



ENGINEERING AND OPERATIONS COMMITTEE MEETING

RAINBOW MUNICIPAL WATER DISTRICT
Wednesday, June 5, 2019
Engineering and Operations Committee Meeting - Time: 3:00 p.m.

District Office **3707 Old Highway 395** **Fallbrook, CA 92028**

Notice is hereby given that the Engineering and Operations Committee will be holding a regular meeting beginning at 3:00 p.m. on Wednesday, June 5, 2019.

AGENDA

- 1. **CALL TO ORDER**
- 2. **PLEDGE OF ALLEGIANCE**
- 3. **ROLL CALL: Flint Nelson (Chair) _____ Timothy Prince (Vice Chair) _____**
Members: Tom Taufer _____ Helene Brazier _____
Robert Marnett _____ Mick Ratican _____
Harry Stille _____
- 4. **SEATING OF ALTERNATES**
- 5. **ADDITIONS/DELETIONS/AMENDMENTS TO THE AGENDA (Government Code §54954.2)**
- 6. **PUBLIC COMMENT RELATING TO ITEMS NOT ON THE AGENDA (Limit 3 Minutes)**

COMMITTEE ACTION ITEMS

- 7. **COMMITTEE MEMBER COMMENTS**
- *8. **APPROVAL OF MINUTES**
A. May 1, 2019
- *9. **DISCUSSION AND POSSIBLE RECOMMENDATION REGARDING A QUITCLAIM OF A DISTRICT HELD EASEMENT**
- 10. **JADE EASEMENTS AND VARIANCE UPDATE**
- 11. **RMWD FACILITY RENTAL AGREEMENT**
- 12. **MISCELLANEOUS PIPELINE REPLACEMENT UPDATE**
- 13. **VIA ARARAT UPDATE**

14. PROGRAMMATIC EIR UPDATE
15. HQ SITE DEVELOPMENT
16. CAPITAL IMPROVEMENT PROJECT PRIORITIES
17. PAX MIXER AT GOMEZ
18. LIST OF SUGGESTED AGENDA ITEMS FOR THE NEXT SCHEDULED ENGINEERING AND OPERATIONS COMMITTEE MEETING
19. ADJOURNMENT

ATTEST TO POSTING:



For: Carl Rindfleisch
Secretary of the Board

5-30-19 @ 3:00 p.m.

Date and Time of Posting
Outside Display Cases

**MINUTES OF THE ENGINEERING AND OPERATIONS COMMITTEE MEETING
OF THE RAINBOW MUNICIPAL WATER DISTRICT
MAY 1, 2019**

1. **CALL TO ORDER** – The Engineering and Operations Committee Meeting of the Rainbow Municipal Water District on May 1, 2019 was called to order by Chairperson Nelson at 3:00 p.m. in the Board Room of the District, 3707 Old Highway 395, Fallbrook, CA 92028. Chairperson Nelson, presiding.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL:**

Present: Member Prince, Member Stitle, Member Taufer, Member Brazier, Member Ratican, Member Marnett, Member Nelson.

Also Present: General Manager Kennedy, District Engineer Strapac, Associate Engineer Powers, Operations Manager Gutierrez, Water Operations Superintendent Walker, Engineering Tech Rubio.

No public members were present.

4. **SEATING OF ALTERNATES**

None.

5. **ADDITIONS/DELETIONS/AMENDMENTS TO THE AGENDA (Government Code §54954.2)**

Mr. Kennedy stated Item 9 would be deleted.

6. **PUBLIC COMMENT RELATING TO ITEMS NOT ON THE AGENDA (Limit 3 Minutes)**

None.

COMMITTEE ACTION ITEMS

7. **COMMITTEE MEMBER COMMENTS**

None.

*8. **APPROVAL OF MINUTES**

A. April 3, 2019

Motion: Approve the minutes as written.

Action: Approve, Moved by Member Brazier, Seconded by Member Stitle.

