reporting Period

On February 6, 2020, the District adopted Resolution No. 20-06 accepting a System Evaluation and Capacity Assurance Plan (SECAP). The purpose of the SECAP is to provide the District guidance in its efforts to assure capacity for existing customers and information on how to prepare and plan for future development. This document summarizes the District's compliance with provision D.13.viii – System Evaluation and Capacity Assurance Plan of the California State Water Resources Control Board (SWRCB) Order No. 2006-0003-DWQ, the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems (SSS WDR). It is included by reference to the District's Sewer System Management Plan (SSMP); is reviewed annually and is updated as deemed necessary by District staff (at minimum every five years) to account for conditions affecting collection system capacity. The District implemented a development impact fee program for these sewer projects and collect fee revenues as development occurs to pay for the system expansion.

In accordance with Resolution #20-07 adopted February 6, 2020, the District accepted a Nexus Study for the establishment of the Local Sewer Participation Fee Program. The Fee Program is compliant with the regulations set forth in Section 66000 and ensures that a rational nexus exists between future development areas, 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.

Fund 300 Activity for Current Reporting Period (FY 2020/21)¹

Beginning Balance July 1, 2020	\$ 26,787,560
Revenue	
Local Participation Fees Collected	\$ 2,933,779
Cash flow from investing activities	\$ 91,326
Changes in advances from other funds ²	\$ (846,725)
Total Revenue	\$ 2,178,380
Expenditures	
Foothill Trunk, Construction	\$ 1,772,748
Rocklin 60 Ph III Reimbursement ³	\$ 314,306
Total Expenditures	\$ 2,087,054
Ending Balance June 30, 2021	\$ 26,878,886

Budgeted Fund 300 Activity for Next Reporting Period (FY 2021/22)

Foothill Trunk, Construction	\$ 200,000
Trunk Extension reimbursement	\$ 400,000
Total	\$ 600,000

Additional information on capital expenditures can be found in the South Placer Municipal Utility District Adopted Budget Report and Comprehensive Annual Financial Report at www.spmud.ca.gov.

¹ Source of Information SPMUD Comprehensive Annual Financial Report FY2020/21

² Funds are transferred from Fund 100 to true-up revenues and expenses in the next fiscal year, transfer occurred on July 27, 2021

³ Reimbursement per Resolution 16-17, Credit and Reimbursement Agreement with Rocklin 60 was inadvertently paid after the close of FY 2019/20 resulting in two payments in FY 2020/21

SOUTH PLACER MUNICIPAL UTILITY DISTRICT

STAFF REPORT

To: Board of Directors

From: Eric Nielsen, Superintendent

Cc: Herb Niederberger, General Manager

Subject: Resolution 21-46 – Resolution to Dispose of District Surplus Items

Meeting Date: December 2, 2021

Overview

The District has a vehicle that has met or exceeded its useful life and is planned to be replaced by a newer, more reliable, updated version or equivalent. The item to be designated as surplus is listed in the table below.

Item	Qty	Year	Make	Model	VIN
Unit 3	1	2006	Chevrolet	1500 4x4 Ext. Cab	1GCEK19VX6Z272919

In accordance with Policy No. 3300 – Disposal of Surplus Property, District property with a unit value greater than \$500 shall be declared surplus by the Board of Directors. All items are disposed of in accordance with this policy. The District plans to use GovDeals.com, an online government surplus auction site and partner of the California Special Districts Association, to sell this item. GovDeals.com provides a valuable service in recovering value from surplus items for the District. GovDeals.com receives a 10% commission, which is paid by the buyer. The District has successfully used GovDeals.com to dispose of surplus inventory since 2017.

Recommendation

Staff recommends that the Board of Directors adopt Resolution 21-46 to declare the item listed therein as surplus.

Strategic Plan Goals

This action is consistent with SPMUD Strategic Plan Goals:
Goal 1.3: Maintain Transparency with all District Activities

Related District Ordinances and Policies

This action complies with the following District Policy:
Policy No. 3300 – Disposal of Surplus Property or Equipment

Fiscal Impact

The items will be removed from the District’s Fixed Assets and whatever salvage value is realized will be deposited into Fund 400 – Capital Replacement and Rehabilitation.

SOUTH PLACER MUNICIPAL UTILITY DISTRICT

RESOLUTION NO. 21-46

RESOLUTION TO DISPOSE OF DISTRICT SURPLUS ITEMS

WHEREAS, the South Placer Utility District owns the item generally described below:

Item	Qty	Year	Make	Model	VIN
Unit 3	1	2006	Chevrolet	1500 4x4 Ext. Cab	1GCEK19VX6Z272919

WHEREAS, Policy 3300 – Disposal of Surplus Property or Equipment provides guidance on the proper disposal of surplus District property and equipment.

WHEREAS, the Board hereby finds that this item has outlived its useful life and is surplus and no longer necessary, useful to, or in the best interest of the District to retain ownership of said item.

NOW, THEREFORE BE IT RESOLVED by the Board of Directors of the South Placer Municipal Utility District that:

The General Manager, or his designee, is hereby authorized to

- (i) cause the item to be auctioned "as is," individually or in one or more lots, to the highest bidder, or
- (ii) transfer to another agency, or
- (iii) discard, recycle, salvage, or scrap any vehicle for which no suitable bids are received.

PASSED AND ADOPTED at a Regular Meeting of the South Placer Municipal Utility District Board of Directors at Rocklin, CA this 2nd day of December 2021.

Signed: _____
William Dickinson, President of the Board of Directors

Attest: _____
Emilie Costan, Board Secretary

**SOUTH PLACER MUNICIPAL UTILITY DISTRICT
RESOLUTION NO. 21-47
A RESOLUTION COMMENDING MELVIN HETRICK**

WHEREAS, Mr. Melvin (Buck) Hetrick, Maintenance Worker II with the Field Services Department is retiring after thirteen years of outstanding service to the South Placer Municipal Utility District; and

WHEREAS, Buck has been a devoted employee beginning as a Maintenance Worker in the Field Services Department and promoting to the position of Maintenance Worker II; and

WHEREAS, the District has greatly benefitted from Buck's relentless work ethic, dependability, thoughtfulness, experience, dedication, humor, courage, and integrity; and

WHEREAS, Buck exemplifies the District's core values - integrity, stewardship, service, and quality; and

WHEREAS, after thirteen years of committed service, Buck will be retiring from the District on November 30, 2021,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF SOUTH PLACER MUNICIPAL UTILITY DISTRICT:

That this Board does hereby extend to Melvin Hetrick our sincere appreciation for his dedicated service to the South Placer Municipal Utility District,

PASSED AND ADOPTED at a regular meeting of the Board of Directors of South Placer Municipal Utility District this 2nd day of December 2021, by unanimous vote:

Signed:

William Dickinson, President of the Board of Directors

Attest: _____
Emilie Costan, Board Secretary

SOUTH PLACER MUNICIPAL UTILITY DISTRICT

STAFF REPORT

To: Board of Directors

From: Herb Niederberger, General Manager

Cc: Carie Huff, District Engineer
Eric Nielsen, Superintendent

Subject: Resolution 21-48 Authorizing the General Manager to Execute and Record the Minor Boundary Line Adjustment at the Irish Lane Lift Station

Meeting Date: December 2, 2021

Overview

On September 5, 2019, a workshop was held during the Regular Meeting of the Board of Directors regarding the disposal of District real property. The District acquired two parcels (APN 032-152-009-000 and APN 032-152-008-000) comprising roughly 50 acres as a result of the annexation of the Newcastle Sanitary District in 2010. The two parcels contain historic treatment and overflow pond areas, the Irish Lane Pump Station (LS-11), and Radio Repeater Station 01 (RR-01). The ponds are no longer necessary for treatment and the pump station has small overflow ponds. While the workshop concluded that the surplus lands are not readily developable, much of this land is surplus to the needs of the District.

During the workshop and subsequently, during the preparation of the General Manager’s Goals for 2021, the Board instructed that those surplus lands be made ready for disposal in accordance with state laws. One of the steps necessary for that action, was the preparation of a Minor Boundary Line Adjustment (MBLA), separating off approximately 42 acres for sale, with the remaining 8 acres to be retained by the District for use in its operation of LS-11 and RR-01.

On October 21, 2021, the Placer County Parcel Review Committee approved the recording of this Boundary Line Adjustment as provided for in Section 66412 (d) of the Subdivision Map Act, Title 7, Government Code. The remaining action to complete the MBLA is to go through escrow and execute the Grant Deeds necessary for the Lot Line Adjustment. The necessary documents are included as Attachment 1 to this Staff Report.

After the MBLA is recorded, staff intends to proceed with the possible disposal of this surplus property in accordance with the State of California Government Code Section 54220.

Recommendation

Staff recommends that the Board of Directors adopt Resolution 21-48 Authorizing the General Manager to execute and record the Minor Boundary Line Adjustment at the Irish Lane Lift Station.

Strategic Plan Goals

This action is consistent with SPMUD Strategic Plan Goals:

Goal 1.3: Maintain Transparency with all District Activities

Related District Ordinances and Policies

This action complies with the following District Policy:

Policy No. 3300 – Disposal of Surplus Property or Equipment

Fiscal Impact

The expenditure of \$1,390.66 was included in the Fund 100 line items for professional services in the FY 2021-22 Budget.

Attachments

1. Complete Escrow Instructions prepared by Placer Title Company dated November 18, 2021 for the MBLA for SPMUD
2. Resolution 21-48 Authorizing the General Manager to execute and record the Minor Boundary Line Adjustment at the Irish Lane Lift Station


PLACER TITLE COMPANY
A MOTHER LODE COMPANY
ESCROW INSTRUCTIONS



808876-1212-
0

TO: Placer Title Company

Date: November 18, 2021

RE: Escrow No. P-448610
County MBR # 21-00104

These are the Escrow Instructions for Minor Boundary Adjustment for South Placer Municipal Utility District for the Minor Boundary Line Adjustment identified by the above number.

I/we, the undersigned, hand you herewith the following:

Read and approved copy of the RESOLUTION TO APPROVE A MINOR BOUNDARY LINE ADJUSTMENT ("MBR") for the above numbered MBR.

Approved copy of the Letter of Instruction issued by Jutta Rosier, dated 11/18/2021.

Cashier's Check(s) in the amount necessary to close as shown on the attached Preliminary Statement.

2 Grant Deeds

1 Free & Clear Affidavit

Which you are hereby authorized and directed to use and/or record when you can:

Comply with instructions received from the above described Governmental Agency having jurisdiction of the Minor Boundary Line Adjustment.

See attached statement for complete fees in relation to this transaction.

Note: The Taxes for the 2021/22 tax year have not been segregated based on new boundary lines and that in the event one party fails to pay taxes, said delinquent taxes would affect property obtained through the Minor Boundary Line Adjustment.

These instructions are effective until revoked by written demand by the undersigned.

South Placer Municipal Utility District

By: _____
H. E. Niederberger, Jr.

Placer Title Company

9085 Foothills Blvd
Roseville, CA 95747
(916) 624-8141

File Number: P-448610
Close Date: 11/29/2021

SELLER(S) CLOSING STATEMENT

Type: **Builder Services**
Property: **APN 032-152-009-000 & 032-152-008-000,**
NEWCASTLE, CA 95658 (PLACER)
(032-152-009, 032-152-008)

Borrower(s):

Seller(s): **SOUTH PLACER MUNICIPAL UTILITY DISTRICT**
5807 Springview Drive
Rocklin, CA 95677

Description	Debit	Credit
Deposits, Credits, Debits		
Deposit by Burell Consulting Group from South Placer Municipal Utility District		\$1,000.00
Title Charges		
Title - Lender's coverage Premium to Placer Title Company		
Title - Notary Fees (MLHC Employee) to Placer Title Company	\$150.00	
Title - Abstract or title search to Placer Title Company	\$1,000.00	
Title - Settlement or closing fee \$1,000.00 to Placer Title Company	\$1,000.00	
Title - E-Recording Service Fee to Simplifile	\$10.65	
Government Recording and Transfer Charges		
Building Homes and Jobs Act Fee to MLHC Recording Account \$150.00	\$150.00	
Resolution to MLHC Recording Account \$0.01	\$0.01	
2 Grant Deeds to MLHC Recording Account \$80.00	\$80.00	
Totals	\$2,390.66	\$1,000.00

Balance Due FROM Seller: \$1,390.66

APPROVED AND ACCEPTED

SELLER(S)

South Placer Municipal Utility District

By: _____
H. E. Niederberger, Jr.

Recording Requested by:
Placer Title Company

WHEN RECORDED RETURN
ORIGINAL TO
PLACER COUNTY PLANNING DEPARTMENT
3091 County Center Drive
Auburn, CA 95603



PLACER COUNTY PARCEL REVIEW COMMITTEE
(FILE NUMBER: PLN21-00104)

A RESOLUTION TO APPROVE A MINOR BOUNDARY LINE ADJUSTMENT BETWEEN
THE FOLLOWING OWNERS:

South Placer Municipal Utility District successor in interest to Newcastle Sanitary District

WHEREAS the Placer County Parcel Review Committee met in regular session on October 21, 2021 and reviewed a proposed boundary line adjustment for parcels recorded in Volume 953 at Page 286, Volume 955 at page 303, Volume 978 at Page 408 and Volume 1659 at page 215 of the Official Records of Placer County, and being Placer County Assessor's Parcel Number 032-152-008-000 & 032-152-009-000 between the above persons, and

WHEREAS portions of parcels 032-152-008-000 & 032-152-009-000 will be caused to reconfigure, and

WHEREAS the attached exhibits indicate the transfer would not create a greater number of parcels than originally exist, would not result in parcels violating authorized zoning requirements, and the property exchanged as a part of this adjustment is intended to merge with the receiving property without the creation of a new separately saleable parcel. The attached exhibits indicate the configuration of the approved parcel that will result from the boundary line adjustments.

