



ENGINEERING/OPERATIONAL COMMITTEE MEETING AGENDA
TRABUCO CANYON WATER DISTRICT
32003 DOVE CANYON DRIVE, TRABUCO CANYON, CA
ADMINISTRATION FACILITY, BOARDROOM
FEBRUARY 2, 2022 AT 7:00 AM

COMMITTEE MEMBERS

Stephen Dopudja, Committee Chair
Michael Safranski, Committee Member
Ed Mandich, Committee Member Alternate

DISTRICT STAFF

Fernando Paludi, General Manager
Michael Perea, District Secretary
Lorrie Lausten, District Engineer
Gary Kessler, Water System Superintendent
Jason Stroud, Maintenance Superintendent

AGENDA NOTE:

Trabuco Canyon Water District (District) will make this Engineering/Operational Committee Meeting available by telephone audio as follows:

Telephone Audio: 1 (669) 900-6833

Access Code: 973-7562-7682

Persons desiring to monitor the Committee meeting agenda items may download the agenda and documents on the internet at www.tcwd.ca.gov. You may submit public comments by email to the Committee at mperea@tcwd.ca.gov. In order to be part of the record, emailed comments on meeting agenda items must be received by the District at the referenced e-mail address not later than 7:00 a.m. (PDT) on the day of the meeting.

CALL MEETING TO ORDER

VISITOR PARTICIPATION

Members of the public wishing to address the Committee regarding a particular item on the agenda are requested to submit public comments by email to the Committee at mperea@tcwd.ca.gov. The Committee Chair will call on the visitor following the Committee's discussion about the matter. Committees do not constitute a quorum of the Board of Directors and Committee Members cannot make decisions on matters. The Committee makes recommendations only to the Board of Directors. Members of the public will be given the opportunity to speak to the Committee prior to making a recommendation on the matter. For persons desiring to make verbal comments and utilizing a translator to present their comments into English reasonable time accommodations, consistent with State law, shall be provided. Please limit comments to three minutes.

ORAL COMMUNICATION

Members of the public who wish to make comment on matters not appearing on the agenda are requested to submit oral communication by email to the Committee at mperea@tcwd.ca.gov. Under the requirements of State Law, Directors cannot take action on items not identified on the agenda and will not make decisions on such matters. The Board President may direct District Staff to follow up on issues as may be deemed appropriate. For persons desiring to make verbal comments and utilizing a translator to present their comments into English reasonable time accommodations, consistent with State law, shall be provided. Please limit comments to three minutes.

COMMITTEE MEMBER COMMENTS

REPORT FROM THE GENERAL MANAGER

TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING AGENDA | FEBRUARY 2, 2022

ENGINEERING MATTERS

**PRESENTER(S): FERNANDO PALUDI, GENERAL MANAGER
MICHAEL PEREA, ASSISTANT GENERAL MANAGER
LORRIE LAUSTEN, DISTRICT ENGINEER**

ITEM 1: ENGINEERING/OPERATIONAL COMMITTEE MEETING RECAP

RECOMMENDED ACTION:

Approve the following Engineering/Operational Committee Meeting Recap(s) and recommend that the Board receive and file same (Consent Calendar).

1. *January 5, 2022 Committee Meeting*

ITEM 2: DISCUSSION AND POSSIBLE ACTION(S) CONCERNING AMENDMENT NO. 2 TO THE T-MOBILE CELLULAR SITE LEASE

RECOMMENDED ACTION:

Approve and recommend the Board of Directors approve the T-Mobile West LLC Amendment No. 2 to the Site Lease Agreement (Action Calendar).

ITEM 3: DISCUSSION AND POSSIBLE ACTION(S) CONCERNING THE 2021 SYSTEMWIDE MASTERPLAN AND CONDITION ASSESSMENT

RECOMMENDED ACTION:

Approve and recommend the Board of Directors approve Amendment No. 1 for the Wastewater Treatment Plant Condition Assessment to Hazen Sawyer in the amount of \$66,780 (Action Calendar).

ITEM 4: OTHER ENGINEERING AND OPERATIONS PROJECT UPDATES

1. County of Orange Trabuco Creek Bridge Replacement
2. Golf Club Lift Station Motor Control Center Upgrade
3. 2021-2022 SCADA Improvements
4. Other Projects

RECOMMENDED ACTION:

Committee to receive project status updates at time of the Committee Meeting.

OPERATIONAL MATTERS

**PRESENTER(S): GARY KESSLER, WATER SYSTEM SUPERINTENDENT
MICHAEL PEREA, ASSISTANT GENERAL MANAGER
JASON STROUD, MAINTENANCE DEPARTMENT SUPERINTENDENT**

ITEM 5: WATER SYSTEM UPDATES

RECOMMENDED ACTION:

Committee to receive system status updates. No action required.



**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING AGENDA | FEBRUARY 2, 2022**

ITEM 6: WASTEWATER SYSTEM UPDATES

RECOMMENDED ACTION:

Committee to receive system status updates. No action required.

ITEM 7: MAINTENANCE DEPARTMENT UPDATES

RECOMMENDED ACTION:

Committee to receive system status updates. No action required.

REGULATORY AND OTHER MATTERS

ITEM 8: OTHER MATTERS/REPORTS

RECOMMENDED ACTION:

Hear Other Matters/Reports that may have arisen after the posting of the agenda.

ADJOURNMENT

AVAILABILITY OF AGENDA MATERIALS

Agenda exhibits and other writings that are disclosable public records distributed to all or a majority of the members of the Trabuco Canyon Water District Board of Directors in connection with a matter subject to discussion or consideration at an open meeting of the Board of Directors are available for public inspection at the Trabuco Canyon Water District Administrative Facility, 32003 Dove Canyon Drive, Trabuco Canyon, California (District Administrative Facility) or will be posted online on the District's website located at www.tcwd.ca.gov. If such writings are distributed to members of the Board less than 72 hours prior to the meeting, they will be available online at www.tcwd.ca.gov at the same time as they are distributed to the Board Members, except that, if such writings are distributed immediately prior to or during the meeting, they will be posted online on the District's website located at www.tcwd.ca.gov.

COMPLIANCE WITH THE REQUIREMENTS OF CALIFORNIA GOVERNMENT CODE SECTION 54954.2

In compliance with California law and the Americans with Disabilities Act, if you need special disability-related modifications or accommodations, including auxiliary aids or services in order to participate in the meeting, or if you need the agenda provided in an alternative format, please contact the District Secretary at (949) 858-0277, at least 48 hours in advance of the scheduled Board meeting. Notification at least 48 hours prior to the meeting will assist the District in making reasonable arrangements to accommodate your request. The Board Meeting Room is wheelchair accessible.



**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING | FEBRUARY 2, 2022**

ADMINISTRATIVE MATTERS

ITEM 1: ENGINEERING/OPERATIONAL COMMITTEE MEETING RECAP

RECOMMENDED ACTION:

Approve the following Engineering/Operational Committee Meeting Recap(s) and recommend that the Board receive and file same (Consent Calendar):

1. *January 5, 2022 Committee Meeting*

CONTACTS (staff responsible): PALUDI/PEREA/SANGI



**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING RECAP | JANUARY 5, 2022**

DIRECTORS PRESENT

Stephen Dopudja, Committee Chair
Mike Safranski, Committee Member

STAFF PRESENT

Fernando Paludi, General Manager
Michael Perea, Assistant General Manager
Lorrie Lausten, District Engineer
Gary Kessler, Water Superintendent
Jason Stroud, Maintenance Superintendent
Oscar Ulloa, Wastewater Chief Plant Operator
Lisa Marie Sangi, Executive Assistant

STAFF PRESENT VIA CONFERENCE CALL

Karen Warner, Principal Accountant

PUBLIC PRESENT

Tori Yokoyama, Hazen & Sawyer
Sean Pour, Hazen & Sawyer

PUBLIC PRESENT VIA CONFERENCE CALL

There were members of the public present.

CALL MEETING TO ORDER

Director Dopudja called the January 5, 2022 Engineering/Operational Committee Meeting to order at 7:06 AM.

VISITOR PARTICIPATION

No comments were received.

ORAL COMMUNICATION

No comments were received.

COMMITTEE MEMBER COMMENTS

Director Safranski wished a Happy New Year to everyone in attendance.

REPORT FROM THE GENERAL MANAGER

Mr. Paludi wished a Happy New Year to everyone in attendance as well.

