

# ENGINEERING COMMITTEE

## AGENDA

Tuesday, February 8, 2022  
2:00 p.m.

Calaveras County Water District  
120 Toma Court  
San Andreas, California 95249

**The following alternatives are available to members of the public to watch these meetings and provide comments to the Board before and during the meeting:**

Microsoft Teams meeting

Join on your computer or mobile app [Click here to join the meeting](#)

Or call in (audio only) [+1 689-206-0281,,490632143#](#) United States, Orlando

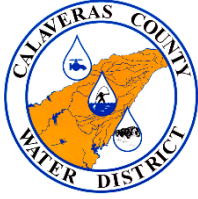
Phone Conference ID: 490 632 143#

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Administration Office at (209) 754-3028. Notification in advance of the meeting will enable CCWD to make reasonable arrangements to ensure accessibility for this meeting. Any documents that are made available to the Committee before or at the meeting, not privileged or otherwise protected from disclosure, and related to agenda items, will be made available at CCWD for public review.

## ORDER OF BUSINESS

### CALL TO ORDER / PLEDGE OF ALLEGIANCE

1. **PUBLIC COMMENT:** Comments limited to three minutes per person.
2. **APPROVAL OF MINUTES:** For the meeting of November 9, 2021
3. **NEW BUSINESS**
  - a. Calaveras Public Power Agency (CPPA) – providing power to District facilities
  - b. Public utility easement request – APN 034-004-062
4. **OLD BUSINESS**
  - a. Water and wastewater capacity fee study for Jenny Lind, La Contenta and Copper Cove
  - b. Capital Improvement Project updates
  - c. Other project updates
5. **GENERAL MANAGER COMMENTS**
6. **DIRECTOR COMMENTS**
7. **FUTURE AGENDA ITEMS**
8. **NEXT COMMITTEE MEETING:** Tuesday, March 1, 2022 at 2:00 p.m.
9. **ADJOURNMENT**



# CALAVERAS COUNTY WATER DISTRICT ENGINEERING COMMITTEE MEETING

**MINUTES**  
**November 9, 2021**

Directors/Committee Members present:

Jeff Davidson  
Russ Thomas

Staff present:

Michael Minkler	General Manager
Kate Jesus	Engineering Coordinator
Damon Wyckoff	Director of Operations
Kevin Williams	Senior Civil Engineer
Charles Palmer	District Engineer
Sam Singh	Senior Engineering Technician
Pat Burkhardt	Construction & Maintenance Manager
Jared Gravette	Senior Supervisor Construction & Inspection
Jesse Hampton	Plant Operations Manager
Amos Roeder	Senior Collections Systems Worker
Mike Duberg	Distribution System Operator
John Brown	Treatment Plant Supervisor

Others present:

None

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

Director Davidson called the meeting to order at 2:06 p.m.

**1. PUBLIC COMMENT:**

There was no public comment.

**2. APPROVAL OF MINUTES:**

The September 14, 2021 minutes were approved as presented by a motion from Director Thomas and seconded by Director Davidson.

**3. JENNY LIND/LA CONTENTA SERVICE AREA – OPERATIONS ASSESSMENT**

Damon Wyckoff introduced John Brown who gave a presentation on the Jenny Lind/La Contenta Service area and the state of the infrastructure from the Operations staff perspective. The presentation included Jenny Lind WTP Infiltration Gallery condition; tank rehabilitation; additional tanks to reduce system pressures; service lateral replacements; PRV maintenance, repair and replacement; pump station and pressure station rehab, Tanks A to B transmission pipeline and proposed project; access to the collections system manholes and piping; Huckleberry lift station; La Contenta wastewater treatment plant.

#### **4. CAPITAL IMPROVEMENT PROJECT UPDATES:**

Charles Palmer gave brief updates on the following projects:

- West Point Water Supply Reliability Project (CIP 11106) – The Board approved the sole source purchase of the WesTech Filter at the October 13<sup>th</sup> meeting and staff is currently reviewing the 50% deliverable.
- West Point and Wilseyville Wastewater Facilities Consolidation Project (CIP 15072) – A 90% design review meeting was held on October 19<sup>th</sup> and staff is working to provide comments. Staff will be meeting with CHIPS to secure an easement for the sewer piping from the planned Wilseyville Pump Station to the West Point WWTP. The project is on track to go out to bid in early 2022.
- Copper Cove Lift Stations 6, 8, 15, 16 and Force Main Project (CIP 15076/15080) – The consultant has completed the design plans and staff has submitted electrical service applications on behalf of CPPA to PG&E for the upgrades to the lift stations. The preliminary site electrical plans have been submitted to PG&E with a lead time of 16 to 22 weeks for the completion of the electrical services upgrades. A preliminary encroachment permit has been filed with Public Works. The project should be put out to bid as soon as PG&E furnishes the plans for the upgrades.
- District Corp Yard (CIP 11101) – The metal building package was delivered and is being stored onsite. The Building Department has issued the Building Permits and the application for power has been submitted to PG&E for review. The first phase of construction should be complete by the end of January 2022.
- AMI/AMR Project (CIP 11096) – The contractor and subcontractor have installed nearly 4,000 meters within the Ebbetts Pass service area and the antenna poles for the data collection have been installed Districtwide. Once the Ebbetts Pass service area has been complete, crews will be moving to Copperopolis and West Point to install meters.
- Ebbetts Pass Redwood Tanks Project (CIP 11095) – The contractor has completed the concrete foundation and site work for Big Trees 8 tank. Due to weather, completion of this tank will be pushed into next year's construction season. The project should be complete in 2022.
- Ebbetts Pass Hunter Reservoir Raw Water Pump Cal-OES Hazard Mitigation Project – Phase 1 Design and Environmental Review (CIP 11103) – Staff is preparing an RFP for Phase 1 which consists of the design and environmental review efforts. A bathymetric survey was recently completed which found the current operating depth to be significantly shallower than expected due to sedimentation. CCWD is working with UWPA to coordinate sediment removal efforts and associated funding.
- Wallace Wastewater Treatment Plant Electrical Improvements Project (CIP 15087) – The project is complete after a final day of acceptance testing with staff, A.T.E.E.M and Gold Electric.
- Arnold Wastewater Treatment Facility Improvement Project (CIP 15095) – The consultant is working on the 50% design. Staff has requested to redo the motor control center and the SCADA system control panel. These items have been added to the project scope and costs are approximately \$55,000 which will be covered by the budgeted funds.
- Jenny Lind A-B Water Transmission Pipeline Replacement Project (CIP 11088) – This project will include approximately 20,000-feet of new transmission pipeline between Tank A and B in the Jenny Lind system. Staff continues to work on a draft RFP for the

engineering and design services and met with the Jenny Lind distribution crew for their feedback. The final RFP should be issued in December or January.

- Forest Meadows UV Replacement Project (CIP 15106) – Staff is currently reviewing equipment costs, installation requirements and site constraints for the new UV system. Staff has received multiple quotes for the cost of the materials. Further updates will be provided.
- Sheep Ranch Water Supply Reliability Study and Facilities Master Plan (CIP 10080) – The consultant held a project kick-off meeting on October 6<sup>th</sup> and staff continues to work on the initial information request from the consultant. Staff will be meeting onsite with the consultant on November 17<sup>th</sup>. The first deliverable will be completed by mid-December 2021.
- Copper Cove Wastewater Treatment Plant Tertiary Treatment and UV Improvements and Facilities Plan (CIP 15094) – The scope of work includes the design of a new tertiary treatment and UV disinfection facilities and also the development of a comprehensive facilities plan and cost estimate for future improvements. An RFP was issued on September 16<sup>th</sup> with a due date of October 26<sup>th</sup>. The District received three proposals from Nexgen, Keller Associates and HydroScience which will be reviewed and a recommendation will be brought to the full board on December 8<sup>th</sup>.
- Copper Cove Wastewater Treatment Plant – Pond 6 Dam and Effluent Storage Reservoir Enlargement Project – The Board approved a professional services agreement with Wagner & Bosignore to update plans to raise the dam and enlarge the effluent storage reservoir. Further updates will be provided.

## **5. OTHER UPDATES**

Damon Wyckoff gave brief updates on the following:

- Sheep Ranch Fire Protection Tank Project – The contractor has completed the site improvements and the installation of the ring wall and the tank contractor will erect the tank by early 2022.
- Jenny Lind Elementary School Force Main Project – Staff met with KASL Engineers on October 25<sup>th</sup> to review and discuss the 60% submittal for the new sewer force main which can accommodate new sewer connections along Berkesey in the future. Further discussion continued regarding the options for these future connections. Work continues on the design review of the sewer lift station(s), force main and gravity sewer upgrades near Vista Del Lago and Hwy 26. The project is expected to go out to bid in Spring of 2022 with construction to start in July 2022.
- District Owned Buildings on Kiva Drive, Copperopolis – Director Thomas has requested at the July 6<sup>th</sup> Engineering Committee meeting to discuss the status of the dilapidated building. Staff did some research and discovered that the valves were never depressurized when the previous treatment plant was decommissioned. Staff will continue to investigate and plan to incorporate the demolition of the building in a future project. Copper Valley HOA have conveyed their interest in a District owned building on Kiva Drive that hold raw water pumps. Director Thomas asked for staff to repair the wood slats due to it being an eye sore. Staff will follow up.
- Gold Creek 3 – The water and wastewater system has been installed and completed by the contractor. The District has not accepted this project yet.
- Saddle Creek 7B – The curb and gutter installation work continues and testing will begin once all base rock is laid.

- Copper Valley Square – Staff met with the developer on October 22<sup>nd</sup> to continue ongoing discussions on key issues. Further information will be provided.
- Hogan Oaks I and II – The District received a water and sewer development inquiry from Toma & Associates and held an internal meeting to conduct a preliminary review on October 28<sup>th</sup>. More information to follow.

**6. GENERAL MANAGER COMMENTS**

None.

**7. DIRECTOR COMMENTS**

None.

**8. FUTURE AGENDA ITEMS**

None.

**9. NEXT COMMITTEE MEETING**

January 4, 2022 at 2:00 p.m.

**10. ADJOURNMENT**

There being no further business, the meeting adjourned at approximately 3:46 p.m.