NOW, THEREFORE BE IT RESOLVED that the Placer County Parcel Review Committee approved the recording of this boundary line adjustment on October 21, 2021 as provided in Section 66412(d) of the Subdivision Map Act, Title 7, Government Code.

BE IT FURTHER RESOLVED that this resolution does not constitute approval of a Parcel Map or Certificate of Compliance and there is not stated or implied warranty by the County of Placer as to the legality of any transfers or accuracy of the attached plat.

I HEREBY CERTIFY THAT THE PLACER COUNTY PARCEL REVIEW COMMITTEE PASSED THE ABOVE RESOLUTION

11/9/21
Date George Rosasco
George Rosasco, Chairman, Parcel Review Committee

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.

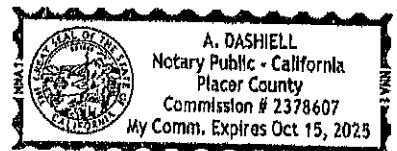
State of California
County of Placer

On 11-9-21 before me, A. Dashiell, a Notary Public, personally appeared George Rosasco, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

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.

A. Dashiell
Notary's Signature



**MBR NO. PLN 21-00104
EXHIBIT "A"
LEGAL DESCRIPTION
RESULTANT PARCEL A**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 7 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE LANDS OF NEWCASTLE SANITARY DISTRICT RECORDED IN VOLUME 1659 AT PAGE 215, OFFICIAL RECORDS OF PLACER COUNTY.

TOGETHER WITH PORTIONS OF LANDS OF NEWCASTLE SANITARY DISTRICT AS DESCRIBED IN VOLUME 923 AT PAGE 369, VOLUME 953 AT PAGE 286, VOLUME 955 AT PAGE 303 AND VOLUME 978 AT PAGE 408, OFFICIAL RECORDS OF PLACER COUNTY, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A 3/4 INCH IRON PIPE STAMPED L.S. 2515 SITUATED AT THE WEST TERMINUS OF A COURSE DESIGNATED AS "S89°04'40"W 244.63 FEET" AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 3 OF SURVEYS AT PAGE 77, PLACER COUNTY RECORDS, THENCE ALONG THE COMMON LINE BETWEEN SAID LANDS OF NEWCASTLE SANITARY DISTRICT AS DESCRIBED IN VOLUME 953 AT PAGE 286 AND A 35.2 ± ACRES PARCEL AS SHOWN ON SAID RECORD OF SURVEY, NORTH 46°53'00" WEST 91.13 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING SAID COMMON LINE, SOUTH 64°06'00" WEST 130.13 FEET; THENCE SOUTH 14°16'35" EAST 251.81 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 244.10 FEET, THROUGH A CENTRAL ANGLE OF 70°46'34" FOR AN ARC LENGTH OF 301.53 FEET; THENCE SOUTH 55°55'43" WEST 162.14 FEET; THENCE NORTH 42°58'05" WEST 470.53 FEET; THENCE SOUTH 49°08'06" WEST 178.50 FEET; THENCE SOUTH 48°26'25" WEST 49.20 FEET; THENCE SOUTH 51°59'05" WEST 50.90 FEET; THENCE SOUTH 60°46'30" WEST 47.89 FEET; THENCE SOUTH 61°52'03" WEST 27.63 FEET; THENCE SOUTH 64°52'57" WEST 118.49 FEET; THENCE SOUTH 57°14'06" WEST 44.89 FEET; THENCE SOUTH 51°41'39" WEST 27.97 FEET; THENCE SOUTH 44°23'59" WEST 22.96 FEET; THENCE SOUTH 40°32'07" WEST 11.19 FEET; THENCE SOUTH 37°34'57" WEST 105.82 FEET, MORE OR LESS, TO THE COMMON LINE BETWEEN SAID LANDS OF NEWCASTLE SANITARY DISTRICT AS DESCRIBED IN VOLUME 955 AT PAGE 303 AND THE LANDS OF REX DEMARTINI AND JACQUELINE DEMARTINI, HUSBAND AND WIFE, AS JOINT TENANTS, AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED IN DOC. NO. 2017-0028095, OFFICIAL RECORDS OF PLACER COUNTY.

RESULTANT PARCEL A CONTAINING A TOTAL AREA OF 42.69 ACRES, MORE OR LESS.

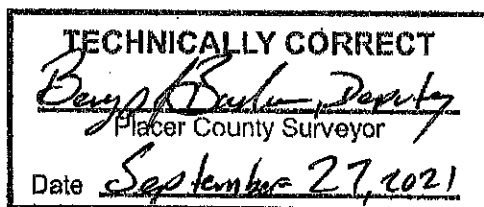
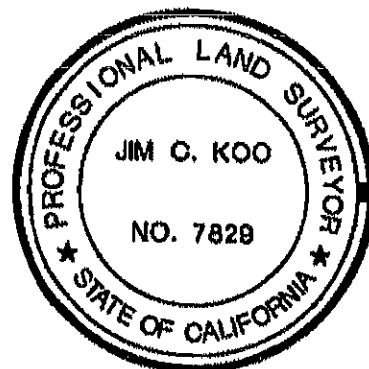
THE ABOVE DESCRIPTION ENCOMPASSES ONE LEGAL PARCEL OF LAND AS APPROVED BY MINOR BOUNDARY LINE ADJUSTMENT NO. PLN21-00104. THE BEARINGS AND DISTANCES USED ALONG THE BOUNDARY OF THE PROPERTY DESCRIBED IN VOLUME 923 AT PAGE 286, VOLUME 955 AT PAGE 303, VOLUME 923 AT PAGE 369 AND VOLUME 978 AT PAGE 408, OFFICIAL RECORDS OF PLACER COUNTY ARE NOT BASED UPON A FIELD SURVEY AS DESCRIBED IN L.S. ACT SECTION 8762. THEY DO NOT ESTABLISH THE BOUNDARY OF SAID PROPERTY AND ARE INCLUDED TO ASSIST IN LOCATING THE NEW BOUNDARY APPROVED BY MINOR BOUNDARY LINE ADJUSTMENT NO. PLN 21-00104 ONLY.

THE BEARINGS DESCRIBED HEREIN ARE IDENTICAL TO THOSE IN THAT CERTAIN "PLAT OF TRACT NO. 641 KENTUCKY GREENS" RECORDED IN BOOK "P" OF MAPS AT PAGE 53, PLACER COUNTY RECORDS

END OF DESCRIPTION

J. C. Koo

WRITTEN BY: JIM C. KOO, L.S. 7829
DATE PREPARED: SEPTEMBER 1, 2021



**MBR NO. PLN 21-00104
EXHIBIT "A"
LEGAL DESCRIPTION
RESULTANT PARCEL B**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 7 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE LANDS OF NEWCASTLE SANITARY DISTRICT RECORDED IN VOLUME 953 AT PAGE 286, VOLUME 955 AT PAGE 303 AND VOLUME 978 AT PAGE 408, OFFICIAL RECORDS OF PLACER COUNTY.

EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A 3/4 INCH IRON PIPE STAMPED L.S. 2515 SITUATED AT THE WEST TERMINUS OF A COURSE DESIGNATED AS "S89°04'40"W 244.63 FEET" AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 3 OF SURVEYS AT PAGE 77, PLACER COUNTY RECORDS, THENCE ALONG THE COMMON LINE BETWEEN SAID LANDS OF NEWCASTLE SANITARY DISTRICT AS DESCRIBED IN VOLUME 953 AT PAGE 286 AND A 35.2 ± ACRES PARCEL AS SHOWN ON SAID RECORD OF SURVEY, NORTH 46°53'00" WEST 91.13 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING SAID COMMON LINE, SOUTH 64°06'00" WEST 130.13 FEET; THENCE SOUTH 14°16'35" EAST 251.81 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 244.10 FEET, THROUGH A CENTRAL ANGLE OF 70°46'34" FOR AN ARC LENGTH OF 301.53 FEET; THENCE SOUTH 55°55'43" WEST 162.14 FEET; THENCE NORTH 42°58'05" WEST 470.53 FEET; THENCE SOUTH 49°08'06" WEST 178.50 FEET; THENCE SOUTH 48°26'25" WEST 49.20 FEET; THENCE SOUTH 51°59'05" WEST 50.90 FEET; THENCE SOUTH 60°46'30" WEST 47.89 FEET; THENCE SOUTH 61°52'03" WEST 27.63 FEET; THENCE SOUTH 64°52'57" WEST 118.49 FEET; THENCE SOUTH 57°14'06" WEST 44.89 FEET; THENCE SOUTH 51°41'39" WEST 27.97 FEET; THENCE SOUTH 44°23'59" WEST 22.96 FEET; THENCE SOUTH 40°32'07" WEST 11.19 FEET; THENCE SOUTH 37°34'57" WEST 105.82 FEET, MORE OR LESS, TO THE COMMON LINE BETWEEN SAID LANDS OF NEWCASTLE SANITARY DISTRICT AS DESCRIBED IN VOLUME 955 AT PAGE 303 AND THE LANDS OF REX DEMARTINI AND JACQUELINE DEMARTINI, HUSBAND AND WIFE, AS JOINT TENANTS, AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED IN DOC. NO. 2017-0028095, OFFICIAL RECORDS OF PLACER COUNTY.

RESULTANT PARCEL B CONTAINING A TOTAL AREA OF 8.02 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION ENCOMPASSES ONE LEGAL PARCEL OF LAND AS APPROVED BY MINOR BOUNDARY LINE ADJUSTMENT NO. PLN21-00104.

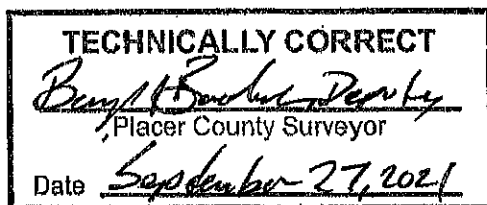
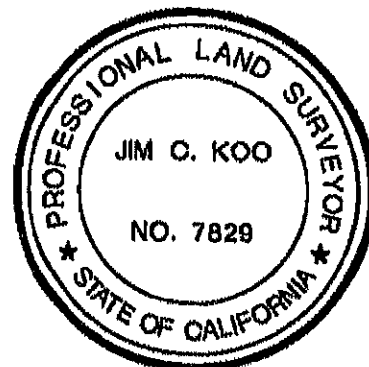
THE BEARINGS AND DISTANCES USED ALONG THE BOUNDARY OF THE PROPERTY DESCRIBED IN VOLUME 953 AT PAGE 286, VOLUME 955 AT PAGE 303 AND VOLUME 978 AT PAGE 408, OFFICIAL RECORDS OF PLACER COUNTY ARE NOT BASED UPON A FIELD SURVEY AS DESCRIBED IN L.S. ACT SECTION 8762. THEY DO NOT ESTABLISH THE BOUNDARY OF SAID PROPERTY AND ARE INCLUDED TO ASSIST IN LOCATING THE NEW BOUNDARY APPROVED BY MINOR BOUNDARY LINE ADJUSTMENT NO. PLN 21-00104 ONLY.

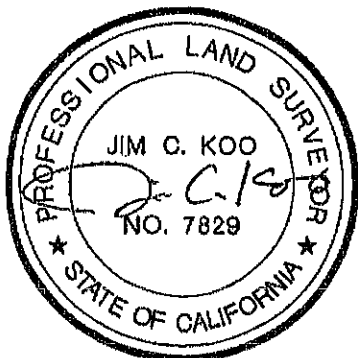
THE BEARINGS DESCRIBED HEREIN ARE IDENTICAL TO THOSE IN THAT CERTAIN "PLAT OF TRACT NO. 641 KENTUCKY GREENS" RECORDED IN BOOK "P" OF MAPS AT PAGE 53, PLACER COUNTY RECORDS

END OF DESCRIPTION

J. C. Koo

WRITTEN BY: JIM C. KOO, L.S. 7829
DATE PREPARED: SEPTEMBER 1, 2021





DOC. NO.
2018-0037625

DOC. NO.
2017-0028095

PARCEL B
3 P.M. 2

DOC. NO.
2020-0002364

PARCEL A
20 P.M. 75

PARCEL C
20 P.M. 75

953 O.R. 286
POR.
PARCEL D
20 P.M. 75

DOC. NO.
2009-0107419
(3 RS 77)

BOUNDARY LINE
TO BE ABANDONED
955 O.R. 303

P.O.C.
3/4" I.P. L52515
PER 3 RS 77

**RESULTANT
PARCEL B**

AREA = 8.02± ACRES

SEE DETAIL
SHEET 3

L15
L11
L12
L13
L10
L9
L8
L7
L14
L16
L17

PARCEL 1
955 O.R. 303
NEW BOUNDARY LINE

C1
978 O.R. 408

L6

L5

923 O.R. 369

NEWCASTLE
SANITARY DISTRICT
TRANSFER
PARCEL

AREA = 17.03± ACRES

WEST LINE OF NE
1/4 SECTION 25

BOUNDARY LINE
TO BE ABANDONED

**PTN. RESULTANT
PARCEL A**

AREA = 42.69± ACRES

1656 O.R. 215

SOUTH LINE OF N 1/2
SECTION 25

LEGEND

- DIMENSION POINT ○
- MONUMENT AS NOTED ✕
- POINT OF BEGINNING P.O.B.
- POINT OF COMMENCEMENT P.O.C.

