

Staff Report

for the Board of Directors' Meeting of April 28, 2021

TO: Board of Directors

FROM: Doug Roderick, P.E., Interim Engineering Manager

DATE: April 20, 2021

SUBJECT: Loma Rica Ranch Subdivision Capacity Fees (FATR #2543)

ENGINEERING

RECOMMENDATION:

Consider a request for a variance of Section 10.07 of the Districts Rules and Regulations pertaining to the prepayment of capacity fees for the Loma Rica Ranch Subdivision, and direct staff as appropriate.

BACKGROUND:

Staff received a letter dated April 12, 2021, from SCO Planning & Engineering, Inc. (SCO) on behalf of the developer of the Loma Rica Ranch Subdivision. The letter requested a modification of the capacity fee collection schedule.

Staff sent the letter to the Interim General Manager, who consulted with the Board President and determined that this item should be placed on the Board agenda.

Under the Treated Water Systems Extensions (Section 10) of the District Rules and Regulations, Section 10.07 Prepayment of Capacity Charges, states that "All treated water extensions serving greater than 4 parcels will require the payment of a minimum size meter capacity charge, as shown in Schedule 4-A, for each parcel to be served prior to District acceptance of the extension in the case of developer constructed extensions. District-sponsored water line projects are not subject to the requirement of prepayment of capacity charges."

For the Loma Rica Ranch subdivision, there will be a total of 240 lots to be served by the treated water extension. Per the requirements of Section 10.07, the amount of capacity fees to be collected prior to acceptance would be \$2,679,360 (\$11,164 x 240).

Staff cannot make changes/adjustments to the District's Rules and Regulations and instructed the developer that the entire capacity fee amount would be required prior

to acceptance. SCO has requested a modification of the Rules and Regulations to allow for the payment of capacity fees to be made in phases, as the project moves forward with construction.

Staff is seeking direction from the Board regarding the request for a variance of Section 10.07 of the Districts Rules and Regulations pertaining to the prepayment of capacity fees for the Loma Rica Ranch Subdivision.

BUDGETARY IMPACT:

None

Attachments: (3)

- Letter from SCO Engineering
- Section 10 of the District Rules and Regulations
- Location maps



April 12, 2021

Doug Roderick
Nevada Irrigation District
1036 West Main Street
Grass Valley, CA 95945

Re: **Formal Request for the Modification of Capacity Fee Collection Schedule**
Loma Rica Ranch
SCO Job No. 201234

Dear Doug,

Thank you for previously discussing the Loma Rica Ranch Subdivision project and, more specifically, the provision of prepayment of capacity fees, per Article 3 – Capacity Charges and Connection Fees identified within the Nevada Irrigation District Development Standards Conveyance Agreement Standard Form. As per our previous discussions, this project is unique and different in terms of size and scope and is one of the largest subdivisions to come forward within decades in the area. This project is also highly supported by the City of Grass Valley as it will bring forth badly needed housing for the area. One additional unique aspect of the project is that it isn't as easily phased in terms of the installation of infrastructure. With the balancing of earthwork quantities, connectivity routes (Dorsey to Brunswick) make it more effective to install all the roadways and associated water facilities in a single infrastructure phase. The construction of homes, however, will likely occur at a slower rate based upon market demands and absorption rates.

As such, we are formally requesting a modification to this “prepayment in full” requirement. Our goal is to appropriately provide advance funding to Nevada Irrigation District, but at a more reasonable schedule based upon the unique aspects of the project described above. The proposal is as follows:

- Provide payment of twenty (20) “drop-in” capacity charges prior to the Nevada Irrigation District’s acceptance of the improvements
 - 20 Capacity Charges X \$11,164.00 (Current capacity charge) = \$223,280.00
- Upon the first Final Map coming forth creating residential lots, the developer would pay the difference in Capacity charges prior to recordation. For example, if the first final map

Loma Rica Ranch ~ Formal Request for the Modification of Capacity Fee Collection Schedule

Date: April 12, 2021

To: Doug Roderick, Nevada Irrigation District

Re: SCO Job No. 201234

to come forth contains fifty (50) residential lots, the developer has paid the initial twenty (20) capacity fees would then pay an additional thirty (30) capacity fees (50-20 [already paid] = 30).

- For all additional final maps to come forth creating residential lots, the capacity fees would be paid based upon the number of residential lots created prior to that final map recordation up to the approved 240 lots per the City of Grass Valley Tentative Map.

We appreciate your review and consideration of the request herein as we believe this is an effective solution for allowing the project to reasonably move forward and advantageous for the District in the timely collection of significant capacity fees

Sincerely,

SCO PLANNING & ENGINEERING, INC.

A handwritten signature in blue ink that reads "Martin D. Wood". The signature is written in a cursive, slightly slanted style.

Martin D. Wood, P.L.S.

Principal

MDW/ddc

Enclosure (*as stated herein*)

SECTION 10

TREATED WATER SYSTEM EXTENSIONS

10.01 GENERAL

The District's objective is to ensure that the water system will be able to provide adequate water service to all present and future customers in an orderly manner.

eff. 8/11/99

10.01.01 Supplemental Definitions

(a) Extension. Any water system improvements required by the District to serve present and future customers in an orderly manner.

These improvements may include, but are not limited to, treatment plant facilities, domestic water storage, distribution and transmission water mains, pump stations, pressure reducing stations, private fire services, and other necessary appurtenances. Extensions may also include related raw water facilities needed to transport water to the treated water system.

eff. 8/11/99

(b) Developer. Any person desiring water service from the District which water service requires a system extension. A developer is considered a person, group or entity that is improving a parcel of land. District sponsored water line projects are not considered developer projects.

eff. 8/11/99; rev. 11/14/07

(c) Principal Property Frontage. Parcel frontage or combination of frontages on an adequate water main that best promotes the orderly development of the water system. Frontage along a primary access road will be a consideration in determining principal property frontage. The narrow frontage of a flag pole lot will not qualify as principal property frontage when not consistent with the orderly development of the water system.

eff. 8/11/99

(d) Adequate Water Main. A District water main with adequate capacity and pressure, and which is connected to a system with adequate source capacity.

eff. 8/11/99

10.01.02 Extension Requirements

(a) When a Treated Water System Extension is Required. The parcel must have an adequate water main along at least fifty percent (50%) of the principal property frontage, but not less than 50 feet. The District may require additional length or additional water mains at locations that best promote the orderly development of the water system. District's determination will be made on review of a submitted map.

eff. 8/11/99

(b) When a Treated Water System Extension is not Allowed. When an extension is not consistent with orderly development of the water system, an extension may not be allowed.

eff. 8/11/99

10.01.03 Water Availability

Developer must first make a written request for a letter of Water Availability. The request should include Assessor's Parcel Number(s), type of development, intended use of water, and fire flow requirements.

10.01.04 Service Feasibility Study

It may be necessary for the District to prepare a study in order to determine if service can be provided. If required, the study will be prepared at the sole cost of the developer on a time and material basis and will include, but not be limited to, computer analysis of the system and proposed improvements.

10.01.05 Developer Option

The developer may elect to take on the responsibilities of constructing the extension under provisions contained in Section 10.03 or, under certain qualifications, elect to have the District construct the extension as discussed in Section 10.04.