Respectfully submitted,

---

Kate Jesus  
Engineering Coordinator

# Agenda Item

DATE: February 8, 2022

TO: Engineering Committee, Calaveras County Water District  
Michael Minkler, General Manager

FROM: Damon Wyckoff, Director of Operations

SUBJECT: Discussion Regarding Granting a Public Utility Easement to PG&E for Crossing Through District-Owned Parcel APN 034-004-062.

---

---

## **SUMMARY:**

Jill Watt and Rob Etches (Property Owners), own APN 034-004-103 (address 0 Buckthorne Road Murphys CA 95247) which is adjacent to two District-owned Parcels just south of the Forest Meadows Subdivision in the Stanislaus River Canyon. The Property Owners have an existing easement for ingress, egress, and utilities along the southern portion of CCWD's Parcel APN 034-004-062. This easement was provided as part of CCWD's condemnation of the property (North Fork Project) from the owners on December 11, 1986.

The Property Owners would like to relocate the easement for PG&E utilities along the northern portion (See attachments) of the District's parcel 034-004-062 in order to provide overhead power to their property. PG&E's proposed easement is a thirty-foot (fifteen feet on either side of the power lines) wide easement and includes provisions for access to maintain the overhead equipment and power lines. The easement also grants PG&E the right to install electric, gas and communication facilities and apportion the easement for use by other public utilities.

District Staff and Legal Counsel have reviewed the proposed PG&E easement and find it acceptable. The only exception noted by staff is that the easement description be amended to clarify that approved communication facilities are limited to linear underground or overhead utilities and utility easement forbids the installation of any cellular or radio towers or related equipment.

Staff will be presenting this item to full Board at the February 9, 2022 meeting.

## **FINANCIAL CONSIDERATIONS:**

None. The CCWD property APN 034-004-062 has an adjudicated easement on the southern portion. The subject easement would provide a new utility easement on the northern portion.

*Attachments: Proposed Easement and depiction of easement*

**RECORDING REQUESTED BY AND RETURN TO:**

**PACIFIC GAS AND ELECTRIC COMPANY**  
**245 Market Street, N10A, Room 1015**  
**P.O. Box 770000**  
**San Francisco, California 94177**

Location: City/Uninc \_\_\_\_\_  
Recording Fee \$ \_\_\_\_\_  
Document Transfer Tax \$ \_\_\_\_\_

- This is a conveyance where the consideration and Value is less than \$100.00 (R&T 11911).
- Computed on Full Value of Property Conveyed, or
- Computed on Full Value Less Liens & Encumbrances Remaining at Time of Sale
- Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

\_\_\_\_\_  
Signature of declarant or agent determining tax

**LD 2104-14-10002**

**EASEMENT DEED**

35254193

CALAVERAS COUNTY WATER DISTRICT, a public body of the State of California,

hereinafter called Grantor, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation,, hereinafter called Grantee, the right from time to time to excavate for, construct, reconstruct, replace (of initial or any other size), remove, maintain, inspect, and use facilities and associated equipment for public utility purposes, including, but not limited to electric, gas, and communication facilities, together with a right of way therefor, on, over and under the easement area as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of Grantor situated in the unincorporated area of the County of Calaveras, State of California, described as follows:

(APN 034-004-062)

The parcel of land described in the Final Order of Condemnation between Calaveras County Water District and Arthur Vernon Hastings and others dated December 1986 and recorded in Book 794 of Official Records at page 56, Calaveras County Records.

The easement area is described as follows:

The strip of land of the uniform width of 30 feet, lying 15 feet on each side of the alignment of the facilities as initially installed hereunder. The approximate locations of said facilities are shown upon Grantee's Drawing marked Exhibit "A" attached hereto and made a part hereof; together with such anchors, guy wires and cables, guy stubs, and fixtures as Grantee deems necessary, extending outside of said strip of land installed as such locations as Grantee shall from time to time deem necessary

Grantor further grants to Grantee the right, from time to time, to trim or to cut down, without Grantee paying compensation, any and all trees and brush now or hereafter within said easement area, and shall have the further right, from time to time, to trim and cut down trees and brush along each side of said easement area which now or hereafter in the opinion of Grantee may interfere with or be a hazard to the facilities installed hereunder, or as Grantee deems necessary to comply with applicable state or federal regulations.

Grantor also grants to Grantee the right to use such portion of said lands contiguous to said easement area as may be reasonably necessary in connection with the excavation, construction, reconstruction, replacement, removal, maintenance and inspection of said facilities.

Grantor hereby covenants and agrees not to place or construct, nor allow a third party to place or construct, any building or other structure, or store flammable substances, or drill or operate any well, or construct any reservoir or other obstruction within said easement area, or diminish or substantially add to the ground level within said easement area, or construct any fences that will interfere with the maintenance and operation of said facilities.

Grantor further grants to Grantee the right to apportion to another public utility (as defined in Section 216 of the California Public Utilities Code) the right to excavate for, construct, reconstruct, replace, remove, maintain, inspect, and use the communications facilities within said easement area including ingress thereto and egress therefrom. Grantor forbids Grantee or another public utility from erecting or installing radio and/or cellular communication towers, and/or related equipment within said easement. Grantor acknowledges that they have read the "Grant of Easement Disclosure Statement", Exhibit "B", attached hereto and made a part hereof.