Vote: Motion passed (summary: Ayes = 7)

Ayes: Member Nelson, Member Prince, Member Brazier, Member Marnett, Member Ratican, Member Stitle, Member Taufer.

9. DISCUSSION AND POSSIBLE ACTION REGARDING THE JADE ENCROACHMENT AND EASEMENT

Agenda item deleted.

10. MISCELLANEOUS PIPELINE UPDATE AND POSSIBLE ADDITIONS TO PROJECT

Mr. Strapac said during the design review District staff identified additional gaps within the waterlines on Gopher Canyon, which would be useful to connect during the pipeline relocation. He mentioned the estimate for the additional consulting fees had not been obtained yet. He said closing the gaps in the system would provide increased north to south connectivity, improve fire flow, and overall system operations. Mr. Kennedy added by closing the gaps it would provide a better network within the Districts' water system, as well as increasing customer reliability and it would avoid having to use three separate CWA connections. Discussion ensued.

Mr. Strapac said this was a CIP project, installing 12-inch pipe, adding approximately 2,000 feet. Mr. Kennedy said the funding was available under the CIP for the additional design and construction work. He mentioned this would be a change order to the current contract. Discussion ensued.

11. VIA ARARAT DESIGN PROJECT UPDATE

Mr. Strapac said the project should be out to bid by the end of the week. He mentioned the bid documents would be uploaded to the District's website and the Construction Bidboard. He said the bids were due by June 3, 2019. Mr. Kennedy stated the construction work should take approximately four months. Discussion ensued.

12. PRELIMINARY ENVIRONMENTAL IMPACT REPORT UPDATE

Mr. Strapac said based on the consultant interviews it was discovered that there was a hybrid PEIR that could be used along with the District's PEIR, which would provide a cost saving to the District. He said the proposed consultant was asked to provide a revised cost estimate to include a hybrid PEIR, in addition to the District's Headquarters in the studies. Discussion ensued.

Mr. Stitle asked when the PEIR has been approved when would it expire. Mr. Kennedy responded he was unsure, although he believed the duration could be described in the PEIR.

Mr. Nelson asked about the scope, schedule and budget. Mr. Stapac responded possibly having a June 2019 award, if he received the revised scope and cost estimate from the consultant by mid-May 2019.

13. RECORD OF SURVEY UPDATE

Mr. Strapac said he met with Mr. Mathe the Surveyor for the County of San Diego to review the Record of Survey. He said Mr. Mathe recommended going forward with recording the Record of Survey and address the issue with the gap afterwards. He pointed out when the chain of title was received it would clarify if there was an error in the older deeds that created the gap. He mentioned the District could also have adverse possession rights. He said the normal process would be to have the District's attorney locate the original sub-divider (if they still exist) to determine if that gap was intentional. He mentioned if the original sub-divider was not located then the District would proceed with a Quiet Title action; meaning a judge would be presented with the problem and the

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judge would erase it legally. He pointed out this process would be expensive approximately \$25K. Discussion ensued.

Mr. Kennedy asked if the District could request imminent domain on the gap. Mr. Strapac responded yes. Discussion ensued.

14. OPERATIONS REVIEW

Mr. Gutierrez provided a presentation on the Water Operations Services. He introduced Mr. Walker the Water Operations Superintendent. He said Water Operations was responsible for the water quality, ordering water, managing pressure stations, maintaining pump stations and storage facilities. He pointed out there were nine staff members responsible for providing service to three reservoirs, thirteen tanks and seven pump stations. He discussed the following items:

Water Quality:

- Pull 22 water quality samples mandated by the state.
- Prepare monthly and annual reports for the State Water Resource Control Board.
- Prepare the annual Consumer Confidence Report.
- Respond to water quality complaints.

Ordering Water:

- Water is ordered from the SDCWA. It can be ordered three times a day at 8:00 a.m., 2:00 p.m. and 8:00 p.m. based on previous demands, weather forecasts, and current operations. Staff are required to check water levels every day year-round.
- Adjust tank and reservoir levels to meet demands. Mitigate impact of the SDCWA annual shutdowns.
- Four staff plus the Superintendent and the Operations Manager verify water ordering.
- The Supervisory Control Automated Data Acquisition computer program is used to monitor and control the water system.