10.02 EXTENSION SPECIFICATIONS

10.02.01 Minimum Pipe Diameter

All new water main installations will consist of a minimum pipe size of eight inch inside diameter where it is anticipated that the long sides of loops of which the extension is a part, will exceed 600 feet or where the extension will remain unlooped. In cases where loops will be formed smaller than 600 feet, a six inch inside diameter pipe will be the minimum pipe size considered. Cul-de-sac pipelines, not exceeding 600 feet in length, may be less than the minimum size if extensions are not anticipated and adequate fire flow can be obtained from the main line. Pipe sizes within new subdivisions, where strong grid systems are created, will be determined by hydraulic analysis, taking into consideration consumptive demands and required fire flows.

Further upsizing of the minimum pipe sizes may be required to meet requirements of the developer or to meet future needs of the District.

eff. 3/27/85

10.02.02 Development Standards

The Board has adopted “Development Standards, Treated Water System.” The standards include Developer Requirements, and Standard Specifications and Details. These requirements and standards are to be used by developers, as well as their consulting engineers and contractors for proper planning, designing and construction of treated water system extensions. The standards will also govern work undertaken by District crews; however, the General Manager may approve, in writing, any necessary deviations to these standards to accommodate in-house construction activities.

Proposed changes and additions to the Standard Specifications will be submitted to, and coordinated by, the District’s Engineering Department.

Sections of the Standard Specifications adopted by the Board will require updating from time to time. Such changes must be approved by the General Manager and, at the General Manager’s discretion, may require approval of the Board.

New sections being added to the Standard Specifications must be adopted by the Board.

Standard Details will be prepared, when appropriate, to help emphasize the requirements found in the Standard Specifications. The Engineering Department will, from time to time, revise the details to reflect approved revisions to the Standard Specifications. If required, Standard Details will be prepared for new sections added to the Standard Specifications.

“Development Standards, Treated Water System” are available on the District’s website and at the District Main Office. Copies of the specifications and details for bidding purposes and use by a developer’s contractor must be provided by the developer.

Full size Standard Details, in the form of reproducible Mylars, will be made available at the appropriate fee.

No changes shall be made to the Standard Specifications and Details without prior written District approval.

eff. 3/9/94; rev. 6/11/03; rev. 1/26/11

10.03 DEVELOPER CONSTRUCTED

10.03.01 Letter of Agreement

A letter of agreement between the District and the developer will be signed prior to review of the developer’s plans. The letter of agreement will outline the procedure to be followed in allowing the developer to construct the extension. The developer must have the plans and specifications prepared by a licensed civil engineer. The plans and specifications must meet the District’s approval. The developer will also provide a licensed civil engineer to act as the project engineer during the construction phase.

10.03.02 Environmental Requirements

The developer is responsible for preparing environmental documents per the California Environmental Quality Act (CEQA). Environmental documents completed in accordance with CEQA must be delivered to the District Engineering Department prior to approval of the improvement plans. The environmental documents shall describe all offsite work. For offsite work, the District shall either be the lead agency, or indicated in the environmental documents as the responsible agency.

eff. 1/26/11

10.03.03 Plan Check and Inspection Fee

The developer will be obligated to pay all plan check and inspection costs, as determined on an actual time and material basis. The developer shall submit an initial plan check and inspection deposit of five (5) percent of the estimated construction cost of facilities to be dedicated to the District, but not less than \$2,000.

rev. 1/26/11

10.03.04 Conveyance Agreement

Within 90 days of written approval of the plans and specifications for the proposed mainline extension, the developer must enter into a Conveyance Agreement (agreement) with the District. The agreement will ensure that construction of the extension will be in accordance with the District-approved plans and specifications and ensure the conveyance of the extension to the District after its completion. Standard provisions covering a labor and material bond, maintenance bond, insurance, time limits and other requirements are shown in Form 10-A. Special provisions may also be added to the agreement as found necessary by the District.

At the discretion of the General Manager, an additional six months to begin work beyond that provided in the agreement, and an additional six months to complete work beyond that provided in the agreement, may be allowed.

Any additional time extensions, if granted, must be approved by the Board.

eff. 1/10/90; rev. 6/11/03; rev. 1/26/11

10.03.05 Performance Guarantee

The District may require the developer to furnish, prior to the start of construction, a performance bond or irrevocable letter of credit naming the District as obligee. Such performance guarantee must meet the District's approval as to form and surety utilized. This performance guarantee will be required if the District, at its sole discretion, requires assurance of the developer's performance. The guarantee amount will be as estimated by the District.

eff. 6/24/87

10.03.06 Easements

Developer shall provide to the District acceptable easements for the project prior to approval of plans. Easements will follow the District's standard easement format with appropriate legal descriptions. The District will record the easements for the project.

eff: 1/26/11

10.03.07 Construction

The extension must be constructed by a contractor holding a valid Class A (General Engineering Contractor) or C34 (Pipeline Contractor) California Contractor's license issued by the State Department of Consumer Affairs, Contractors State License Board. The District Engineer, or his/her representative, will inspect the work for compliance with the approved plans, specifications, and District standards. The developer will assume the cost of engineering and inspection services.

10.03.08 Approved Plans Expiration

Plans are valid for the time frames indicated in the Conveyance Agreement. Extensions will require re-review and approval by the Chief Engineer.

eff. 1/26/11

10.03.09 District Acceptance

The facility shall not be directly connected to District facilities until acceptance by the District. The Developer shall use a jumper assembly to separate the facility from the District until accepted. Exemption from the requirement for jumper facility requires approval of the Chief Engineer. Short main line extensions will generally be exempt at the discretion of the Chief Engineer. Upon completion of construction and compliance with all the terms and conditions of the conveyance agreement, and payment of all District plan check and inspection costs, the General Manager, on behalf of the District will accept conveyance and title of the extension. The District will then own, operate, maintain, repair and replace the improvements, except as specified during the maintenance warranty period. Upon acceptance of conveyance of the extension, the developer may apply for water service.

eff. 1/10/90; rev. 6/11/03; rev. 7/28/04; rev. 1/26/11

10.04 DISTRICT CONSTRUCTED

10.04.01 General

The developer may request the District to install any extension consisting of a water main installation which is less than 300 feet in length. In such cases, the District may take on the responsibility of designing and constructing the extension depending on the District's current work load.

rev. 1/26/11

10.04.02 Agreement

A written agreement between the developer and the District will be required. The agreement will contain clauses outlining the District's responsibility to prepare engineering plans and specifications and construct the extension, payment for construction, and other conditions as deemed necessary by the District. A letter agreement, not requiring Board approval, will be used if the estimated cost is equal to, or less than \$15,000.

eff. 12/12/90; rev. 1/26/11

10.04.03 Construction Cost

Schedule 10-A of these Regulations will be used to determine the District's charge to design and construct the pipeline.

The cost, as determined herein, will be stipulated in the agreement as the final cost to the developer for construction of the extension.

rev. 1/26/11

10.04.04 Payment Schedule

At the time the agreement is signed, 50 percent of the construction cost must be paid to District. Actual construction will be scheduled only after the remaining 50 percent is received.

10.05 DISTRICT FINANCIAL PARTICIPATION

The developer may request, prior to consummation of a conveyance agreement, that the District participate financially for any portion of extension upsizing required by the District for future needs as opposed to developer’s needs. All District participation is subject to availability of District funds. Participation including costs for engineering, land, easements and other ancillaries will not exceed the cost of a similar facility as listed in the latest District Capacity Charge Study subject to adjustments for inflation. Adjustments for inflation will be in accordance with District approved adjustments to capacity charges. In the case of water main installations, a pipe size less than the minimum pipe size, as discussed in Section 10.02.01, will not be considered adequate for the developer’s needs.

