

**AGENDA FOR A MEETING OF THE
ENGINEERING/EQUIPMENT COMMITTEE
OF THE VALLECITOS WATER DISTRICT
MONDAY, JULY 12, 2021 AT 3:00 P.M.
VIA TELECONFERENCE**

Due to the evolving situation with the COVID-19 Novel Coronavirus, so long as state or local public health officials have imposed or recommended social distancing measures Vallecitos Water District will hold future meetings via teleconferencing and allow members of the public to observe and address the meeting telephonically or otherwise electronically. During this period of time, Vallecitos Water District will not be making any physical location available for members of the public to observe the meeting and offer public comment. The public is encouraged to watch and participate in the meeting from the safety of their homes. The meeting can be viewed on the agenda page located on the main page of the District's website. Public comments or questions can be submitted to the following email address: PublicComment@vwd.org. All written comments that are received at least 90 minutes before the meeting will be provided to the Committee members, and a record of the receipt of comment will be noted during the meeting. Members of the public viewing the meeting via the Zoom videoconferencing platform can express their desire to provide input at the appropriate time by utilizing the "Raise Hand" function. Additional instructions for online participation will be posted on the District's website. www.vwd.org/meetings

CALL TO ORDER - DIRECTOR ELITHARP

ITEM(S) FOR DISCUSSION

1. PROJECT REVIEW FOR PALISADES ESTATES PHASE 1 & PHASE 2 ESCROW AGREEMENT (PROGRAM RESOURCES, INC.) (pp. 3-4)
2. ASSET MANAGEMENT PLAN UPDATE
3. SUNRISE ORIX UPDATE (pp. 5-6)
4. DISTRICT WIDE SOLAR UPDATE
5. MRF CONVERSION TO SODIUM HYPOCHLORITE
6. MRF MISCELLANEOUS PROJECTS UPDATE

OTHER BUSINESS

PUBLIC COMMENT

Persons wishing to address a matter not on the Agenda may be heard at this time; however, no action will be taken until the matter is placed on a future agenda in accordance with Board policy. Public comments are limited to three minutes. A Request to Speak form is required to be submitted to the Executive Secretary prior to the start of the meeting, if possible. Public comment should start by stating name, address, and topic. The Board is not permitted during this time to enter into a dialogue with the speaker.

If you have any disability which would require accommodation in order to enable you to participate in this meeting, please call the Executive Secretary at 760.744.0460 ext. 264 at least 48 hours prior to the meeting.

AFFIDAVIT OF POSTING

I, Diane Posvar, Executive Secretary of the Vallecitos Water District, hereby certify that I caused the posting of this Agenda in the outside display case at the District office, 201 Vallecitos de Oro, San Marcos, California by 5:30 p.m., Wednesday, July 7, 2021.

Diane Posvar

DATE: JULY 12, 2021
TO: ENGINEERING & EQUIPMENT COMMITTEE
SUBJECT: PROJECT REVIEW FOR PALISADES ESTATES PHASE 1 & PHASE 2 ESCROW AGREEMENT (PROGRAM RESOURCES, INC.)

BACKGROUND:

The Palisades Estates Development project is a proposed residential development consisting of two phases. Phase 1 will construct 19 single-family lots and 121 acres of open space. Phase 1 was approved by our Board of Directors for construction approval on September 6, 2017. A construction agreement and escrow agreement were executed for Phase 1 but have now expired. The owner of the project, Program Resources, is requesting an extension for both agreements. The project never started construction.

Phase 2 will consist of 17 single-family lots and 88 acres of open space and is currently in plan check with the District. The entire site is on approximately 222.02 acres of unimproved land located east of Elevado Road just west of North Twin Oaks Tank II.

On June 7, 2021, this project was brought to the Engineering Committee for discussion on extending the expired construction agreement and escrow agreement for Phase 1 improvements but under the Committee direction was not interested in an open-ended agreement and needed more defined dates.

DISCUSSION:

Staff is working with the owner of the project and their legal team to revise the expired escrow agreement. The owner wishes to combine the Phase 1 and Phase 2 improvements in the revised escrow agreement. A defined term will be reviewed by the District Engineer and legal staff before final agreement is signed.

The main discussion between the Committee is to verify support for a closed ended escrow agreement and settle on a defined end date of the escrow. The owner is requesting a 6-year escrow term.

FISCAL IMPACT:

None. Future water revenues will offset costs of service.