DOC. NO. 2020-0076819

DOC. NO.
1993-0037710

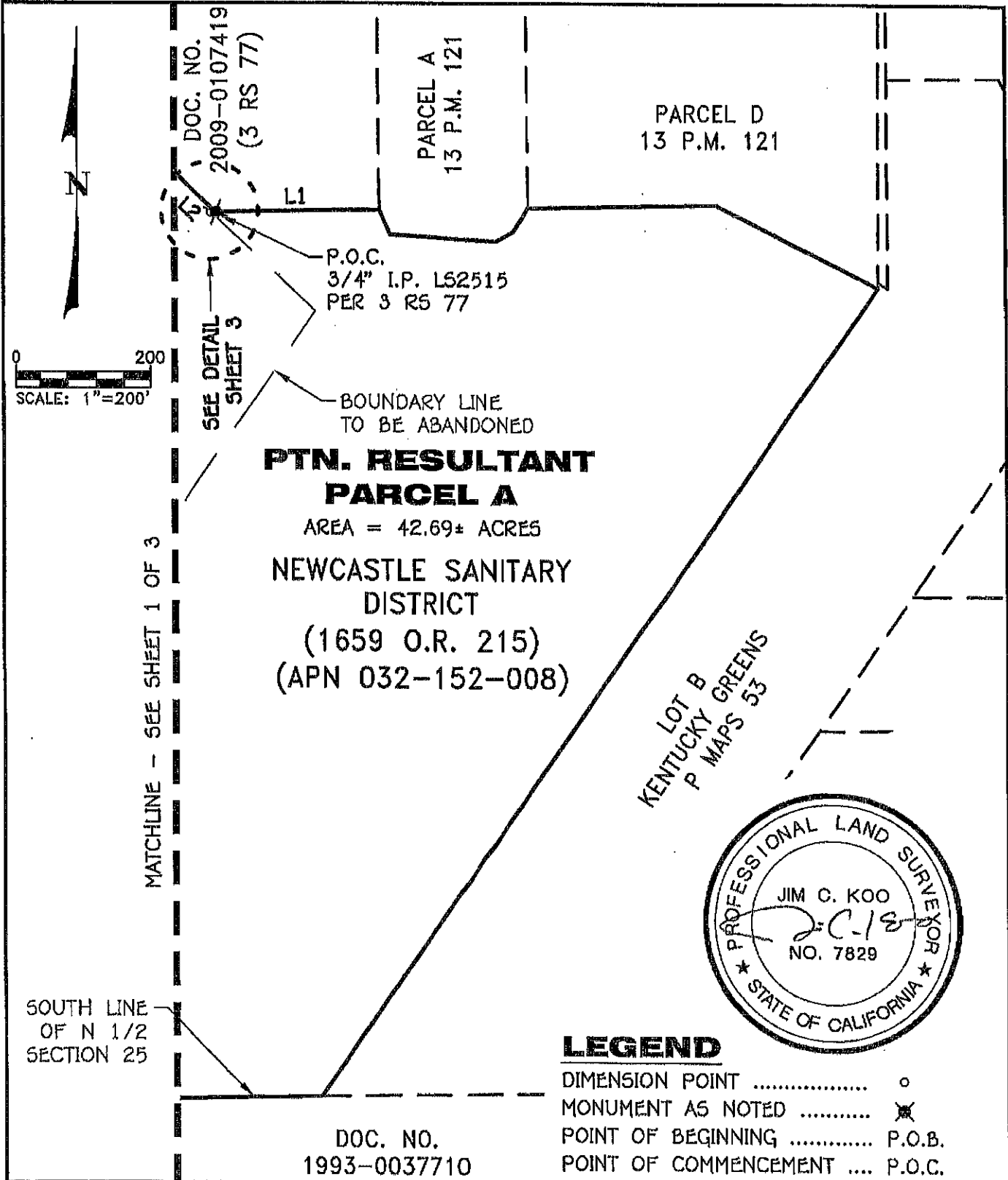


MATCHLINE - SEE SHEET 2 OF 3

B BURRELL
CONSULTING
GROUP, INC.
1001 Enterprise Way, Suite 100
Roseville, CA 95678 (916) 783-8898

EXHIBIT "B"
MBR NO. PLN 21-00104
POR. OF NORTH 1/2 OF
SEC. 25, T.12N, R.7E., M.D.B.&M.
COUNTY OF PLACER CALIFORNIA

DRAWN BY: NSL CHECKED BY: JCK
DATE: 09/01/2021
SHEET 1 OF 3
JOB NO. 2390-00-1405



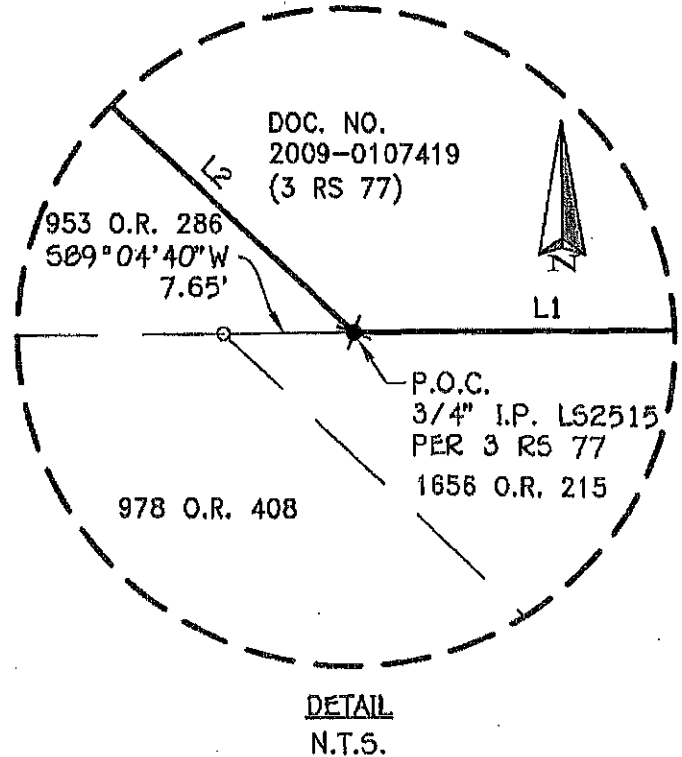
B BURRELL CONSULTING GROUP, INC.
 1001 Enterprise Way, Suite 100
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DRAWN BY: NSL	CHECKED BY: JCK
DATE: 09/01/2021	
SHEET 2 OF 3	
JOB NO. 2390-00-1405	

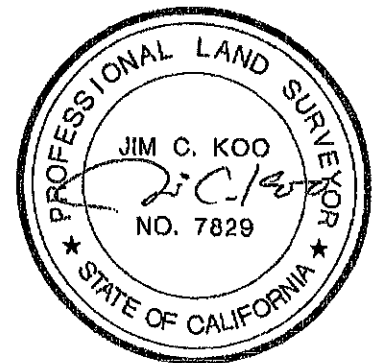
LINE TABLE

LINE	BEARING	LENGTH
L1	S89°04'40"W	244.63'
L2	N46°53'00"W	91.13'
L3	S64°06'00"W	130.13'
L4	S14°16'35"E	251.81'
L5	S55°55'43"W	162.14'
L6	N42°58'05"W	470.53'
L7	S49°08'06"W	178.50'
L8	S48°26'25"W	49.20'
L9	S51°59'05"W	50.90'
L10	S60°46'30"W	47.89'
L11	S61°52'03"W	27.63'
L12	S64°52'57"W	118.49'
L13	S57°14'06"W	44.89'
L14	S51°41'39"W	27.97'
L15	S44°23'59"W	22.96'
L16	S40°32'07"W	11.19'
L17	S37°34'57"W	105.82'±



CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS
C1	70°46'34"	301.53'	244.10'



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DRAWN BY: NSL CHECKED BY: JCK
DATE: 09/01/2021
SHEET 3 OF 3
JOB NO. 2390-00-1405

RECORDING REQUESTED BY

Placer Title Company
Escrow Number: P-448610
Branch: 1601

AND WHEN RECORDED MAIL TO

South Placer Municipal Utility District
5807 Springview Drive
Rocklin, CA 95677

A.P.N.: ptn 032-152-009, 032-152-008

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED
LOT LINE ADJUSTMENT

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 City Transfer Tax: \$0.00 R&T Code 11911 Value less than \$100.00

Unincorporated Area City of Newcastle

computed on full value of property conveyed, or

computed on full value less value of liens and encumbrances remaining at time of sale.

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

South Placer Municipal Utility District successor in interest to Newcastle Sanitary District

Hereby GRANT(S) to

South Placer Municipal Utility District successor in interest to Newcastle Sanitary District

The land described herein is situated in the State of California, County of Placer, unincorporated area, described as follows:

Exhibit "A" and "B" attached

This Deed is being executed to confirm that certain boundary line adjustment approved by the County of Placer, California
PLN21-00104

Dated: November 18, 2021

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name	Street Address	City & State
------	----------------	--------------

Page 1 of 2 - 11/18/2021

South Placer Municipal Utility District successor in interest to Newcastle Sanitary District

By: H.E. Niederberger, Jr., General Manager

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) ss.

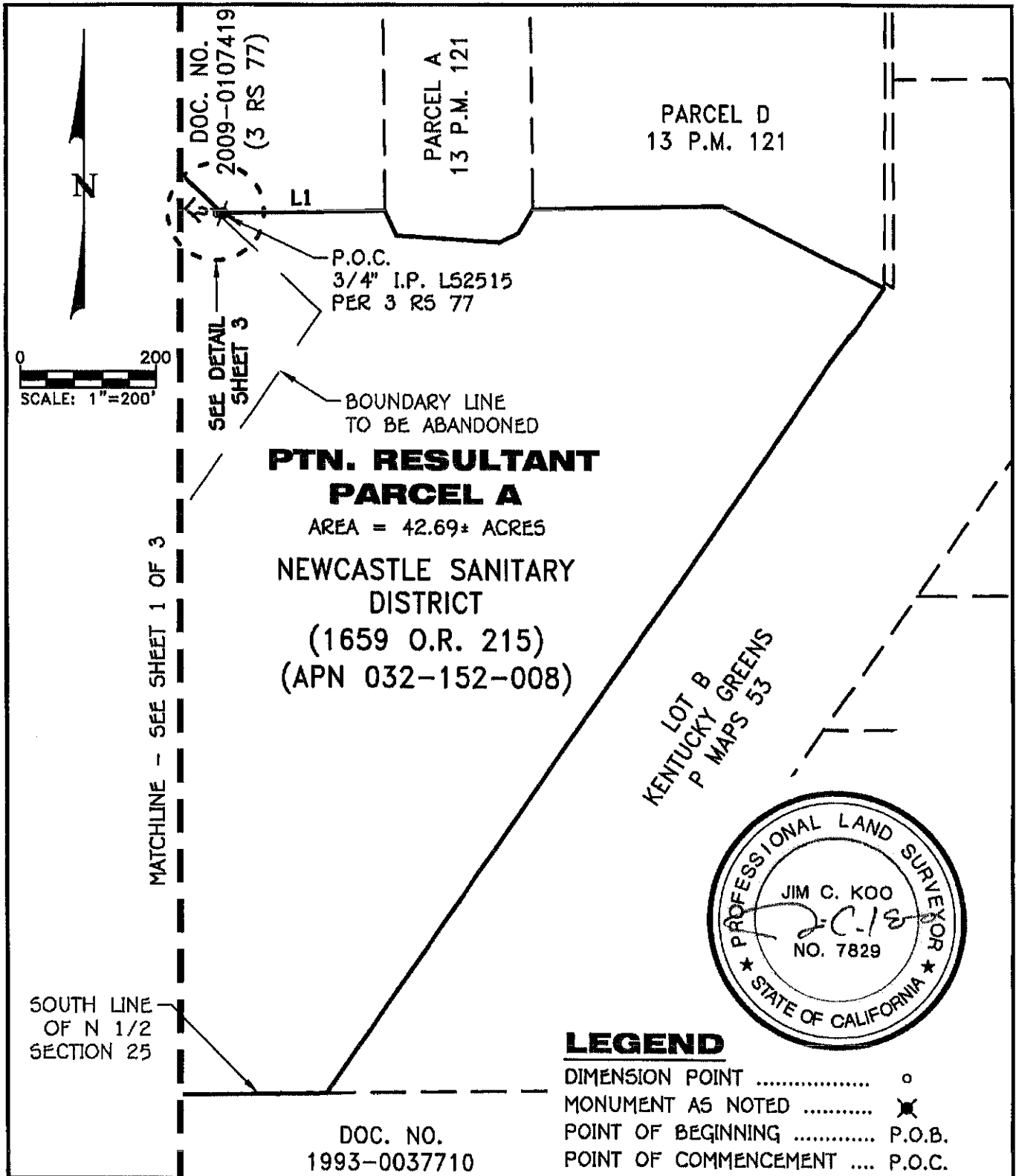
On _____ before me,

Notary Public personally appeared _____

_____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

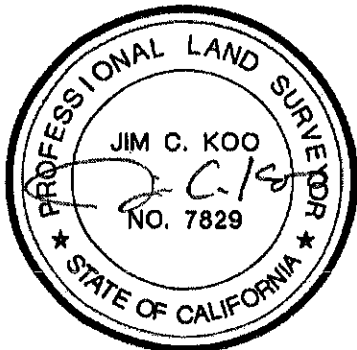
SIGNATURE _____



B BURRELL CONSULTING GROUP, INC.
 1001 Enterprise Way, Suite 100
 Roseville, CA 95678 (916) 783-8898

EXHIBIT "B"
 MBR NO. PLN 21-00104
 POR. OF NORTH 1/2 OF
 SEC. 25, T.12N, R.7E., M.D.B.&M.
 COUNTY OF PLACER CALIFORNIA

DRAWN BY: NSL	CHECKED BY: JCK
DATE: 09/01/2021	
SHEET 2 OF 3	
JOB NO. 2390-00-1405	



DOC. NO.
2018-0037625

DOC. NO.
2017-0028095

DOC. NO.
2020-0002364

DOC. NO. 2020-0076819

DOC. NO.
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PARCEL A
20 P.M. 75

PARCEL C
20 P.M. 75

PARCEL D
20 P.M. 75

DOC. NO.
2009-0107419
(3 RS 77)

BOUNDARY LINE
TO BE ABANDONED
955 O.R. 303

P.O.C.
3/4" I.P. L52515
PER 3 R5 77

**RESULTANT
PARCEL B**

AREA = 8.02± ACRES

PARCEL 1
955 O.R. 303
NEW BOUNDARY LINE

**PTN. RESULTANT
PARCEL A**

AREA = 42.69± ACRES

1656 O.R. 215

NEWCASTLE
SANITARY DISTRICT
TRANSFER
PARCEL

AREA = 17.03± ACRES

WEST LINE OF NE
1/4 SECTION 25

LEGEND

- DIMENSION POINT ○
- MONUMENT AS NOTED ✕
- POINT OF BEGINNING P.O.B.
- POINT OF COMMENCEMENT P.O.C.