The legal description herein, or the map attached hereto, defining the location of this utility distribution easement, was prepared by Grantee pursuant to Section 8730 (c) of the Business and Professions Code.

This document may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

Dated: \_\_\_\_\_, \_\_\_\_\_.

CALAVERAS COUNTY WATER DISTRICT

\_\_\_\_\_  
By:  
\_\_\_\_\_  
Print name and title

\_\_\_\_\_  
By  
\_\_\_\_\_  
Print name and title

I hereby certify that a resolution was adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the \_\_\_\_\_ authorizing the foregoing grant of easement.

By \_\_\_\_\_

Title \_\_\_\_\_



Attach to LD: 2104-14-10002  
Area, Region or Location: 6  
Land Service Office: Stockton  
Line of Business: Electric Distribution (43)  
Business Doc Type: Easements  
MTRSQ: 21.04.14.36.41,  
FERC License Number: N/A  
PG&E Drawing Number: 35254193  
Plat No.: Q-33 & BA121-119  
LD of Affected Documents: N/A  
LD of Cross Referenced Documents: 2104-14-0231 & 2104-14-0232  
Type of interest: Electric Pole Line Easements (3), Utility Easement (86)  
SBE Parcel: N/A  
% Being Quitclaimed: N/A  
PM: 35254193  
JCN: N/A  
County: Calaveras  
Utility Notice Number: N/A  
851 Approval Application No: N/A; Decision: N/A  
Prepared By: jep  
Checked By: gpy

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

State of California  
County of \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_ Notary Public,  
Insert name  
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 of Notary Public

(Seal)

**CAPACITY CLAIMED BY SIGNER**

- Individual(s) signing for oneself/themselves
- Corporate Officer(s) of the above named corporation(s)
- Trustee(s) of the above named Trust(s)
- Partner(s) of the above named Partnership(s)
- Attorney(s)-in-Fact of the above named Principal(s)
- Other \_\_\_\_\_

# Exhibit "A"

APN 034-092-002

Section 25

Section 36

Approximate location S 1/4 corner

Approximate centerline location  
of proposed 30' wide PG&E  
utility easement

Existing PG&E easement  
LD 2104-14-0231  
LD 2104-14-0232




**CALAVERAS COUNTY WATER DISTRICT**  
Final Order of Condemnation  
dated December 31, 1986  
Book 794 - Official Records - Page 56

APN 034-004-103

APN 034-004-062

**ROBERT J. ETCHES**  
**JILLIAN M. WATT**  
Deed dated March 23, 2021  
Document Number 2021-006200

APN 034-004-094

-  - Existing pole
-  - Proposed pole
-  - Proposed anchor



UNLESS OTHERWISE SHOWN ALL COURSES EXTEND TO OR ALONG  
BOUNDARIES OR LINES

Applicant:				<i>Electric extension to 0 Buckthorne Road, Murphys</i>		SCALE	DATE
						<i>1" = 150'</i>	<i>Dec. 14, 2021</i>
SECTION	TOWNSHIP	RANGE	MERIDIAN	COUNTY OF:	CITY OF:		
<i>36 NW4</i>	<i>4N</i>	<i>14E</i>	<i>MDM</i>	<i>Calaveras</i>	<i>N/A</i>		
PLAT MAP				F.B.:	DR.BY:	CH.BY:	
REFERENCES				PG&E	DIVISION	AUTHORIZ	DRAWING NO.
<i>Q-33 &amp; BA121-119</i>				<i>N/A</i>	<i>Sierra</i>	<i>35254193</i>	<i>35254193</i>
<i>LD 2104-14-0231 &amp; 0232</i>							



## **EXHIBIT "B"**

### **GRANT OF EASEMENT DISCLOSURE STATEMENT**

This Disclosure Statement will assist you in evaluating the request for granting an easement to Pacific Gas and Electric Company (PG&E) to accommodate a utility service extension to PG&E's applicant. **Please read this disclosure carefully before signing the Grant of Easement.**

- You are under no obligation or threat of condemnation by PG&E to grant this easement.
- The granting of this easement is an accommodation to PG&E's applicant requesting the extension of PG&E utility facilities to the applicant's property or project. Because this easement is an accommodation for a service extension to a single customer or group of customers, PG&E is not authorized to purchase any such easement.
- By granting this easement to PG&E, the easement area may be used to serve additional customers in the area and **may be used to install additional utility facilities**. Installation of any proposed facilities outside of this easement area will require an additional easement.
- Removal and/or pruning of trees or other vegetation on your property may be necessary for the installation of PG&E facilities. You have the option of having PG&E's contractors perform this work on your property, if available, or granting permission to PG&E's applicant or the applicant's contractor to perform this work. Additionally, in order to comply with California fire laws and safety orders, PG&E or its contractors will periodically perform vegetation maintenance activities on your property as provided for in this grant of easement in order to maintain proper clearances from energized electric lines or other facilities.
- The description of the easement location where PG&E utility facilities are to be installed across your property must be satisfactory to you.
- The California Public Utilities Commission has authorized PG&E's applicant to perform the installation of certain utility facilities for utility service. In addition to granting this easement to PG&E, your consent may be requested by the applicant, or applicant's contractor, to work on your property. Upon completion of the applicant's installation, the utility facilities will be inspected by PG&E. When the facility installation is determined to be acceptable the facilities will be conveyed to PG&E by its applicant.