ITEM 1: DISCUSSION AND POSSIBLE ACTION(S) CONCERNING ORANGE COUNTY RESCUE MISSION DOMESTIC WATER SERVICE RELOCATION

Mr. Paludi Introduced this matter for Committee review, and he reported that District staff is currently working with this new customer to relocate the primary point of domestic water service to the public right of way and install a separate irrigation connection. Mr. Paludi added that this complex project includes certain costs

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ENGINEERING/OPERATIONAL COMMITTEE MEETING RECAP | JANUARY 5, 2022**

associated with quit claiming an existing easement and the acquisition of an easement for continued access to an adjacent facility. Discussion occurred concerning project costs and timeline for completion.

RECOMMENDED ACTION

The Committee recommended that the Board of Directors award a construction contract to GCI Construction for the Orange County Rescue Mission Domestic Water Service Relocation in the amount of \$106,078, with a contingency of \$10,000, for a not to exceed amount of \$116,078 (Action Calendar).

ITEM 2: DISCUSSION AND POSSIBLE ACTION(S) CONCERNING AMENDMENT NO. 2 TO THE T-MOBILE CELLULAR SITE LEASE

This item was pulled from the agenda.

RECOMMENDED ACTION:

Committee to receive information at the time of the Committee Meeting and recommend the Board of Directors approve the T-Mobile West LLC Amendment No. 2 to the Site Lease Agreement (Action Calendar).

ITEM 3: DISCUSSION AND POSSIBLE ACTION(S) CONCERNING SADDLEBACK MEADOWS DEVELOPMENT (181 DU'S)

Ms. Lausten provided a brief overview of this development, and she highlighted the collaborative efforts with the developer to date. Ms. Lausten reviewed the Sub-Area Master Plan (SAMP) prepared by Psomas Engineering, and she reviewed certain domestic water system improvements to accommodate the development and proposed cost sharing for capacity improvements at the District's Harris Grade Reservoir site. Ms. Lausten mentioned that the Developer has had an opportunity to review the proposed SAMP. Discussion occurred concerning the proposed cost sharing methodology for the Harris Grade improvements.

RECOMMENDED ACTION:

The Committee recommended the Board of Directors receive and approve the Sub Area Master Plan (SAMP) for the Saddleback Meadows Development (Action Calendar).

ITEM 4: DISCUSSION AND POSSIBLE ACTION(S) CONCERNING THE 2021 SYSTEMWIDE MASTERPLAN AND CONDITION ASSESSMENT ENGINEERING MATTERS

Mr. Paludi introduced this matter for Committee consideration, and he introduced Mr. Yokoyama and Mr. Pour to the Committee. Mr. Yokoyama delivered a PowerPoint presentation of the Master Plan/Condition Assessment project efforts to date and a high-level project timeline. Mr. Pour highlighted the planned facility/asset scoring methodology and reporting process. Discussion occurred concerning the integration of condition assessment results with the District's Computerized Maintenance Management System (CMMS) and the tangible benefits of this project.

RECOMMENDED ACTION:

The Committee received the information. No action was taken.

ITEM 5: DISCUSSION AND APPROVAL OF PRESSURE VESSEL INSPECTION & RERATING FOR EMERGENCY USE

Mr. Paludi introduced this matter for Committee consideration. Ms. Lausten highlighted the recent failure of the surge tank at El Toro Sewer Lift Station and tank repairs at Golf Club Sewer Lift Station with the Committee. Ms. Lausten reported that District staff would like to repurpose the surge tank removed from Bell Canyon Sewer Lift Station as a mobile emergency surge tank unit. Ms. Lausten reported that she has procured two proposals for the inspection and re-rating of the surge tank, but that she has concerns related to the disparity with certain costs.

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Ms. Lausten requested the additional time to review the proposals and contact the vendors prior to the Regular Board Meeting, and agendaize this matter for Board consideration.

RECOMMENDED ACTION:

The Committee recommended forwarding this matter to the Board of Directors for review and consideration (Action Calendar).

ITEM 6: OTHER ENGINEERING AND OPERATIONS PROJECTS

1. Golf Club SLS Improvements

Mr. Perea provided highlights on the individual contractors who worked on this project, and the time that was spent to successfully install the facility bypass at this station. Mr. Perea extended his appreciation to District staff and the contractors for their hard work.

2. Saddle Crest Development

Ms. Lausten provided a brief update on this development, and she provided a high-level review of the onsite pump station startup plan. Ms. Lausten reported that District staff were meeting later that day to review the engineering plan that had been submitted by the developer.

3. Other Projects

Ms. Lausten briefly highlighted the Dimension Water Treatment Plant (DWTP) Office Trailer project that was approved for Fiscal Year 2021/2022, and she reported that project plans will be presented to the Board next month.

RECOMMENDED ACTION

The Committee received the status updates. There was no action taken.

ITEM 7: WATER SYSTEM UPDATES

Mr. Kessler reviewed the projects and repairs for December 2021, and he reported that Water Operations staff has completed the following tasks:

1. Completed Dead End Flushing Program.
2. Painted all exposed piping at the Wells Facility and exterior of the Falcon Pump Station, located in the Canyon Community.
3. Worked with Tesco Controls and Cox Communications to correct the ongoing telemetry issues.
4. Conducted the quarterly Disinfection By-products sampling throughout the distribution system.

Mr. Kessler reviewed the Monthly Water System Operations Summary with the Committee, and he reported on the line break on Columbine and Sycamore Canyon in the Dove Canyon Community. Discussion occurred concerning groundwater accessibility later this year; Mr. Paludi indicated that the wells will likely be back online the following year, unless there are more significant rain events this winter.

RECOMMENDED ACTION

The Committee received the status update. There was no action taken.

**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING RECAP | JANUARY 5, 2022**

ITEM 8: WASTEWATER SYSTEM UPDATES

Mr. Ulloa reviewed the projects and repairs for December 2021, and he reported that Wastewater Operations staff had completed the following tasks:

1. Worked with Hydrotech Electric on identifying and repairing the phone lines for SCADA at the Robinson Ranch Wastewater Treatment Plant (WWTP).
2. Worked with the Maintenance Department and Ferreira Construction Golf Club Lift Station Rehabilitation which included repairs of the onsite surge tank, sewer force main, and station bypass structure installation.
3. Performed weed abatement on the emergency spillway at the WWTP reclaimed water reservoir
4. Repaired and re-routed the reclaimed water service connection and meter to the WWTP.
5. Performed deep cleaning of the WWTP Belt Filter Press valves and solenoids.

Mr. Ulloa provided a review of the Monthly Non-Domestic Water (NDW) System Summary report for December 2021, and he reported that reservoir levels increased due to the rain. Mr. Perea mentioned that due to decreased demand and significant rainfall and runoff that the District's non-domestic water supplies have been replenished.

RECOMMENDED ACTION

The Committee received the status update. There was no action taken.

ITEM 9: MAINTENANCE DEPARTMENT UPDATES

Mr. Stroud reviewed the projects and repairs for October 2021, and he provided the additional highlights:

1. Continued to work with TESCO Controls on the SCADA upgrades.
2. Began the buildup on the new 2022 F250 service body.
3. Worked with Ferreira Construction at the Golf Club Lift Station to install a force main bypass piping.
4. Inspected the emergency generator at Ridgeline Booster Pump Station and Topanga Booster Pump Station to write up a testing scope of work.

Discussion occurred concerning backup power generation and related Air Quality Management District (AQMD) legislation.

RECOMMENDED ACTION

The Committee received the status update. There was no action taken.

ITEM 10: OTHER MATTERS/REPORTS

Mr. Paludi recognized Mr. Oscar Ulloa on successfully passing his State Water Board Wastewater Treatment Operator Grade V Certification examination.

RECOMMENDED ACTION

There was no action taken.

ADJOURNMENT

Director Dopudja adjourned the January 5, 2022 Engineering/Operational Committee Meeting at 8:20 AM.

**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING | FEBRUARY 2, 2022**

ENGINEERING MATTERS

ITEM 2: DISCUSSION AND POSSIBLE ACTION(S) CONCERNING AMENDMENT NO. 2 TO THE T-MOBILE CELLULAR SITE LEASE

Trabuco Canyon Water District (District) owns and operates two domestic water reservoirs (commonly known as the Trabuco Tanks) in the Robinson Ranch community. Since approximately 2005, the District has had an onsite lease with option agreement with T-Mobile USA communications for onsite cellular equipment, and the contractual arrangement has been managed by ATS Communications (ATS) by a separate agreement with the District.

T-Mobile's request to expand the use and size of their equipment at Trabuco Tanks prompted the District to work with ATS and T-Mobile to review certain terms of the site lease agreement, which has resulted in a proposed Amendment No. 2 (Exhibit 1). Some key provisions to the lease to be incorporated in Amendment No. 2 include:

- \$5,000 Plan Review Fee which includes three reviews beyond which District must be reimbursed for actual costs to review
- T-Mobile's monthly rent obligation to the District will be increased.
- T-Mobile will pay District at one-time payment of \$25,000 associated with T-Mobile's default prior to this lease Amendment
- T-Mobile to pay up to \$2,500 to District for installation of a locking mechanism or other solution to provide T-Mobile access to Trabuco Tanks in a manner that avoids the possibility of the District being locked out of its own facility.

