



SCV
WATER

ENGINEERING AND OPERATIONS COMMITTEE MEETING

Thursday, April 6, 2023
Meeting Begins at 5:30 PM

Members of the public may attend by the following options:

In Person

Santa Clarita Valley Water Agency
Engineering Services Section
Boardroom
26521 Summit Circle
Santa Clarita, CA 91350

By Phone

Toll Free:
1-(833)-568-8864
Webinar ID: 160 472 6131

Virtually

Please join the meeting from your
computer, tablet or smartphone:
<https://scvwa.zoomgov.com/j/1604726131>

Have a Public Comment?

Members of the public unable to attend this meeting may submit comments either in writing to eadler@scvwa.org or by mail to Elizabeth Adler, Executive Assistant, Santa Clarita Valley Water Agency, 26521 Summit Circle, Santa Clarita, CA 91350. All written comments received before 4:00 PM the day of the meeting will be distributed to the Committee members and posted on the Santa Clarita Valley Water Agency website prior to the start of the meeting. Anything received after 4:00 PM the day of the meeting will be made available at the meeting, if practicable, and will be posted on the SCV Water website the following day. All correspondence with comments, including letters or emails, will be posted in their entirety.
(Public comments take place during Item 2 of the Agenda and before each Item is considered. Please see the Agenda for details.)

This meeting will be recorded and the audio recording for all Committee meetings will be posted to yourscvwater.com within 3 business days from the date of the Committee meeting.

Disclaimer: Attendees should be aware that while the Agency is following all applicable requirements and guidelines regarding COVID-19, the Agency cannot ensure the health of anyone attending a Board meeting. Attendees should therefore use their own judgment with respect to protecting themselves from exposure to COVID-19.

[This page intentionally left blank.]



Date: March 27, 2023

To: **Engineering and Operations Committee**
William Cooper, Chair
Gary Martin
Piotr Orzechowski
Kenneth Petersen

From: Courtney Mael, Chief Engineer *CM*
Keith Abercrombie, Chief Operating Officer *KA*

The **Engineering and Operations Committee** meeting is scheduled on **Thursday, April 6, 2023 at 5:30 PM at 26521 Summit Circle, Santa Clarita, CA 91350 in the Engineering Services Section (ESS) Boardroom.** Members of the public may attend in person or virtually. To attend this meeting virtually, please see below.

IMPORTANT NOTICES

This meeting will be conducted in person at the address listed above. As a convenience to the public, members of the public may also participate virtually by using the **Agency's Call-In Number 1-(833)-568-8864, Webinar ID: 160 472 6131 or Zoom Webinar by clicking on the link <https://scvwa.zoomgov.com/j/1604726131>**. Any member of the public may listen to the meeting or make comments to the Committee using the call-in number or Zoom Webinar link above. However, in the event there is a disruption of service which prevents the Agency from broadcasting the meeting to members of the public using either the call-in option or internet-based service, this meeting will not be postponed or rescheduled but will continue without remote participation. The remote participation option is being provided as a convenience to the public and is not required. Members of the public are welcome to attend the meeting in person.

Attendees should be aware that while the Agency is following all applicable requirements and guidelines regarding COVID-19, the Agency cannot ensure the health of anyone attending a Committee meeting. Attendees should therefore use their own judgment with respect to protecting themselves from exposure to COVID-19.

Members of the public unable to attend this meeting may submit comments either in writing to eadler@scvwa.org or by mail to Elizabeth Adler, Executive Assistant, Santa Clarita Valley Water Agency, 26521 Summit Circle, Santa Clarita, CA 91350. All written comments received before 4:00 PM the day of the meeting will be distributed to the Committee members and posted on the Santa Clarita Valley Water Agency website prior to the start of the meeting. Anything received after 4:00 PM the day of the meeting, will be made available at the meeting, if practicable, and will be posted on the SCV Water website the following day. All correspondence with comments, including letters or emails, will be posted in their entirety.