PARCEL B
3 P.M. 2

MATCHLINE - SEE SHEET 2 OF 3

SEE DETAIL
SHEET 3



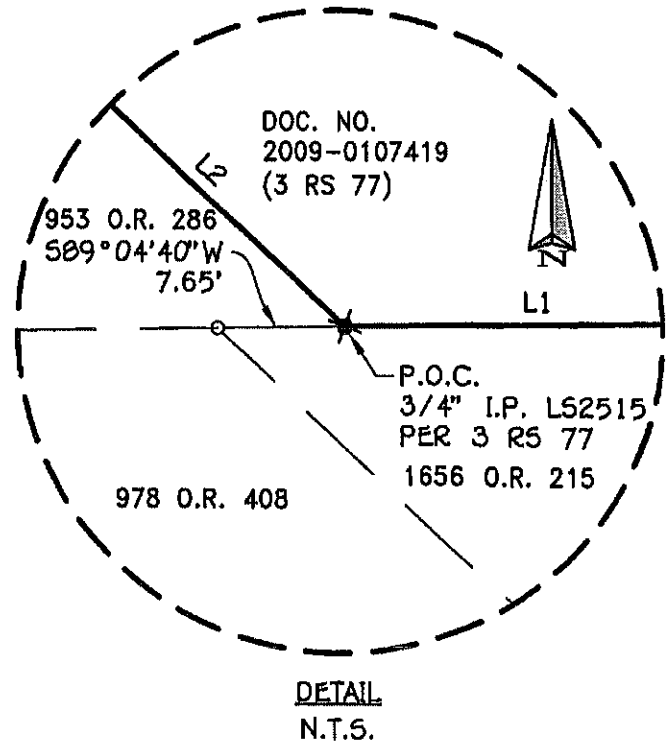
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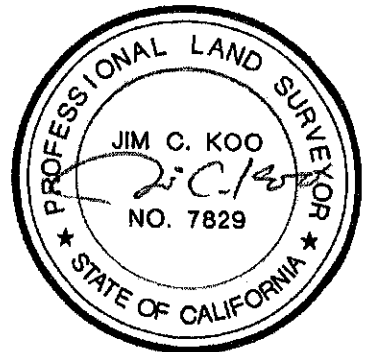
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 COUNTY OF PLACER CALIFORNIA

DRAWN BY: NSL	CHECKED BY: JCK
DATE: 09/01/2021	
SHEET 3 OF 3	
JOB NO. 2390-00-1405	

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A *Preliminary Change of Ownership Report* must be filed with each conveyance in the County Recorder's office for the county where the property is located.

NAME AND MAILING ADDRESS OF BUYER/TRANSFEREE

(Make necessary corrections to the printed name and mailing address)

South Placer Municipal Utility District successor in interest to Newcastle Sanitary District

ASSESSOR'S PARCEL NUMBER

Ptn 032-152-009, 032-152-008

SELLER/TRANSFEROR

South Placer Municipal Utility District successor in interest to Newcastle Sanitary District

BUYER'S DAYTIME TELEPHONE NUMBER

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

APN 032-152-009-000 & 032-152-008-000,, Newcastle, CA 95658

<input type="checkbox"/> YES	<input type="checkbox"/> NO	This property is intended as my principal residence. If YES, please indicate the date of occupancy	MO	DAY	YEAR
------------------------------	-----------------------------	--	----	-----	------

<input type="checkbox"/> YES	<input type="checkbox"/> NO	Are you a disabled veteran or an unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?
------------------------------	-----------------------------	--

MAIL PROPERTY TAX INFORMATION TO (NAME)

South Placer Municipal Utility District

ADDRESS 5807 Springview Drive, Rocklin, CA 95677	CITY	STATE	ZIP CODE
--	-------------	--------------	-----------------

PART I: TRANSFER INFORMATION (please answer all questions)

YES	NO	QUESTION
<input type="checkbox"/>	<input type="checkbox"/>	A. This transfer is solely between spouses (<i>addition or removal of a spouse, death of a spouse, divorce settlement, etc.</i>).
<input type="checkbox"/>	<input type="checkbox"/>	B. This transfer is solely between domestic partners currently registered with the California Secretary of State (<i>addition or removal of a partner, death of a partner, termination settlement, etc.</i>).
<input type="checkbox"/>	<input type="checkbox"/>	*C. This is a transfer between: <input type="checkbox"/> parent(s) and child(ren) <input type="checkbox"/> grandparent(s) and grandchild(ren).
<input type="checkbox"/>	<input type="checkbox"/>	*D. This transfer is the result of a cotenant's death. Date of death: _____
<input type="checkbox"/>	<input type="checkbox"/>	*E. This transaction is to replace a principal residence by a person 55 years of age or older. Within the same county? <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/>	<input type="checkbox"/>	*F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/>	<input type="checkbox"/>	*G. This transaction is to replace a principal residence substantially damaged or destroyed by a wildfire or natural disaster for which the Governor proclaimed a state of emergency. Within the same County <input type="checkbox"/> YES <input type="checkbox"/> NO
<input type="checkbox"/>	<input type="checkbox"/>	H. This transaction is only a correction of the name(s) of the person(s) holding title to the property (e.g., a <i>name change upon marriage</i>). If YES, please explain: _____
<input type="checkbox"/>	<input type="checkbox"/>	I. The recorded document creates, terminates, or reconveys a lender's interest in the property.
<input type="checkbox"/>	<input type="checkbox"/>	J. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., <i>cosigner</i>). If YES, please explain: _____
<input type="checkbox"/>	<input type="checkbox"/>	K. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
<input type="checkbox"/>	<input type="checkbox"/>	L. This is a transfer of property: 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of <input type="checkbox"/> the transferor, and/or <input type="checkbox"/> the transferor's spouse <input type="checkbox"/> registered domestic partner. 2. to/from an irrevocable trust for the benefit of the <input type="checkbox"/> creator/grantor/trustor and/or <input type="checkbox"/> grantor's/trustor's spouse <input type="checkbox"/> grantor's/trustor's registered domestic partner
<input type="checkbox"/>	<input type="checkbox"/>	M. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
<input type="checkbox"/>	<input type="checkbox"/>	N. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
<input type="checkbox"/>	<input type="checkbox"/>	O. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions.
<input type="checkbox"/>	<input type="checkbox"/>	*P. This transfer is to the first purchaser of a new building containing an active solar energy system.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Q. Other. This transfer is to CONFIRM BOUNDARY LINE ADJUSTMENT PLN21-00104

*Please refer to the instructions for Part 1

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

PART 2: OTHER TRANSFER INFORMATION

Check and complete as applicable

- A. Date of transfer if other than recording date: _____
- B. Type of transfer. Please check appropriate box.
 - Purchase Foreclosure Gift Trade or Exchange Merger, Stock, or Partnership Acquisition (Form BOE-100-B)
 - Contract of Sale - Date of Contract: _____ Inheritance - Date of Death: _____
 - Sale/leaseback Creation of a lease Assignment of a lease Termination of a lease. Date lease began: _____
 - Original term in years (including written options): _____ Remaining term in years (including written options): _____
 - Other: Please explain: _____
- C. Only a partial interest in the property was transferred. Yes No If yes, indicate the percentage transferred: _____ %

PART 3: PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

- A. Total purchase or acquisition price. Do not include closing costs or mortgage insurance Amount \$
- B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ _____
- C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount _____
 - FHA (___ Discount Points) Cal-Vet VA (___ Discount Points) Fixed Rate Variable Rate
 - Bank/Savings & Loan/Credit Union Loan carried by seller
 - Balloon payment \$ _____ Due Date: _____
- D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____ Amount \$ _____
 - Fixed Rate Variable Rate Bank/Savings & Loan/Credit Union Loan carried by seller
 - Balloon payment \$ _____ Due Date: _____
- E. Was an Improvement Bond or other public financing assumed by the buyer? YES NO Outstanding Balance \$ _____
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____
- G. The property was purchased: Through real estate broker. Broker Name: _____ Phone Number _____
 - Direct from seller From a family member-Relationship _____
 - Other. Please explain: _____
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property.

PART 4. PROPERTY INFORMATION

- A. Type of property transferred
 - Single-family residence Co-op/Own-your-own Manufactured home
 - Multiple-family residence. Number of Units: _____ Condominium Unimproved Lot
 - Other. Description: (i.e., timber, mineral, water rights, etc.) Timeshare Commercial/Industrial
- B. YES NO Personal/business property, or incentives provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.

If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____
- C. YES NO A manufactured home is included in the purchase price.

If YES, enter the value attributed to the manufactured home: \$ _____

YES NO The manufactured home is subject to local property tax. If NO, enter decal number: _____
- D. YES NO The property produces rental or other income.

If YES, the income is from: Lease/rent Contract Mineral rights Other: _____
- E. The condition of the property at the time of sale was: Good Average Fair Poor

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER	DATE	
NAME OF BUYER/TRANSFeree OR CORPORATE OFFICER	TITLE	EMAIL ADDRESS

The Assessor's office may contact you for additional information regarding this transaction.

RECORDING REQUESTED BY

Placer Title Company
Escrow Number: P-448610
Branch: 1601

AND WHEN RECORDED MAIL TO

South Placer Municipal Utility District
5807 Springview Drive
Rocklin, CA 95677

A.P.N.: ptn 032-152-009

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED
LOT LINE ADJUSTMENT

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$0.00 City Transfer Tax: \$0.00 R&T Code 11911 Value less than \$100.00
(X) Unincorporated Area () City of Newcastle
(X) computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
South Placer Municipal Utility District successor in interest to Newcastle Sanitary District

Hereby GRANT(S) to
South Placer Municipal Utility District successor in interest to Newcastle Sanitary District

The land described herein is situated in the State of California, County of Placer, unincorporated area,
described as follows:

Exhibit "A" and "B" attached

This Deed is being executed to confirm that certain boundary line adjustment approved by the County of
Placer, California
PLN21-00104

Dated: November 18, 2021

**MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS
DIRECTED ABOVE**

SAME AS ABOVE

Name Street Address City & State

South Placer Municipal Utility District successor in interest to Newcastle Sanitary District

By: H.E. Niederberger, Jr., General Manager

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) ss.

On _____ before me,

Notary Public personally appeared _____

_____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE _____

**MBR NO. PLN 21-00104
EXHIBIT "A"
LEGAL DESCRIPTION
RESULTANT PARCEL B**

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF PLACER, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTH 1/2 OF SECTION 25, TOWNSHIP 12 NORTH, RANGE 7 EAST, M.D.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE LANDS OF NEWCASTLE SANITARY DISTRICT RECORDED IN VOLUME 953 AT PAGE 286, VOLUME 955 AT PAGE 303 AND VOLUME 978 AT PAGE 408, OFFICIAL RECORDS OF PLACER COUNTY.