By signing the Grant of Easement, you are acknowledging that you have read this disclosure and understand that you are voluntarily granting the easement to PG&E. Please return the signed and notarized Grant of Easement with this Disclosure Statement attached to PG&E. The duplicate copy of the Grant of Easement and this Disclosure Statement is for your records.

87000351

WHEN RECORDED MAIL TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECORDED AT REQUEST OF  
*George A. Huberty*  
OFFICIAL RECORDS-CALAVERAS CO. CALIF.

1987 JAN 12 PM 1:46

*Nadine Jackson*  
RECORDER FEE \$ 5.13

87000351

1 GEORGE A. HUBERTY  
2 Attorney at Law  
3 P. O. Box 667  
4 San Andreas, Ca 95249  
5 Telephone 754-3883  
6  
7 Attorney For Plaintiff

(ENDORSED)  
FILED

DEC 31 1986

CALAVERAS COUNTY  
Nadine Jackson, County Clerk  
PEGGY CORDEIRO Deputy

8 SUPERIOR COURT OF CALIFORNIA, COUNTY OF CALAVERAS  
9 -----

10 CALAVERAS COUNTY WATER DISTRICT, )  
11 )  
12 Plaintiff, )  
13 vs. )  
14 ARTHUR VERNON HASTINGS, MARY )  
15 REBECCA HASTINGS, et al. )  
16 Defendants. )

No. 13455

FINAL ORDER OF CONDEMNATION

17 Judgment in condemnation having been entered in the  
18 above-entitled action on December 11, 1986, in Calaveras County,  
19 California, adjudging that Plaintiff is entitled to take by  
20 condemnation the property described in Plaintiff's Complaint on  
21 file herein and more fully described hereafter; and

22 In accordance with this Judgment, Plaintiff has paid  
23 to Defendant said Judgment, in full, and Cost Bill, in full,  
24 and receipt of said payment is on file in this action indicating  
25 payment in full.

26 IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT:  
27 The property described below is taken for and condemned to  
28 plaintiff for the public purpose of the North Fork-Stanislaus

1 Hydroelectric Project. Title to the real property taken will  
2 vest in Plaintiff on the date that a certified copy of the  
3 Final Order of Condemnation is recorded in the office of the  
4 Recorder of Calaveras County, California.

5 The real property referred to in this Order and the  
6 title to which shall vest in Plaintiff is described in the  
7 attached Exhibit "A".

8 DATED: DEC 31 1986

9  
10 ORRIN K. AIROLA

Judge of the Superior Court

11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  


JAN 12 1987  
MADINE JACKSON, County Clerk  
and ex-officio clerk of the Superior  
Court of the State of California in and  
for the County of Calaveras.  
*Madine Jackson*

LEGAL DESCRIPTION

All that certain real property in the N.1/3 of the N.1/2 of the N.E.1/4 and the N.1/3 of the N.E.1/4 of the N.W.1/4 of Section 36, T.4 N., R.14 E., M.D.M., County of Calaveras, State of California; more particularly described as follows:

Commencing at the 1/4 corner common to Section 36 and Section 25, T.4 N., R.14 E., as shown in book 2, page 111A, of Subdivisions, Official Records, County of Calaveras, State of California; thence N.88°26'10"E., 158.39 feet along the North line of the N.E.1/4 of Section 36; thence South 438.69 feet, more or less, to the North line of the S.2/3 of the N.1/2 of the N.E.1/4; thence S.88°24'33"W., 674.01 feet along said North line and the North line of the S.2/3 of the N.E.1/4 of the N.W.1/4 of Section 36; thence N.37°37'53"E., 91.97 feet to a point on the Southwesterly edge of the existing Darby Knob Access Road; thence the following six courses along the Southwesterly edge of the existing Darby Knob Access Road:

1st.) N.50°40'51"W., 167.34 feet; thence  
2nd.) N.33°49'50"W., 113.16 feet; thence  
3rd.) S.88°49'08"W., 97.02 feet; thence  
4th.) N.87°12'26"W., 205.24 feet; thence  
5th.) N.22°52'25"W., 138.92 feet; thence  
6th.) N.45°39'27"E., 22.01 feet, more or less, to  
a point on the North line of the N.E.1/4 of the N.W.1/4 of  
Section 36, thence leaving said right of way, N.88°20'07"E., 992.38  
feet along said North line to the point of beginning, containing  
8.66 acres, more or less.

Reserving or granting unto Arthur Vernon Hastings and Mary Rebecca Hastings an easement for ingress, egress and utilities over the Southerly boundary of the above described real property or real property owned by Calaveras County Water District which is contiguous to the Southerly boundary of the real property described above.

Reserving unto the State of California the mineral rights and those rights as set forth in the Patent from the State of California recorded August 26, 1948, in Book 9 of Patents, page 172, Calaveras County Records.

