

September 3, 2024

Doris Matsui
501 I Street Suite 12-600
Sacramento, CA-95814

Dear Mrs. Matsui,

I am impressed by all the funds you have acquired for Sacramento City and County. I am one of your supporters and hope you can help resolve this ongoing issue.

My name is Beverly Battaglia and I am on the board of the Murieta Village Association located at 14751 Poncho Conde Circle, Rancho Murieta, CA 95683.

It is a 55+ Community and was established in 1972. It was owned along with the rest of Rancho Murieta by Pension Trust Fund (PTF) of Operating Engineers Local 3.

When Murieta Village was originally built in 1972 as a rental park the water distribution system had been designed to meet the requirements of the Uniform Plumbing Code and used construction methods that were common in rental parks to reduce utility costs. i.e. common utility trenches and weaving across property from service port to service point frequently actually passing underneath houses.

At that time, El Dorado Irrigation District (EID) was the provider of water and sewer services to Rancho Murieta. Water was provided by a water plant which had been constructed by PTF.


Rancho Murieta Community Services District took over from EID and in May 2020 approved a project to replace aging schedule 40 PVC water infrastructure running under Murieta Village residential units. Project budget \$877,000.

In November 2023 a letter was sent to the Manager of Murieta Village Association informing us they were not going to replace the aging pipes. That Manager resigned the next week and the Board was not aware of this letter.

There are 189 units in the Village and most residents are elderly and cannot afford plumbing bills. I have included a letter from an owner who has met with the CSD board with no resolution. We each pay CSD monthly for water and sewer. The residents voice their concerns at the Board meetings because it affects everyone in the Village.

I appreciate your time in reading the documentation and would look forward to hearing from you or your staff with some suggestions to what our options are.

Sincerely,


Beverly Battaglia

MVA Board Member 805-458-4022

ORDINANCE NO. 80-PD-1

AN ORDINANCE OF THE BOARD OF SUPERVISORS
OF SACRAMENTO COUNTY AMENDING PROVISIONS
OF ORDINANCE No. 77-PD-10B, RANCHO MURIETA
MOBILEHOMD VILLAGE PLANNED DEVELOPMENT
ORDINANCE

The Board of Supervisors of the County of Sacramento, State of California, do ordain as follows:

SECTION 1. Ordinance No. 77-PD-10B as adopted on December 6, 1979, is hereby repealed.

SECTION 2. ZONED AREA. Comprehensive Zoning Plan Unit No. 16 incorporated in Title 1, Chapter 1, Article 4 of the Zoning Code of Sacramento County zones the real property described in Exhibit "1" RM-1(PD) Mobilehome Park Planned Development Zone. Exhibit "1" is attached hereto and incorporated herein and made a part of this ordinance.

SECTION 3. EXHIBITS. Exhibit B described in this section and attached to this ordinance is incorporated herein and made a part of this ordinance to regulate the property described in Exhibit "1". The exhibits are on file in the office of the Clerk of the Board of Supervisors and are a part of this ordinance as if fully set forth herein.

SECTION 4. USES. The following uses are permitted in the RM-1(PD) zone.

- (a) Mobilehome parks
- (b) Mobilehome subdivision
- (c) Accessory uses customarily incidental and subordinate to the residential occupancy of the mobilehomes which are provided expressly for residents of the mobilehome park only.

SECTION 5. SITE PLAN REGULATIONS. The development of a mobilehome park on the property described by Exhibit "1" shall be subject to the following regulation:

(a) The site development plan showing the area, location and configuration of mobilehome sites, street layout and configuration, landscaping, and vehicular parking areas shall be as shown on Exhibit "B".

(b) The area and location of the recreational vehicle storage area shall be as shown on Exhibit "B".

(c) The layout and configuration of the recreation areas, clubhouse, pools, and other recreational facilities, and the number and location of parking spaces serving these facilities shall be as shown on Exhibit "B".

(d) The layout, configuration, and dimensions of the parking spaces shall conform to the parking standards set forth in Chapter 30, Articles 1 through 4 of the Sacramento County Zoning Code.

SECTION 6. COVENANTS, CONDITIONS AND RESTRICTIONS (CC & R's) Any change in the covenants, conditions and restrictions (CC & R's) which relate to the use of the property described herein shall be reviewed by the County Counsel of Sacramento County for consistency with uses set forth in Section 4 of the Ordinance.

SECTION 7. INSUBSTANTIAL DEVIATIONS. The Board of Supervisors recognizes that in construction of the project, minor deviations from the location or configuration of lots, dwellings, or other improvements shown on the development plan for each unit or phase of development may occur. The Board having considered this poss-

ibility has determined that "insubstantial deviations" from an approved development plan do not constitute an amendment to the plan. Insubstantial deviations in locations of the buildings and of improvements of up to five (5) feet from location shown on the development plan shall be permitted. The Board of Supervisors delegates to the Director of Planning and Community Development the authority to permit deviations in the locations of the buildings of over five (5) feet but less than twenty (20) feet from the location shown on the development plan if the Director of Planning and Community Development determines that such adjustments do not reduce or diminish the quality of the development, provided, however, that no decrease in any dimensioned distance shown on the development plan and listed in this ordinance as a minimum distance shall be permitted by the Director of Planning and Community Development or otherwise.

SECTION 8. REQUIRED FINDINGS. During the public hearings on this ordinance, the Planning Commission and the Board of Supervisors determined that:

(a) The proposed development will carry out the intent of the General Plan.