EXCEPTING THEREFROM ALL THAT PORTION LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT A 3/4 INCH IRON PIPE STAMPED L.S. 2515 SITUATED AT THE WEST TERMINUS OF A COURSE DESIGNATED AS "S89°04'40"W 244.63 FEET" AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 3 OF SURVEYS AT PAGE 77, PLACER COUNTY RECORDS, THENCE ALONG THE COMMON LINE BETWEEN SAID LANDS OF NEWCASTLE SANITARY DISTRICT AS DESCRIBED IN VOLUME 953 AT PAGE 286 AND A 35.2 ± ACRES PARCEL AS SHOWN ON SAID RECORD OF SURVEY, NORTH 46°53'00" WEST 91.13 FEET TO THE **POINT OF BEGINNING**; THENCE LEAVING SAID COMMON LINE, SOUTH 64°06'00" WEST 130.13 FEET; THENCE SOUTH 14°16'35" EAST 251.81 FEET TO THE BEGINNING OF A TANGENT CURVE; THENCE ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 244.10 FEET, THROUGH A CENTRAL ANGLE OF 70°46'34" FOR AN ARC LENGTH OF 301.53 FEET; THENCE SOUTH 55°55'43" WEST 162.14 FEET; THENCE NORTH 42°58'05" WEST 470.53 FEET; THENCE SOUTH 49°08'06" WEST 178.50 FEET; THENCE SOUTH 48°26'25" WEST 49.20 FEET; THENCE SOUTH 51°59'05" WEST 50.90 FEET; THENCE SOUTH 60°46'30" WEST 47.89 FEET; THENCE SOUTH 61°52'03" WEST 27.63 FEET; THENCE SOUTH 64°52'57" WEST 118.49 FEET; THENCE SOUTH 57°14'06" WEST 44.89 FEET; THENCE SOUTH 51°41'39" WEST 27.97 FEET; THENCE SOUTH 44°23'59" WEST 22.96 FEET; THENCE SOUTH 40°32'07" WEST 11.19 FEET; THENCE SOUTH 37°34'57" WEST 105.82 FEET, MORE OR LESS, TO THE COMMON LINE BETWEEN SAID LANDS OF NEWCASTLE SANITARY DISTRICT AS DESCRIBED IN VOLUME 955 AT PAGE 303 AND THE LANDS OF REX DEMARTINI AND JACQUELINE DEMARTINI, HUSBAND AND WIFE, AS JOINT TENANTS, AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED IN DOC. NO. 2017-0028095, OFFICIAL RECORDS OF PLACER COUNTY.

RESULTANT PARCEL B CONTAINING A TOTAL AREA OF 8.02 ACRES, MORE OR LESS.

THE ABOVE DESCRIPTION ENCOMPASSES ONE LEGAL PARCEL OF LAND AS APPROVED BY MINOR BOUNDARY LINE ADJUSTMENT NO. PLN21-00104.

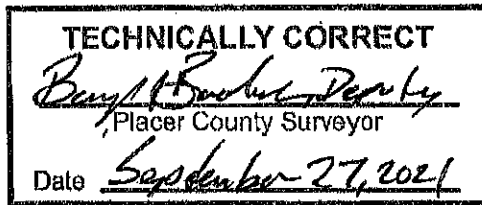
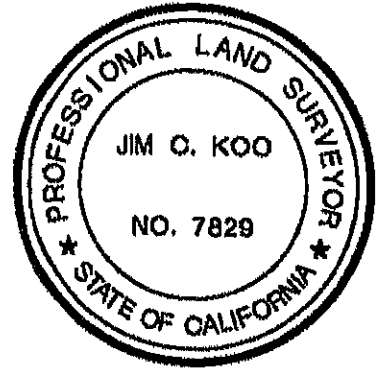
THE BEARINGS AND DISTANCES USED ALONG THE BOUNDARY OF THE PROPERTY DESCRIBED IN VOLUME 953 AT PAGE 286, VOLUME 955 AT PAGE 303 AND VOLUME 978 AT PAGE 408, OFFICIAL RECORDS OF PLACER COUNTY ARE NOT BASED UPON A FIELD SURVEY AS DESCRIBED IN L.S. ACT SECTION 8762. THEY DO NOT ESTABLISH THE BOUNDARY OF SAID PROPERTY AND ARE INCLUDED TO ASSIST IN LOCATING THE NEW BOUNDARY APPROVED BY MINOR BOUNDARY LINE ADJUSTMENT NO. PLN 21-00104 ONLY.

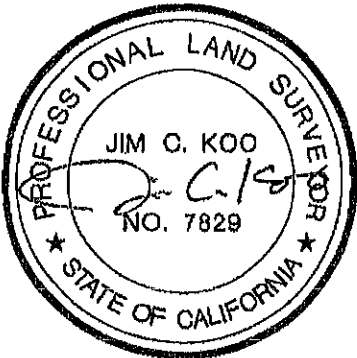
THE BEARINGS DESCRIBED HEREIN ARE IDENTICAL TO THOSE IN THAT CERTAIN "PLAT OF TRACT NO. 641 KENTUCKY GREENS" RECORDED IN BOOK "P" OF MAPS AT PAGE 53, PLACER COUNTY RECORDS

END OF DESCRIPTION

J. C. Koo

WRITTEN BY: JIM C. KOO, L.S. 7829
DATE PREPARED: SEPTEMBER 1, 2021





DOC. NO.
2018-0037625

DOC. NO.
2017-0028095

PARCEL B
3 P.M. 2

DOC. NO.
2020-0002364

PARCEL A
20 P.M. 75

PARCEL C
20 P.M. 75

POR.
PARCEL D
20 P.M. 75

BOUNDARY LINE
TO BE ABANDONED
955 O.R. 303

P.O.C.
3/4" I.P. L52515
PER 3 R5 77

DOC. NO.
2009-0107419
(3 RS 77)

**RESULTANT
PARCEL B**

AREA = 8.02± ACRES

PARCEL 1
955 O.R. 303

NEW BOUNDARY LINE

923 O.R. 369

BOUNDARY LINE
TO BE ABANDONED

**PTN. RESULTANT
PARCEL A**

AREA = 42.69± ACRES

1656 O.R. 215

NEWCASTLE
SANITARY DISTRICT
TRANSFER
PARCEL

AREA = 17.03± ACRES

WEST LINE OF NE
1/4 SECTION 25

LEGEND

- DIMENSION POINT ○
- MONUMENT AS NOTED ✕
- POINT OF BEGINNING P.O.B.
- POINT OF COMMENCEMENT P.O.C.

SOUTH LINE OF N 1/2
SECTION 25

DOC. NO. 2020-0076819

DOC. NO.
1993-0037710

0 200
SCALE: 1"=200'

MATCHLINE - SEE SHEET 2 OF 3

SEE DETAIL
SHEET 3

**B BURRELL
CONSULTING
GROUP, INC.**
1001 Enterprise Way, Suite 100
Roseville, CA 95678 (916) 783-8898

EXHIBIT "B"
MBR NO. PLN 21-00104
POR. OF NORTH 1/2 OF
SEC. 25, T.12N, R.7E., M.D.B.&M.

DRAWN BY: NSL
CHECKED BY: JCK

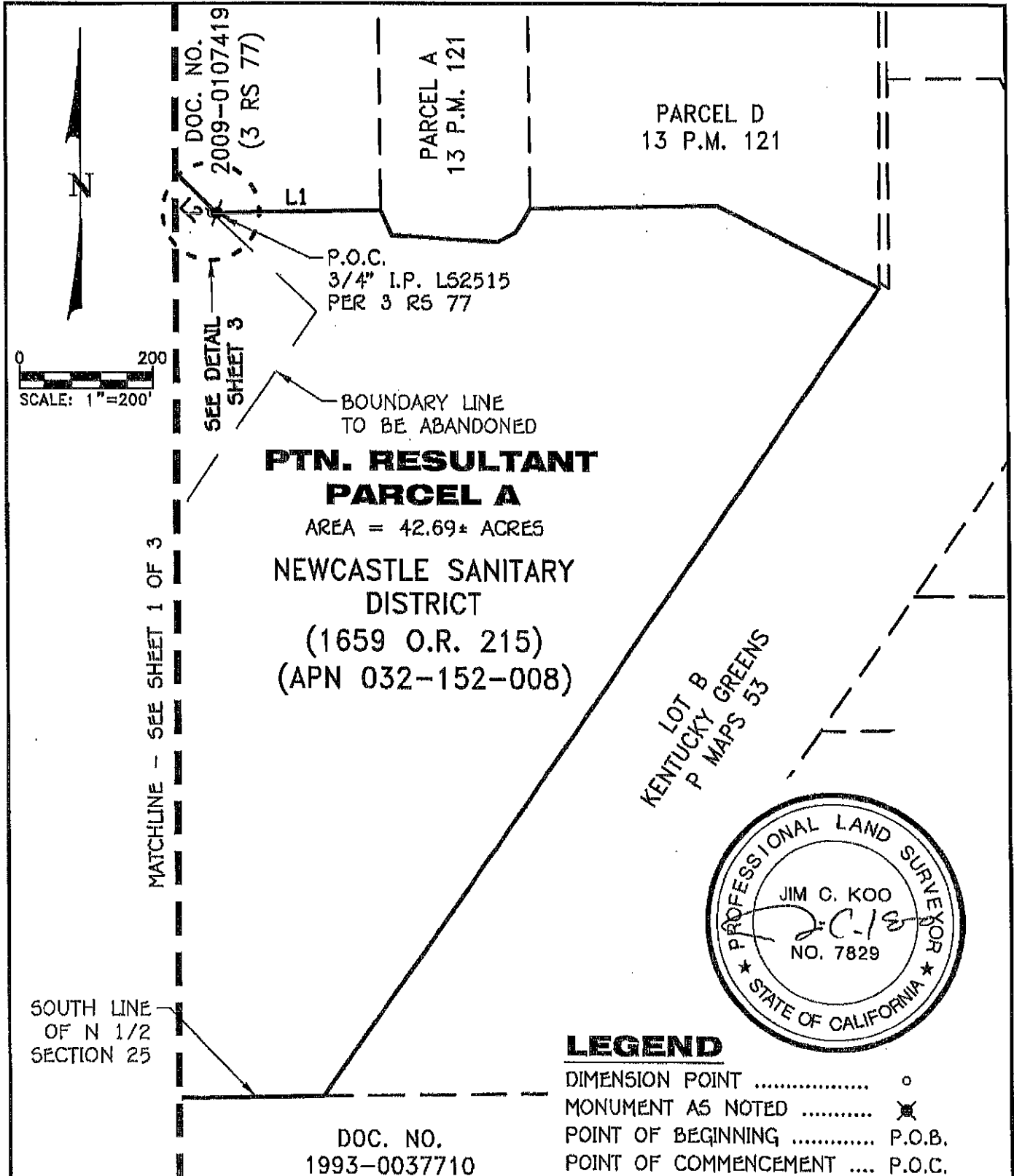
DATE: 09/01/2021

SHEET 1 OF 3

COUNTY OF PLACER

CALIFORNIA

JOB NO. 2390-00-1405

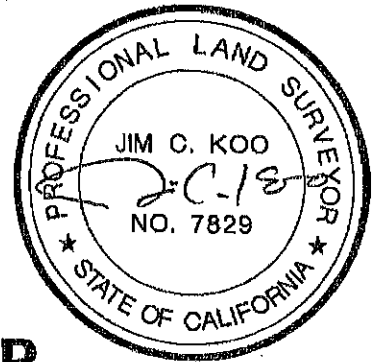


**PTN. RESULTANT
PARCEL A**

AREA = 42.69± ACRES

NEWCASTLE SANITARY
DISTRICT
(1659 O.R. 215)
(APN 032-152-008)

LOT B
KENTUCKY GREENS
P MAPS 53



LEGEND

- DIMENSION POINT ○
- MONUMENT AS NOTED ✕
- POINT OF BEGINNING P.O.B.
- POINT OF COMMENCEMENT P.O.C.

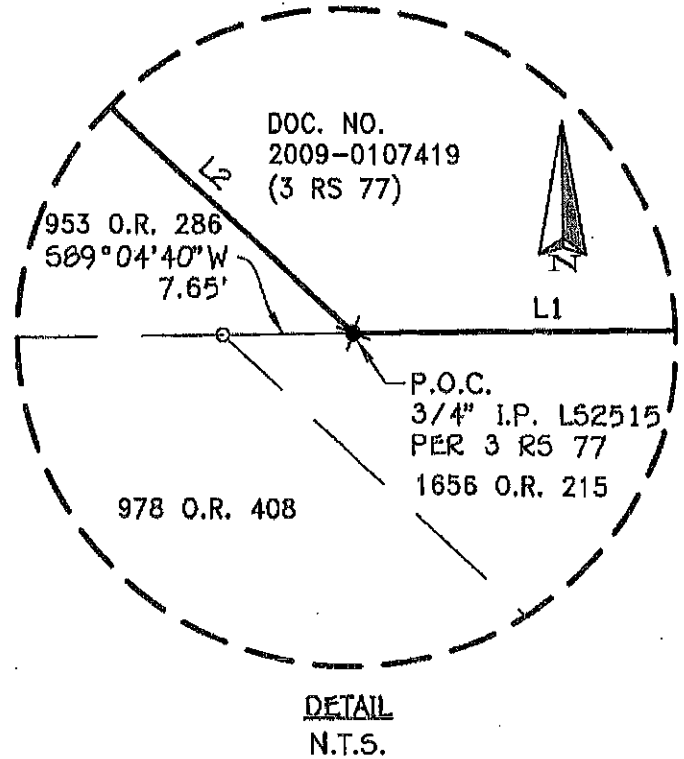
DOC. NO.
1993-0037710

**B BURRELL
CONSULTING
GROUP, INC.**
1001 Enterprise Way, Suite 100
Roseville, CA 95678 (916) 783-8898

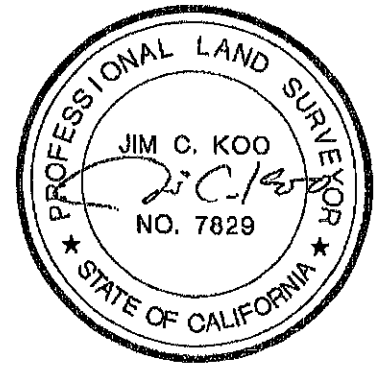
EXHIBIT "B"
MBR NO. PLN 21-00104
POR. OF NORTH 1/2 OF
SEC. 25, T.12N, R.7E., M.D.B.&M.
COUNTY OF PLACER CALIFORNIA

DRAWN BY: NSL	CHECKED BY: JCK
DATE: 09/01/2021	
SHEET 2 OF 3	
JOB NO. 2390-00-1405	

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°04'40"W	244.63'
L2	N46°53'00"W	91.13'
L3	S64°06'00"W	130.13'
L4	S14°16'35"E	251.81'
L5	S55°55'43"W	162.14'
L6	N42°58'05"W	470.53'
L7	S49°08'06"W	178.50'
L8	S48°26'25"W	49.20'
L9	S51°59'05"W	50.90'
L10	S60°46'30"W	47.89'
L11	S61°52'03"W	27.63'
L12	S64°52'57"W	118.49'
L13	S57°14'06"W	44.89'
L14	S51°41'39"W	27.97'
L15	S44°23'59"W	22.96'
L16	S40°32'07"W	11.19'
L17	S37°34'57"W	105.82'



CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	70°46'34"	301.53'	244.10'



B BURRELL CONSULTING GROUP, INC.
 1001 Enterprise Way, Suite 100
 Roseville, CA 95678 (916) 783-8898

EXHIBIT "B"
 MBR NO. PLN 21-00104
 POR. OF NORTH 1/2 OF
 SEC. 25, T.12N, R.7E., M.D.B.&M.
 COUNTY OF PLACER CALIFORNIA

DRAWN BY: NSL	CHECKED BY: JCK
DATE: 09/01/2021	
SHEET 3 OF 3	
JOB NO. 2390-00-1405	

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located.