Manage Pressure Stations:

- Maintain and operate 75 pressure stations.
- Work with Engineering to identify new locations for additional pressure stations.
- Work with Engineering and Construction to install new pressure stations.

Maintain and Operate Pump Stations and Storage Facilities:

- Suez Contract – provides maintenance of the tanks.
- Staff maintain pumps and motors. The repairs are out sourced.
- Staff maintain control valves.
- Coordinate with Engineering for pump station rehabilitation and re-builds.

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15. LIST OF SUGGESTED AGENDA ITEMS FOR THE NEXT SCHEDULED ENGINEERING AND OPERATIONS COMMITTEE MEETING

- Jade Easements and Variance Update
- Misc. Pipeline Replacement Update
- Via Ararat Update
- PEIR Update
- HQ Site Development
- Operations Presentation

16. ADJOURNMENT

Meeting adjourned at 4:25 p.m. to June 5, 2019.

Flint Nelson, Committee Chairperson

Dawn M. Washburn, Board Secretary

COMMITTEE MEMBERS

June 5, 2019

SUBJECT

DISCUSSION AND POSSIBLE RECOMMENDATION REGARDING A QUITCLAIM OF A DISTRICT HELD EASEMENT

BACKGROUND

On October 5, 1994, the San Diego County Water Authority quitclaimed to Rainbow Municipal Water District (District) all right, title, interest and claim in and to a portion of real property that was acquired by virtue of easements across 6628 Puerta De Lomas. The easement, which was quitclaimed to the District, contains an inactive 16" steel pipe.

DESCRIPTION

In March of 2019 the owner of 6628 Puerta De Lomas made a request that the District quitclaim the easement to him, which would allow the property owner to install solar panels on the land. Though the waterline in this easement is currently inactive, the Engineering Department has determined that there is potential utility to keeping the easement for future connectivity projects between the Northern connections in the District and the Southern zones.

POLICY/STRATEGIC PLAN KEY FOCUS AREA

Strategic Focus Area Two: Asset Management. Easements are a valuable asset to the District. Even though this particular easement is outside of the District's boundary, the easement connects the North Zones in the District to the South Zones. This could be very useful in future CIP projects. If the District quitclaims this easement, it is likely that obtaining an equivalent easement would be both time consuming and costly.

Strategic Focus Area Four: Fiscal Responsibility

BOARD OPTIONS/FISCAL IMPACTS

There is value in holding easements if they will be used for future infrastructure. This easement has not been appraised, but obtaining a similar easement in the future, if needed, would be both time consuming and costly.

1. Do not recommend that the Board of Directors quitclaim the easement back to the property owner.
2. Recommend that the Board of Directors quitclaim the easement back to the property owner.
3. Make a recommendation of direction to staff.

ENVIRONMENTAL

In accordance with CEQA guidelines Section 15378, the action before the Board does not constitute a "project" as defined by CEQA and further environmental review is not required at this time.