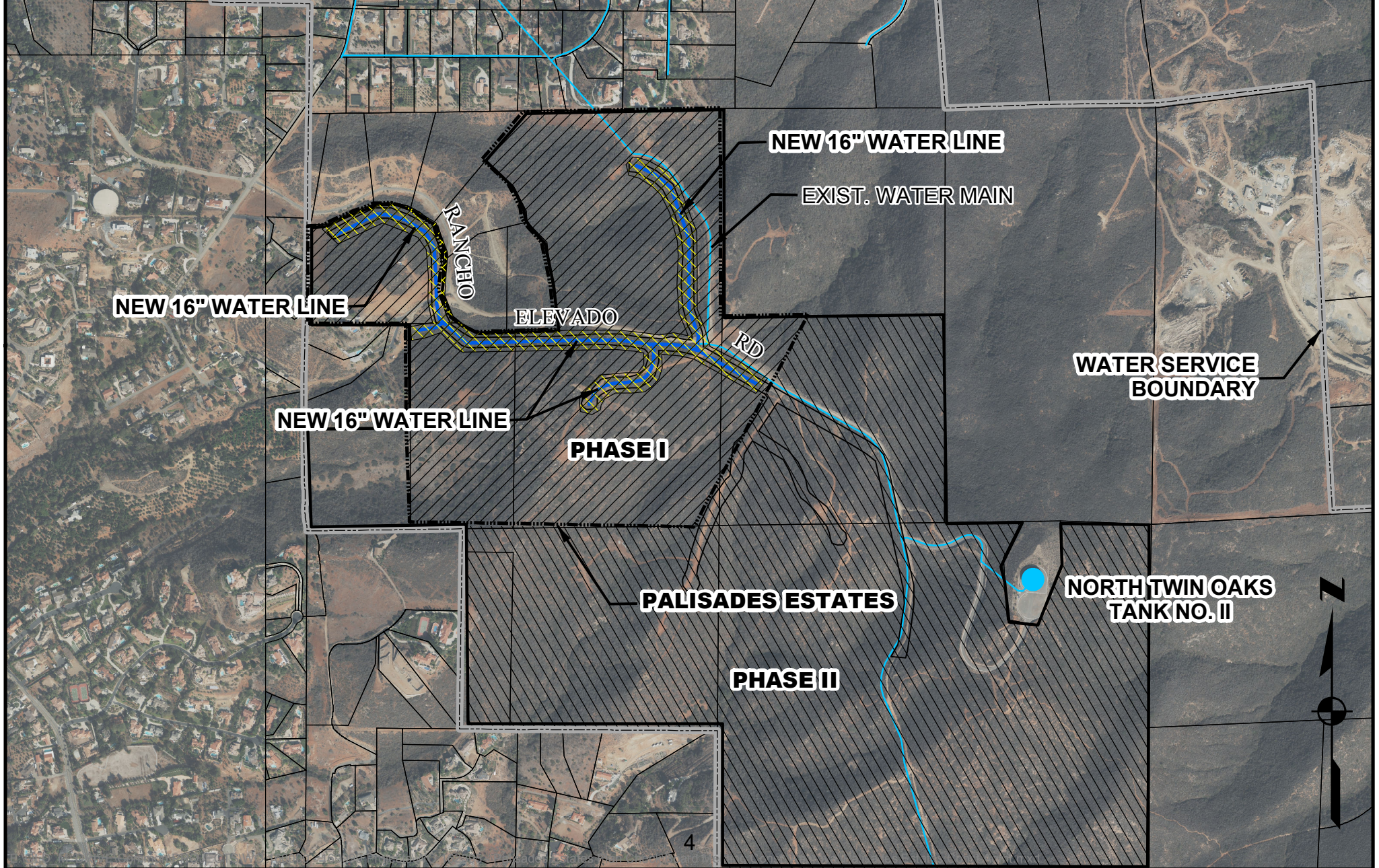
RECOMMENDATION:

Committee support to staff to authorize a revised escrow agreement for Phase 1 and Phase 2 improvements, end date to be determined.