(b) The proposed development is consistent with and part of the Planned Unit Development for Rancho Murieta which is of sufficient size and design so as to provide a desirable environment within its own boundaries.

(c) The proposed development is compatible with the existing and proposed land uses in the surrounding areas.

(d) The exceptions to the standard requirements of the Sacramento County Code, Ordinance No. 1111, SZC 77-110, as amended, are justified by the design of the development.

(e) There is adequate assurance that all public improvements will be installed at the scheduled time as required by the Public Works Department.

~~*~~ (f) The existing or proposed utility services are adequate for the uses and population densities proposed.

(g) Reasonable assurance has been provided that the present tenants are protected from involuntary displacement.

SECTION 9. VIOLATIONS. Violations of the provisions of this ordinance or exhibits made part of this ordinance shall be deemed a violation of Sacramento County Zoning Code, Ordinance No. SZC 77-110, as amended,

SECTION 10. PURPOSE. The purposes of this ordinance are to:

(a) Readopt a revised site plan for the mobilehome park, identified herein as Exhibit "B". Said site plan showing finalized lease on sale boundaries coincidental to a potential final subdivision map for the property.

(b) Repeal the provisions of 77-PD-10B as adopted by the Board of Supervisors on December 6, 1979, and readopt an ordinance which allows the individual mobilehome sites to be sold as subdivision lots. The provisions of this ordinance are made pursuant to the understanding that lease agreements have been made with the present park tenants which protect said tenants from involuntary displacement.

SECTION 11. This ordinance shall take effect and be in full force and effect on and after thirty (30) days from the date of its passage hereof, and before the expiration of fifteen (15) days from the date of its passage, it shall be published once with the names of the members of the Board of Supervisors voting for and against the same, said publication to be made in a newspaper of general circulation published in the County of Sacramento.

On a motion by Supervisor Smoley, seconded by Supervisor Sheedy, the foregoing Ordinance was passed and adopted by the Board of Supervisors of the County of Sacramento, State of California, at a regular meeting thereof, this 17th day of July, 1980, by the following vote, to wit:

- AYES: Supervisors, Collin, Johnson, Smoley, Wade, Sheedy
- NOES: Supervisors, None
- ABSENT: Supervisors. None

Joseph E. Sheedy
Chairperson of the Board of Supervisors
of Sacramento County, California