EXHIBIT "A"

All PG&E data is for internal use only. Dissemination to any entity outside of PG&E requires the approval of Corporate Security

407

01275693

01275692

01275691

Yellow line depicts possible easement

01275690

38.1640, -120.3831

Untitled Placemark

01275689

01275688

01275687

01275686

01275685

© 2021 Google

Google Earth

506 ft

1985

lat: 38.164312°, lon: -120.385161°, elev: 3486 ft, eye alt: 5588 ft





# Agenda Item

DATE: February 8, 2022

TO: Engineering Committee, Calaveras County Water District  
Michael Minkler, General Manager

FROM: Damon Wyckoff, Director of Operations

RE: Update on Water and Wastewater Capacity Fee Study for Jenny Lind, La Contenta and Copper Cove

---

## SUMMARY

After last being presented to the Engineering Committee on May 5, 2021, CCWD and HDR staff continue to refine the Capacity Fee development for the Copper Cove water and wastewater systems, the Jenny Lind water and La Contenta wastewater systems. This effort previously included a review of key data and assumptions and review of GASB 34 asset data to remove obsolete infrastructure and contributed capital items that were not applicable to the buy-in portions of the Capacity Fees. Revisions to the analysis occurred multiple times to assure existing assets were accurately accounted for, and that it identified expansion and capacity improvements needed to serve future water and wastewater customers in each service area and it correlated closely with master plans.

For the La Contenta Wastewater System capacity fee, a comprehensive review of AD-604 was completed by staff. In the past, property owners who paid into AD-604 were charged a capacity fee for new connections that excluded AD-604 assets to ensure they were not charged twice for the same assets. Customers establishing new connections outside of AD-604 paid a higher capacity fee that included AD-604 assets. As the assessment district is now closed out and the AD-604 assets are 30 years old, it was determined that the infrastructure constructed as part of AD-604 should be considered contributed capital assets and removed from the capacity fee calculation. Therefore, it is proposed that the cost of the AD-604 facilities be eliminated from the calculation of the capacity fee. As a result, their associated costs will not be contemplated as being part of the La Contenta Wastewater Systems updated Capacity Fee. The effect of this approach does not impact new connections within AD-604 as those property owners who paid into AD-604 will still pay the full capacity fee excluding AD-604 assets, as they always have. The difference under this approach is that new customers outside of AD-604 will no longer pay a higher capacity fee. The elimination of AD-604 assets from the proposed Capacity Fee for the La Contenta Wastewater System means all customers will pay the same capacity fee and there will be no increase in cost for those outside of the AD-604 assessment.

The result of this work as presented equates to a nominal increase in the Capacity Fees for Jenny Lind, La Contenta, and Copper Cove. The capacity fee for new customers

outside of AD-604 in La Contenta will decrease significantly. The proposed new capacity fees are summarized below along with the existing capacity fees.

<b>Service Area</b>	<b>New Capacity Fees</b>	<b>Existing Capacity Fees</b>
Copper Cove Water	\$14,143	\$13,572
Jenny Lind Water	\$13,617	\$13,420
Copper Cove Wastewater	\$14,768	\$13,809
La Contenta Wastewater	\$14,559	\$13,174 / \$22,456

Above values have been adjusted using and ENRCCI index of 12,556 for January 2022.

### **FINANCIAL CONSIDERATIONS**

The capacity fees for these service areas were last adopted in 2006 and are adjusted each fiscal year by the ENRCCI index to reflect annual construction cost increases. The updated capacity fees include both buy-in costs for recovery of the cost of prior construction of existing assets previously built and financed by CCWD and buy-up costs for future water and wastewater facility improvements that are necessary for expansion and to increase capacity to serve new future customers. A capacity fee update is essential at this time for consistency with the most current master plans adopted in 2018.

# Agenda Item

DATE: February 8, 2022

TO: Engineering Committee, Calaveras County Water District  
Michael Minkler, General Manager

FROM: Engineering Department

RE: Capital Improvement Project Updates

---

- **West Point Water Supply Reliability Project (CIP 11106)**  
Staff reviewed the 90% design deliverable and draft bid set with the consultant, Peterson, Brustad, Inc. on January 18<sup>th</sup>. The project should go out for bid for construction by early Spring. The pre-purchases treatment unit is scheduled for delivery in September.
- **West Point and Wilseyville Wastewater Facilities Consolidation Project (CIP 15072)**  
The final bid set for construction is being prepared by Nexgen and is due to go out for bid in early February with a tentative bid opening date of March 22<sup>nd</sup>. CWSRF staff is still finalizing its environmental review, which final environmental clearance from the CWSRF must be obtained before starting any construction activities. Staff anticipates construction to start this summer and continue through December 2023.
- **Copper Cove Lift Stations 6, 8, 15 & 16 and Lift Stations 12 & 13 Force Main Bypass Project (CIP 15076/15080)**  
Staff is working with Lee & Ro to finalize the design plans and the project will be put out for bid for construction in mid-February and bid opening is scheduled for early April 2022. A funding plan for construction of this project will need to be approved at the time of Award and incorporated into next fiscal year budget.
- **District Corp Yard (CIP 11101)**  
General Contractor, Plummerbuilt Construction, is substantially complete with the construction of the Warehouse. PG&E will be providing a new Single Phase-400 Amp Power Service and Natural Gas from the Junction Box on George Reed Drive, a new pad mounted transformer will be installed along with a standby generator. Staff is working on the additional plans for Phase 2 of the project which includes the Interior Improvements, Interior Electric and Site Work around the backside of the building. Staff anticipates that work on Phase 2 will be ready to begin this construction season.