More information may be presented at the time of the meeting.

FUNDING SOURCE:

Not applicable.

FISCAL IMPACT:

Potential for increased revenue due to annual rent adjustments.

ENVIRONMENTAL COMPLIANCE:

Not applicable

RECOMMENDED ACTION:

Approve and recommend the Board of Directors approve the T-Mobile West LLC Amendment No. 2 to the Site Lease Agreement (Action Calendar).

EXHIBIT(S):

1. DRAFT-Amendment No. 2 to Site Lease with Option Agreement

CONTACTS (staff responsible): PALUDI/LAUSTEN

TENANT SITE NAME: SC504 - MEANDER WATER TANK
TENANT SITE NUMBER: LA02963A
LANDLORD SITE NAME: TRABUCO RESERVOIR

AMENDMENT NO. 2 TO SITE LEASE WITH OPTION

THIS AMENDMENT NO. 2 to SITE LEASE AGREEMENT ("Amendment No. 2") is made and entered into this ____ day of _____, 2022,

BY AND BETWEEN

TRABUCO CANYON WATER DISTRICT, a public corporation, hereinafter referred to as "Landlord,"

AND

T-MOBILE WEST LLC (formerly a corporation), a Delaware limited liability company, successor in interest by merger to TMO CA/NV, LLC, successor in interest to OMNIPOINT COMMUNICATIONS INC., a subsidiary of T-Mobile USA, Inc., hereinafter referred to as "Tenant."

RECITALS

A. Landlord is the owner of that certain real property legally described in Exhibit "A" commonly known as Trabuco Reservoir located at 21194 Meander Lane, Trabuco Canyon, California 92697 (Assessor's Parcel Number 125-110-022) ("Landlord's Property") related to the Site Lease with Option agreement defined in Recital B below.

B. Landlord and Tenant are parties to that certain Site Lease with Option dated December 29, 2005, as amended by that certain First Amendment to Site Lease with Option dated January 9, 2008, ("First Amendment," and collectively, the "Lease") wherein Landlord leased to Tenant a certain portion of Landlord's Property, including any applicable non-exclusive easements for access and utilities, commonly known as Trabuco Reservoir for uses permitted under the Lease.

C. Landlord and Tenant have agreed to amend the Lease in order to allow Tenant to expand the use and size of the existing Premises, and to install and operate additional equipment and associated cables on Landlord's Property, as more particularly described in this Amendment No. 2 below.

D. Landlord and Tenant have agreed to amend the Lease to revise the Rent, and make other revisions to the Lease, all as set forth more fully below.

E. Landlord and Tenant agree to enter into this Amendment No. 2 in order to set forth terms and conditions applicable to the Lease as described below.

AGREEMENT

NOW THEREFORE, in consideration of the promises and conditions set forth herein, and for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

TENANT SITE NAME: SC504 - MEANDER WATER TANK

TENANT SITE NUMBER: LA02963A

LANDLORD SITE NAME: TRABUCO RESERVOIR

1. **Incorporation of Recitals.** The Recitals set forth above are, by this reference, hereby incorporated into this Amendment No. 2 as if fully set forth in the body hereof.
2. **Defined Terms.** Any capitalized terms used in this Amendment No. 2 that are not defined herein shall have the meanings given those terms in the Lease. Unless the context clearly indicates otherwise, all references to the "Lease" in this Amendment No. 2 shall hereinafter be deemed to refer to the Lease as amended hereby.
3. **Premises.** Section 1 of the Lease is hereby deleted in its entirety and replaced with the following:

"Landlord owns the real property legally described in Exhibit "A" commonly known as the Trabuco Reservoir Site, with a street address of 21194 Meander Lane, Trabuco Canyon, CA 92697 (Assessor's Parcel Number 125-110-022) and a water tank located thereon ("Water Tank"). Subject to the following terms and conditions, Landlord leases to Tenant that portion of Landlord's Property ("Landlord's Property") only as depicted in Exhibit "D," including any applicable non-exclusive easements for access and utilities, only as depicted on Exhibit D (the "Premises")."

4. **Premises.** Section 1 (d) of the Lease is hereby added to Section 1 of the Lease:

"(d) Tenant shall submit to Landlord plans and specifications (the "Plans") for the any proposed modification of the installation (as defined in Exhibit "C," attached hereto), together with the sum of Five Thousand and no/Dollars (\$5,000.00), herein the "Plan Review Fee." Landlord shall have the sole right to approve the ~~p~~Plans in writing. Landlord's approval must be given or denied within sixty (60) days after submission of Plansthereof to Landlord by Tenant. In the event Landlord objects to Plans, Landlord's objections shall be clearly stated in writing. If Landlord objects to the Plans, Tenant shall have the right to either resubmit the Plans in accordance with same approval process as stated above, except that Tenant will not be obligated to make an additional \$5,000.00 payment for such resubmission. Any Plan Review Fee shall apply to one (1) proposed project or modification and shall include up to three (3) turns or revisions of Plans for the proposed project or modification. -In the event any review of Plans by Landlord shall require more than 3 reviews or revisions, it shall be Tenant's obligation to reimburse Landlord for Landlord's actual costs for reviews of Plans by consultants and/or attorneys. Landlord shall supply to Tenant copies of invoices or other documentation to support hourly charges, which Tenant shall pay within thirty (30) days of receipt." , -or terminate this Agreement. ."

5. **Additional Equipment.** Landlord consents to the installation and operation of additional equipment, and associated cables on Landlord's Property as described in Exhibit "C" and depicted in Exhibit "D" hereto. Exhibits "C" and "D," attached hereto, shall replace Exhibit "B" to the Lease in its entirety. Landlord's execution of this Amendment No. 2 will confirm Landlord's approval of Exhibits "C" and "D".
6. **Rent.** Section 4 of the Lease and Section 1 of the First Amendment are hereby amended and replaced entirely as follows:

“Tenant’s monthly rent obligations for the Premises on Landlord’s Property shall be ~~Two Thousand Eight Hundred Dollars (\$2,800.00)~~ \$_____ per month (“Rent”), commencing on the first (1st) day of the month following the full execution of this Amendment No. 2 (the “Rent Increase Commencement Date”), and continuing on or before the fifth day of each month thereafter, in advance, during the Term of the Lease and any Renewal Term thereafter. Rent shall be payable to Trabuco Canyon Water District at Landlord’s address set forth below or by electronic payment. Notwithstanding the foregoing, the Rent commencing on the Rent Increase Commencement Date is due and owing within thirty (30) days following the Rent Increase Commencement Date.”

7. **Annual Rent Adjustment.** The second sentence of Section 5 of the Lease is hereby amended and replaced as follows:

“Commencing on January 1, 2022, and on January 1 of each year during the remaining Renewal Terms, if any, the monthly Rent shall be increased annually by three percent (3%) over the Rent paid during the previous year.”

8. **Additional Rent.** Within sixty (60) days of the Effective Date of this Second Amendment, Tenant shall pay Landlord a one-time payment of Twenty-Five Thousand and No/100 Dollars (\$205,000.00) for reimbursement of Landlord’s costs associated with Tenant’s default prior to this Amendment. Tenant’s default shall be cured upon Landlord’s receipt of the one-time payment due under this Section.

9. **Improvements; Utilities; Access.** Portions of Section 7 of the Lease are amended as follows:

Section 7 (a) is hereby deleted in its entirety and replaced as follows:

“(a) Subject to Landlord’s prior review and approval set forth in Section 1(d) above, Tenant shall have the right, at its sole cost and expense, to erect and maintain on the Premises improvements, personal property and facilities necessary to operate its communications system, including, without limitation, radio transmitting and receiving antennas, microwave dishes, equipment shelters and/or cabinets and related cables and utility lines and a location based system, including, without limitation, antenna(s), coaxial cable, base units, location based systems, and other associated equipment (collectively, the “Antenna Facilities”). The Antenna Facilities shall remain the exclusive property of Tenant and are not fixtures.”