(SEAL)
ATTEST: Betty D. Parker
Clerk of the
Board of Supervisors

FILED

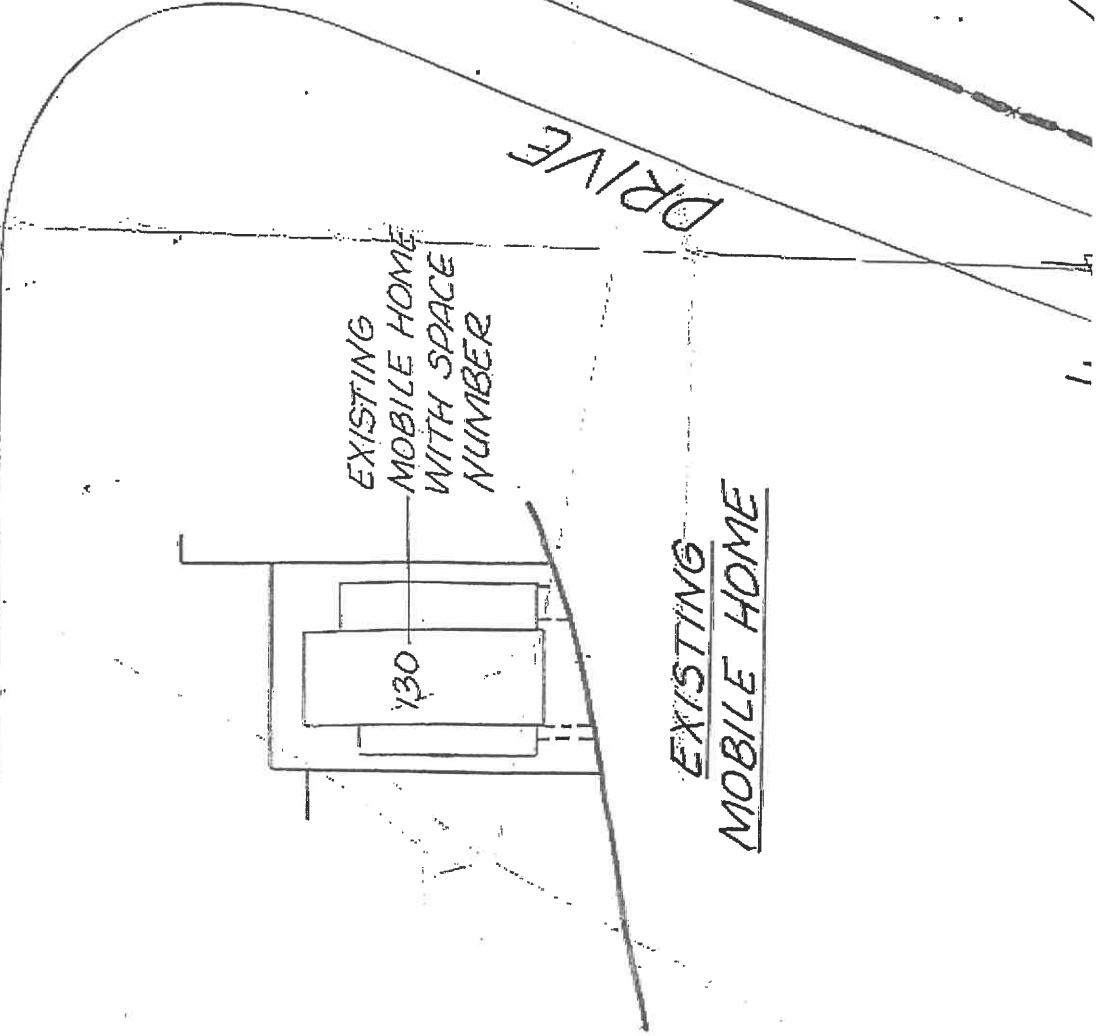
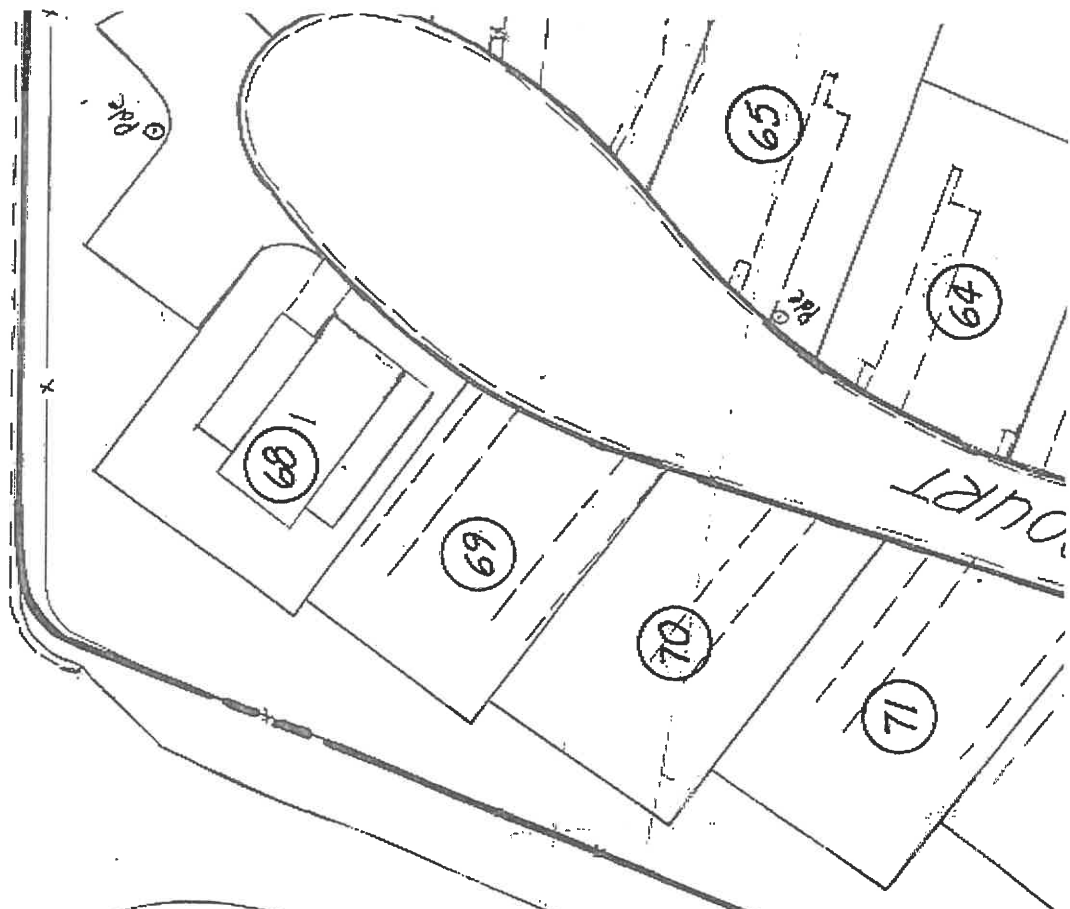
JUL 17 1980

BOARD OF SUPERVISORS
Betty D. Parker
CLERK OF THE BOARD

Publish in the Daily Recorder on or before 7/31/80.
Send one affidavit and two publication bills
with notice attached to each.
Run 1 time.

In accordance with Section 25103 of the Government Code of the State of California, a copy of this document has been delivered to the Chairman of the Board of Supervisors, County of Sacramento, on

JUL 17 1980
By Christine Lanni
Deputy Clerk, Board of Supervisors



EXISTING MOBILE HOME WITH SPACE NUMBER

EXISTING MOBILE HOME

DRIVE

COURT

68

69

70

71

75

74

130

Responsibility for Repair and Maintenance of the Water System in Murieta Village

Murieta Village¹ was the first residential development² in Rancho Murieta³. It was developed as a mobile home park⁴ and was owned (along with the rest of Rancho Murieta) by PTF⁵. It opened in 1972. By the time it opened, all of the roads and underground infrastructure in the Village had been completed, including water and sewer. The work had been done by PTF.

At the time, El Dorado Irrigation District (EID) was the provider of water and sewer services to Rancho Murieta⁶. Water was provided by a water plant⁷ which had been constructed by PTF.