Final determination of District participation will be made by the Board after review of the financial priorities of the District and included in the conveyance agreement.

rev. 1/26/11

10.06 REIMBURSEMENT FEE

The District will collect a reimbursement fee, where applicable, before granting a water service, including a private fire service, to a parcel that lies along and may be served directly from any pipeline extension installed under the provisions of these Regulations. The reimbursement fee for any parcel shall be determined by dividing the eligible costs of the improvement by the number of parcels to be served by the extension. The reimbursement fee for an extension shall be in effect for a period of 20 years from the date of execution of the Reimbursement Agreement between the Developer and the District. All monies collected will be returned to the Developer.

No reimbursement fees will be collected unless the Developer has signed a Reimbursement Agreement prior to District acceptance of the extension in the case of a Developer-constructed extension.

The District will, at its sole discretion, determine the parcels that may be served from the extension and therefore subject to a reimbursement fee. Parcels already receiving District treated water at the time a Reimbursement Agreement is signed will be excluded in determining the parcel reimbursement fee.

In case of a parcel split, the existing service will be assigned, at the sole discretion of the District, to one of the newly created parcels. The remaining new parcel(s) which may be served from the extension will be subject to the reimbursement.

The parcel reimbursement fee shall not be applied more than once to any parcel, of the cost of the extension. The cost of the extension shall be considered to be the Developer's out-of-pocket expenses directly and solely related to the installation of the extension, as determined by the District. The Developer's on-site improvements will be excluded from the cost of the extension.

eff. 04/11/2001; rev 6/11/03; rev 11/9/05; rev 03/28/18

10.06.01 Reimbursement for District Installed Pipelines

The District will collect a reimbursement charge, where applicable, before connecting a water service, including a private fire service, to a parcel which lies along and may be served directly from any pipeline installed by the District. The reimbursement charge for each parcel will be determined by specific methods established by District policy. The cost subject to the charge will be based on all costs to install the pipeline, including labor, equipment, materials, and incidentals for the design, installation, and inspection, legal costs, easements, environmental documentation, permits, and restoration. The reimbursement charge will be calculated to represent the proportionate costs of installing a distribution pipeline (8-inch diameter distribution pipeline, or larger if required for fire flow and other needs of the immediate area) for those parcels served and/or anticipated to be served directly by the pipeline, regardless of the actual pipe size installed by the District.

eff. 9/1/13

10.07 PREPAYMENT OF CAPACITY CHARGES

All treated water extensions serving greater than four parcels will require the payment of a minimum size meter capacity charge, as shown in Schedule 4-A, for each parcel to be served prior to District acceptance of the extension in the case of developer-constructed extension. District sponsored water line projects are not subject to the requirement of prepayment of capacity charges.

rev. 11/14/07

10.08 REQUEST FOR VARIANCE

10.08.01 Request Procedure

The applicant shall submit a completed Form 10-B Variance Request and pay an Administrative-Processing fee. The processing fee is non-refundable regardless of approval or denial of any part of the variance request.

The District is not a party to and accepts no liability or responsibility for rights in private property downstream of the District's meter. The applicant is solely responsible for the acquisition, retention (and compliance with all terms and conditions) of satisfactory rights, in favor of applicant from underlying landowners for applicant to install and maintain applicant's service line over private lands downstream of District's meter, and will defend and indemnify District from all claims, demands, and damages arising from applicants use and maintenance of the service line.

eff. 6/9/99; rev. 1/26/11; rev. 10/9/13; rev. 01/13/16

10.08.02 Review of Variance

The Staff Variance Screening Committee, consisting of representatives from Management, Engineering Department, and Operations Department, as determined by the General Manager, will review requests for variances from District Regulations pertaining to treated water systems.

The Staff Variance Screening Committee may unanimously deny a variance. Applicant may appeal per Section 10.08.04.

The Staff Variance Screening Committee may unanimously recommend variance approval and conditions of approval to the General Manager. The General Manager may then approve the variance and conditions of approval.

If the Staff Variance Screening Committee and the General Manager are not in unanimous agreement, they will submit the Variance Request to the Engineering Committee. The Engineering Committee may unanimously deny the variance, and the applicant may appeal per Section 10.08.04. If the Engineering Committee does not unanimously deny the variance, it will make recommendations to the Board of Directors. The Board of Directors' decision, by majority vote, will be final.

eff. 6/9/99

10.08.03 Expiration Date

All approved variances will have an expiration date of not more than two years. All conditions of approval must be met before the expiration date. Thereafter, the District will consider the variance expired. After expiration, any request for variance will be considered a new request subject to the processing fee and all District regulations at the time of the new request.

eff. 6/9/99

10.08.04 Appeal of Variance

The applicant may appeal a denied variance. All appeals must be in writing and received by the District within 60 days from the date of written notice of the District’s decision. After 60 days, a request for appeal would be considered a new application requiring the applicant to submit a new Form 10-B and processing fee.

The first appeal would be made to the Engineering Committee, who may unanimously deny the appeal or forward the appeal to the Board of Directors with recommendations. If the Engineering Committee unanimously denies the appeal, the applicant may make a final appeal to the Board of Directors for a majority vote.

eff. 6/9/99

10.09 PRIVATE PIPELINE REPLACEMENT

10.09.01 General

In earlier years, the District allowed treated water service through private pipelines that served two or more parcels not fronting a District water main. As indicated in these Regulations, current requirements allow water service to a parcel only if it is adequately fronted by a District water main. Many of these aging private pipelines have experienced leaks that waste valuable District water supplies. In order to minimize this problem, the following participation program is available.

10.09.02 District Participation

District participation will be considered on any private pipeline elimination project where District water main replacement is involved. The new water main must meet all requirements as contained in this section of these Regulations. The District will determine, at its sole discretion, if it is in the

District's best interest to participate in any private pipeline elimination project. Upon determining to participate, and after signing an agreement with the private pipeline owner, the District will schedule the design and construction, taking into consideration the priority of other District activities.

eff. 2/12/92

10.09.03 Private Pipeline Owner Contribution

At the time an agreement is reached for District participation, the private pipeline owner(s) will pay, as the owner's full share of project costs, 25 percent of the amount determined by Schedule 10-A (Note that Schedule 10-A does not include costs associated with right of ways). The 25 percent contribution is in addition to any payments made for right-of-way purchases, and any related legal cost. These costs will be paid 100 percent by the private pipeline owner(s).