Section 7(b) is amended as follows:

“Notwithstanding the foregoing and except for Section 7(f) below, following the installation of the lock system set forth in Section 7(f) below, Tenant shall not install any locking mechanism of any kind on or about ~~the Premises, or~~ any property of Landlord, including Landlord’s own access system. Tenant is permitted hereunder to install a lock ONLY on Tenant’s Antenna Facilities or a gate to Tenant’s Premises. In the event that Tenant installs any locking mechanism on Landlord’s Property, specifically including two gates through which Tenant may pass in order to access the Premises, ~~the Premises, or~~

TENANT SITE NAME: SC504 - MEANDER WATER TANK

TENANT SITE NUMBER: LA02963A

LANDLORD SITE NAME: TRABUCO RESERVOIR

~~access system~~, such installation shall be a material breach of this Lease subject to penalty and immediate termination of this Lease, at Landlord's sole and absolute discretion. Tenant shall pay to Landlord a penalty of Two Thousand Five Hundred and no/dollars (\$2,500.00) per occurrence. Tenant shall have no access to Landlord's Property, including the Premises, until payment of such penalty. Landlord shall provide Tenant with written notice of such breach and penalty and/or termination together with documentary evidence of such installation."

Section 7(f) is deleted in its entirety and replaced in full with the following:

"Landlord shall provide access to Tenant, Tenant's employees, agents, contractors and subcontractors to the Premises twenty-four (24) hours a day, seven (7) days a week. Access during normal business hours (i.e., 7:00 AM to 4:00 PM, Monday through Thursday, excluding holidays) shall be at no charge to Tenant. At any time, other than 7:00 AM to 4:00 PM, Monday through Thursday ("After-Hours"), **access shall be for emergency purposes only**. If Tenant requires access After-Hours for non-emergency purposes, Tenant shall reimburse Landlord any cost or expense reasonably associated with Tenant's After-Hours access and/or Tenant's supervised access to Landlord's Property ("Restricted Areas").

Landlord shall install a lock system to secure Landlord's Property. Tenant agrees to reimburse Landlord for the cost of such installation within ~~thirty~~ (30) days following receipt of an invoice together with reasonable supporting documentation evidencing such cost, not to exceed Two-Thousand Five Hundred and no/100 Dollars (\$2,500.00). To access the Landlord's Property, Tenant or any vendor, contractor, employee, agent or representative of Tenant must send a request by email to customerservice@tcwd.gov not less than 24 hours prior to Tenant's requested access, except in the case of emergency the following information: (i) entity name requesting access and entity's relationship to Tenant, (ii) anticipated time, date and duration for access, and (iii) a brief explanation of the scope of work; (iv) proof of insurance coverage for each and every person and/or entity; and, as applicable, (v) notification and accommodation for the use of heavy equipment such as cherry pickers or large vehicles commonly associated with construction activities, if any. Landlord will provide a key to the Tenant or its agents for access, which must be returned to the Landlord the same day. If Tenant or its agents do not return the key to the Landlord, then Tenant agrees to reimburse Landlord for the cost of rekeying the lock system or replacing the lock system. In case of emergency, Tenant shall call [REDACTED] for immediate access to the lock system and Premises."

Section 7(g) is hereby added by including the following:

"Tenant shall maintain the Premises (but not the Water Tank) and Tenant's Facilities in compliance with all applicable laws, including any applicable conditions of approval referenced above or as amended. At all times throughout the Term and Renewal Term, Tenant shall maintain, repair and secure its Antenna Facilities and all other personal property and improvements brought onto the Property in clean and safe condition. Tenant shall keep the Premises free of debris, graffiti, or nuisance condition. Tenant shall repair damage to the Premises or damage to Landlord's Property to the extent caused by Tenant within thirty (30) days following receipt of written notice from Landlord, to ensure the

TENANT SITE NAME: SC504 - MEANDER WATER TANK

TENANT SITE NUMBER: LA02963A

LANDLORD SITE NAME: TRABUCO RESERVOIR

Premises are safe, secure and compliant with applicable laws, rules and regulations. Notwithstanding anything to the contrary herein, if Landlord determines in its sole discretion that hazardous conditions are created by the damage, Landlord may require, immediate action or a period of less than thirty (30) days in which repairs must be completed, at Tenant's sole cost and expense. If Landlord elects to complete repairs according to this Section 7, Tenant shall reimburse Landlord for Landlord's associated costs within thirty (30) days of receipt of an invoice detailing such costs. Nothing herein shall require Tenant however to restore or repair any damage to the Premises caused by Landlord, or Landlord's agents, invitees, tenants, or tenants' contractors, subcontractors and/or employees."

10. **Termination.** Section 8(g) is added by including the following:

"Tenant shall remove all Tenant's Facilities, including, but not limited to, the Antenna Facilities, at its sole cost and expense not later than ninety (90) days after the expiration, cancellation, or termination of the Lease. Tenant shall be responsible for paying Rent until site areas are restored and Tenant shall repair or pay for any damage to Landlord's Property caused by such removal and restore Landlord's Property to the reasonable satisfaction of the Landlord and in a manner reasonably acceptable to the General Manager, or the General Manager's designee."

Section 8(h) is hereby added as follows:

"Notwithstanding anything else to the contrary in this Lease, Landlord may terminate this Lease in the event Tenant interferes with any activity of Landlord on Landlord's Property, including, but not limited, to installation of a lock or locking mechanism in any way interfering with Landlord's access to Landlord's Property, and such interference is not resolved within forty-eight (48) hours following phone or email notification of such interference to Tenant, with a written hard copy delivered to Tenant according to the notice provisions of this Lease.."

11. **Insurance and Subrogation and Indemnification.** Section 11(a) of the Lease is deleted in its entirety and replaced in full with the following:

"(a) **Minimum Insurance Requirements** – The Tenant shall procure and maintain for the duration of the use of the facility, insurance against claims for injuries or death to persons or damages to property which may arise from or in connection with the use of the facilities and the activities of the Tenant, guests, agents, representatives, or employees, [contractors or subcontractors](#). The Tenant shall provide and maintain the following commercial general liability, automobile liability, workers' compensation and property coverage:

Coverage - Coverage shall be at least as broad as the following:

1. **General Liability** - Insurance Services Office (ISO) Commercial General Liability Coverage (Occurrence Form CG 00 01) including property damage, bodily injury and personal & advertising injury with limits of at least two million dollars (\$2,000,000) per occurrence or the full per occurrence limits of the policies available, whichever is

TENANT SITE NAME: SC504 - MEANDER WATER TANK

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greater. If Commercial General Liability Insurance or other form with a general aggregate limit, either the general aggregate limit shall apply separately to the project/location (with the ISO CG 25 03, or ISO CG 25 04, or insurer's equivalent endorsement provided to Landlord) or the general aggregate limit shall be twice the required occurrence limit.

2. **Workers' Compensation Insurance** - The Tenant shall provide workers' compensation coverage as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease.
3. **Property insurance** against all risks of loss to any ~~tenant~~-Tenant improvements or betterments, at full replacement cost with no coinsurance penalty provision.

Required Provisions - The Commercial General Liability policy is to contain, or be endorsed to contain, the following provisions:

1. **Additional Insured Status:** Landlord, its directors, officers, employees, and authorized volunteers are to be included as additional insured (at least as broad as ISO Form CG 20 10 10 01 or CG 20 11) as respects: liability arising out of the use of the facilities, work or activities performed by or on behalf of the Tenant including materials, parts, or equipment furnished in connection with such work or operations, and automobiles owned, leased, hired or borrowed by the Tenant. The coverage shall contain no special limitations on the scope of protection afforded to Landlord, its directors, officers, employees, and authorized volunteers.
2. **Primary Coverage:** For any claims related to this facilities use, the Tenant's insurance coverage shall be primary at least as broad as ISO CG 20 01 04 13 as respects to the Landlord, its directors, officers, employees, and authorized volunteers, with respect to the -acts or omissions of Tenant. Any insurance or self-insurance maintained by the Landlord, its directors, officers, employees, and authorized volunteers shall be excess of the Tenant's insurance and shall not contribute with it.

Notice of Cancellation: Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the Landlord.

Acceptability of Insurers - Insurance is to be placed with insurers having a current A.M. Best rating of no less than A-:VII or as otherwise approved by Landlord.

The Tenant agrees and he/she will comply with such provisions before commencing the Lease. All of the insurance shall be provided on policy forms and through companies satisfactory to Landlord. Failure to continually satisfy the Insurance requirements is a material breach of contract.

Verification of Coverage - Tenant shall furnish the Landlord with certificates and amendatory endorsements effecting coverage required by the above provisions. All

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certificates and endorsements are to be received and approved by the Landlord *at least five days* before the Tenant use of facilities commences activities.