In those days, Murieta Village was a single entity and residents owned their manufactured homes but did not own the lots which were rented. Water and sewer was provided to the lots by the Village. Water was not metered to individual lots within the village. Indeed, water to the village itself was not metered – the village was charged a flat rate by EID for both water and sewer services.

At the time, there was a 10 inch diameter water line that passed through the village which was owned and maintained by EID. It was also used to supply other EID customers in the area.

¹ Murieta Village was known by a different name then: Murieta Mobile Home Village

² There had been some nonresidential development (airport and golf course) prior to the development of Murieta Village.

³ Rancho Murieta was developed as a 'Planned Unit Development' (PUD) by the Pension Trust Fund (PTF) of Operating Engineers Local 3 (OE3). PTF was a trust fund that invested the retirement funds for the union. The development of Rancho Murieta served two purposes for PTF – 1) it was an investment opportunity for the large amount of money that they had, and 2) it provided a training opportunity for union trainees. The property was purchased in 1968 and development began in either 1968 or 1969.

⁴ Murieta Village was always occupied by manufactured homes and never by the stereotypical 'mobile homes'.

⁵ Pension Trust Fund of Operating Engineers Local 3. This is an investment fund for retirement and other benefits of the Operating Engineers Local 3 union. The development of Rancho Murieta was both an investment opportunity for PTF and a training opportunity for union trainees.

⁶ In the early 1970's, Ray Henderson, Project Manager for the Operating Engineers Pension Trust Fund (PTF), negotiated a memorandum of understanding with El Dorado Irrigation District (EID) to provide water and sewer services to Rancho Murieta. This was necessary to enable the PTF to obtain their white report from the Department of Real Estate which was required to sell property.

⁷ The plant was located near Bass Lake and served Murieta Village and early lots marketed in the early 1970s. Water treatment consisted of chlorination. It was later abandoned and replaced by another water treatment plant.

Based on the subdivision document it appears that the owner of Murieta Village intended to turn over ownership of all the water lines to EID along with easement but there is no indication that this actually happened. Indeed, it appears that ownership of the water mains that were located in the streets of Murieta Village were transferred to EID but it appears that EID didn't want to have anything to do with the substandard lines that branched off from the main lines.

When Murieta Village was originally built in 1972 as a rental park the water distribution system had been designed to meet the requirements of the Uniform Plumbing Code and used construction methods that were common in rental parks to reduce utility costs, i.e., common utility trenches and weaving across the property from service point to service point frequently actually passing underneath houses.

EID requirements specified that all subdivision lots must be individually metered. However, the village's water infrastructure did not meet EID's minimum design standards and the majority of the infrastructure would need to be replaced before each lot could be metered. Most of the water lines were smaller in size than required by EID standards and they also passed underneath many of the mobile homes.

It would have been very expensive to convert the existing system or to construct a new water delivery system to meet EID's requirements. Consequently, the owner of the subdivision requested and was granted a variance that would allow four 'master meters' to be installed rather than having each lot individually metered. The EID staff recommended: "setting four master meters on currently maintained District water mains". Each master meter would serve multiple lots. This happened in June 1981¹². EID owned and maintained the main water lines but, as a result of this arrangement, EID did not own the substandard parts of the infrastructure nor was it responsible for its repair and maintenance. Either the home owner's association or the home owners, themselves, would be responsible for the operation and maintenance of the 'within park' portion of the system that was beyond the master meters. It's unclear how the billing

¹² This information has been obtained from several documents obtained from EID:

- 1) Minutes from EID board meeting on June 10, 1981
- 2) Agenda item summary for EID board meeting dated June 1, 1981
- 3) Memo to EID board from staff dated June 3, 1981
- 4) Letter from Raymond Vail and Associates to EID dated June 1, 1981
- 5) Memo to 'file' by EID staff dated April 21, 1981

Rancho Murieta CSD

FISCAL YEAR 2020–21

PROPOSED BUDGET PRESENTATION

CAPITAL IMPROVEMENT

CAPITAL REPLACEMENT

PLANS

MAY 20, 2020

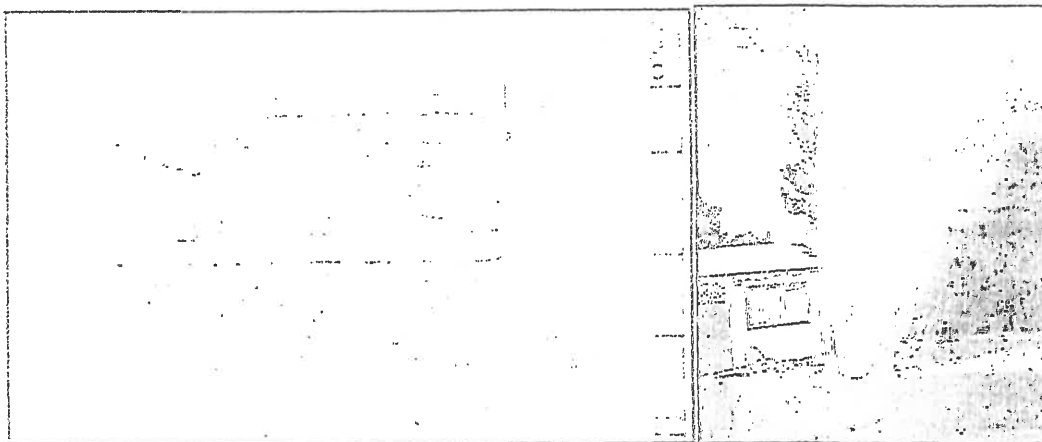
Rancho Murieta
Community Services District