If applicable, reimbursement provisions may be included in the agreement pursuant to Section 10.06 of these Regulations. These provisions will allow the private pipeline owner(s) and the District to share the collected reimbursement fees based on the percentage of project cost paid by each party.

eff. 8/14/91; rev. 6/11/03; rev. 1/26/11

10.10 TREATED WATER SERVICE THROUGH NEW PUMP STATIONS, STORAGE TANKS, AND PRESSURE REDUCING STATIONS

10.10.01 General

The developer may request, prior to execution of a conveyance agreement, that the District participate financially for construction of pump stations, storage tanks, and pressure reducing stations where those facilities provide regional benefit (as determined solely by the District).

eff. 7/11/90; rev. 3/24/04, rev. 1/26/11

10.10.02 Applicability

Treated water service to parcels in new pump zones would only be applicable for areas with no upstream treated or raw water facility restrictions. The District reserves the right to limit service

to the new pump zones if this expansion leads to upstream facility expansions, which are not cost effective or are not reasonably reimbursed through collection of the District's standard capacity charge.

eff. 7/11/90; rev. 3/24/04; rev. 1/26/11

10.10.03 Design Considerations

In establishing a new pump zone, it will be the District's goal to minimize the size of pumps required to provide adequate service and to limit customer water outages. In most cases, a storage tank will be required to provide fire flow, peak hour demands as well as emergency storage. The physical size of the pump station, transmission main or storage tank may exceed the needs of the developer's property in order that additional parcels can be served. In order to adequately serve the new pump zone, the required storage tank site may be located outside of the developer's property. Installation cost of these facilities will be solely the responsibility of the developer subject to District participation and reimbursement per Sections 10.10.04 and 10.10.05. The developer is also responsible for all costs associated with the installation of the pipeline extension and any other appropriate fees and charges as set forth in these Regulations.

eff. 7/11/90; rev. 1/26/11

10.10.04 District Participation

Refer to Section 10.05 for participation in pipelines. To be eligible for District participation, the facilities must be constructed with the review and approval of the District.

All District participation is subject to availability of District funds. Participation including costs for engineering, land, easements and other ancillaries will not exceed the cost of a similar facility as listed in the latest District Capacity Charge Study subject to adjustments for inflation. Adjustments for inflation will be in accordance with District approved adjustments to capacity charges.

eff. 1/26/11

10.10.05 Reimbursement

Where pump stations, storage tanks and pressure reducing stations do not provide regional benefit, and are funded by the developer, and where customers outside of developer's land are allowed to be served from developer funded facilities (service directly connected), the developer will be entitled to reimbursement from said customers.

The District will determine the cost of the pump station and then divide this amount by the number of customers that can be served by the pump station including developer's land. The amount of reimbursement will not exceed the actual cost of the pump station. If it is determined by the District that excess pumping capacity is available, each additional customer obtaining service will be charged the previously described cost per customer. Any funds collected from this charge will be transmitted to the developer. The reimbursement will be available for a 20-year period from the date of District acceptance of the completed facilities.

No reimbursement fees will be collected from future customers unless the developer has signed a reimbursement agreement prior to District acceptance of the facility.

All monies collected will be returned to the developer by registered mail to the last address on record at the District office. The developer shall be responsible for keeping the District record current. Monies so delivered that are returned to the District shall be retained for the benefit of the developer for a period of one year. No other attempts will be made to locate the developer. At the end of the one-year holding period, the District shall return the principal amount to the then current owner of the parcel from which the reimbursement had been collected. The developer shall have no further claim to the monies. The reimbursement accounting system shall continue to indicate that the parcel has paid the reimbursement.

Reimbursements for pipelines are provided for in Sections 10.05 and 10.06 of these Regulations.

eff. 7/11/90; rev. 6/11/03; rev. 4/14/04; rev. 11/9/05; rev. 1/26/11

10.11 TREATED WATER SERVICE TO NEW PUMP ZONES

10.11.01 General

Having taken into consideration economic factors and physical restrictions, the District has established water service boundaries for each of its treated water systems. These boundaries indicate the extent that these systems may be expanded to provide treated water.

Areas containing parcels that would require the establishment of new pump zones to provide adequate water service were not included within the existing service area boundaries. These parcels were not considered economical to serve under the District's present water rate structure due to the excessive cost of operating and maintaining pump stations. The requirements contained herein, allows water service to be made available to parcels requiring new pump zones without creating an economic hardship on the District.

eff. 7/11/90; rev. 3/24/04

10.11.02 Applicability

Treated water service to parcels in new pump zones would only be applicable for areas with no upstream treated or raw water facility restrictions. The District reserves the right to limit service outside the established water service boundaries if this expansion leads to upstream facility expansions, which are not cost effective or are not reasonably reimbursed through collection of the District's standard capacity charge.

eff. 7/11/90; rev. 3/24/04

10.11.03 Design Considerations

In establishing a new pump zone, it will be the District's goal to minimize the size of pumps required to provide adequate service and to limit customer water outages. In most cases, a storage tank will be required to provide fire flow, peak hour demands as well as emergency storage. The physical size of the pump station, transmission main or storage tank may exceed the needs of the developer's property in order that additional parcels can be served. In order to adequately serve

the new pump zone, the required storage tank site may be located outside of the developer's property. Installation cost of these facilities will be solely the responsibility of the developer. The developer is also responsible for all costs associated with the installation of the pipeline extension and any other appropriate fees and charges as set forth in these Regulations.

eff. 7/11/90

10.11.04 Reimbursement

If other customers who are not part of the developer's land are allowed to utilize excess storage or pumping capacity in the new pump zone, a reimbursement will be due the developer. The reimbursement will be available for a 20-year period from the date of District acceptance of the completed facilities.

Use of excess water storage from the new pump zone by other customers will be compensated for by the District paying the developer the current storage tank component of the capacity charges collected from these other customers.

The District will determine the cost of the pump station and then divide this amount by the number of customers that can be served by the pump station. If it is determined by the District that excess pumping capacity is available, each additional customer will be charged the previously calculated cost per customer. Any funds collected from this charge will be transmitted to the developer.

The costs used to determine reimbursement shall be adjusted periodically to reflect changes in construction cost. These adjustments shall be governed by Section 10.06 of these Regulations.

Reimbursements for off-site pipelines are provided for in Section 10.06 of these Regulations.

eff. 7/11/90; rev. 6/11/03; rev. 4/14/04; rev. 11/9/05

10.12 TEMPORARY SERVICE LOCATION

A Temporary Service Location (TSL) may be approved by the Variance Screening Committee (VSC) subject to certain requirements as described herein. The intent of the TSL is to provide a temporary water service to eligible parcels until a future water main is installed to serve the parcel(s) in accordance with Section 10. A TSL is a temporary service facility and is not considered a permanent service location.

10.12.01 Eligibility

A property owner is eligible for a TSL when the property: a) is located within the District Boundary; b) has an existing residential dwelling on the property (served by a water source - other than District treated water) or on a vacant property with the owner having applied for a building permit; c) is not currently fronted by a District treated water main; d) where water service to the property can be obtained from an existing water main; and e) where the orderly development of District facilities will logically require a mainline fronting the subject property in the future.

The subject property must front on a public road right-of-way, utility easement, public service easement, or public/private road which will abut the alignment for such right-of-way or easement as proposed by the District, or a city or county.

rev. 03/22/2017

Only one (1) TSL will be allowed for each eligible parcel of land.

10.12.02 Application and Request for TSL

The applicant shall complete and submit Form 10-C, Temporary Service Location Request and an administrative processing fee as shown in Schedule 10-B, an 8½" x 11" scaled drawing or map showing the proposed temporary meter location and temporary service line. The processing fee is non-refundable regardless of approval or denial of the TSL Application.

rev. 03/22/2017

10.12.03 Review of TSL Application

The Variance Screening Committee (VSC) will review all TSL Applications to determine eligibility. The VSC may deny the TSL or recommend further action. If the VSC unanimously recommends the TSL, the application will be submitted to the General Manager for approval. The applicant will be notified of the District's decision, and if approved, the notification will include a list of requirements to be completed by the applicant prior to scheduling the installation of the meter for the TSL.