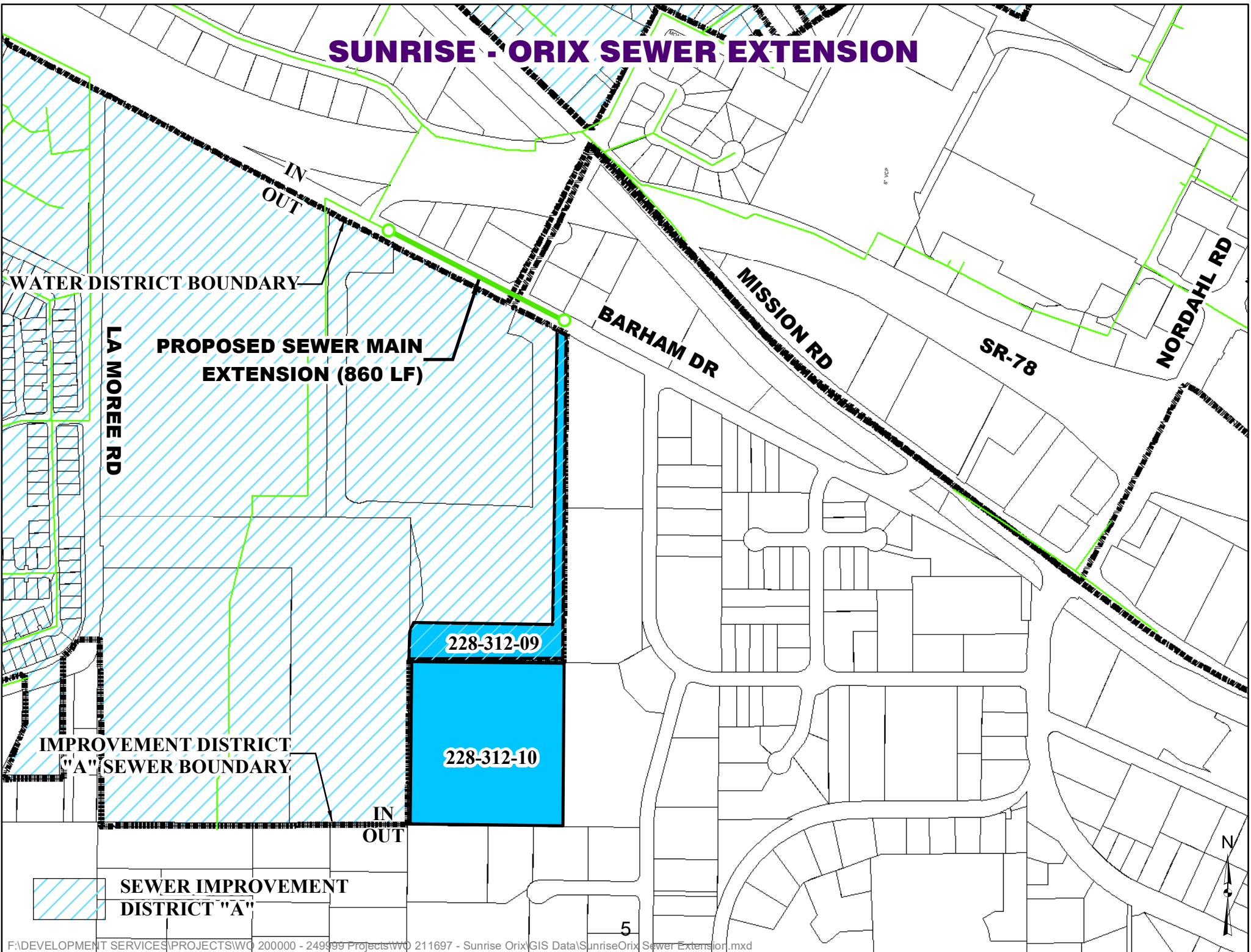
ATTACHMENTS:

1 Map Exhibits – 1 Aerial Map

**APPROVAL OF ESCROW ACCOUNT FOR WATER CAPITAL FACILITY
FEES FOR PALISADES ESTATES, APN 172-110-07,08, 35 &
174-260-03, 04, 09, 22
(PROGRAM RESOURCES INC.)**



SUNRISE - ORIX SEWER EXTENSION



DATE: JULY 12, 2021
 TO: ENGINEERING & EQUIPMENT COMMITTEE
 SUBJECT: SUNRISE ORIX

Development Total Capital Facility Fees (Sewer) if served by VWD
 143.6 EDUs x 13,051.00 = \$1,877,123.60 100% VWD

Development Capital Facility Fees for VWD if served by Escondido
 192 units x 7,500.00 = \$1,440,000.00 Escondido Portion 91.8%
 \$1,877,1123.60 - \$1,440,000.00 = \$437,123.60 VWD Portion 8.2%

8" Sewer Estimate	10" Sewer Estimate
\$486,459.00	\$523,161.00

OPTION 1

Reimbursement Per District Ordinance \$523,161.00 - \$486,459.00 = \$36,702.00
 Difference in cost between 8" and 10" pipe

OPTION 2

10" Capacity Difference \$523,161 x 45% = \$235,422.45
 10" is 45% larger capacity than 8"

OPTION 3

Capacity Fee Component Split Dev. Conveyance Portion
 (Treatment, Outfall, Conveyance) 143.6 EDUs x \$3,777.00 = \$542,377.20
 Conveyance = \$3,777.00 / EDU \$542,377.20 x 45% = \$244,069.74

Total after Reimbursement = \$1,877,123.60 - \$244,069.74 =
\$1,633,053.86

OPTION 4

Development vs Master Plan 69 EDUs x \$3,777.00 = \$260,613.00
 Master Plan = 74.6 EDUs \$260,613.00 x 45% = \$117,275.85
 Proposed = 143.6 EDUs
 Additional = 69 EDUs

Total after Reimbursement \$1,877,377.20 - \$117,275.85 =
\$1,760,101.35