MEETING AGENDA

<u>ITEM</u>	<u>PAGE</u>
1. <u>PLEDGE OF ALLEGIANCE</u>	
2. <u>PUBLIC COMMENTS</u> – Members of the public may comment as to items within the subject matter jurisdiction of the Agency that are not on the Agenda at this time. Members of the public wishing to comment on items covered in this Agenda may do so at the time each item is considered. (Comments may, at the discretion of the Committee Chair, be limited to three minutes for each speaker.)	
3. * Review and Consider the Proposed FY 2023/24 and FY 2024/25 Capital Improvement Projects	1
4. * Recommend Authorization for the Chief Engineer to Execute Water Service Agreements with the Los Angeles Residential Community and Royce Lily of the Valley LLC	7
5. * Recommend Approval of (1) Adopting a Resolution Authorizing a Purchase Order to Hunsaker & Associates Los Angeles, Inc. for Planning Services for the N-Wells Drainage Improvements Project, and (2) Finding That the Authorization is Not a Project Subject to CEQA Guidelines Section 15262	79
6. * Monthly Operations and Production Report	91
7. * Capital Improvement Projects Construction Status Report	101
8. * Committee Planning Calendar	103
9. General Report on Treatment, Distribution, Operations and Maintenance Services Section Activities	
10. General Report on Engineering Services Section Activities	
11. Adjournment	
* Indicates Attachment	
• Indicates Handout	

NOTICES:

Any person may make a request for a disability-related modification or accommodation needed for that person to be able to participate in the public meeting by telephoning Elizabeth Adler, Executive Assistant, at (661) 297-1600, or in writing to Santa Clarita Valley Water Agency at 26521 Summit Circle, Santa Clarita, CA 91350. Requests must specify the nature of the disability and the type of accommodation requested. A telephone number or other contact information should be included so that Agency staff may discuss appropriate arrangements. Persons requesting a disability-related accommodation should make the request with adequate time before the meeting for the Agency to provide the requested accommodation.

March 27, 2023

Page 3 of 3

Pursuant to Government Code Section 54957.5, non-exempt public records that relate to open session agenda items and are distributed to a majority of the Committee less than seventy-two (72) hours prior to the meeting will be available for public inspection at the Santa Clarita Valley Water Agency, located at 27234 Bouquet Canyon Road, Santa Clarita, CA 91350, during regular business hours. When practical, these public records will also be made available on the Agency's Internet Website, accessible at <http://www.yourscvwater.com>.

Posted on March 30, 2023.

MBS

[This page intentionally left blank.]



COMMITTEE MEMORANDUM

DATE: March 24, 2023
TO: Engineering and Operations Committee
FROM: Courtney Mael, P.E. *CM*
Chief Engineer
SUBJECT: Review and Consider the Proposed FY 2023/24 and FY 2024/25 Capital Improvement Projects

SUMMARY

Attached are the proposed capital improvement projects for FY 2023/24 and FY 2024/25 for review and consideration.

FINANCIAL CONSIDERATIONS

Revenue sources to fund these projects will be considered separately by the Finance and Administration Committee. Sources may include SCV Water's share of the 1% property taxes, facility capacity fees, water rates and settlement payments from litigation.

RECOMMENDATION

The capital improvement project budgets are presented for review and comment only.

Attachments

M65

[This page intentionally left blank.]