NAME AND MAILING ADDRESS OF BUYER/TRANSFEREE
(Make necessary corrections to the printed name and mailing address)

South Placer Municipal Utility District successor in interest to Newcastle Sanitary District

ASSESSOR'S PARCEL NUMBER
Ptn 032-152-009

SELLER/TRANSFEROR
South Placer Municipal Utility District successor in interest to Newcastle Sanitary District
BUYER'S DAYTIME TELEPHONE NUMBER

BUYER'S EMAIL ADDRESS

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY
APN 032-152-009-000 & 032-152-008-000,, Newcastle, CA 95658

<input type="checkbox"/> YES	<input type="checkbox"/> NO	This property is intended as my principal residence. If YES, please indicate the date of occupancy	MO	DAY	YEAR
------------------------------	-----------------------------	--	----	-----	------

<input type="checkbox"/> YES	<input type="checkbox"/> NO	Are you a disabled veteran or an unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?
------------------------------	-----------------------------	--

MAIL PROPERTY TAX INFORMATION TO (NAME)
South Placer Municipal Utility District

ADDRESS 5807 Springview Drive, Rocklin, CA 95677 **CITY STATE ZIP CODE**

PART I: TRANSFER INFORMATION (please answer all questions)

- | YES | NO | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | A. This transfer is solely between spouses (<i>addition or removal of a spouse, death of a spouse, divorce settlement, etc.</i>). |
| <input type="checkbox"/> | <input type="checkbox"/> | B. This transfer is solely between domestic partners currently registered with the California Secretary of State (<i>addition or removal of a partner, death of a partner, termination settlement, etc.</i>). |
| <input type="checkbox"/> | <input type="checkbox"/> | *C. This is a transfer between: <input type="checkbox"/> parent(s) and child(ren) <input type="checkbox"/> grandparent(s) and grandchild(ren). |
| <input type="checkbox"/> | <input type="checkbox"/> | *D. This transfer is the result of a cotenant's death. Date of death: _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | *E. This transaction is to replace a principal residence by a person 55 years of age or older. Within the same county? <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> | <input type="checkbox"/> | *F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> | <input type="checkbox"/> | *G. This transaction is to replace a principal residence substantially damaged or destroyed by a wildfire or natural disaster for which the Governor proclaimed a state of emergency. Within the same County <input type="checkbox"/> YES <input type="checkbox"/> NO |
| <input type="checkbox"/> | <input type="checkbox"/> | H. This transaction is only a correction of the name(s) of the person(s) holding title to the property (e.g., <i>a name change upon marriage</i>).
If YES, please explain: _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | I. The recorded document creates, terminates, or reconveys a lender's interest in the property. |
| <input type="checkbox"/> | <input type="checkbox"/> | J. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., <i>cosigner</i>). If YES, please explain: _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | K. The recorded document substitutes a trustee of a trust, mortgage, or other similar document. |
| <input type="checkbox"/> | <input type="checkbox"/> | L. This is a transfer of property:
1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of <input type="checkbox"/> the transferor, and/or <input type="checkbox"/> the transferor's spouse <input type="checkbox"/> registered domestic partner.
2. to/from an irrevocable trust for the benefit of the <input type="checkbox"/> creator/grantor/trustor and/or <input type="checkbox"/> grantor's/trustor's spouse <input type="checkbox"/> grantor's/trustor's registered domestic partner |
| <input type="checkbox"/> | <input type="checkbox"/> | M. This property is subject to a lease with a remaining lease term of 35 years or more including written options. |
| <input type="checkbox"/> | <input type="checkbox"/> | N. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer. |
| <input type="checkbox"/> | <input type="checkbox"/> | O. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions. |
| <input type="checkbox"/> | <input type="checkbox"/> | *P. This transfer is to the first purchaser of a new building containing an active solar energy system. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Q. Other. This transfer is to CONFIRM BOUNDARY LINE ADJUSTMENT PLN21-00104 |

*Please refer to the instructions for Part 1

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

PART 2: OTHER TRANSFER INFORMATION

Check and complete as applicable

- A. Date of transfer if other than recording date: _____
- B. Type of transfer. Please check appropriate box.
 - Purchase Foreclosure Gift Trade or Exchange Merger, Stock, or Partnership Acquisition (Form BOE-100-B)
 - Contract of Sale - Date of Contract: _____ Inheritance - Date of Death: _____
 - Sale/leaseback Creation of a lease Assignment of a lease Termination of a lease. Date lease began: _____
 - Original term in years (including written options): _____ Remaining term in years (including written options): _____
 - Other: Please explain: _____
- C. Only a partial interest in the property was transferred. Yes No If yes, indicate the percentage transferred: _____ %

PART 3: PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

- A. Total purchase or acquisition price. Do not include closing costs or mortgage insurance Amount \$
- B. Cash down payment or value of trade or exchange excluding closing costs Amount \$ _____
- C. First deed of trust @ _____% interest for _____ years. Monthly payment \$ _____ Amount _____
 - FHA (___ Discount Points) Cal-Vet VA (___ Discount Points) Fixed Rate Variable Rate
 - Bank/Savings & Loan/Credit Union Loan carried by seller
 - Balloon payment \$ _____ Due Date: _____
- D. Second deed of trust @ _____% interest for _____ years. Monthly payment \$ _____ Amount \$ _____
 - Fixed Rate Variable Rate Bank/Savings & Loan/Credit Union Loan carried by seller
 - Balloon payment \$ _____ Due Date: _____
- E. Was an Improvement Bond or other public financing assumed by the buyer? YES NO Outstanding Balance \$ _____
- F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price \$ _____
- G. The property was purchased: Through real estate broker. Broker Name: _____ Phone Number _____
- Direct from seller From a family member-Relationship _____
- Other. Please explain: _____
- H. Please explain any special terms, seller concessions, broker/agent fees waived, financing and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property _____

PART 4. PROPERTY INFORMATION

- A. Type of property transferred
 - Single-family residence Co-op/Own-your-own Manufactured home
 - Multiple-family residence. Number of Units: _____ Condominium Unimproved Lot
 - Other. Description: (i.e., timber, mineral, water rights, etc.) Timeshare Commercial/Industrial
- B. YES NO Personal/business property, or incentives provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.
- If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____
- C. YES NO A manufactured home is included in the purchase price.
- If YES, enter the value attributed to the manufactured home: \$ _____
- YES NO The manufactured home is subject to local property tax. If NO, enter decal number: _____
- D. YES NO The property produces rental or other income.
- If YES, the income is from: Lease/rent Contract Mineral rights Other: _____
- E. The condition of the property at the time of sale was: Good Average Fair Poor

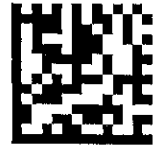
CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFeree OR CORPORATE OFFICER	DATE	
NAME OF BUYER/TRANSFeree OR CORPORATE OFFICER	TITLE	EMAIL ADDRESS

The Assessor's office may contact you for additional information regarding this transaction.

Free & Clear Affidavit
Verification of Unencumbered Property



808876-1188-
0

Order Number: P-448610

South Placer Municipal Utility District
5807 Springview Drive
Rocklin, CA 95677

Due to the rising concern with documentation that may or may not become a matter of public record, particular interest has focused on real property transactions that appear to be debt free (i.e., no outstanding deed of trust, mortgage, or similar evidence of an obligation to a third party). In order to substantiate or confirm the fact that the public records accurately reflect the status of unencumbered property the title insurance underwriters now require a verification as to the source of funds to acquire real estate or pay off a loan in those instances when there is no concurrent or new financing instrument of record. We would, therefore, appreciate your completing the following affidavit and returning the same to this office as early as possible in order to avoid any possible delay in closing the referenced transaction.

To: Placer Title Company
Escrow Number: P-448610
Property Address: APN 032-152-009-000 & 032-152-008-000,
Newcastle, CA 95658

Affidavit and Verification of Unencumbered Property

The undersigned Affiant does hereby affirm that to the best of Affiant's knowledge and information, Affiant is not aware of any outstanding deeds of trust, mortgages or monetary obligations to a third party affecting the real property described in the above referenced file and that the said property is free and clear of any financing.

The undersigned Affiant acknowledges that this Affidavit and Indemnity and the representations contained herein are being relied upon by the buyer, new lender and title insurer in the above-referenced escrow. As a result thereof, Affiant agrees to indemnify any third party including but not limited to buyer and title insurer under your above-reference escrow, for any loss, costs or damages, including attorney's fees, accruing to such person or entity as a consequence of any inaccuracies in the above representations.

The undersigned declares under penalty of perjury, that the foregoing is correct.

Date: _____

South Placer Municipal Utility District

By: _____
H. E. Niederberger, Jr.

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) ss.

On _____ before me,

Notary Public personally appeared _____

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE _____

SOUTH PLACER MUNICIPAL UTILITY DISTRICT

RESOLUTION NO. 21-48

**AUTHORIZING THE GENERAL MANAGER TO EXECUTE AND RECORD THE
MINOR BOUNDARY LINE ADJUSTMENT AT THE IRISH LANE LIFT STATION**

WHEREAS, the South Placer Utility District acquired two parcels (APN 032-152-009-000 and APN 032-152-008-000) comprising roughly fifty (50) acres as a result of the annexation of the Newcastle Sanitary District in 2010. The two parcels contain historic treatment and overflow pond areas, the Irish Lane Lift Station (LS-11), and Radio Repeater Station 01 (RR-01); and

WHEREAS, On September 5, 2019, a workshop was held during the Regular Meeting of the Board of Directors regarding the disposal of District real property, during which, the Board determined that a) the ponds are no longer necessary for treatment and the pump station has small overflow ponds; b) the surplus lands are not readily developable, and c) much of this land is surplus to the needs of the District; and

WHEREAS, the Board instructed that those surplus lands be made ready for disposal in accordance with state laws and that one of the actions necessary for that action, was the preparation of a Minor Boundary Line Adjustment (MBLA), separating off approximately 42 acres for sale, with the remaining 8 acres to be retained by the District for use in its operation of LS-11 and RR-01.

NOW, THEREFORE BE IT RESOLVED by the Board of Directors of the South Placer Municipal Utility District that the General Manager, or his designee, is hereby authorized to execute and record the Minor Boundary Line Adjustment at the Irish Lane Lift Station.

PASSED AND ADOPTED at a Regular Meeting of the South Placer Municipal Utility District Board of Directors at Rocklin, CA this 2nd day of December 2021.

Signed: _____
William Dickinson, President of the Board of Directors

Attest: _____
Emilie Costan, Board Secretary

**SOUTH PLACER MUNICIPAL UTILITY DISTRICT
STAFF REPORT**

To: Board of Directors
From: Herb Niederberger, General Manager
Cc:
Subject: Performance Award for the General Manager
Meeting Date: December 2, 2021

Overview

On December 3, 2020, the Board of Directors adopted Resolution 20-35 authorizing the Board President to execute an employment agreement with the General Manager.

In accordance with Section 3.3 of the Employment Agreement with the General Manager, the District shall conduct a periodic performance evaluation of the employee, which shall be conducted in closed session, and which will involve assessment of the achievement of tasks and goals. Per Section 4.2 of the Employment Agreement concerning the retirement plan, subject to the annual assessment of the employee's achievement of set goals and objectives, the District may, at the sole discretion of the Board of Directors, contribute up to 5% of the Employee's annual salary into an IRS 401 (a) defined contribution supplemental retirement plan.

On October 1, 2021 and November 5, 2021, the Board of Directors met in closed session to discuss the General Manager's performance in 2021. On November 8, 2021, the Board President presented the General Manager with an annual performance evaluation.