STAFF RECOMMENDATION

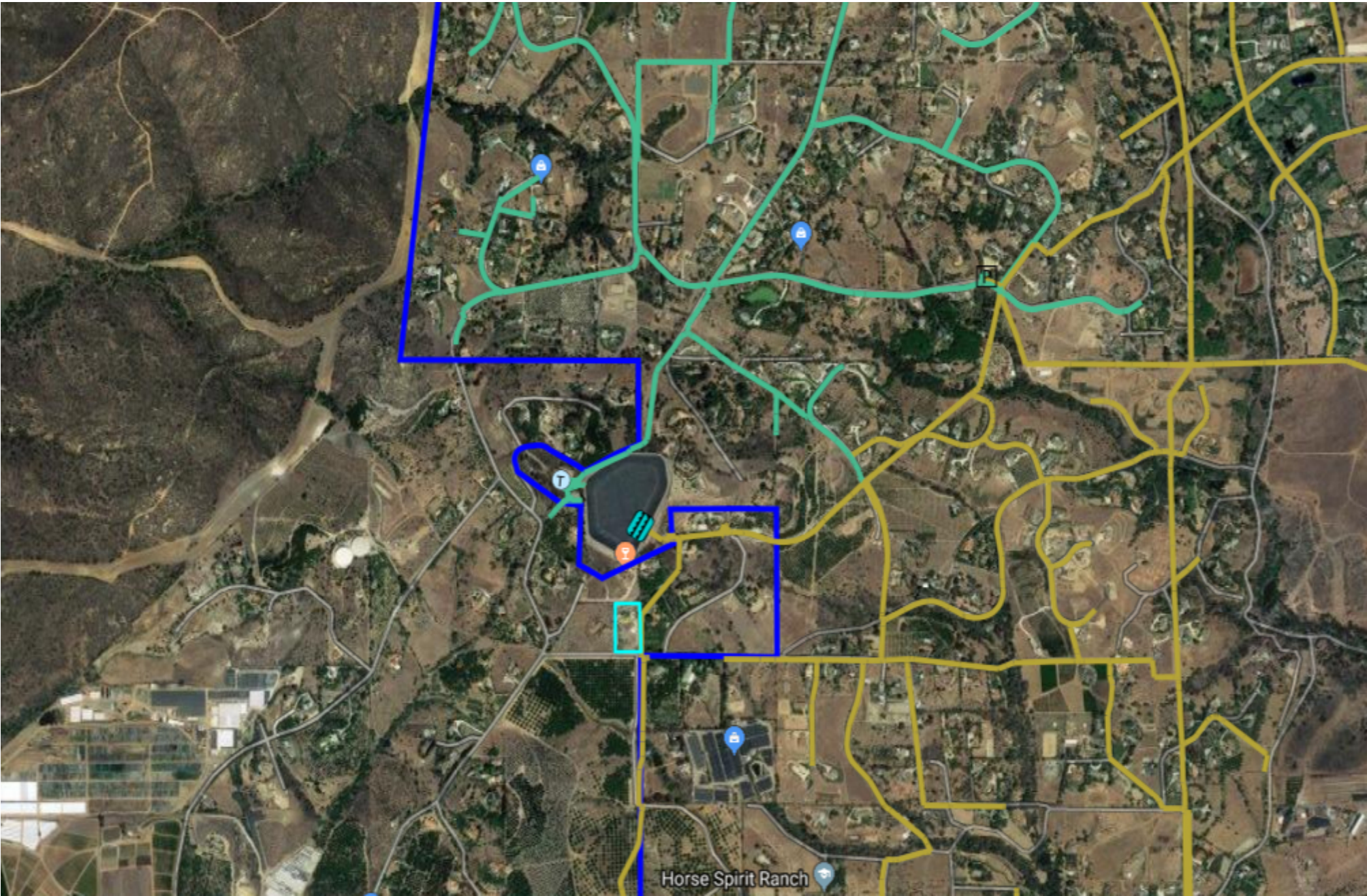
Staff Recommends Option 1.



Steven E. Strapac, P.E., P.L.S.
District Engineer

June 5, 2019

RMWD Easement on Nay Property



1" = 1505 ft

Regional View

05/30/2019



This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up to date information.

RMWD Easement on Nay Property



1" = 188 ft

Quitclaimed from SDCWA

05/30/2019



This map may represent a visual display of related geographic information. Data provided here on is not guarantee of actual field conditions. To be sure of complete accuracy, please contact the responsible staff for most up to date information.

Recording requested by and
when recorded return to:

SAN DIEGO COUNTY WATER AUTHORITY
3211 5TH AVENUE
SAN DIEGO, CA 92103

Please record this document
for no fee as a benefit to
the San Diego County Water Authority

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER
FEES: NA 0.00

*F/O PL-MISC
Line*

QUITCLAIM OF EASEMENT

The land, tenements or realty is located in the unincorporated
area of the County of San Diego.