”

12. **Notices.** Section 12 of the Lease is hereby deleted in its entirety and replaced in full with the following:

“Notices. All notices, requests, demands and other communications shall be in writing and are deemed given after deposit in the U.S. mail, certified and postage paid, or via a nationally recognized overnight courier, and shall be effective upon actual receipt or refusal as shown on the shipping receipt to the addresses set forth below. Notices will be addressed to the parties as follows:

Landlord: Trabuco Canyon Water District
32003 Dove Canyon Drive
Dove Canyon, CA 92679
Attn: General Manager
Re: Cellular Leases

With a Copy to: ATS Communications
4195 Chino Hills Parkway, #605
Chino Hills, CA 91709

Tenant: T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance/Site #LA02963A

Either party hereto may change the address or persons for the giving of notice to it by thirty (30) days’ prior written notice to the other as provided herein.”

13. **Assignment and Subleasing.** Section 15 of the Lease is hereby deleted in its entirety and replaced with the following:

“(a) This Lease shall not be assigned by Tenant, except with the prior written consent of Landlord that may be withheld for any reason in the Landlord’s sole discretion.

(b) Notwithstanding the foregoing, Tenant may, without Landlord’s consent but upon at least sixty (60) days prior written notice to Landlord, from time to time assign this Lease in its entirety (i) to any entity which has, directly or indirectly, a fifty-one percent (51%) or greater interest in Tenant (a “Parent”), (ii) to any entity in which Tenant or a Parent has a fifty-one percent (51%) or greater interest, (iii) to any entity with a net worth of at least Twenty Million Dollars (\$20,000,000), or (iv) to any entity that acquires all or substantially all of the Tenant’s assets in the market as defined by the Federal Communications Commission in which the Landlord’s Property is located. Any such

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assignment shall not be effective unless and until the assignee executes and delivers to Landlord a written assumption of all Tenant's obligations under this Lease.

(c) Sub-leasing is strictly prohibited.

(d) Any attempted or unauthorized assignment or sub-lease shall be automatically void. The acceptance of Rent by Landlord from any person other than Tenant or an authorized assignee shall not be deemed to be a waiver by Landlord of any provision hereof. Consent to one assignment by Landlord shall not be deemed consent by Landlord to any subsequent assignment."

14. Collocation Incentive Payment. Section 22 of the First Amendment to the Lease is hereby deleted in its entirety.

15. Miscellaneous:

Section 18(k) is hereby added as follows:

(k) Holdover. Tenant will have no right or privilege whatsoever to use or occupy the Premises in any manner or for any purpose after this Lease expires or terminates. If Tenant continues to use or occupy the Premises after this Lease expires or terminates, then this Lease will automatically convert to a month-to-month lease on the same terms and conditions (the "Holdover Term"), except that (1) the Rent will be automatically increased to one hundred ten percent (110%) of the Rent payable in the immediately previous year (the "Holdover Fee"), and will continue to increase in accordance with Section 7 of this Second Amendment (Annual Rent Adjustment); and (2) either the Landlord or Tenant may terminate such license on thirty (30) calendar days' written notice for any or no reason. Landlord's receipt of any Holdover Fees from Tenant will not be construed to constitute Landlord's consent to such holding over by Tenant or to limit, waive, or impair, in any way, Landlord's rights or remedies under this Lease, at law or equity. Tenant shall indemnify, defend and hold harmless all Indemnified Parties from and against any loss, liability, claim, damage, cause of action, injury, cost or expense (including, without limitation, attorneys' fees and costs) arising out of, in connection with, or relating to Tenant's holding over, except to the extent arising from Landlord's gross negligence or willful misconduct. The foregoing indemnity survives termination or expiration of this Lease.

16. Continued Effect. Except as expressly amended hereby, all terms and conditions set forth in the Lease remain unmodified and in full force and effect. Nothing herein shall relieve Tenant of its obligation to comply with any and all applicable laws, and any approvals required to be obtained from any governmental authority having jurisdiction. Unless specified otherwise, any capitalized terms used herein shall have the same meaning prescribed to them in the Lease.

17. Signature Authority. The persons who have executed this Amendment No. 2 represent and warrant that they are duly authorized to execute this Amendment No. 2 in their individual or representative capacity as indicated.

TENANT SITE NAME: SC504 - MEANDER WATER TANK
TENANT SITE NUMBER: LA02963A
LANDLORD SITE NAME: TRABUCO RESERVOIR

IN WITNESS WHEREOF, Landlord and Tenant have executed this Amendment No. 2 to the Site Lease Agreement as of the date first written above.

LANDLORD:

TENANT:

TRABUCO CANYON WATER DISTRICT,
a public corporation

T-MOBILE WEST LLC, a Delaware limited liability company

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Approved as to Form:

TCWD General Counsel

DRAFT

TENANT SITE NAME: SC504 - MEANDER WATER TANK
TENANT SITE NUMBER: LA02963A
LANDLORD SITE NAME: TRABUCO RESERVOIR

EXHIBIT "A"

LEGAL DESCRIPTION OF LANDLORD'S PROPERTY

Landlord's Property of which Premises are a part is legally described as follows:

21194 Meander Lane, Trabuco Canyon, CA 92697 (Assessor's Parcel Number 125-110-022)

DRAFT

TENANT SITE NAME: SC504 - MEANDER WATER TANK
TENANT SITE NUMBER: LA02963A
LANDLORD SITE NAME: TRABUCO RESERVOIR

DRAFT

TENANT SITE NAME: SC504 - MEANDER WATER TANK
TENANT SITE NUMBER: LA02963A
LANDLORD SITE NAME: TRABUCO RESERVOIR

EXHIBIT "C"

DESCRIPTION OF FACILITIES TO BE INSTALLED

Description of Premises & Tenant's Facilities Pursuant to Site Lease with Option dated December 29, 2005, as amended by that certain First Amendment to Site Lease with Option dated January 9, 2008:

- A. One (1) equipment enclosure measuring approximately 10'-0" x 25'-0" (~250 Sq. Ft.) located within a chain-link fence.
- B. Up to four (4) equipment cabinets mounted on a raised concrete equipment pad within equipment enclosures.
- C. Up to eight (8) ~6' tank-mounted panel antennas (4 per sector, 2 sectors) mounted behind FRP screening.
- D. Two tank-mounted FRP antenna screens measuring approximately 14'-9" x 6'-8" each,
- E. One (1) tank-mounted vertical cable tray.
- F. Two (2) tank-top horizontal cable trays.
- G. Up to one (1) 2' diameter tank-mounted microwave antenna, mounted behind FRP screening.
- H. Underground conduits, cables, cable trays, wires, utility equipment and access necessary for the operation of the communications facilities.

Additions and Alterations to Premises & Tenant's Facilities by this Amendment No. 2 to include the following:

- 1) Remove tank-top cable trays.
- 2) Remove existing vertical cable tray.
- 3) Re-route horizontal cable tray at base of tank, mounted using magnetic attachments.
- 4) Install two (2) new vertical cable trays beneath antenna sectors.
- 5) Install Up to four (4) tank-mounted remote radio units (RRUS) at antenna level.
- 6) Install up to two (2) surge suppressor units at the antenna level.
- 7) Add new fiber cables within existing conduits and cable routes and within three (3) new magnetic tank-mounted vertical cable trays.
- 8) Remove and replace all epoxy/welded tank-mounted equipment with magnetic attachments.

TENANT SITE NAME: SC504 - MEANDER WATER TANK
TENANT SITE NUMBER: LA02963A
LANDLORD SITE NAME: TRABUCO RESERVOIR

EXHIBIT "D"

REPRESENTATION OF FACILITIES TO BE INSTALLED ON PREMISES

DRAFT

TENANT SITE NAME: SC504 - MEANDER WATER TANK
TENANT SITE NUMBER: LA02963A
LANDLORD SITE NAME: TRABUCO RESERVOIR

DRAFT

**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING | FEBRUARY 2, 2022**

ENGINEERING MATTERS

ITEM 3: DISCUSSION AND POSSIBLE ACTION(S) CONCERNING THE 2021 SYSTEMWIDE MASTERPLAN AND CONDITION ASSESSMENT ENGINEERING MATTERS

In 1999, Trabuco Canyon Water District (District) approved the Water, Wastewater and Recycled Water Master Plan (Master Plan) developed by Montgomery Watson. Since that time, the District has evolved into a fully developed, and nearly a “built out” community. Several of the Capital Improvement Projects (CIP) and recommended actions identified in the 1999 Master Plan have been implemented. The District recognizes the need to update the 1999 Master Plan and develop the tools needed to assist in planning, operating, and maintaining District aging water, non-domestic water systems and sewer infrastructure. As the District’s infrastructure ages, it is crucial to identify the needed system improvements with particular attention to the condition and operation of existing reservoirs, pump stations, lift stations, and treatment facilities and allowing sufficient time to plan, finance, and construct the improvements.