The VSC may unanimously deny a TSL. Applicant may appeal per Section 10.12.04.

If the VSC is not in unanimous agreement, it will present the TSL Request to the Engineering Committee for consideration. The Engineering Committee may approve or deny the TSL. If denied, the applicant may appeal per Section 10.12.04.

rev. 03/22/2017

10.12.04 Appeal of TSL Denial

The applicant may appeal the VSC's denial of a TSL Application. All appeals must be in writing and received by the District within 60 days from the date of written notice of the District's denial. Upon receipt of the request for appeal, the matter will be scheduled for consideration by the District's Engineering Committee or Board of Directors, as appropriate. The Engineering Committee may uphold or overturn the denial. If the Engineering Committee does not overturn the denial, the applicant may appeal the Committee's decision to the Board of Directors by written request to the Business Services Technician. The appeal will be scheduled for consideration by the Board of Directors at a regularly scheduled meeting of the Board of Directors.

rev. 03/22/2017

10.12.05 Requirements

Upon receipt of notice that the TSL Application has been approved, the applicant must comply with the following requirements to obtain a TSL service:

- a. Pay any fees, or other monetary obligations, that are required for connecting to the existing District main for the temporary service (this may include obligations for existing reimbursement agreements, participation in an existing Improvement District or District Financed Water Line Extension (WLE) program, or participation in other financing districts that may pertain to the existing main);
- b. Pay two current meter installation charges (representing installation charges for connecting the TSL to the existing main and the connection charge for eventually relocating the connection to the future main at the permanent location - fronting the subject property). The installation fees will be one (1) "Drop-in" fee and one (1) "Requiring Tap" fee as shown in Schedule 4-A;
- c. Pay the current capacity charge for treated water (based on the size of meter requested);
- d. Pay the current Treated Water Main (TWM) Contribution as defined herein;
- e. Execute Water Service Agreement for Parcels not Fronting NID Waterline, if necessary;
- f. Provide adequate easements or Rights-of-Way for the future water main and related appurtenances, if applicable;
- g. In the case of vacant property, provide copy of building permit issued by appropriate agency (District will issue conditional Will Serve Letter as needed);
- h. Execute Form 10-D, Agreement for Temporary Water Service and Contribution for Future Treated Water Main Extension;

10.12.06 Expiration of TSL Application

For a vacant property, an approved TSL Application shall remain in effect for a period of one (1) year following the date of approval by the District. For all other properties, an approved TSL Application shall remain in effect for a period of two (2) years following the date of approval by the District. If all requirements for the TSL have not been met by the expiration date, the TSL approval shall expire and become void.

10.12.07 Extension of Approved TSL

A TSL Application approved for two (2) years may be extended by one (1) year. The applicant must submit a renewal application along with a processing fee as shown in Schedule 10-B which is non-refundable regardless of approval or denial of the TSL Renewal Application. The Renewal Application will be reviewed using the same process as the original application stated previously in this policy. Only one extension may be granted.

10.12.08 Treated Water Main Frontage Contribution

The Treated Water Main (TWM) Contribution represents the applicant's monetary contribution to the design and construction of a future pipeline that will eventually be installed by others fronting the applicant's parcel. This contribution will be retained by the District, and accounted for separately, to supplement funds needed by a future developer, waterline extender, or by any District sponsored financing efforts to install the future treated water main.

For each TSL Application, the TWM Contribution will be determined based on the projected size of a single family residential lot that can be subdivided from the subject property at the smallest size (or maximum density), as defined by the General Plan of the appropriate County or City, as follows:

$$\text{TWM Contribution} = \sqrt{\text{size of lot (in square feet)}} \times \text{estimated cost of TWDM}^* \div 2$$

*TWDM = Treated Water Distribution Main

The TWDM multiplier as shown in Schedule 10-B will be determined by the Engineering Department and revised or amended periodically to reflect updated estimates for the cost to provide and install distribution pipelines.

For a General Plan designation that is not residential use, the TWM Contribution will be based on the actual current size of the subject property.

Examples:

- A. Gross Area of Subject Property = 6.05 Acres
- General Plan Land Use = Rural Residential
- General Plan Density = 5 Acres (Min)

Size of lot = 5.0 Acres x 43,560 SF/AC = 217,800 SF

TWDM = (See Schedule 10-B)

TWM Contribution = $\sqrt{217,000}$ x TWDM ÷ 2 = \$ _____

B. Gross Area of Subject Property = 20.0 Acres

General Plan Land Use = Rural Residential

General Plan Density = 1 Acre (Min)

Size of lot = 1.0 Acre x 43,560 SF/AC = 43,560 SF

TWDM = (See Schedule 10-B)

TWM Contribution = $\sqrt{43,560}$ x TWDM ÷ 2 = \$ _____

10.12.09 Future Subdivision of Property

The future subdivision of property with a TSL shall be subject to the District's Treated Water System Extension Policy (District's Rules and Regulations - Section 10)). Upon subdivision, the District will credit the TWM Contribution to one of the property owners of the subdivided parcels/lots, the particular lot to be chosen at the District's discretion, and it will be assumed that the property owner of that lot will have met its obligation to the cost of the frontage mainline. The property owners of the remaining parcels/lots resulting from the subdivision will be required to pay the appropriate reimbursement for the mainline extension, based on the policy in effect at the time, without consideration of the TWM Contribution.

10.12.10 Installation of Future Treated Water Main

Upon the installation of the future treated water main abutting the subject property, the TSL applicant, or the successor, shall connect to a newly installed service lateral and meter, pursuant to the agreement referenced in 10.12.05(h).

Rev. 03/22/2017

10.12.11 Refund of other Monetary Obligations

If, at the time of TSL approval, the District collected monetary obligations that were required in accordance with 10.12.05 (a), and to the extent that the collected funds have not been used for their stated purpose at the time the subject service is moved to its permanent location, the District shall

refund the remaining funds. The recipient of the refund shall be to the property owner(s) on title to the subject parcel at the time of disbursement.

10.20 DISTRICT FINANCED WATERLINE EXTENSIONS

The goal of this Section is to permit expansions of residential water service to new customers by authorizing planning services and an advance of District funds to eligible neighborhood groups actively seeking the extension of treated water line(s) into their community. Assistance offered by this program includes informative group meetings, providing project design and construction services, providing advanced project funding, and providing a means for recovering project costs advanced by the District from the neighborhood over time. A project implemented through this Section shall be referred to as “District Financed Waterline Extension, or DFWLE.

10.20.01 DFWLE Eligibility

Neighborhood groups representing existing single-family residential dwellings, including duplex units, and to a limited extent, unimproved lots are eligible for the DFWLE program. The DFWLE program will not be used to finance treated water facilities for commercial or industrial land uses, or for lands under development through a use permit or for subdivisions, including planned unit or similar developments.

The intent of the DFWLE policy is to provide treated water to existing developed neighborhoods. Unless otherwise authorized, the number of unimproved parcels eligible for inclusion with any recognized neighborhood group will be limited to 20% of total potentially served parcels. A parcel shall be considered improved if a building permit has been issued for a residence on that parcel.