San Diego County Water Authority, a Public Entity (AUTHORITY)
for valuable consideration, does hereby remise, release and forever
quitclaim to Rainbow Municipal Water District, all right, title,
interest and claim of the AUTHORITY in and to the following
described real property that was acquired by virtue of easements
recorded in the office of the County Recorder, San Diego County,
California:

<u>Document No.</u>	<u>Book</u>	<u>Page</u>	<u>Recording Date</u>
101315	2506	57	September 26, 1947
89842	2481	141	August 27, 1947
106674	2428	317	October 14, 1947
104124	2508	180	October 6, 1947
107926	2522	103	October 16, 1947
101896	2491	485	September 29, 1947
23890	2703	213	March 8, 1948
135056	2595	265	December 29, 1947
27277	2717	57	March 17, 1948
4536	2616	107	January 15, 1948
14937	2669	321	February 13, 1948
10556	2648	283	January 30, 1948
51050	3222	49	June 9, 1949
245440	1971		October 26, 1971
245461	1971		October 26, 1971
158816	1972		June 21, 1972
245439	1971		October 26, 1971
226776	1971		October 4, 1971
219125	1971		September 27, 1971
125858	1972		May 18, 1972
123504	1972		May 16, 1972

RAIROWMISCAFOQUIT

State of California

County of San Diego

On 8-3-94 before me, Kimberly Van Beenen
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared LESTER A. SNOW
NAME(S) OF SIGNER(S)

personally known to me - OR - 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.



WITNESS my hand and official seal.

Kimberly Van Beenen
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)

- TITLE(S)
- PARTNER(S) LIMITED GENERAL
 - ATTORNEY-IN-FACT
 - TRUSTEE(S)
 - GUARDIAN/CONSERVATOR
 - OTHER: GENERAL MANAGER

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
SAN Diego County
WATER Authority

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

OPTIONAL SECTION

TITLE OR TYPE OF DOCUMENT _____
NUMBER OF PAGES _____ DATE OF DOCUMENT _____
SIGNER(S) OTHER THAN NAMED ABOVE _____

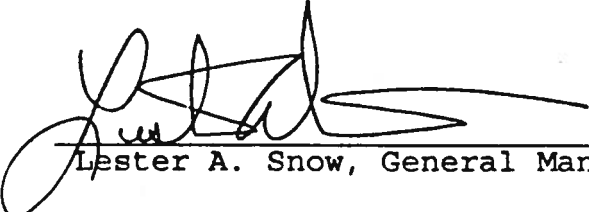
Also all real property that was acquired by virtue of easement recorded September 13, 1948 as Document No. 90572, in book 2944, page 54, excepting that portion lying Easterly of Engineers Station 0+73.0 of the Fallbrook-Oceanside pipeline as shown on San Diego County Water Authority Drawing No. RD-309(c).

Also all real property acquired by virtue of easements recorded October 2, 1947 as Document No. 103061, in book 2504, page 274 and recorded November 5, 1947 as Document No. 115597, in book 2523, page 476, excepting that portion lying Southwest of the East line of the West Half of the Southeast Quarter of the Southeast Quarter of Section 20, Township 9 South, Range 3 West. All documents referred to above recorded in the office of the County Recorder, San Diego County, California.

This quitclaim does not release any interest or estate AUTHORITY may have in the above-described real property, except the area of easements described.

Dated Aug 3 1994

SAN DIEGO COUNTY WATER AUTHORITY



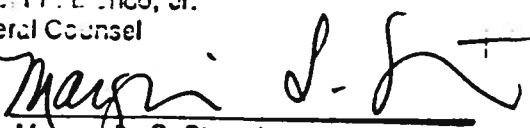
Lester A. Snow, General Manager

Approved as to form

Vincent F. Biondo, Jr.,
General Counsel

APPROVED AS TO FORM AND LEGALITY:

Vincent F. Biondo, Jr.
General Counsel

By: 

Marguerita S. Strand
Deputy General Counsel

4:UROW\MISC\POQUIT