At the October 21, 2021 Regular Board Meeting, the Board of Directors authorized the General Manager to execute a contract with Hazen Sawyer (Hazen) for the District’s 2021 Systemwide Master Plan and Condition Assessment, for 566,520, with a contingency of \$25,000, for a not to exceed amount of \$591,520.

At this time, District Staff is interested in adding the Robinson Ranch Wastewater Treatment Plant to the Condition Assessment contract performed by Hazen.

More information may be presented at the time of the meeting.

FUNDING SOURCE:

General Fund

FISCAL IMPACT (PROJECT BUDGET):

\$591,520 Approved

\$633,300 Revised

ENVIRONMENTAL COMPLIANCE:

Not Applicable

RECOMMENDED ACTION:

Approve and recommend the Board of Directors approve Amendment No. 1 for the Wastewater Treatment Plant Condition Assessment to Hazen Sawyer in the amount of \$66,780 (Action Calendar).

EXHIBIT(S):

1. Proposal to Conduct the Condition Assessment of the Wastewater Treatment Plant

CONTACTS (staff responsible): LAUSTEN



Hazen and Sawyer
7700 Irvine Center Drive, Ste 200
Irvine, CA 92618

January 13, 2022

Lorrie Lausten, P.E.
District Engineer
Trabuco Canyon Water District

Re: Master Plan and Condition Assessment Study – Proposal to Conduct Condition Assessment of Wastewater Treatment Plant

Dear Lorrie:

Thank you for the opportunity to propose on conducting a condition assessment of the District's Wastewater Treatment Plant, as an addendum to our current project (Master Plan and Condition Assessment Study). It is our understanding that the existing plant is 1 MGD capacity and includes batch reactors, pressure filters, reverse osmosis, and disinfection. The District would like to conduct a condition assessment of the plant utilizing a similar scope and approach as is part of the Master Plan and Condition Assessment Study.

The tasks associated with this scope of work include:

a. Data Collection and Consolidation

Hazen will use information provided by the District including drawings, existing asset list, electronic O&M manuals, maintenance records, and bid documents, if available, to develop and populate an asset inventory for the District's Wastewater Treatment Plant facilities including batch reactors, equalization wet well, stage filters, blowers, RAS/WAS and filter feed pumping, RO and disinfection. Our Team will perform a data gap assessment to identify any gaps in the asset attribute data (e.g., install year, material, size) in the asset inventory. Data gap closure strategies will be presented to the District for consideration and the best strategies will be implemented to close the data gaps.

- Deliverables:
 - Preliminary Asset Inventory (Excel File)

b. Field Condition and Performance Assessment:

The condition assessment includes visual condition assessment investigating the physical and functional condition of all above-ground structural, mechanical, electrical and instrumentation components of the Wastewater Treatment Plant. A desktop condition assessment approach will be followed for underground components or assets that cannot be visually inspected. Hazen will utilize a structured condition assessment methodology which is transparent, repeatable, and useful for later analysis by Hazen and District staff, with each score's definition which can be applied to all asset

classes during the field condition assessment. We assume the field condition assessment will take a full three (3) days of a team of three.

Deliverables:

- Electronic Condition Assessment Forms
- Field Condition Assessment
- Preliminary Asset Register Updated with Condition Scores and Remaining Useful Lives (Excel File)
- Field Condition Assessment Photographs (Asset Photos)
- Condition Assessment Results Workshop (2 hours)
- Draft and Final Condition Assessment Results Document (PDF)

c. Replacement Cost Estimating:

Hazen will estimate the replacement costs of each asset within the asset inventory. Various strategies are used including crew-based estimating, productivity-based estimating, general condition costs, and assessment of market conditions.

- Deliverables:
 - Asset Inventory Updated with Replacement Costs (Excel File)

d. Condition Assessment CIP Development and Business Case Evaluation:

The Hazen team will facilitate a workshop to develop a formal Business Case Evaluation process (BCE) to evaluate and prioritize Capital Improvement Projects (CIPs) based on minimizing the risk, life-cycle cost, while maintaining the levels of service and maximizing benefits. Incorporating the concept of Benefit/Cost Ratio (B/C), each CIP will carefully be analyzed with respect to initial capital cost, on-going operation and maintenance costs, risk costs, and potential benefits. The solution providing the greatest benefit will formally be recommended for implementation. The results of the BCE will be used to develop the CIPs whose expenditures are focused on addressing high risk assets first while maximizing benefit to the District.

- Deliverables:
 - Business Case Evaluation (BCE) Workshop (2 hours)
 - Draft and Final BCE Model with Prioritized CIP Projects (Excel File)

This task would be delivered as part of the Master Plan and Condition Assessment Study. This task would be led by Sean Pour, however we will also bring in additional expertise on wastewater treatment process.

The schedule for this work would initially lag behind the system condition assessment by 4-6 weeks, however we would ultimately incorporate the findings and recommendations for the WWTP with the other system condition assessment work and the Master Plan.

The total fee associated with this project is shown on the attached table. The work would be billed T&M using the same hourly rates, as an additional task to the Master Plan and Condition Assessment Study.

Respectfully,



Tori Yokoyama, PE
Senior Associate



Fee Proposal
Trabuco Canyon Water District
Wastewater Treatment Plant Condition Assessment
January 13, 2022

		Hazen and Sawyer								
Task No.	Description	Principal-in-Charge \$300	Project Manager \$250	Senior Associate \$240	Associate \$200	Principal Engineer \$175	Assistant Engineer \$145	QAQC \$250	Subtotal Hours	Total
Task	Asset Management / Condition Assessment	0	0	35	68	20	264	12	399	\$ 66,780
a	Data Collection and Consolidation	0	0	2	6	2	78	4	92	\$ 14,340
	<i>Data and Information Review</i>			2	2	2	2		8	\$ 1,520
	<i>Preliminary Asset Inventory (Excel File)</i>				2		64	4	70	\$ 10,680
	<i>Data Gap Closure Workshop (2 hours)</i>				2		12		14	\$ 2,140
b	Field Condition and Performance Assessment	0	0	24	40	6	138	4	212	\$ 35,820
	<i>Electronic Condition Assessment Forms</i>						12		12	\$ 1,740
	<i>Desktop Condition Assessment</i>				8		24	2	34	\$ 5,580
	<i>Field Condition Assessment</i>			24	24		24		72	\$ 14,040
	<i>Preliminary Asset Register Updated with Condition Scores and</i>				2		40		42	\$ 6,200
	<i>Field Condition Assessment Photographs (Asset Photos)</i>						2		2	\$ 290
	<i>Condition Assessment Results Workshop (2 hours)</i>				4	4	12		20	\$ 3,240
	<i>Draft and Final Condition Assessment Results Document (PDF)</i>				2	2	24	2	30	\$ 4,730
c	Replacement Cost Estimating	0	0	1	12	0	24	2	39	\$ 6,620
	<i>Asset Inventory Updated with Replacement Costs (Excel File)</i>			1	12		24	2	39	\$ 6,620
d	Condition Assessment CIP Development and Business Case	0	0	8	10	12	24	2	56	\$ 10,000
	<i>Business Case Evaluation (BCE) Workshop (2 hours)</i>				2	4	8		14	\$ 2,260
	<i>Draft and Final BCE Model with Prioritized CIP Projects (Excel File)</i>			8	8	8	16	2	42	\$ 7,740
										\$ 66,780
	<i>Person-Hours Subtotal</i>	0	0	35	68	20	264	12	399	\$66,780

**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING | FEBRUARY 2, 2022**

ENGINEERING MATTERS

ITEM 4: OTHER ENGINEERING AND OPERATIONS PROJECT UPDATES

1. County of Orange Trabuco Creek Bridge Replacement
2. Golf Club Lift Station Motor Control Center Upgrade
3. 2021-2022 SCADA Improvements
4. Other Projects

RECOMMENDED ACTION:

Committee to receive project status updates at time of the Committee Meeting.