- **AMI / AMR Project (CIP 11096)**

Mueller Systems has completed the meter and fixed network equipment installations within the Ebbetts Pass, Sheep Ranch and West Point Service Areas. Mueller is currently working on routing and assigning the installed meters to the network data collection devices. District Staff is able to see meter reading information online as the assignment/routing is completed. Staff and Mueller Systems are working with Tyler to bring the meter reading information into Tyler CIS Billing Software as it becomes available.

Meters are currently being installed within the Copperopolis Service area, Mueller anticipates that work will continue in this area through end of February. The District purchased ultrasonic type meters (meters with no moving parts) for areas within Rancho Calaveras and Copper where service pressures are high than 140 psi. These ultrasonic type meters have higher pressure rating than standard PD Disk Meters, meter swaps have started in these higher-pressure areas. This Project is funded through the USDA and billing has to be submitted by Mueller on the USDA form and approved before payment. The District receives automatically generated invoices whenever materials are shipped on this project, the automatic invoices do not come from the Mueller Project Team, do not match bid items and include numerous errors. Mueller brought in senior staff several months ago to try to correct invoicing and assign the invoices to the correct bid items. District Staff has been working with Mueller to try to expedite payment for work that has been installed.

- **Ebbetts Pass Redwood Tanks Project (CIP 11095)**

The steel tank manufacturer has had significant raw material (aluminum and steel) supply chain issues that have impacted manufacturing and delivery dates for the finished steel tank panels and aluminum dome roofs for the tanks. Winter snow conditions have postponed and prevented further construction until Spring 2022. The District Staff will be working diligently next construction season to attempt to complete the remaining construction which has been mostly moved into the 2022 Summer construction season. KW Emerson plans to begin the piping and foundation work at Heather Drive Tank in Forest Meadows beginning February 21<sup>st</sup>.

- **Ebbetts Pass Hunter Reservoir Raw Water Pump Cal-OES Hazard Mitigation Project – Phase 1 Design and Environmental Review (CIP 11103)**

Staff complete the Bathymetric Survey (Underwater Survey) of the Hunters Reservoir for the design of the new flowing intake. It was discovered through the survey that the depth of the Hunters Reservoir is much shallower than anticipated. The initial conceptual design of the floating intake may not work as anticipated especially as the level of the Reservoir drops. The Project has budget available for outside Consultants to assist on the Design and evaluate several other alternatives to the floating intake. The District has sent out Request for Proposals for both the Raw Water Intake Design and Environmental/Cultural Resources. Staff has done site visits with multiple consultants and received proposals back by January 13<sup>th</sup>. The District selected Blackwater Consulting Engineers to complete the Design. Staff anticipates that 60% design will be done by March 18<sup>th</sup>. Additionally, the Project plans to Pre-Purchase the pumps as currently have extended lead times. Staff requested and obtained a 2-

month time extension from Cal-OES on the design and environmental portions of the Project, i.e. Phase 1 effort.

- **Arnold Wastewater Treatment Facility Improvement Project (CIP 15095)**

In addition to adding a new secondary clarifier, RAS/WAS pump station, and new aerobic digesters, the project will replace the plant's electrical motor controls and PLC SCADA system. Staff and the design consultants Hydroscience and A-TEEM had a field meeting on January 24<sup>th</sup> to discuss electrical upgrade the sewer treatment plant. Hydroscience is currently working on the 50% design and the project is scheduled to be ready for public bidding for construction by the end of June 2022.

- **Jenny Lind A-B Water Transmission Pipeline Replacement Project (CIP 11088)**

A Request for Proposals (RFP) was issued on December 15<sup>th</sup> for the engineering and design services portion of the project. A project site visit was held on January 6<sup>th</sup> and approximately 10 consultants attended. Proposals are due on February 3<sup>rd</sup> which staff will review and evaluate.

- **Forest Meadows UV Replacement Project (CIP 15106)**

The replacement UV system has been purchased. Delivery is expected in August 2022. The Department has worked with Operations and Construction to develop a site design. The Construction Crew will install the unit and complete the site improvements when the unit arrives. The existing stainless-steel channel must be demolished and removed, and a new concrete channel constructed to house the new UV lamp system.

- **Sheep Ranch Water Supply Reliability Study and Facilities Master Plan (CIP 10080)**

The District's Consultant, Lumos Engineering continue to develop the Facilities Master Plan. A Board presentation of the draft study is tentatively scheduled for March 23<sup>rd</sup> and the final reliability study completed by the end of April 2022.

- **Copper Cove Wastewater Treatment Plant Tertiary Treatment and UV Improvements and Facilities Plan (CIP 15094)**

At the January 26<sup>th</sup> Board meeting, the Board authorized award of a consulting agreement with Keller Associates (Keller). A kickoff meeting with Keller and District operations and engineering staff was held in February. The detailed project schedule provided by Keller at the kickoff meeting is under review by the District team. By the middle of February, staff anticipates that Keller will submit a list of data and reports needed from the District.

