



RANCHO MURIETA COMMUNITY SERVICES DISTRICT

15160 Jackson Road, Rancho Murieta, CA 95683

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IMPROVEMENTS COMMITTEE



(Directors Les Clark and Randy Jenco)

Regular Meeting

March 3, 2020 at 8:00 a.m.

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

AGENDA

1. **Call to Order**
2. **Comments from the Public**
3. **Review Monthly Updates**
 -  Development
 -  District Projects
4. **RMA Pedestrian Bridge Parcel Conveyance Update**
5. **Ground Water Sustainability Plans SCGA/SRCD Update**
6. **Residences East and 670 FSA Update**
7. **Director and Staff Comments/Suggestions [no action]**
8. **Adjournment**

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

Note: This agenda is posted pursuant to the provisions of the Government Code commencing at Section 54950. The date of this posting is February 28, 2020. Posting locations are: 1) District Office; 2) Post Office; 3) Rancho Murieta Association; 4) Murieta Village Association.

MEMORANDUM

Date: February 27, 2020
To: Improvements Committee
From: Paul Siebensohn, Director of Field Operations
Subject: Monthly Project Updates

PROJECTS

Development

The Retreats East and North

No new update.

Rancho Murieta North – Development Project

This project is currently on hold with Sacramento County, and therefore on hold with the District. The District's general manager, Mark Martin, has met with the County and discussed the appropriate procedure for plan reviews. It was agreed that the appropriate procedure is for the County to review a project and then disseminate the review and project documents to the District for review and comment. We had a meeting with the developer and discussed this. Despite the developer's representatives saying the project was active with the County and we should continue with review, the District was told by the County it was not active, it was agreed that the proper procedure is for the County to facilitate the review, as previously noted.

The Murieta Gardens – Highway 16 Off-Site Improvements

No update.

MG - Lot 4&5

Weather continued to be exceptionally good in February and therefore work continued this project, which included completing a drive isle through the lots to the Bel Air area.

MG - Murieta Marketplace

Work continues on the Bel Air. Coastland has reviewed and approved the landscape plans. The project has submitted a recycled water meter application for the project, however has not provided the proper meter connection per their original design vs the meter size they have requested.

MG -Lot 10 (PDF Office)

No update.

MG – Lot 11 (Gas Station/carwash)

No update.

The Murieta Gardens II – Infrastructure

No update.

FAA Business Park

Site work began on this project and promptly stopped once it was discovered the site plans had expired and required new sign-offs.

Riverview

No update.

The Residences of Murieta Hills East

The District's general manager has been in contact with Bob Keil in discussion of his concerns for this project site, including a requested appeal of security and drainage fees being currently charged to his property and other questions related to the 670 FSA.

District Projects

Water Plant #1 Effluent Pump replacements

The contractor has placed the order for the replacement pumps. The manufacturer noted 12-14 weeks before delivery. Once delivered the contractor will coordinate with us to schedule the work for replacement.

Water Rights Renewal

No update.

Recycled Water and Untreated Water Fee Study

No update.

Chlorine Gas to Sodium Hypochlorite (bleach) conversion

We had a site engineer, Burlingame Engineers, come out and evaluate our site for the design of two Sodium Hydroxide tanks to be installed at the bulk chemical storage site at the Wastewater Reclamation Plant. The tanks are being designed and I am awaiting the final submittal for their design before being released for production. Staff has also begun work to clean up and repair cracked concrete in the area of the chemical tank locations, and are in the process of procuring materials to pour a new secondary containment wall.

West DAF Electrical Panel Replacement

This is a new operations project that has been put out to bid. At the Wastewater Reclamation Plant there are two plants, an East Plant and a West Plant. The West Plant's Dissolved Air Floatation system (DAF) operates via an electrical control panel which appears to have had some non-standard work done to it over the years of its operation, shorted out components and burnt solid core wiring and connections, and now needs to be replaced. The panel's original electrical drawings were included with this bid packet as an attachment, along with the East DAF's newer electrical panel included as an additional attachment for reference only. The panel to be replaced operates two 23.5 amp, 460V pumps, a rake drive, 120v solenoid on the air tank system, exterior lights, a panel light, provides a 120 electrical outlet, and gets feedback from a wetted probe within the DAF tank that allow the pumps to start/stop. The system will power up when the Wastewater Reclamation Plant is "called" to turn on. A pressurization pump will turn-on after water within the West DAF is on a probe, a minute delay then triggers and then a pump will turn on. An alternating relay would cycle the two pressurization pumps every 2 hours, with a 15 second delay in between, to alternate the operation of the pumps. Both pumps should never operate at the same time. The rake arm is driven by a Variable Frequency Drive (VFD), which turns on when the plant is turned on. Also, a solenoid is opened on the air system to the hydropneumatics tank when the plant is called to turn on. The existing panel also has a light switch for exterior lights, and a 120v outlet. The bid packet was sent out to area electrical panel contractors and posted as a Request for Bids to the RMCS D website on February 26 with bids due March 17th. The project bid packet requests the panel to be built, installed and tested by June 5th of this year.

Chesbro Aeration Protection

Staff now has the buoys that have been ordered to go around the aeration system which surrounds the water plant's intake. They are tasked with installing the buoys this next month. We will post signage at the boat ramp as an additional warning to boaters on the Chesbro reservoir.

Dam Inundation Mapping and Emergency Action Plans

We received a letter from the Division of Safety of Dams regarding the Michigan Bar Dam No.1, noting that the dam has no critical appurtenant structures and that the failure study submitted is in substantial compliance with regulations.