CIP #1

PROJECT TITLE: MURIETA VILLAGE DISTRIBUTION SYSTEM – REPLACEMENT



CAPITAL PLAN	Water – Replacement Reserves
CRP #	21-01-1
PROJECT BASIS:	Replace aging schedule 40 PVC water infrastructure running under Murieta Village residential units.
DESCRIPTION:	Route new water distribution system within streets and Murieta Village right of ways that avoid running under the units within the Murieta Village. Provide new piping system for long term viability of water supply to the Murieta village and an increased level of safety for the residents of the Village by abandoning nearly 50 year old PVC water mains that run under residential units. Project aims to avoid potential liability to the District and its rate payers from potential claims should distribution system break under residential units within the Murieta Village.
ENVIRONMENTAL OR REGULATORY ISSUES:	This project would require a filing of a Notice of Exemption-public right-of-way.
RISK ASSESSMENT:	High.
PROJECT BUDGET:	\$877,000
BASIS OF COST EST:	Estimates for engineering design, bidding, contractor, material, project management, and outreach.



Capital Improvement / Replacement Projects

RANCHO MURIETA COMMUNITY SERVICES DISTRICT

May 18, 2020

2020-21 CAPITAL PROJECTS

Project Number	Project Description	Budget Amount	Funding Source	Status
Water (1) / Sewer Department (2)				
21-01-1	Murieta Village Distribution System Replacement	\$ 877,000	Water Replacement Reserves	proposed
21-02-1	WTP Chlorine Gas to Bleach Conversion	\$ 352,940	Capital Improvement Reserves	proposed
21-03-1	Rio Oro Pump Station - Generator	\$ 65,000	Replacement Reserves - Water	proposed
21-04-1	Rio Oro Pump Station - VFD Replacements	\$ 60,000	Replacement Reserves - Water	proposed
21-05-1	WTP Compressor replacements	\$ 25,000	Replacement Reserves - Water	proposed
21-06-1	Water Meter replacements	\$ 60,000	Replacement Reserves - Water	proposed
21-07-1	Grassless Diversion Intake piping	\$ 35,000	Replacement Reserves - Water	proposed
21-08-2	Main L/H North Generator replacement	\$ 125,000	Replacement Reserves - Sewer	proposed
	Department Subtotal	\$ 1,649,940		
Drainage Department				
	No DIP item for Security planned for FY 20-21	\$ -		
	Department Subtotal	\$ -		
Security Department				
21-09-3	Security License Plate Reader Replacement	\$ 3,500	Security Replacement Reserves	proposed
21-10-3	Security Camera Storage Replacement	\$ 18,000	Security Replacement Reserves	proposed
	Department Subtotal	\$ 21,500		
Admin Department				
21-11-4	Financial System Replacement RFP	\$ 25,000	Administrative Replacement Reserves	proposed
	Department Subtotal	\$ 25,000		
	2020-21 Grand Totals	\$ 1,696,440		



RANCHO MURIETA COMMUNITY SERVICES DISTRICT
FY 2021-22 Proposed Budget
New Capital Improvement Projects

Project Number	Project Description	Total Budget	Funding Source
<i>Water</i>			
22-01-01	Replacement Vehicle #214	50,000	Water Fund Reserves
22-02-01	Replacement Vehicle #218	40,000	Water Fund Reserves
22-03-01	Rio Oso Pump Replacement	100,000	Water Fund Capital Reserves
22-04-01	Water Treatment Plant Back Left Drying Bed	90,000	Water Fund Capital Reserves
	<i>Water Total</i>	<i>280,000</i>	
<i>Wastewater</i>			
22-05-02	Replacement of Sewer Jetter	80,000	Sewer Fund Reserves
22-06-02	Fix Reynosa 6" Wastewater line	232,000	Sewer Fund Reserves
22-07-02	Automate East & West DAF Sludge Valves	35,000	Sewer Fund Capital Reserves
	<i>Wastewater Total</i>	<i>347,000</i>	
<i>Drainage</i>			
	No new projects		
<i>Security</i>			
22-08-04	Replace Jeep Patrol vehicle	35,000	Security Reserve
	<i>2021-22 Grand Totals</i>	<i>662,000</i>	



RANCHO MURIETA COMMUNITY SERVICES DISTRICT
FY 2022-23 Proposed Budget
Capital Improvement Projects