- **Copper Cove Wastewater Treatment Plant – Pond 6 Dam and Effluent Storage Reservoir Enlargement Project**

A project kick-off meeting was held on January 14<sup>th</sup> with the consultant, Wagner & Bonsignore to review the Phase 1 scope of work and potential Phase 2 extra scope items included in the contract.

- **Copper Cove Water System Improvements (CIP 11083C, 11111, 11122)**

Because of their interdependence, Staff has decided to combine these projects into one design contract, but with multiple construction bid packages. On December 10<sup>th</sup>,

Staff issued a Notice of Imminent Release of Request for Proposals (RFP) to a total of 26 engineering firms. As of the publishing of this staff report, Staff has met with six engineering firms to discuss this pending RFP and our vision for these projects. Concurrently, Staff has prepared a draft scope of work that was reviewed by the Operations Team. Their comments were incorporated, and a draft RFP document is currently under review by the Operations and Engineering Team. The RFP is expected to be issued on February 21<sup>st</sup>, with proposals due on March 17<sup>th</sup>. A staff report to recommend award is anticipated to be placed on the agenda for one of the May Board meetings.

# Agenda Item

DATE: February 8, 2022

TO: Engineering Committee, Calaveras County Water District  
Michael Minkler, General Manager

FROM: Engineering Department

RE: Other Updates

---

- **Sheep Ranch Fire Protection Tank Project**

California Aquastore, the tank contractor, has completed the tank erection. The Piping is now being installed by CTC Construction.

- **Jenny Lind Elementary School Force Main Project**

On October 25<sup>th</sup>, staff met with Jack Scroggs of KASL Engineers to review and discuss the 60% submittal for the new sewer force main alignment on Berkeseey. In the future, the new force main can accommodate new sewer connections along Berkeseey. Staff is working with KASL to complete design review for the sewer lift station(s), sewer force main and gravity sewer upgrades near Vista Del Lago and Hwy 26. The CSD tentatively plans to complete the design and bid the project in the Spring of 2022 and potentially start construction by July 2022.

- **Grant Opportunities**

Staff has reviewed grant solicitation documents for two different grant opportunities - Urban and Multi-benefit Drought Relief Program and Small Community Drought Relief. The District does not meet the requirements for a small community; however, there are several active CIP projects that qualify under the Urban and Multi-benefit Drought Relief Program. These are: CIP #15094 (CC Secondary/Tertiary/UV Improvements), #15112 (Copper Cove Pond 6), and #11104 (Lake Tulloch Submerged Water Line Crossing). These projects qualify as either recycled water projects (#15094 & #15112) or emergency water intertie (#11104). Staff is preparing the applications. These applications are due on Friday, January 14, 2022. A resolution regarding submitting these applications will be on the January 12, 2022 Board agenda.

- **La Contenta Spray Field Property Pasture Grazing Lease**

Staff issued a notice soliciting proposals to pasture-graze livestock on two District owned parcels off Hogan Dam Road in Valley Springs. The approximate 75-acres surround the District's La Contenta Wastewater Treatment Plant's effluent storage pond. The District intends to construct a spray field on one of the parcels within the next few years. Interested parties must submit proposals based on a per acre rate by January 14<sup>th</sup>. The proposals will be reviewed by staff and the chosen party will enter into a lease agreement with CCWD, which will be presented to the full Board for approval.

- **Construction Projects**
  - **Gold Creek 3:** Underground utilities are installed. The project has not been accepted by the District.
  - **Saddle Creek 7B:** Underground utilities have been tested and passed. CTC Construction continues raising iron and setting meter boxes to grade.
  - **Tri-Dam Lake Tulloch Day Use Area:** Staff is working with the contractor to process submittals for construction material. Construction is proposed to begin the week of Feb. 7, 2022.
  
- **Developer Projects**
  - **Copper Valley Square:** Staff continue to have meetings with representatives of CV Development Partners LLC to continue on-going discussions on key issues including capacity fees pertaining to change of use applications, future planned redevelopment of the Copper Valley Square complex, a permanent sewer force main to serve Copper Valley Square, upgrades to the Reeds Turnpike Pump Station to increase potable water delivery to Copperopolis and Copper Valley Square, and other regional development issues. Staff meets with CV Developers frequently to discussion and work towards solving these issues.
  - **Hogan Oaks I and II:** Staff participated in a discussion with the owner representative and design engineer to discuss the proposed developments. Both Hogan Oaks I and Hogan Oaks II are in close proximity to the District's La Contenta Wastewater Treatment Facility. The design engineer developed a comprehensive package related to proposed water and wastewater system improvements. The Engineering Department continues to review the proposed improvements. A meeting is scheduled in early March to continue the discussion.
  - **Wallace Ridge Estates:** The proposed 31-unit development is part of the existing Wallace Lake Estates subdivision and is intended to be served by the Walla water and wastewater systems. Design work for the development is being handled by Jesse Shaw, PE. The owner submitted concept review application and District Staff are working with Mr. Shaw to assess the impact the proposed development will have on the existing water and wastewater systems.