An eligible DFWLE must contain a minimum of 6 parcels, of which at least 5 must be improved, and a target maximum of 40 parcels. The minimum participation level will be at least 50% of the total parcels that the District determines could potentially be served by the DFWLE, rounded to the nearest whole number. Participation will be implemented through the execution of a DFWLE Funding Agreement as described in Section 10.20.10.

rev. 09/18/2020

10.20.02

DFWLE Program Eligibility List

The District will maintain a list (Eligibility List) of neighborhoods requesting participation in the DFWLE program. To be placed on the Eligibility List, a neighborhood must submit its request in writing. The request must include 1) a contact person and telephone number, 2) parcel number of each participating parcel, 3) owner(s) name and address for each parcel, and 4) signatures from each owner.

Priority will be established based on the date of addition to the Eligibility List, and on active participation. As shown on the flowchart, the Board of Directors will determine the next neighborhood group eligible for funding under the DFWLE program and the will evaluate funding. At that time, the Board of Directors will consider encumbering DFWLE allocated funds and assignment of a rate of interest representing interest foregone by the District had the funds allocated for the DFWLE project been otherwise invested. Upon determination of the interest rate, the Board of Directors will assign a surcharge modifier to the DFWLE project. (The surcharge modifier is calculated as determined elsewhere in this Section.) Funds encumbered for an individual DFWLE and funds allocated for all DFWLE projects shall be subject to the discretion of the Board and to limitations imposed by the Board of Directors as part of its budgeting authority, and may be reduced or restricted as the Board deems necessary given the other financial demands on the District.

Once a project is deemed eligible as a DFWLE project, the District will incorporate the general program provisions, complete a Water Service Study, establish the maximum charge for recovering project costs, and solicit neighborhood commitment through an informative group meeting.

Rev. 2/24/21

10.20.03 General Program Provisions

Participation in the DFWLE program is voluntary. DFWLE project costs will be allocated equally among all parcels with potential service from the water line extension. The Board of Directors will

determine the level of funding available for all DFWLE projects on the Eligibility List on at least a yearly basis.

The District will advance the funds necessary to meet the costs for eligible DFWLE project(s) approved by the Board of Directors, less the total amount of good-faith deposits received. The District will recover the funds advanced through the application of the Service Extension Charge (SEC).

District funds advanced to the DFWLE program for participating parcels which submit a good faith deposit will be recovered through the application of a Service Extension Charge (SEC). The maximum cost recovery time period will be 30 years. The SEC will be collected as part of the participating parcel's treated water bill. The SEC will include a surcharge modifier to compensate the District for the loss of interest earnings as a result of funding participating parcel's share of the DFWLE costs. DFWLE costs allocated to parcels without an executed funding agreement will be subject to the Districts Reimbursement Policy #3175.

Costs eligible for advance by District under the DFWLE program include preliminary design, compliance with CEQA, design, rights of ways, construction, construction management, and capacity and meter installation charges for a domestic meter. The maximum amount of financeable project facility costs, including capacity and meter installation charges, is 90% of the total cost per participating parcel.

The applicant shall complete and submit an Application, Form 10-E, requesting to participate in the District Financed Waterline Extension Program, and the District will charge an administrative processing fee as shown on the application. The processing fee is non-refundable regardless of completion of the waterline extension project.

10.20.04 Service Extension Charge (SEC)

A Service Extension Charge (SEC) will be used to recover over time District funds advanced for DFWLE project costs from participating parcels that have paid a good faith deposit. The SEC will

be added to, and become part of the water bill for each of the participating parcels. The maximum SEC required to support project costs allocated to each participating parcel (“Total Costs”) will be determined in the Water Service Study as defined in Section 10.20.06. The SEC will appear on the water bill and will be calculated following compilation of all project costs. The SEC will be calculated as 1) the total project costs, 2) divide by the number of potentially served parcels, 3) add the total capacity and meter installation charges, 4) subtract the total good-faith deposits received, 5) divide by the total number of anticipated billing periods within the cost recovery period, and 6) multiply by the surcharge modifier as determined elsewhere in this Section.

The SEC will be the same for all participating parcels within a particular DFWLE project and will not change once it first appears on the water bills.

10.20.05 Surcharge Modifier

A surcharge will be used to compensate the District for the loss of interest earnings as a result of lending on District projects. The modifier will be determined by the Finance Manager/Treasurer and based on the United States 5-Year Agency Bond Rates published by the District’s Investment Broker on April 1. The surcharge modifier will be calculated as 1) the Capital Recovery Factor 2) multiplied by the number of billing periods within the project cost recovery period.

eff. 01/24/18, 5/23/18

10.20.06 Water Service Study

The District will complete a Water Service Study for the next eligible DFWLE project as determined by the Board of Directors. Prior to beginning the study, the District will investigate the area surrounding the core neighborhood group to map the parcels which could potentially receive water service from the DFWLE. Should the District determine that expansion of the project to other parcels is necessary for the orderly expansion of the distribution system; the District will add the parcels to the DFWLE group.

The Water Service Study will include at least:

- a. Project location map and preliminary facility layouts

- b. Delineation of potential parcels served from DFWLE
- c. Project costs; including preliminary design, compliance with CEQA, design, rights-of-ways, facilities construction, construction management, and contingencies.
- d. District participation in facility costs if appropriate, pursuant to District policy (including the Capacity Charge Study).
- e. Capacity and Meter Installation charges for a minimum-size water meter.
- f. Maximum Total Charge
- g. Maximum Service Extension Charge (SEC) required to amortize the Maximum Total Charge.

The cost estimates and SEC quoted in the Water Service Study will be honored for a minimum of 12 months, giving time to complete formation of the group, and execution of a Funding Agreement with each participating parcel.

The District will perform the Water Service Study without charge to the neighborhood group.

Rev. 2/24/21

10.20.07 Initial Group Meeting

Upon completing the Water Service Study, the District will notify the group contact person and arrange for an initial group meeting. The District will present the findings of the study and answer questions.

10.20.08 Good-Faith Deposit

Should the neighborhood group demonstrate a willingness to proceed with the DFWLE project based on the maximum SEC quoted during the initial group meeting; the District will request an application and a good-faith deposit from each of the participating parcels. A good-faith deposit must be received from at least 50% of the benefitted parcels as calculated in accordance with Section 10.20.01 and will be applied against the total project cost so as to reduce the SEC for each participating parcel.

The deposit amount will be at least 10% of each participating parcel's share of the estimated project cost, including capacity and meter installation charges.

As established in the flowchart, after the District's request to all participating parcels to execute an application and make a good faith deposit, each participating parcel must sign and return a letter containing the terms and conditions of the deposit, and return the deposit with the letter. Should one or more prospective participating parcels fail to return the deposit amount and a countersigned deposit letter; the non-responsive parcel(s) will be removed from the neighborhood group list. If this process results in less than the minimum participation from the potentially served parcels as calculated in accordance with Section 10.20.01 within the allowed solicitation period, all deposits will be returned and the project will be removed from the eligibility list.

Once a good-faith deposit and executed letter have been collected from at least 50% of the potentially served parcels as calculated in accordance with Section 10.20.01, the District will request the owner(s) of each participating parcel to enter into a Funding Agreement. The District will also begin charging expenses against the project for inclusion in the Total Charge. Retroactive charges, representing costs incurred to that date by the District will not be applied to the Total Charge to be recovered under the Funding Agreement.