Project Number	Priority	Project Description	Total Budget	Funding Source
Administration				
22-09-04	1	EPF Implementation and Project Management Svcs	230,000	
		<i>Administration Total</i>	<u>230,000</u>	
Water				
23-04-01	1	Grantees Safety Improvements	775,000	Water Replacement
23-10-01	2	Water Plant Chlorine Gas to NaOCl -	540,500	Water Replacement
23-08-01	3	Water Plant Drying Bed Rehabilitation	65,000	Water Replacement
23-09-01	4	Water Plant Sedimentation Basin Rehabilitation	75,000	Water Replacement
23-20-01	5	Integrated Water Master Plan	200,000	Water Replacement
23-06-01	6	Rio Oso Pump Configuration	380,000	Water Replacement
23-05-01	7	SCADA Server WTP	141,400	Water Replacement
23-02-01	8	OIA Flow Measuring & Rehabilitation	45,000	Water/Wastewater Replacement
23-01-01	9	Condition Assessment - Unit 6	20,000	Water Replacement
23-03-01	10	GIS Upgrades	40,000	Water/Wastewater Replacement
23-21-01	11	Design Standards Renewal	30,000	Water Replacement
23-07-01	12	Smart Meter Replacement	694,000	Water Replacement
		<i>Water Total</i>	<u>3,005,900</u>	
Wastewater				
23-11-02	1	Lift Stations	591,000	Wastewater Replacement
23-14-02	2	Wastewater Plant Chlorine Gas to NaOCl -	450,000	Wastewater Replacement/Improvement
23-12-02	3	Wastewater Plant Chlorine Analyzer Cabinet	15,000	Wastewater Replacement
23-15-02	4	Wastewater Plant DAF Scoring Replacement	60,000	Wastewater Replacement
23-16-02	5	Wastewater Plant Drying Bed Pump Station Rehabilitation	75,000	Wastewater Replacement
23-01-02	6	Condition Assessment - Unit 6	20,000	Wastewater Replacement
23-03-02	7	GIS Upgrades	40,000	Wastewater Replacement
23-22-02	8	Design Standards Renewal	35,000	Wastewater Replacement
23-13-02	9	Rainwater Harvesting to Recycled Water	250,000	Wastewater Improvement
		<i>Wastewater Total</i>	<u>1,536,000</u>	
Security				
23-19-03	1	Security Center Repairs	68,000	Security Replacement
23-18-03	2	Security Vehicle	35,000	Security Replacement
23-17-03	3	Security Cameras	332,350	Security Replacement
		<i>Security Total</i>	<u>435,350</u>	
State Funding - SB170				
23-04-01	1	Grantees Safety Improvements	170,000	State Funding
23-10-01	2	Water Plant Chlorine Gas to NaOCl -	352,000	State Funding
23-14-02	2	Wastewater Plant Chlorine Gas to NaOCl -	750,000	State Funding
			<u>1,272,000</u>	
		2022-23 Grand Totals	6,479,250	

RANCHO MURIETA COMMUNITY SERVICES DISTRICT
2020-21 CAPITAL PROJECTS

May 1, 2020

Project Number	Project Description	Budget Amount	Funding Source	Status	Bid Date
Water (1) / Sewer Department (2)					
1	18-01-2 Cantova Pump Station Repairs - Generator	\$ 35,000	Replacement Reserves - Sewer	Approved	
2	18-12-1 Rio Oso Booster Pump Replacement	\$ 50,000	Replacement Reserves - Water	Approved	
3	20-01-1 Replace Calero subdrain panels (3 total)	\$ 25,000	Replacement Reserves - Water	Approved	
4	20-02-1 Replace Truck 217	\$ 25,000	Replacement Reserves - Water	Approved	
5	20-04-1/2 Create Water Right to Capture Stormwater at WWRP	\$ 30,000	Water Augmentation Reserves	Approved	
NEW					
21-01-1	Murieta Village Distribution System Replacement	\$ 877,000	Water Replacement Reserves	proposed	
21-02-1	WTP Chlorine Gas to Bleach Conversion	\$ 352,940	Capital Improvement Reserves	proposed	
21-03-1	Rio Oso Pump Station - Generator	\$ 65,000	Replacement Reserves - Water	proposed	
21-04-1	Rio Oso Pump Station - VFD Replacements	\$ 60,000	Replacement Reserves - Water	proposed	
21-05-1	WTP Compressor replacements	\$ 25,000	Replacement Reserves - Water	proposed	
21-06-1	Water Meter replacements	\$ 60,000	Replacement Reserves - Water	proposed	
21-07-1	Granlces Diversion Intake piping	\$ 85,000	Replacement Reserves - Water	proposed	
21-08-2	Main Lift North Generator replacement	\$ 125,000	Replacement Reserves - Sewer	proposed	
	new projects total	\$ 1,649,940			
	Department Subtotal:	\$ 1,814,940			
Drainage Department					
11	20-07-2 North Course - Hole 14 Culvert Replacement	\$ 32,000	Drainage Replacement Reserves	Approved	
	Department Subtotal:	\$ 32,000			
Security Department					
	No CIP item for Security planned for FY 20-21	\$ -	Capital Improvement Reserves		
	Department Subtotal:	\$ -			
Admin Department					
	No CIP item for Administration planned for FY 20-21	\$ -	Capital Improvement Reserves		
	Department Subtotal:	\$ -			
	2020-21 Grand Totals:	\$ 1,846,940			
Ongoing Projects					
17-03-1	Dam Inundation Study	\$ 60,000	Replacement Reserves - Water	In process	
		\$ 12,580	Board approved ammendment - Domicholli and Associates		
20-05-1	WTP #1 Effluent pump rehabilitations (3 total)	\$ 60,000	Water Replacement Reserves	In process	
08-07-1	Bobcat Compact Track Loader	\$ 65,000	Replacement Reserves - Water & Sewer	In process	
18-07-2	WWRP Chlorine Gas to Bleach Conversion	\$ 266,140	Capital Improvement Reserves	In process	
20-06-1	Distribution system dry-barrel fire hydrant replacements (10)	\$ 90,000	Replacement Reserves - Water	In process	
	Ongoing Projects Total:	\$ 825,300			
Other Optional Projects					
TBD	MLN Generator	\$ 125,000	Replacement Reserves - Sewer	On-hold	
TBD	Reservoir Monitoring - Water	\$ 65,000	Capital Improvement Reserves	On-hold	
TBD	Reservoir Monitoring - Sewer	\$ 65,000	Capital Improvement Reserves	On-hold	
20-03-2	Repower Sewer Jetter	\$ 25,000	Replacement Reserves - Sewer	On-hold	
	Other Optional Projects Total:	\$ 285,000			

8.2 Owner Responsibilities. Each Owner shall be solely and exclusively responsible for the maintenance, repair and replacement of his or her Lot and all Improvements thereon, and shall keep the same in good and attractive condition and repair. Each Owner's obligations shall include, without limitation, the following.