Debt Funded Projects

Dept	Category	Capital Project Description	FY 2022/23 Adopted Budget	FY 2022/23 Actuals as of Dec 2022	FY 2022/23 Projected	FY2023/24 Proposed Budget	FY2024/25 Proposed Budget
ESS	Wellhead Treatment Improvements-PFAS	Additional Wells (T7, U4, U6) (includes S1&S2 Wells VOC Treatment & Flexextend)	\$ -	\$ -	\$ -	\$ 7,200,000	\$ 10,000,000
ESS	Capital Planning & Studies	As-Needed Regulatory Support for Non-Potable Recycled Water Permitting	\$ 100,000	\$ 7,568	\$ 100,000	\$ 100,000	\$ 50,000
ESS	Tanks & Tank Facility Improvements	Backcountry (fka Magic Mountain) Pump Station	\$ -	\$ -	\$ 400,000	\$ 760,000	\$ 9,340,000
ESS	Tanks & Tank Facility Improvements	Backcountry (fka Magic Mountain) Reservoir	\$ 3,000,000	\$ 45,215	\$ 535,000	\$ 2,660,000	\$ 23,260,000
ESS	Tanks & Tank Facility Improvements	Backcountry (fka Magic Mountain) Reservoir 2	\$ -	\$ -	\$ -	\$ -	\$ -
ESS	Pipelines & Pipeline Replacements	Castaic Conduit	\$ 2,200,000	\$ 118,021	\$ 250,000	\$ 370,000	\$ 8,080,000
ESS	Wellhead Treatment Improvements-PFAS	E Wells (E-14, E-15, E-16, E-17)	\$ -	\$ -	\$ -	\$ 1,650,000	\$ 985,000
ESS	Treatment Plant Improvements	ESFP Sludge Collection System	\$ 15,000,000	\$ 6,673,573	\$ 11,706,000	\$ 8,510,000	\$ -
ESS	Pipelines & Pipeline Replacements	Honby Parallel	\$ 100,000	\$ 7,551	\$ 75,000	\$ 225,000	\$ 475,000
ESS	Pipelines & Pipeline Replacements	LARC Pipeline*	\$ 1,500,000	\$ 49,334	\$ 80,000	\$ 1,500,000	\$ 250,000
ESS	Pipelines & Pipeline Replacements	Magic Mountain Pipeline No. 4	\$ 250,000	\$ 153,473	\$ 330,000	\$ 216,000	\$ -
ESS	Pipelines & Pipeline Replacements	Magic Mountain Pipeline No. 5	\$ 250,000	\$ 105,549	\$ 407,000	\$ 198,000	\$ -
ESS	Pipelines & Pipeline Replacements	Magic Mountain Pipeline No. 6	\$ 3,400,000	\$ 290,791	\$ 2,158,000	\$ 908,000	\$ -
ESS	Wellhead Treatment Improvements	Mitchell 5A Replacement	\$ 150,000	\$ -	\$ -	\$ -	\$ -
ESS	Pipelines & Pipeline Replacements	Newhall Ave Railroad Crossing	\$ -	\$ -	\$ -	\$ -	\$ 150,000
ESS	Recycled Water Improvements	Recycled Water Fill Station	\$ 1,000,000	\$ 64,784	\$ 250,000	\$ 225,000	\$ 1,400,000
ESS	Recycled Water Improvements	Recycled Water Program Phase II, 2A - Central Park	\$ 1,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,000
ESS	Recycled Water Improvements	Recycled Water Program Phase II, 2B - Vista Canyon Backbone	\$ 2,200,000	\$ 553,888	\$ 1,000,000	\$ 200,000	\$ -
ESS	Recycled Water Improvements	Recycled Water Program Phase II, 2C - South End Backbone Reach 1 (Grant deadline: April 30, 2025)	\$ 5,975,000	\$ 81,451	\$ 350,000	\$ 2,000,000	\$ 7,500,000