If, during development, but after receipt of the requisite number of good faith deposits, the project fails due in whole or in part to the actions or inactions of the participating parcels, the DFWLE will be discontinued and the amount of good-faith deposit that remains unused at the time will be split equally among participating parcels and returned. If the project fails due solely to the actions or inactions by the District, the total amount of good-faith deposits will be returned.

10.20.09 Easements - Subordination of Agreement/Easements

Concurrent with the submission of the good faith deposit, owners of participating parcels must agree that before the commencement of construction by District, and in no event later than the date of execution of a Funding Agreement, they will, when requested, convey to the District

easement(s), in the form prepared by the District, that the District determines are necessary for installation and maintenance of the waterline extension project. Owners must also agree to seek and obtain subordination from any mortgagor or holder of deed of trust or other lien holder of a security interest in the parcel, subordinating their security interest(s) to the District easement, the Funding Agreement, and the lien authorized under the Funding Agreement. For any necessary easements required for the waterline extension over property owned by other persons or entities, which are not participating parties but from whom an easement is required, the participating owner will seek to facilitate, in cooperation with other participating owners, the subordination of any mortgagors, trustors, or lien holders in favor of the District's easement. The Funding Agreement will specify that the District may refuse to execute the Funding Agreement, or if executed, cease the design and implementation of the pipeline extension financing project, with no further rights or obligations between the parties, in the event the District determines, at its sole discretion, that any failure to subordinate by a participating property owner's lender or the lender for a parcel owned by another person or entity renders the project not in the best interest of the District. The District is not required to initiate proceedings in eminent domain to acquire any easement or subordination required for the DFWLE. All required right of way documentation, including subordinations necessary for a pipeline extension project must be executed and effective prior to the start of construction.

In the event that a prospective participating owner cannot obtain subordination, they may submit a written request for waiver to the General Manager. The General Manager may modify or waive the requirement to obtain subordination including title insurance, in those circumstances where it is determined that the value of the District's interest is so small as to render such documentation economically unreasonable; the risk of foreclosure is so small that it is not considered a realistic risk; and/or the lender or senior lienholder provides the District with alternative assurance satisfactory to the General Manager, that the District's easement will not be disturbed by a senior lienholder. The General Manager's determination can be appealed by written request to the Board of Directors, who may by unanimous action grant the appeal or deny the appeal. The decision of the Board of Directors shall be made in its sole and unlimited discretion and will not be subject to appeal.

Rev. 2/24/21

10.20.10 Funding Agreement

The owner(s) of each participating parcel must enter into a Funding Agreement, subject to approval by the Board of Directors, as found in Form 10-F attached to these regulations. Special provisions may be added to, or other revisions made to the Funding Agreement form as found necessary by the District under the circumstances of each transaction. A DFWLE Funding Agreement, fully executed by the interested landowner(s), must be delivered to the District and approved by the Board before it is effective. The Funding Agreement will be recorded against the participating parcel.

The Funding Agreement, once recorded, will authorize a lien by the District on the participating parcel for the purpose of collecting all delinquent water account charges, including the accumulated SEC.

Project design work will not begin until at least 50% of the potentially served parcels as calculated in accordance with Section 10.20.01 have executed a Funding Agreement, returned it to the District, and the agreement has been recorded with the County Clerk.

Fully executed DFWLE Funding Agreements and good faith deposits, as outlined in section 10.20.08, will be accepted up to 30 days from written notice of completion of a new treated water line as defined in Section 4.02.01. Funding Agreements received more than 30 days from the date of notice or without a good faith deposit shall be deemed invalid.

rev. 09/18/2020

10.20.11 Project Cost Compilation and SEC Adjustment

Following completion of construction of the DFWLE facilities, project costs will be compiled and a final Total Charge will be calculated. The District will analyze the project costs and issue a project completion Cost Accounting Report. The report will recalculate, based on actual project costs, all program variables, including the SEC.

If the Cost Accounting Report indicates that the Total Charge requires an SEC greater than the maximum SEC appearing in the Funding Agreement, the SEC will remain unchanged and the District will pay the overrun. The District will not place further claim on participating parcels for the amount of the overrun.

If the Cost Accounting Report indicates that total project costs allow an SEC less than the maximum SEC appearing in the Funding Agreement, the District will adjust the SEC accordingly to the lower amount appearing in the report. The revised SEC and associated monthly payment will be included with the next water bill for each of the participating parcels.

10.20.12 Failure to Pay Treated Water Bill

Failure to pay a treated water bill as required in the Funding Agreement, including the SEC, will result in a delinquent account and, if not paid in accordance with District rules, a subsequent notice of turn-off, followed by turn-off. Upon issuance of a turn-off notice, whether or not the service is actually discontinued, all delinquent amounts will become due and payable. Treated water service will remain off and the SEC will continue to accrue, along with all other appropriate and customary charges, until the account has been paid in full. Unpaid balances shall constitute a lien against the participating parcel.

10.20.13 Pre-Payment of Project Costs and Charges

Upon completion of construction, compilation of project cost, and final SEC adjustment (if required), a participating parcel may pre-pay all or a portion of its Total Charge, including capacity and meter installation charges. Multiple pre-payments will be accepted without penalty from each participating parcel during the cost recovery period.

Upon receiving a pre-payment from a participating parcel, the time allocated for cost recovery will be reduced. The number of billing periods by which the cost recovery period will be reduced will be determined by 1) dividing the pre-payment amount by the SEC amount, 2) multiplying the results by the surcharge modifier declared by the Board of Directors, and rounding down to the nearest whole number. The fraction remaining, if present, will be 1) multiplied by the SEC, 2)

divided by the surcharge modifier, and 3) the resulting dollar amount will be credited to the participating parcel's treated water account.

Upon any sale, conveyance, assignment, or other transfer of the parcel, excluding transfer to a spouse, immediate family member, or to a living trust for estate planning purposes established by the current property owners, the Funding Agreement will terminate and any unpaid portion of the Total Charge will be immediately due and payable in full.