(a) Residence and Other Buildings. Each Owner shall maintain, in good and attractive condition and repair, the Residence and other buildings located on his or her Lot.

(b) Landscaping. Each Owner shall maintain the landscaping on his or her Lot in a neat and attractive condition.

(c) Utility Connections. Utility lines and connections, including without limitation, water, sewer, electrical, cable television, telephone and gas lines, which are located on, under, or over any Lot and which provide service to the Residence or other Improvements located upon such Lot, shall be maintained, repaired and replaced by the Owner of such Lot or by the utility company providing such services.

8.3 Compliance With Architectural Provisions. An Owner's right and responsibility for installing, repairing or replacing any portions of his or her Lot, including landscaping, shall be subject to applicable provisions of the Governing Documents relating to landscaping and architectural control, including Article 9.

8.4 Owner Failure to Maintain. The Board shall have the absolute discretion to determine whether maintenance, repair, or replacement which is the responsibility of an Owner is necessary.



Rancho Murieta Community Services District

15160 Jackson Road • P.O. Box 1050 Rancho Murieta, CA 95683 • 916-354-3700 • Fax 916-354-2082

Visit our website www.rmcsd.com

November 9, 2023

Sent by email to: tlennox@sc-manage.com

Tracy Lennox, General Manager
Murieta Village Association
14751 Poncho Conde Circle
Rancho Murieta, CA 95683

RE: Utility Line Maintenance Authority and Responsibility

Dear Ms. Lennox,

This letter is being provided per our phone discussion on November 6th regarding the authority and responsibility for utility line maintenance. It is my hope that this letter will provide clarification regarding the water distribution system public and private components.

The District Utility Codes establishes District responsibility only for those system elements which the District owns. The District must maintain all District owned water, sewer, and storm drainage infrastructure. The District does not, however, have either the authority, or the responsibility to complete maintenance and repairs on any privately-owned elements of the water distribution system.

In the Murieta Village, and in other areas of the District, Water Mainlines (Water Mains) are typically installed in streets and are at least 4-inches in diameter. Water Service Laterals are smaller in size than Water Mains and branch off of Water Mains and enter and serve private properties. Private Water Service Laterals connect to the District's water supply at the Water Main, where flow is controlled by a valve. Valves are used where a Water Service Lateral serves more than one private residence. Meters are used to capture single residence water usage. This protocol is established in the District Water Code Section 3.02, which states:

District Water Code Section 3.02 states:

"The District shall be responsible for operating, maintaining, and replacing all portions of the distribution system, which are owned by the District. The District shall not be responsible for operating, maintaining or replacing that portion of the distribution system not owned by the District. The installation of a District measuring device upon private property or within a

Serving the Community for over 30 years

Board of Directors: Tim Maybee, President • Martin Pohll, Vice-President • Randy Jenco • Linda Butler • Martin Pohll • Stephen Booth
General Manager • Mimi Morris



Rancho Murieta Community Services District

15160 Jackson Road • P.O. Box 1050 Rancho Murieta, CA 95683 • 916-354-3700 • Fax 916-354-2082
Visit our website www.rmcsd.com

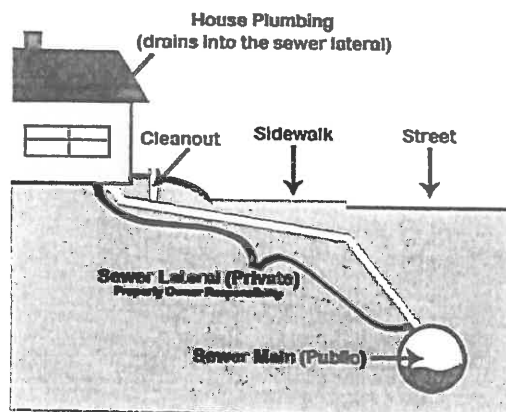
*portion of the distribution system not owned by the District shall not create an obligation on the part of the District for operation, maintenance or replacement of any works or facilities not owned by the District. District responsibility for maintenance of service extends only to the water meter and the responsibility beyond the water meter is the property owners. **If the water service is connected to a private line, the District's responsibility stops at the valve on the District's main.***

Like water lines, Sewer Main Lines are typically installed in streets and are usually at least 6-inches in diameter. Sewer Service Laterals are typically installed on private property and include a cleanout and are usually only 3-4 inches in diameter. In newer installations a Sewer Service Lateral serves one customer. In older installations, a Sewer Service Lateral may be shared by more than one customer. In both cases, the District responsibility begins at the Sewer Main Line. The point where the Sewer Main meets the Sewer Service Lateral is called a Sewer Service Stub. The portion of the sewer line coming from the residence and before the Sewer Service Stub is not owned by the District. The District has no authority or responsibility for those elements of the Sewer Service System that start before the Sewer Service Stub.