Recommendation

In recognition of the General Manager's overall outstanding performance as General Manager over the last review period, the Board of Directors approves a performance award of five percent (5%) in conformance with the General Manager Employment Agreement.

Strategic Plan Goals

This action is consistent with SPMUD Strategic Plan Goals:
Goal 1.3: Maintain Transparency with all District Activities

Related District Ordinances and Policies

Resolution 20-35, General Manager Employment Agreement

Fiscal Impact

The expenditure of \$10,444 was included in the FY 2021-22 Budget expenses for Fund 100.

GENERAL MANAGER REPORT

To: Board of Directors
From: Herb Niederberger, GM
Date: December 2, 2021
Subject: General Manager Monthly Staff Report – November 2021

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 November 12, 2021, the General Manager met with Mr. Bryce Beamer, the owner of 5361 Saunders Lane in Loomis CA to discuss the District’s pending acquisition of an additional 10-foot-wide sewer easement along the westerly boundary of the parcel. The terms of the sale were discussed as was the process should the district pursue condemnation of the needed easement.
- B. On November 13, 2021, the General Manager concluded his participation in the FBI Citizens Academy following 8-weeks of after-hours training.
- C. On November 23, 2021, the General Manager participated in the annual decorating of the Koinonia Family Services Homes for Teens in the Short-Term Residential Treatment Program.
- D. On November 24, 2021, the South Placer Municipal Utility District participated in the Day-Before-Thanksgiving Day Parade in Loomis
- E. Advisory Committee Meetings:
 - i. On November 10, 2021, the Fee and Finance Advisory Committee met to discuss: 1) audit results and findings; 2) California Employers' Retiree Benefit Trust (CERBT) and California Employers' Pension Prefunding Trust (CEPPT) annualized rate of return and results; 3) Financial Performance for FY 2020/21; 4) Consultant Review of Nexus Study and Monthly Service charge; and, 5) Assembly Bill 602
 - ii. On November 15, the Redistricting Advisory Committee met to discuss four different mapping scenarios that ensure compliance with the California and Federal Voting Rights Acts and the Fair Maps Act.

iii. On November 22, 2021, the Redistricting Advisory Committee participated in a Zoom meeting with the District’s consultant, Redistricting Insights to go over suggested modifications to the mapping scenarios to be forwarded to the Board for discussion on December 2, 2021.

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

PO Req#	Date	Vendor	Description	Amount
232	11/03/21	Rocklin Windustrial	Mechanical Plugs, 960 ct.	\$7,588
233	11/10/21	Downtown Ford	Upfitted 2022 Ford F-250	\$33,524

4) **LONG RANGE AGENDA**

January 2022

- Selection of Officers
- GM Goals
- Final Audit and Comprehensive Annual Financial Report
- Redistricting Workshop #3 and Public Hearing
- Authorize Remote Teleconference Meetings

February 2022

- Quarterly Investment Report
- Authorize Remote Teleconference Meetings
- Mid-Year Budget Adjustments
- Redistricting Workshop #4 and Public Hearing
- Award Corp Yard Construction Contract

Item 7.2.1

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: December 2, 2021

Recruitment

The District has a Maintenance Worker II who is retiring from the District on November 30, 2021. The Administrative Services staff is assisting with the recruitment process. The application period is closing on December 1st, and it is anticipated that the start date will be the first week of January.

Updates to the Online Payment Portal

The District's Online Payment Portal, Municipal Online Payments, has a new look and feel with an improved user interface. Administrative Services staff attended an online training session on the new interface on November 10th.

Fee & Finance Committee Meeting

The General Manager and the Administrative Services Manager presented audit findings, investment returns, and an updated financial model to the Fee & Finance Committee on November 10th.

Redistricting Committee

The General Manager and the Administrative Services Manager meet with the Redistricting Committee on November 15th to review the four interactive map proposals provided by the Redistricting Consultant, and then meet again on November 21st with the Redistricting Consultant to propose modifications to the map proposals.

District Outreach Events

District staff participated in youth foster home decorating for Koinonia on November 23rd and the Loomis Day Before Thanksgiving Parade on November 24th.

November Monthly Investment Transactions per GC §53607

DEPOSITS, TRANSFERS, OR WITHDRAWALS

CalTRUST: None

LAIF: None

Placer County: None

Wells Fargo: None

Item 7.2.2

ITEM VII. FSD REPORT

To: Board of Directors
From: Eric Nielsen, Superintendent
Cc: Herb Niederberger, General Manager
Subject: Field Services Department Monthly Report
Meeting Date: December 2, 2021

Department Overview

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

1. Break Room Addition, Locker Room and Lobby Improvements

- a. Staff held multiple meetings with its contracted construction management firm CPM to develop a logistics plan during construction and prepare bid documents. Staff plans to advertise for solicitation of bids in the Fall and award the contract at the February 2022 Board Meeting. The start of construction is planned to commence by April 2022 and reach substantial completion by May 2023.

2. CCTV Software

- a. The software implementation is underway and will take place over a 10-12 week period. The update will make inspection and condition assessment records more easily accessible to District staff; improving the timeliness and accuracy of analysis for work planning and customer service responses.

3. Water Design Build Webinar Series

- a. The Superintendent is attending monthly webinars over a six-month period to learn more about Collaborative Delivery Methods for potential use in future construction and improvement projects.

Reporting

This section provides the Board an overview of the Field Services Department operations and maintenance activities through 9/30/2021. The work listed is not all inclusive.

1. Lost Time Accidents/Injuries (OSHA 300)

- a. Zero (0)
 - i. 1888 days without a Lost Time Accident/Injury

2. Safety/Training/Professional Development

- a. Field Services employees participated in training for the following:
 - i. Asbestos Cement Pipe Initial 4-hour Training for Workers
 - ii. Pump Training on Godwin HL80M
 - iii. Defensive Driving
 - iv. Fall Protection
 - v. SOP Training (Standup Compactor and Lateral Assessments)

3. Customer Service Calls

- a. Response Time Goals over the Last 12 Months

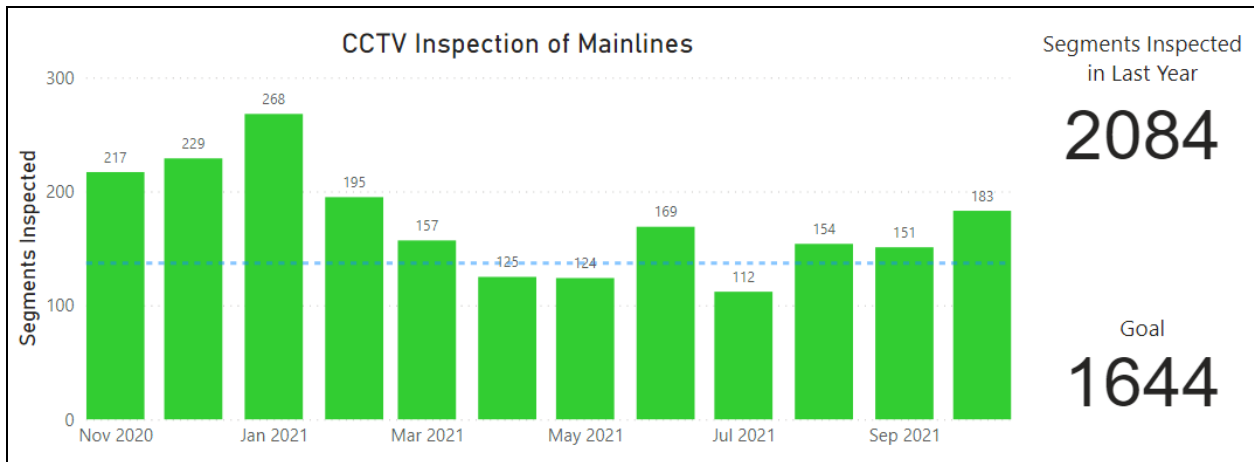
	Goal	Average	Success Rate
During Business Hours	< 30 minutes	17 min	96%
During Non-Business Hours	< 60 minutes	47 min	

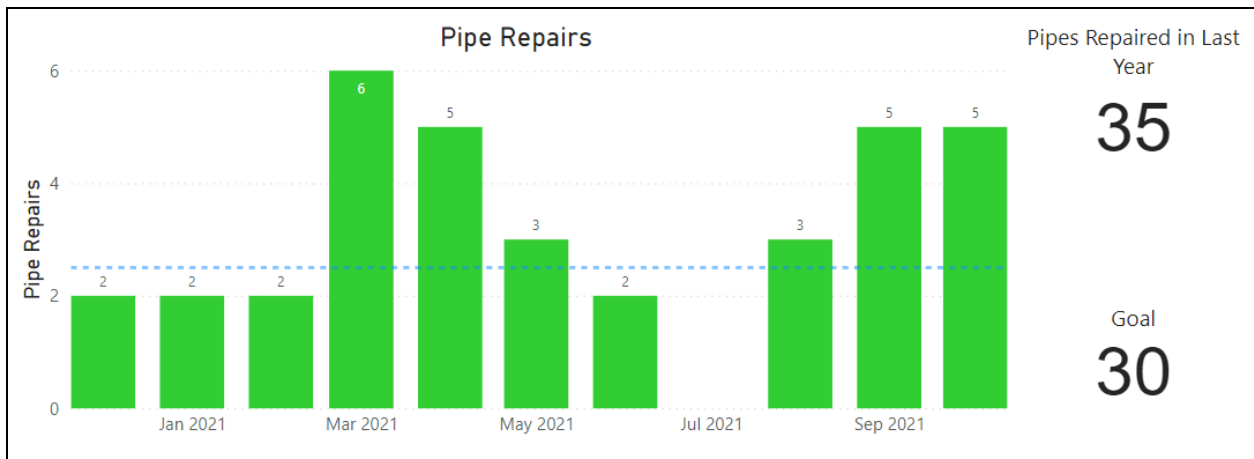
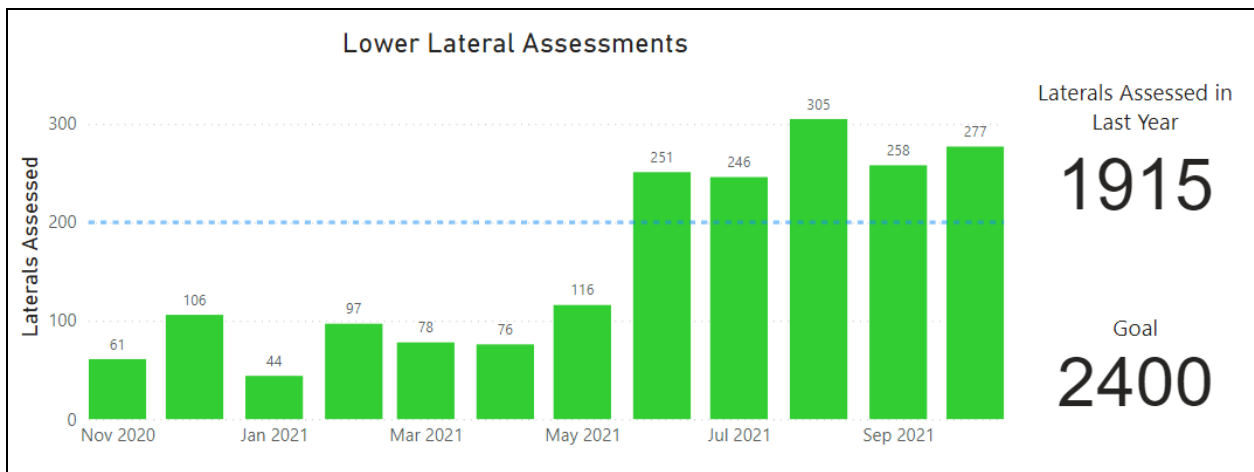
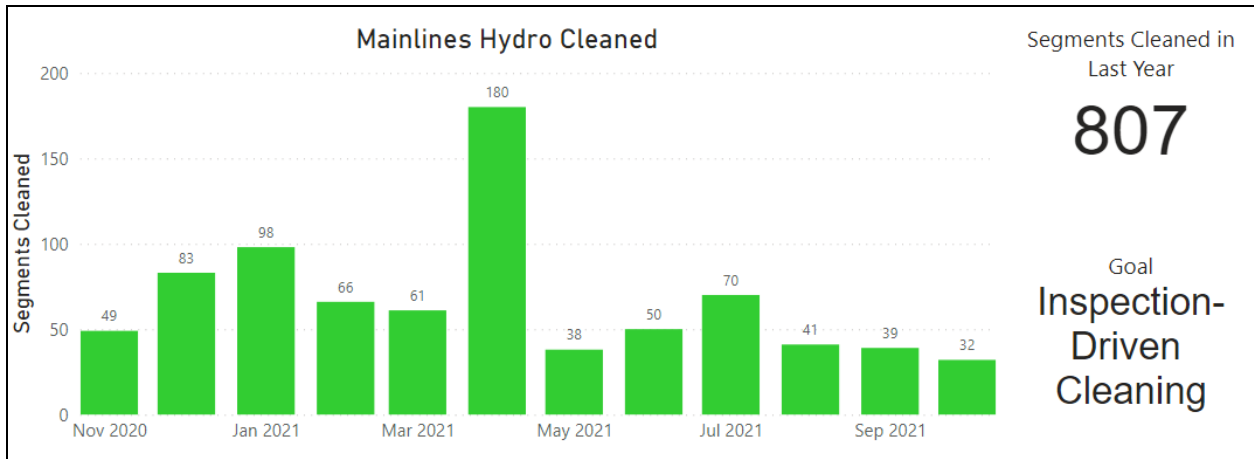
Service Calls - October