10.20.14 Subdivision of a Participating Parcel

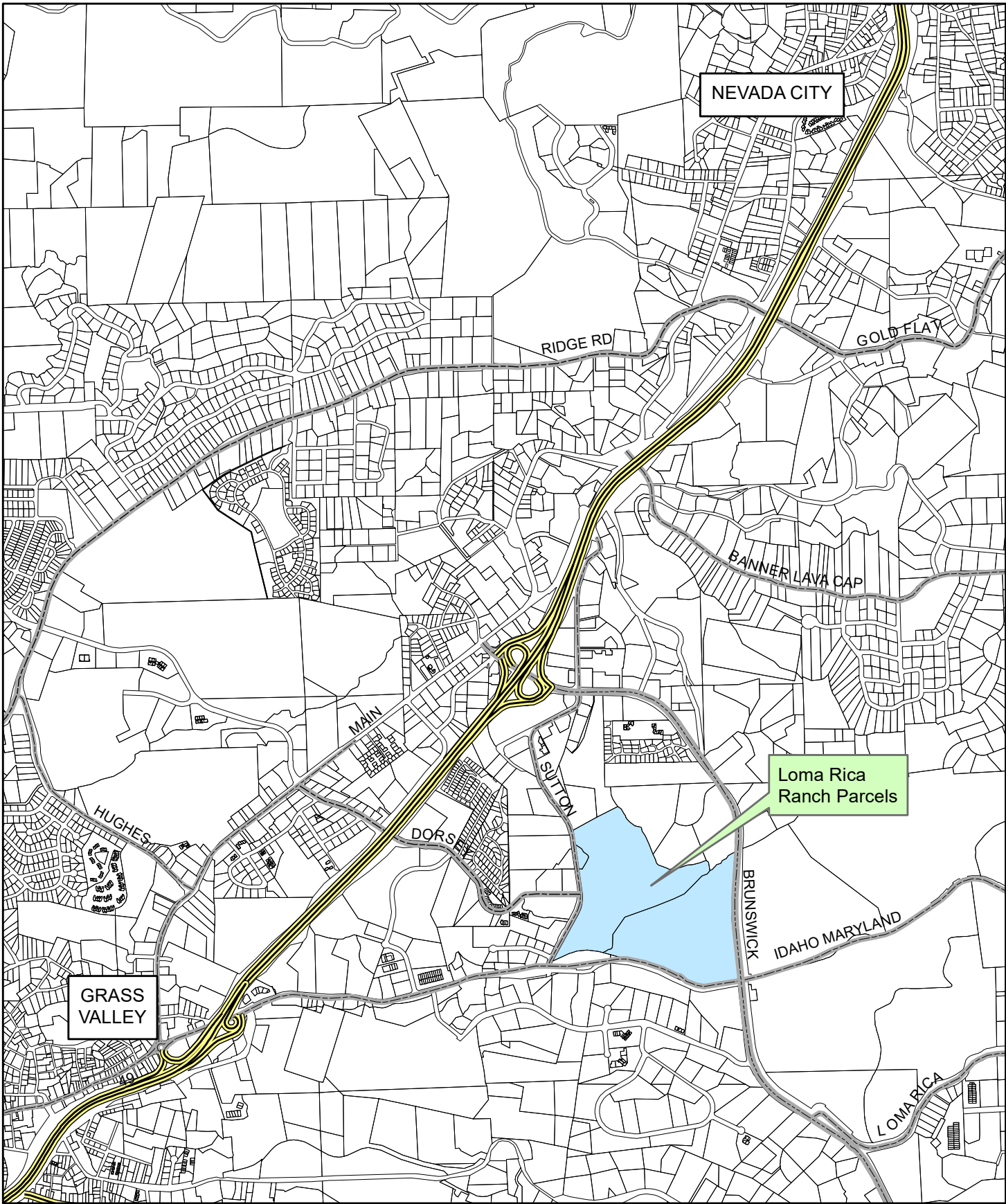
Upon the subdivision of a participating parcel, the District will assign the existing treated water service account (including the SEC) to one of the newly created parcels or units. All other parcels or units created by the subdivision will be subject to the District Installed Waterline Reimbursement Policy when applying for a new service.

10.20.15 Reimbursement

The District will collect the proportionate share of the DFWLE cost as reimbursement from any parcel that did not execute a Funding Agreement as a condition of connection to the DFWLE pipeline. These parcels will be subject to the District Installed Waterline Reimbursement Policy #3175. The District will not collect reimbursement from non-participating parcels that have been granted a temporary service location (TSL). (Reference is made to the District's TSL policy.)

eff. 11/13/13, rev. 03/12/14, 01/24/18, 2/24/21

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LOMA RICA RANCH WATERLINE EXTENSION LOCATION



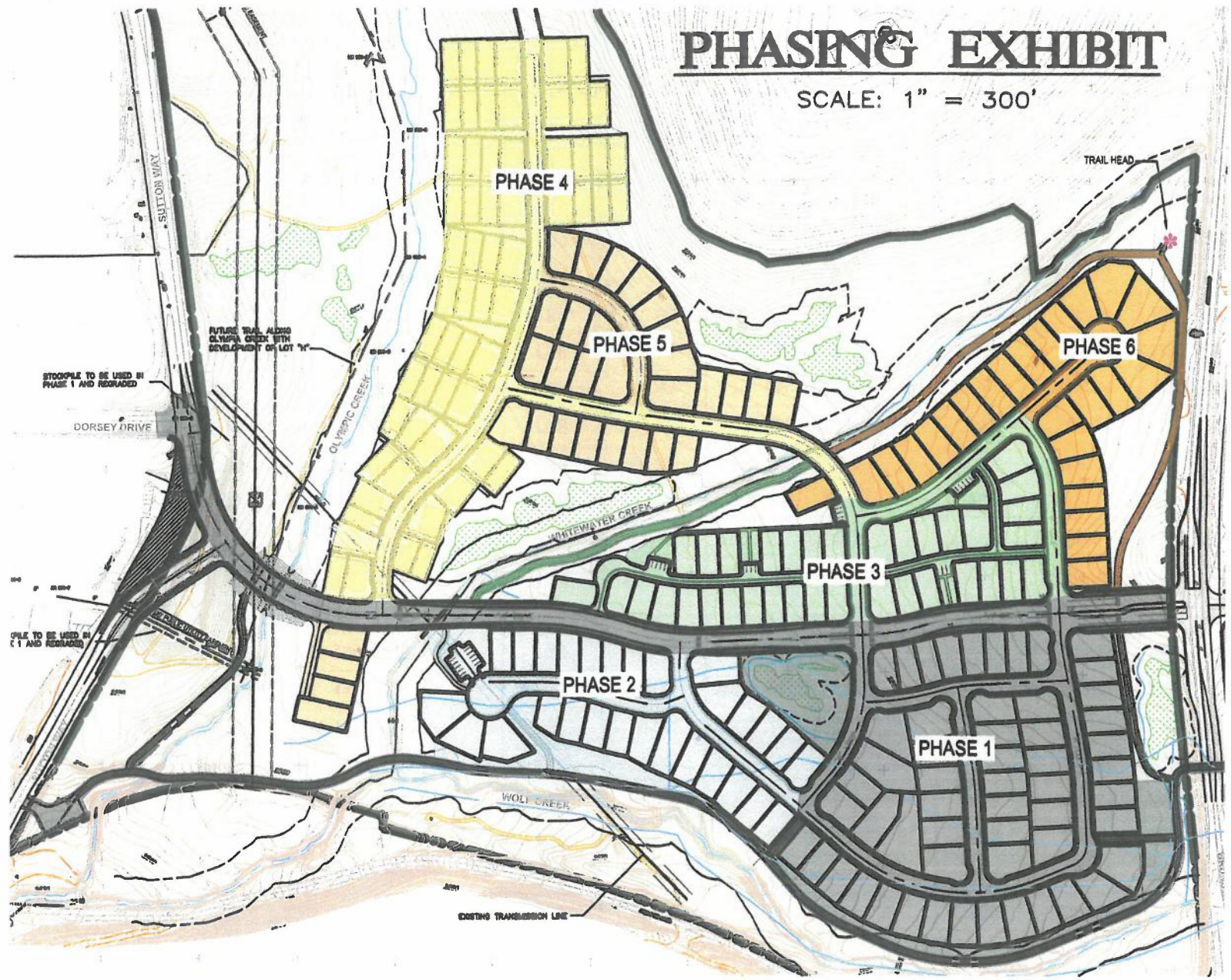
Date: 4/21/2021
Drawn By: D. HUNT

NEVADA IRRIGATION DISTRICT
NEVADA COUNTY – PLACER COUNTY
GRASS VALLEY, CALIFORNIA

Scale: NO SCALE
Sheet: 1 of 1

PHASING EXHIBIT

SCALE: 1" = 300'



TRAIL HEAD