EXHIBIT(S):

1. 2021-2022 FY SCADA Schedule

CONTACTS (staff responsible): PALUDI/PEREA/LAUSTEN

ID	Task Name	Duration	Start	Finish	Predecessors	2022																							
						Jul '21	Aug '21	Sep '21	Oct '21	Nov '21	Dec '21	Jan '22	Feb '22	Mar '22	Apr '22	May '22	Jun '22												
1	46178x7 TCWD 2021-2022 Fiscal Year	256 days	Thu 7/8/21	Thu 6/30/22		[Gantt bar for Task 1]																							
2	Engineering	178 days	Thu 7/8/21	Mon 3/14/22		[Gantt bar for Task 2]																							
3	Notice to Proceed	1 day	Thu 7/8/21	Thu 7/8/21		[Gantt bar for Task 3]																							
4	Dimension WFP Engineering	80 days	Tue 8/3/21	Mon 11/22/21	3FS+15 days	[Gantt bar for Task 4]																							
5	Dimension Site Equipment release for procureme	6 wks	Wed 12/22/21	Tue 2/1/22		[Gantt bar for Task 5]																							
6	PLC Upgrade Sites Engineering	15 days	Tue 1/11/22	Mon 1/31/22	4	[Gantt bar for Task 6]																							
7	PLC Upgrade Sites release for procurement	6 wks	Tue 2/1/22	Mon 3/14/22	6	[Gantt bar for Task 7]																							
8	Manufacturing	71 days	Wed 2/2/22	Wed 5/11/22		[Gantt bar for Task 8]																							
9	Dimension WFP PLC manufacturing	5 wks	Wed 2/2/22	Tue 3/8/22	5	[Gantt bar for Task 9]																							
10	Dimension Panel WFAT testing	1 wk	Mon 3/7/22	Fri 3/11/22	9FS-2 days	[Gantt bar for Task 10]																							
11	Dimension Panel Shipment to site	3 days	Mon 3/14/22	Wed 3/16/22	10	[Gantt bar for Task 11]																							
12	PLC Upgrade Sites Manufacturing	7 wks	Mon 3/14/22	Fri 4/29/22	7FS-1 day	[Gantt bar for Task 12]																							
13	PLC Upgrade WFAT Sites Testing	1 wk	Mon 5/2/22	Fri 5/6/22	12	[Gantt bar for Task 13]																							
14	PLC Upgrade Sites Shipment to site	3 days	Mon 5/9/22	Wed 5/11/22	13	[Gantt bar for Task 14]																							
15	PLC Programming	119 days	Tue 11/23/21	Fri 5/6/22		[Gantt bar for Task 15]																							
16	Dimension PLC Program development	40 days	Tue 11/23/21	Mon 1/17/22	4	[Gantt bar for Task 16]																							
17	Dimension PLC Programming internal testing	1 wk	Mon 3/7/22	Fri 3/11/22	10SS	[Gantt bar for Task 17]																							
18	PLC Upgrade site PLC Programming Dev	40 days	Tue 2/1/22	Mon 3/28/22	6	[Gantt bar for Task 18]																							
19	PLC Upgrade site PLC Programming internal testir	1 wk	Mon 5/2/22	Fri 5/6/22	13SS	[Gantt bar for Task 19]																							
20	SCADA Engineering	84 days	Wed 12/29/21	Mon 4/25/22		[Gantt bar for Task 20]																							
21	Dimension SCADA Engineering	29 days	Wed 12/29/21	Mon 2/7/22	16FS-14 days	[Gantt bar for Task 21]																							
22	Dimension SCADA internal testing	1 wk	Mon 3/7/22	Fri 3/11/22	10SS	[Gantt bar for Task 22]																							
23	PLC Upgrade Sites SCADA Eng	36 days	Mon 2/28/22	Mon 4/18/22	18FS-21 days	[Gantt bar for Task 23]																							
24	PLC Upgrade sites SCADA internal testing	1 wk	Tue 4/19/22	Mon 4/25/22	23	[Gantt bar for Task 24]																							
25	Field Service	69 days	Mon 3/28/22	Thu 6/30/22		[Gantt bar for Task 25]																							
26	Dimension site startup	7 days	Mon 3/28/22	Tue 4/5/22	11FS+7 days	[Gantt bar for Task 26]																							
27	PLC Upgrade Site Startup	36 days	Thu 5/12/22	Thu 6/30/22	14	[Gantt bar for Task 27]																							

Project: Schedule Date: Thu 1/27/22	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING | FEBRUARY 2, 2022**

OPERATIONAL MATTERS

ITEM 5: WATER SYSTEM UPDATES

The following is a brief report of the water system for **January 2022**.

Projects and Repairs

Water Operations staff performed and/or completed the following tasks and projects:

1. Replaced a hydrant bury on Columbine in the Dove Canyon community.
2. Repaired a hydrant bury on Latigo Canyon Road, Santiago Estates in the Canyon community.
3. Worked with Hazen and Sawyer Engineering on the District Assessment Project.
4. Conducted two (2) fire flow tests in Trabuco Oaks, Canyon community.
5. Worked with Ferreira Construction to repair a sixteen-inch (16) water main break on the El Toro Bike Trail.

Monthly Water System Operations Summary

The Monthly Water System Operations Summary is attached for the Committee's review. Any anomalies will be presented at the time of the Engineering/Operational Committee Meeting.

RECOMMENDED ACTION:

Committee to receive system status updates. No action required.

EXHIBITS

1. Monthly Water System Operations Summary

CONTACTS (staff responsible): PALUDI/KESSLER

**TRABUCO CANYON WATER DISTRICT
MONTHLY WATER SYSTEM OPERATIONS SUMMARY**

2021													
DIMENSION WTP													
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL
SAC METER AC/FT	160	125	75	176	214	136	0	0	122	227	199		
BACKWASH AC/FT	4	4	2.0	6	5	3	0	0	3	5	6	4	
FLUSHWATER AC/FT	7	6	3.0	9	9	4	0	0	5	9	8	7	
WTP EFFLUENT AC/FT	175	124	83	176	213	132	0	0	131	228	195	137	
Wells													
TRABUCO CREEK GWTF	0	0	0	0	0	0	0	0	0	0	0	0	
US WELL AC/FT	0	0	0	0	0	0	0	0	0	0	0	0	
0													
SMWD AC/FT	0.12	2	8	0	0	51	122	146	55	0	0	0	
IRWD AC/FT	0	12.4	53.4	10	0	51	137	131	59	0	0	0	
TOTAL SUPPLY													
AC/FT	175	138	145	186	213	234	259	277	245	228	195	137	
CFS DAILY AVERAGE	2.8	2.5	2.3	3.1	3.4	3.9	4.2	4.6	4.1	3.7	3.2	2.2	
AC/FT PER DAY	5.6	5.0	4.6	6.2	6.9	7.8	8.4	9.2	8.1	7.4	6.5	4.4	
OPERATIONS in GAL.													
WTP DOMESTIC	32,239	27,377	29,845	35,380	41,215	23,936	0	374	27,277	49,817	93,126	108,610	
WWTP DOM	17,354	18,176	8,751	7,629	10,322	7,232	7,884	10,913	5,385	3,283	890	905	
OPERATIONS (AF)													
SUPPLEMENT TO RW	0	0	0	0	0	0	0	0	6	21	0	0	
0													
FLUSHING (gal.)	0	0	0	0	0	0	0	30,000	25,000	0	0	50,000	
SEWER CLEANING (gal.)	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
LINE BREAKS (gal.)	100,000	24,000	200,000	50,000	0	0	0	75,000	100,000	100,000	0	150,000	
SYSTEM DEMAND **													
CFS DAILY AVERAGE	2.8	2.5	2.3	3.0	3.4	3.9	4.1	4.6	4.1	3.7	3.2	2.2	
AC/FT PER DAY	5.6	5.0	4.6	6.2	6.9	7.8	8.4	9.2	8.1	7.3	6.5	4.4	
RESERVOIR STORAGE													
MONTHLY AVG (MG)	9.0	8.8	8.4	8.1	8.0	8.6	8.7	8.9	8.8	8.6	8.8	9.2	
DAYS OF STORAGE	4	3	3	3	3	3	3	4	4	3	4	5	
ZONES (AF)													
RIDGELINE PS	127	107	73	127	199	124	0	0	131	212	187	126	
EL TORO P.S.	18	20	53	10	0	51	137	131	59	0	0	0	
TOPANGA	2	2	2	3	4	4	4	4	3	3	2	2	
FALCON	0.3	0.2	2.4	0.7	0.7	0.7	1.2	1.1	1.1	0.6	0.8	0.2	
ROSE PRV/ OAKS	1	1	1	Inop.	Inop.	Inop.	1	5	4	3	3	3	
CANYON CREEK	0.1	0.2	0.2	0.3	0.4	0.3	0.5	0.4	0.5	0.4	0.8	0.2	
ROSE P.S.	0.3	0.3	0.2	0.2	0.2	0.2	0.3	0.5	0.3	0.3	0.4	0.5	
ROBINSON RANCH	31	31	34	53	63	72	68	60	75	71	59	28	
DOVE CANYON	61	54	62	75	84	86	95	96	83	84	69	51	
PORTOLA HILLS	11	10	10	11	12	13	15	14	15	13	11	13	
* Usage estimated new meter installed													
						** Excludes Operational use, losses, and supplement to Recycled Water Reservoir (RW)							

**TRABUCO CANYON WATER DISTRICT
ENGINEERING/OPERATIONAL COMMITTEE MEETING | FEBRUARY 2, 2022**

**OPERATIONAL MATTERS
ITEM 6: WASTEWATER SYSTEM UPDATES**

The following is a brief report of the wastewater system for **January 2022**.