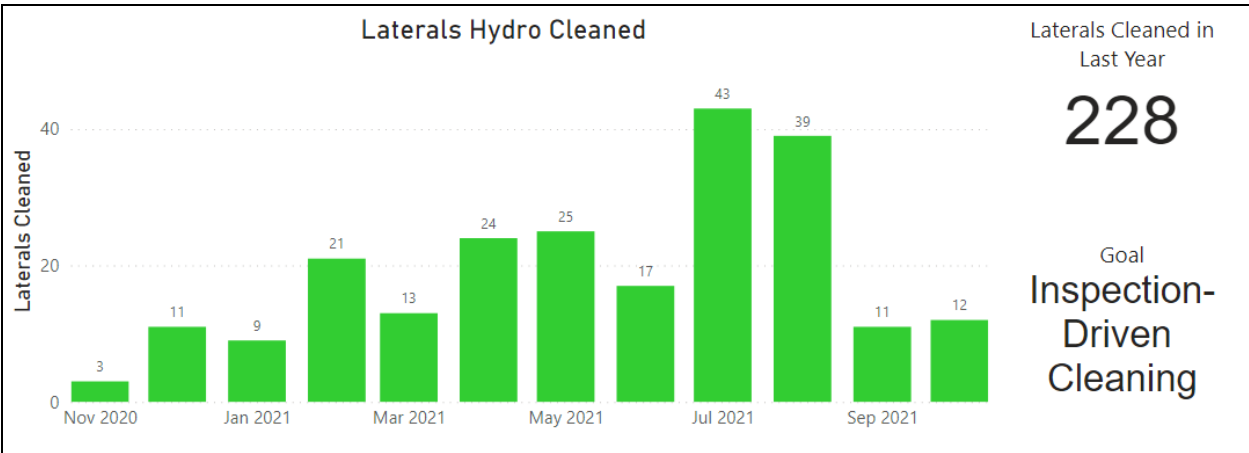
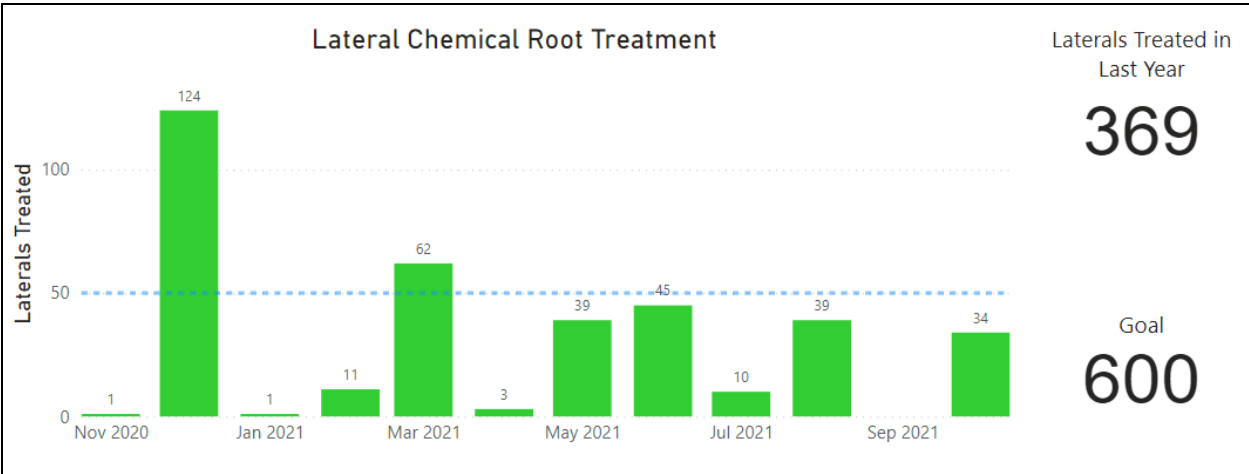
Responsibility	SSO	Stoppage	Odor	Alarm	PLSD	Vermin	Misc	Total Service Calls 32
SPMUD Responsibility	4	1		5			1	
Owner Responsibility		13			2	1	3	
N/A			N/A	2				
Total	4	14		7	2	1	4	

4. Production

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







ITEM VII. TSD REPORT

To: Board of Directors
From: Carie Huff, District Engineer
Cc: Herb Niederberger, General Manager
Subject: Technical Services Department Monthly Report
Board Date: December 2, 2021

Department Updates

On November 18th, the District Engineer participated in Water Design-Build Council's (WDBC) Online Collaborative Delivery Education Session. The WDBC's course is intended to provide alternative project delivery options from the traditional design, bid, build process.

As of November 19th, the sewer pipe within the El Don Sewer Replacement Project is installed and in use. The District Engineer would like to recognize Lead Inspector, Aaron Moore, who worked on Veteran's Day and through the weekend to ensure the project's success. FSD staff also provided valuable support during the project which is sincerely appreciated. The success of this emergency project is a credit to the District and the goal to provide excellent customer service.

District staff will be decorating the Koinonia School and Group Homes on November 23rd for the holiday season.

Commercial EDU Tracking

TSD is continuing to review and enter historical data for commercial properties into the Lucity database. To date, three quarters of the District has been audited. It is anticipated that entering the historical information will continue through March of 2022. This new work program will ensure that every commercial property is audited at least once a year through planned work that is tracked and updated through Lucity. ASD will use this information to update billing.

Corporation Yard Wall Replacement Project

Installation of the fence, gate and screening is complete, and the contractor is working with the City of Rocklin for final sign-off on the building permit. The Notice of Completion is anticipated to be on January's agenda.

LAFCO

TSD is working to verify annexations within the Newcastle area that are currently not reflected as being included in the District's boundary. The District Engineer continues to work with LAFCO's new Executive Director to resolve the District's boundary and to formalize annexation and out of area service agreement procedures moving forward. More information will be presented at a future board meeting.

FOG Program

The District's FOG Control Program continues to make strides in food service establishment (FSE) compliance. New FSE's were permitted and inspected. As noted in the chart, the FOG inspector completed seventeen GCD core samples in October. These core samples play an important role in

the ability to track and confirm compliance regarding proper cleaning frequencies and assessment of the condition of the grease control devices. Two FSE owners/managers were also trained on how to self-submit pump outs using SwiftComply.

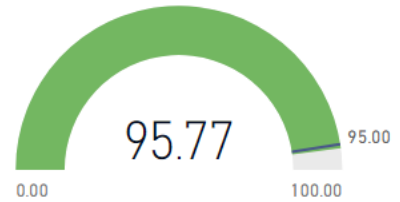
Department Performance Indicators

The following charts depict the efforts and performance of the department in the following areas of work as of October 31st, 2021. 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.

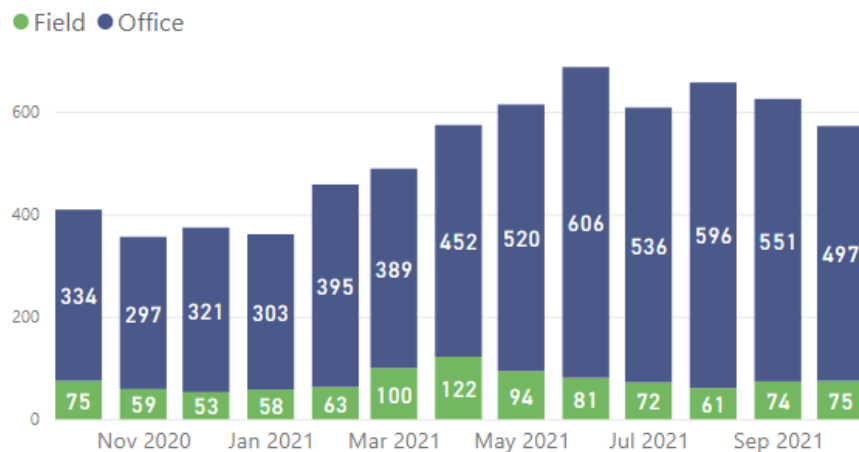
Plan Checks Completed - Monthly Totals



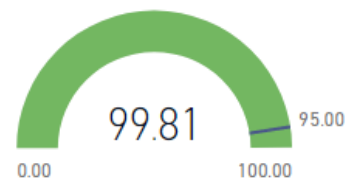
% "In Time" Plan Checks



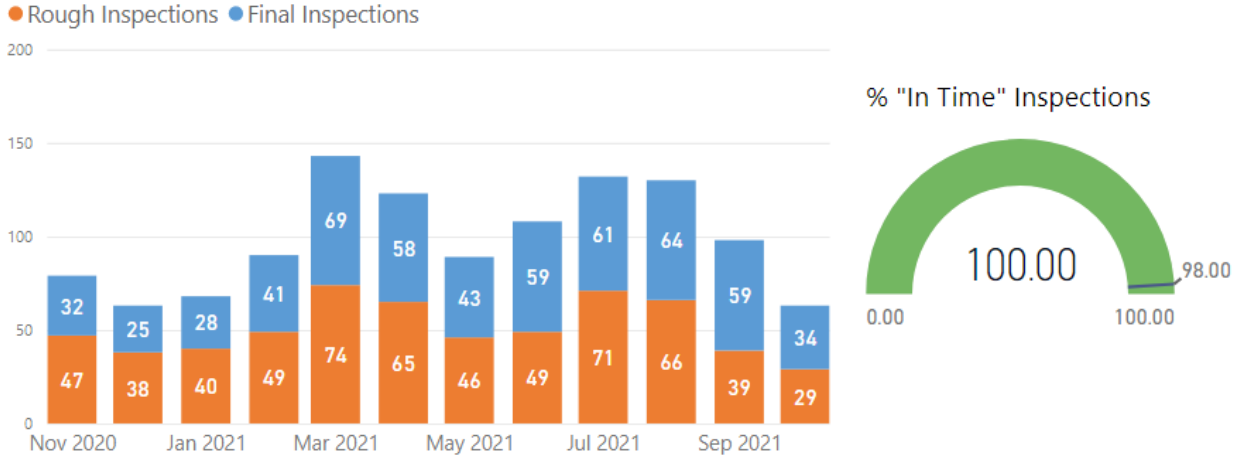
811 Responses - Monthly Totals



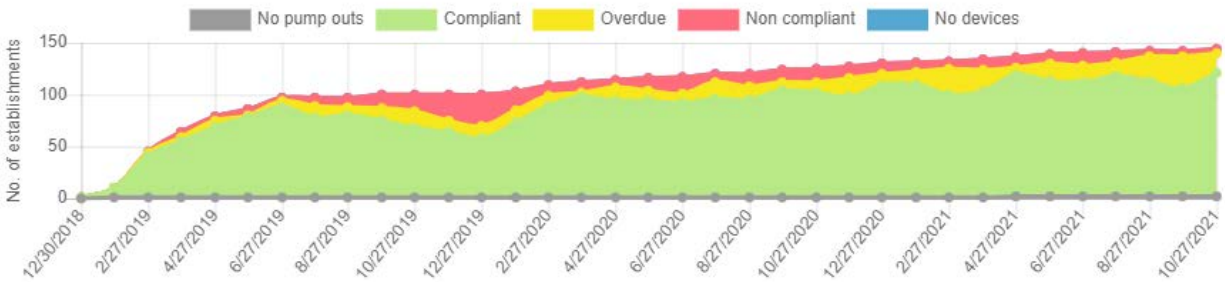
% "In Time" Responses ...



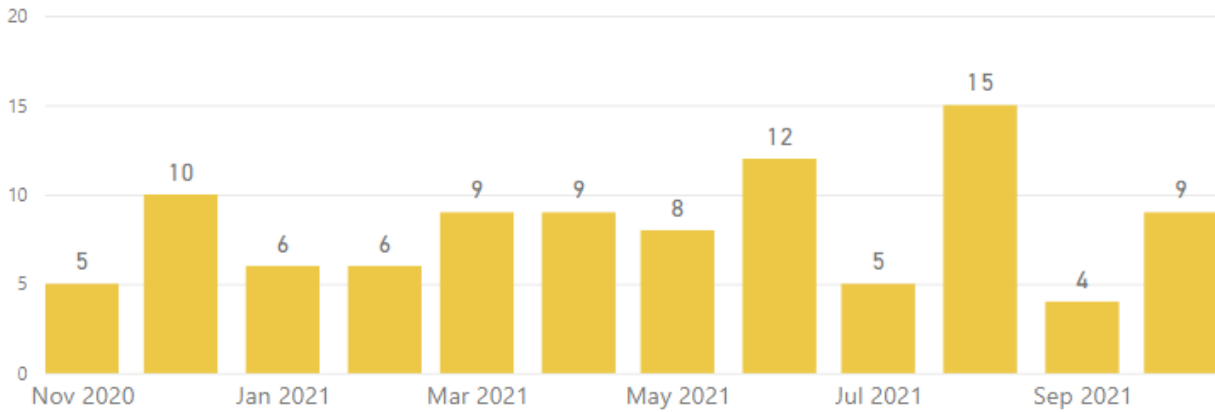
Building Sewer Inspections - Monthly Totals



FOG Compliance History



FOG Pickups - Monthly Totals



Grease Interceptor Inspections

Template ● GGI Core Sample Inspection - Outside ● HGI Core Sample Inspection - Inside