District Code Section 3.02 (a)(b) states:

*"The District's responsibility for operation, maintenance, inspection, repair, and replacement extends only from the sewer main to the end of the sewer service stub. **The responsibility for the connection at and beyond the sewer stub is borne by the customer as depicted in the District Sewer Standard Drawings.** The installation of a District device upon private property, or within a portion of the collection system not owned by the District, shall not obligate the District to operate, maintain, or replace devices, works or facilities not otherwise owned by the District."*

Typical Sewer Connection



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Rancho Murieta Community Services District

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Another component of the District's Water System is Storm Water Lines. These are all considered to be the responsibility of the District. The Storm Water line designation is simple in that all municipal storm lines are owned by the District which is responsible for the operation and maintenance.

I have requested and will send you two maps that illustrate the water and sewer system that services the Murieta Village, including the connection points (valves/meters) and Sewer Service Stubs that indicate the transition between public and private elements of the systems. When I receive the maps, I will send them to you and circle back to see if you would like to meet to discuss this issue further. Thank you for your patience and please let me know if I can be of further assistance in the interim.

Most sincerely,

Michael Fritschi, P.E., Operations Director

c. Mimi Morris, General Manager

Ron Greenfield, Utilities Manager

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Dale Schell lot 72 Murieta Village

After trying to have an in person meeting with Mimi and Mark with no success I am now coming to the board.

I am here asking the board to put on next month's board meeting agenda a discussion on the water and sewer lines in the Murieta Village.

In April I reported a leak in a water line prior to my meter. I was told this was a private line and CSD could not repair the leak. The leak was in the same location CSD had repaired in previous years. I was told a letter was sent to the Village HOA manager in November 2023 stating which lines are private and which lines are CSD. With no code changes since 2004 why was this letter necessary. The Village has been there since the 70's with CSD using and servicing these lines. Now as of November 2023 CSD has decided to make these lines private and not responsible. This was a change made by new CSD management without any meetings or notification to property owners.

After requesting a meeting with Mimi or the option to schedule a meeting I was told I couldn't meet with her. I would have to schedule a meeting with Mark to leave my name and number. After waiting a week and still no reply from Mark I sent 3 emails to the CSD management and the board with just email responses from Mark and Mimi and still no in person meeting.

I have now spent \$1512.50 to a plumber to have this leak fixed that should have been a repair done by CSD. History and code show this is a CSD line and their responsibility. I am looking to be reimbursed for this cost and CSD to see their decision to call these lines private is in error.

In the letter from CSD to the Murieta Village Association you are saying these are private for the following reasons.

In the Murieta Village, and in other areas of the District, Water Mainlines (water mains) are typically installed in streets and are at least 4-inches in diameter. Water Service Laterals are smaller in size than water mains and branch off of water mains and enter and serve private properties. Private water service laterals connect to the district's water supply at the water main, where flow is controlled by a valve. Valves are used where a water service lateral serves more than one private residence. Meters are used to capture single residence water usage. This protocol is established in the district water code section 3.02.

3.02 District's Responsibility for Distribution System

The District shall be responsible for operating, maintaining, and replacing all portions of the distribution system, which are owned by the District. The District shall not be responsible for operating, maintaining or replacing that portion of the distribution system not owned by the District. The installation of a District measuring device upon private property or within a portion of the distribution system not owned by the District shall not create an obligation on the part of the District for operation, maintenance or replacement of any works or facilities not owned by the District. **District responsibility for maintenance of service extends only to the water meter and the responsibility beyond the water meter is the property owners. If the water service is connected to a private line, the District's responsibility stops at the valve on the District's main.**

Marks email response states code 3.02 and my property is on a private line.

Mimi's email response states the size of the pipe and the valves designate the transition from district responsibility to private, and the villages have shared private lines.

So what is a main line and what is a private line?

2.09 Main or Water Mains

Mains or Water Mains shall mean the portion of the distribution system, which is located in streets, highways, public ways or easements, which are used to supply water to the District's customers.

2.16 Private Water Line

Private Water Line shall mean the portion of the distribution system located on the customer's side of the service connection.

What is a service connection?

2.18 Service Connection

Service Connection generally means the pipe, valves and other facilities by which water is conveyed from the water main to the premises, and includes the tap, corporation stop, curb stop or shut-off valve, and may include meter and/or service box depending on the type of service.

So it should be pretty simple. There are two sides when it comes to service lines: A district side and a single customer's property side. Lines that service in and out (water and sewer) to multiple customers properties are main lines and district responsibility. Service connections are used to connect a customer's property to the main line. Any lines after a service connection are private and the customer's responsibility. This is a recap of what the codes state.

With that said:

1. The lines in Murieta Village are serving multiple properties. Lines serving multiple properties is the definition of a main line. The code for a main line says nothing about line size. This would make the lines district lines and their responsibility.
2. Private lines are lines on a single property after a service connection. If a property has multiple dwellings on a single property with multiple service connections this is when the line becomes private at the valve on the district's main.
3. Private lines can't run to multiple properties.

To sum up with the clarification above The District should see these are district lines and rescind the letter to the Murieta Village Association, take responsibility back for these lines and refund me the monies I had to spend to repair a District line in the amount of \$1512.50.

Thank you

Dale Schell