ESS	Recycled Water Improvements	Recycled Water Program Phase II, 2C - South End Backbone Reach 2	\$ -	\$ -	\$ -	\$ -	\$ -
ESS	Recycled Water Improvements	Recycled Water Pump Station PS-1 Upgrades	\$ -	\$ -	\$ -	\$ 450,000	\$ 1,200,000
ESS	Wellhead Treatment Improvements-PFAS	S Wells (S6, S7 and S8)	\$ -	\$ -	\$ -	\$ 2,000,000	\$ 11,200,000
ESS	Tanks & Tank Facility Improvements	Sand Canyon Reservoir Expansion	\$ -	\$ -	\$ -	\$ 810,000	\$ 1,050,000
ESS	Wellhead Treatment Improvements-PFAS	Santa Clara and Honby Wells	\$ -	\$ -	\$ -	\$ 4,664,000	\$ -
ESS	Wells & Well Facility Improvements	Saugus Dry Year Reliability Wells 5 & 6	\$ 230,000	\$ -	\$ -	\$ 5,000	\$ 100,000
ESS	Treatment Plant Improvements	Newhall (fka Saugus) Wells (N11, N12, N13) Groundwater Treatment Improvements	\$ -	\$ -	\$ -	\$ 255,000	\$ 550,000
ESS	Wells & Well Facility Improvements	Saugus WRP Recycled Water Fill Station	\$ 25,000	\$ 3,160	\$ 35,000	\$ -	\$ -
ESS	Tanks & Tank Facility Improvements	Southern Service Area Reservoir	\$ -	\$ -	\$ -	\$ -	\$ -
ESS	Wellhead Treatment Improvements-PFAS	Valley Center Well	\$ -	\$ -	\$ -	\$ -	\$ -
ESS	Wellhead Treatment Improvements	Well 201 VOC Groundwater Treatment Improvements	\$ 3,300,000	\$ 228,056	\$ 676,000	\$ 5,615,000	\$ 2,838,000
ESS	Wellhead Treatment Improvements	Well 205 (Perchlorate)	\$ -	\$ -	\$ -	\$ 2,650,000	\$ 8,750,000
ESS	Wellhead Treatment Improvements-PFAS	North Oaks Wells Groundwater Treatment Improvements	\$ -	\$ -	\$ -	\$ 250,000	\$ 450,000
ESS	Wellhead Treatment Improvements-PFAS	Sierra Well Groundwater Treatment Improvements	\$ -	\$ -	\$ -	\$ 250,000	\$ 450,000
ESS	Wellhead Treatment Improvements-PFAS	Clark Well Groundwater Treatment Improvements	\$ -	\$ -	\$ -	\$ 250,000	\$ 450,000
ESS	Wellhead Treatment Improvements-PFAS	Well W9 Groundwater Treatment Improvements	\$ -	\$ -	\$ -	\$ 250,000	\$ 450,000
ESS	Wellhead Treatment Improvements-PFAS	Well W10 Groundwater Treatment Improvements	\$ -	\$ -	\$ -	\$ 250,000	\$ 450,000
ESS	Wellhead Treatment Improvements-PFAS	Well 207 Groundwater treatment Improvements	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000
ESS	Wellhead Treatment Improvements-PFAS	Well D Groundwater Treatment Improvements	\$ -	\$ -	\$ -	\$ 250,000	\$ 450,000
ESS	Wells & Well Facility Improvements	Well E-14 Site Improvements	\$ -	\$ -	\$ 10,000	\$ 250,000	\$ 500,000
ESS	Wells & Well Facility Improvements	Well E-16 Site Improvements	\$ -	\$ -	\$ 10,000	\$ 250,000	\$ 500,000
			\$ 38,681,000	\$ 8,382,415	\$ 18,373,000	\$ 45,422,000	\$ 91,129,000

