

**MEMORANDUM
DEPARTMENT OF FACILITY SERVICES
COUNTY OF PLACER**

To: Honorable Board of Supervisors

Date: March 24, 2015

From: *MD* Mary Dietrich, Facility Services Director

By: Kevin Bell, P.E., Environmental Engineering Program Manager *KBE*

Subject: Reimbursement for Sewer Maintenance District 1 Trunk Capacity Evaluation Model

ACTION REQUESTED:

1. Approve reimbursement to Auburn Pacific Properties, LLC in the amount of \$75,713 for preparation of the Highway 49 Trunk Sewer Capacity Evaluation funded from the Sewer Maintenance District 1 Operating Budget at no net County cost.

BACKGROUND: Auburn Pacific Properties, LLC (Developer) is proposing to develop a commercial retail center, Auburn Creekside Center (Project), on a 13.2 acre parcel located on the east side of Highway 49 and immediately north of the Target store in Sewer Maintenance District 1 - North Auburn (SMD 1). Placer County is the lead agency in the preparation of an Environmental Impact Report (EIR) for the Project. As part of the EIR, staff required the Developer to develop a hydraulic model the Highway 49 trunk sewer system to identify and prioritize pipeline improvement projects as the system is nearing its capacity limits. In order to accommodate the environmental analysis needs for the Project as well as provide SMD 1 with an important analysis tool, staff worked with Developer to complete the hydraulic model and agreed to seek your Board's approval for reimbursement of the agreed upon costs from SMD 1 (Attachment 1).

The hydraulic model is currently being utilized by SMD 1. Staff reviewed the cost information submitted by the Developer and recommends reimbursement in the amount of \$75,713.

ENVIRONMENTAL CLEARANCE: The sewer modeling is categorically exempt from review under section 15306 Information Collection of the California Environmental Quality Act.

FISCAL IMPACT: There is sufficient funding in the SMD 1 Operating Budget to reimburse Developer in the amount of \$75,713 for the requested action.

ATTACHMENT 1: LETTER DATED NOVEMBER 9, 2012

CC: COUNTY EXECUTIVE OFFICE

MD/KB/KK/LM

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**COUNTY OF PLACER
FACILITY SERVICES DEPARTMENT**

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November 9, 2012

Auburn Pacific Properties, LLC
Attention: Elisa Raygoza
P.O. Box 2176
Chico, CA 95927

**RE: REIMBURSEMENT FOR PREPARATION OF THE SEWER MAINTENANCE DISTRICT 1
HIGHWAY 49 TRUNK SEWER CAPACITY EVALUATION**

Dear Ms. Raygoza;

This letter is a follow-up to our discussion on August 22, 2012, regarding the preparation of the Sewer Maintenance District 1 (SMD 1) Highway 49 Trunk Sewer Capacity Evaluation (Capacity Evaluation). I appreciate the opportunity to work with you to develop a solution that accommodates the environmental analysis needs for the Auburn Creekside Retail project (Project) and at the same time provides the Department of Facility Services (Department), as a representative of SMD 1, with a tool that will help SMD 1 identify and prioritize pipeline improvement projects and comply with the terms of the Statewide General Waste Discharge Requirements for Sanitary Sewer Systems.

Our agreement is summarized as follows:

- Auburn Pacific Properties, LLC (Developer) will complete the Capacity Evaluation using a Scope of Work approved by the Department. This will enable the Project to proceed with the preparation of the Environmental Impact Report (EIR) in a more timely manner.
- SMD 1 will reimburse the Project for the cost of the manhole rim surveys and the preparation of the base MIKE URBAN/MOUSE model and portions of the Capacity Evaluation (see Scope of Services dated October 19, 2012). The Project will pay for the Auburn Creekside project-specific Capacity Evaluation and the report to determine the Project's impacts for use in the EIR. Based on estimates received from the Project consults, the cost to prepare the base Capacity Evaluation is \$69,513 and the cost of the survey is \$6,200.
- The Developer has the option to request reimbursement in one of the following forms:
 - 1) The Department will seek Board of Supervisors approval for cash reimbursement of the agreed costs from SMD 1. Or;
 - 2) SMD 1 will offset the cost of the sewer study with sewer connection fee credits and/or credits against mitigation costs.
- The final Capacity Evaluation is to be completed and accepted by the SMD 1 prior to certification of the Project's Final EIR. (An Errata to the EIR may be required as deemed necessary by Planning or the County's Environmental Coordinator.)
- Any revisions to the estimated cost or schedule must be authorized in writing by the Department.

11476 C Avenue Auburn CA 95603
Entrance at 2855 2nd Street

Auburn Pacific Properties, LLC
Reimbursement for Preparation of the SMD 1 Highway 49 Trunk Sewer Capacity Evaluation
November 9, 2012
Page 2

Should you have any questions, please contact Janelle Heinzler at (530) 886-4919.

Sincerely,


James Durfee, Director
Department of Facility Services

JD:JH:lm

cc: Gerry Haas, Planning
E.J. Ivaldi, Environmental Coordination

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