Projects and Repairs

Wastewater Operations staff performed and/or completed the following tasks and projects:

1. Assisted Santa Margarita Water District with the Vactor truck on a sewer by-pass job located in the Cota De Caza community.
2. Replaced the Filter Press belts, for solids handling and dewatering at the Robinson Ranch Wastewater Treatment Plant.
3. Replaced the jetter hose reel on the Vactor truck.
4. Cleaned trouble spots in the collections system with the following communities: Rancho Cielo, Dove Canyon and Robinson Ranch.
5. Cleaned the Barneburg lift station wet well.

Sewer System Management Plan (SSMP) Report

The purpose of the program is to communicate on a regular basis with the public on the development, implementation, and performance of TCWD's SSMP. Status updates on the work and type of work performed on the sewer system will be provided, including sewer line and manhole cleaning, system repairs, lift station cleaning, and updates from satellite facilities:

Sewer System Management Plan (SSMP) Monthly Update	
Total Sewer Line, Feet*	210,495
Total Sewer Line Cleaned (Ft) – Month	8862
Total Sewer Line Cleaned (Ft) – Cleaning Cycle	97,633
Cleaning Cycle Period (Mos.) [Start date: 8/9/21]	4
Total Sewer Line Cleaned, %	46%
The Oaks at Trabuco – Pumping Frequency for the Month	12
O'Neill Park Sewer System Status	Ok
O'Neill Park Sewer System Repairs	None
SSMP Quarterly Report – <i>Next Quarterly Report</i>	1Q 2022
SSMP Program Audit – <i>Next Audit Report**</i>	March 2022

**This amount includes the OC Parks-owned O'Neill Park sewer system the District is contracted to clean.*

***Periodic internal audits shall be conducted, at a minimum every two years, with reports kept on file. The audit shall focus on evaluating the effectiveness of the SSMP and TCWD's compliance with the mandatory elements of TCWD's SSMP:*

Monthly Recycled Water System Operations Summary

The Monthly Recycled Water System Operations Summary is attached for the Committee's review. Any anomalies will be presented at the time of the Engineering/Operational Committee Meeting.

RECOMMENDED ACTION:

Committee to receive system status updates. No action required.

EXHIBITS

1. Monthly Recycled Water System Operations Summary

CONTACTS (staff responsible): PALUDI/PEREA/ULLOA

TRABUCO CANYON WATER DISTRICT | NON-DOMESTIC WATER SYSTEM SUMMARY - 2021

RECYCLED WATER SUPPLY															
	MAX	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	TOTAL	FIVE YEAR AVG
WWTP Reclaimed Water Production, AF	78.3	50.6	43.9	52.8	42.8	46.2	44.1	47.0	47.0	45.0	46.0	45.8	50.8	562.1	550.04
Reclaimed Reservoir Level, FT	1274.5	1,266.0	1,268.5	1,270.8	1,268.9	1,268.2	1,264.0	1,255.2	1,257.5	1,248.0	1,257.5	1,257.5	1,267.9	-	-
Reclaimed Reservoir Free Board, FT	25.5	8.5	6.0	3.7	5.6	6.3	10.5	19.3	17.0	26.5	17.0	17.0	6.6	-	-
Reclaimed Reservoir Storage, AF	145.5	96.4	112.5	125.2	115.4	110.4	87.5	51.6	59.5	30.4	59.5	59.5	108.3	-	-
Supplemental Domestic Water Added, AF	N/A	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.8	22.3	0.0	0.0	26.1	72.88

RECYCLED WATER SYSTEM DEMAND															
NON DOMESTIC WATER USER	ALLOC. AF	8% JAN	17% FEB	25% MAR	33% APR	42% MAY	50% JUN	58% JUL	67% AUG	75% SEP	83% OCT	92% NOV	100% DEC	TOTAL	ALLOC. %
Dahlia Court	8.2	0.2	0.2	0.2	0.3	0.3	0.3	0.1	0.1	0.0	0.1	0.2	0.3	2.3	28%
Dove Canyon Golf Course	106.7	6.6	7.1	10.6	25.6	37.2	42.2	55.2	46.4	37.2	20.3	21.2	3.2	312.8	293%
Dove Canyon Master Association	279.3	5.5	5.7	7.1	16.1	22.3	30.4	31.1	30.6	26.2	10.7	13.8	2.5	202.0	72%
Robinson Ranch	80.2	0.9	1.3	1.3	2.4	4.1	4.9	4.7	4.1	3.8	1.7	2.1	0.2	31.5	39%
Trabuco Highlands	159.7	3.7	3.0	2.1	6.6	8.8	10.0	11.8	9.7	21.0	3.5	7.0	0.7	87.9	55%
City of RSM	0.1	0.00	0.00	0.00	0.30	0.01	0.01	0.02	0.1	0.02	0.0	0.1	0.0	0.69	528%
Construction Water	N/A	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	N/A
Sakaida Nursery	1.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0%
SMWD	N/A	0.0	0.0	0.0	6.6	2.8	2.2	1.0	3.9	2.3	0.0	0.0	0.0	18.8	N/A
TY Nursery	17.9	0.0	5.8	4.0	6.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	16.1	90%
TOTAL, AF	653.2	16.8	23.1	25.3	64.1	75.6	90.0	104.0	95.0	90.5	36.4	44.5	6.9	672.1	103%
PERCENTAGE OF NDW ALLOCATION/YEAR		3%	6%	10%	20%	31%	45%	61%	76%	89%	95%	102%	103%		
TOTAL ANNUAL AVG. NDW AVAILABLE**	774.36														

URBAN RUNOFF CAPTURE AND REUSE															
DISTRICT FACILITY		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	FIVE YEAR AVG
Shadow Rock Detention Basin Production		0.04	0.01	0.05	0.01	0.01	0.01	0.01	0.01	0.01	0.02	0.01	0.14	0.33	21.22
Dove Tick Creek Production*	Dry Season	0.0	0.0	0.0	7.0	6.8	5.3	4.5	2.1	3.3	3.6	4.3	5.2	42.0	102.7
	TCWD Portion	0.0	0.0	0.0	3.5	3.4	2.7	2.2	1.0	1.7	1.8	4.3	5.2	25.8	-
	SMWD Portion	0.0	0.0	0.0	3.5	3.4	2.7	2.2	1.0	1.7	1.8	0.0	0.0	16.3	-
Dove Lake Water Pumped		0.0	0.0	0.0	11.3	28.5	20.0	24.0	63.5	1.6	0.0	0.0	0.0	148.9	201.7
Dove Lake Free Board, Ft		5.6	5.3	3.2	4.1	5.9	7.2	9.0	14.3	14.3	13.7	13.4	4.7	-	-
Dove Lake Storage		128.0	131.5	166.4	158.1	117.2	107.0	79.0	28.0	28.0	30.0	36.1	146.6	-	-
Total Rainfall, In.		1.7	0.0	1.2	0.0	0.0	0.0	0.0	0.1	0.0	1.0	0.0	8.6	12.5	14.5

* SMWD share of Dove/Tick Pump Station Dry Season Water is 50% of production.

** Based on 5-Year Average Reclaimed Water Reservoir Base Supply & Recycled Water Production

**TRABUCO CANYON WATER DISTRICT
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OPERATIONAL MATTERS

ITEM 7: MAINTENANCE DEPARTMENT UPDATES

The following is a brief report of the wastewater system for **January 2022**.

Projects and Repairs

Maintenance staff performed and/or completed the following tasks and projects:

1. Finished up the new service truck for the Water Department.
2. Received the new mobile emergency generator.
3. Worked with Hazen and Sawyer Engineering on the District Site Assessment Project.
4. Attended the TESCO Controls meeting on next SCADA phase.
5. Assisted the Sanitation Department with the install of a new jetter hose for the Vactor truck.
6. Assisted the Sanitation Department on the install of the new Belt Press belt at the Robinson Ranch Wastewater Treatment Plant.

RECOMMENDED ACTION:

Committee to receive system status updates. No action required.

EXHIBITS

None

CONTACTS (staff responsible): PALUDI/STROUD

**TRABUCO CANYON WATER DISTRICT
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REGULATORY AND OTHER MATTERS

ITEM 8: OTHER MATTERS/REPORTS

Other Matters/Reports from the General Manager and/or District staff may be provided at the time of the Engineering/Operational Committee Meeting.

RECOMMENDED ACTION:

Hear Other Matters/Reports that may have arisen after the posting of the agenda.

EXHIBITS

None

CONTACTS (staff responsible): PALUDI