Pay-Go Projects

Dept	Category	Capital Project Description	FY 2022/23 Adopted Budget	FY 2022/23 Actuals as of Dec 2022	FY 2022/23 Projected	FY2023/24 Proposed Budget	FY2024/25 Proposed Budget
ESS	Wells & Well Facility Improvements - PFAS	Additional Wells (T7, U4, U6) (includes S1&S2 Wells VOC Treatment & Flexextend)	\$ 1,400,000	\$ 385,903	\$ 800,000	\$ -	\$ -
ESS	General Facility Improvements & Replacements	Asset Management	\$ 200,000	\$ -	\$ -	\$ 100,000	\$ 100,000
ESS	Pipelines & Pipeline Replacements	Catala PS Pipelines (Bouquet & Central Park)	\$ 280,000	\$ 13,833	\$ 129,000	\$ 333,000	\$ 243,000
ESS	Booster Station/Turnout Improvements	Catala Pump Station	\$ 20,000	\$ 19,121	\$ 25,000	\$ 247,000	\$ 266,000
ESS	Booster Station/Turnout Improvements	Deane Pump Station @ Sand Canyon Plaza*	\$ 2,400,000	\$ 8,123	\$ 500,000	\$ 2,750,000	\$ 50,000
ESS	Booster Station/Turnout Improvements	Deane Pump Station @ Skyline Ranch*	\$ 750,000	\$ 52,549	\$ 100,000	\$ 350,000	\$ 50,000
ESS	Booster Station/Turnout Improvements	Deane SC-6 Pump Station	\$ 50,000	\$ -	\$ -	\$ -	\$ -
ESS	Booster Station/Turnout Improvements	Deane SC-6 Soledad Pipeline	\$ 50,000	\$ -	\$ -	\$ -	\$ -
ESS	Tanks & Tank Facility Improvements	Deane Tank (One 2.08 MG Tank) @ Skyline Ranch*	\$ 3,500,000	\$ 21,179	\$ 350,000	\$ 3,500,000	\$ 100,000
ESS	Tanks & Tank Facility Improvements	Deane Tank (Second 2.08 MG) @ Skyline Ranch	\$ -	\$ -	\$ -	\$ -	\$ -
ESS	Tanks & Tank Facility Improvements	Deane Tank Site (Existing) Improvements	\$ 275,000	\$ -	\$ -	\$ -	\$ -
ESS	Tanks & Tank Facility Improvements	Deane Tanks - One 1.5 MG Tank @ Sand Canyon Plaza*	\$ 1,750,000	\$ 86,489	\$ 200,000	\$ 4,750,000	\$ 1,000,000
ESS	Tanks & Tank Facility Improvements	Deane Zone Disinfection @ Skyline Ranch*	\$ 100,000	\$ -	\$ -	\$ -	\$ -
ESS	Pipelines & Pipeline Replacements	Dickason Pipeline Replacement	\$ 2,300,000	\$ 24,829	\$ 150,000	\$ 2,500,000	\$ -
ESS	Pipelines & Pipeline Replacements	Dockweiler-Sierra Hwy Pipeline*	\$ 150,000	\$ -	\$ -	\$ 75,000	\$ 150,000
ESS	Wells & Well Facility Improvements - PFAS	E Wells (E-14, E-15, E-16, E-17)	\$ 525,000	\$ 7,567	\$ 25,000	\$ -	\$ -
ESS	R&R Budget	ESFP Standby Generator	\$ 10,000	\$ 1,208	\$ 1,208	\$ -	\$ -
ESS	Tanks & Tank Facility Improvements	ESFP Two 5 MG Tanks Improvements	\$ 50,000	\$ 473	\$ 1,000	\$ 1,000	\$ 1,000
ESS	Pipelines & Pipeline Replacements	Foothill Feeder Service Connection CLWA-0101T and CLWA-01 Pipe Repair	\$ 175,000	\$ -	\$ 125,000	\$ 55,000	\$ 1,000
ESS	Booster Station/Turnout Improvements	Friendly Valley Booster Station (Crossroads)*	\$ 75,000	\$ -	\$ -	\$ 100,000	\$ 275,000
ESS	Pipelines & Pipeline Replacements	Friendly Valley Pipeline @ Via Princessa (Crossroads)*	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ 75,000
ESS	Tanks & Tank Facility Improvements	Friendly Valley Tank (3.25 MG) @ Crossroads*	\$ 150,000	\$ -	\$ -	\$ 100,000	\$ 375,000
ESS	Pipelines & Pipeline Replacements	Golden Valley Pipeline @ Via Princessa (Crossroads)*	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ 75,000
ESS	Pipelines & Pipeline Replacements	Golden Valley Road Bore & Jack	\$ 100,000	\$ -	\$ 25,000	\$ 350,000	\$ -
ESS	Tanks & Tank Facility Improvements	Golden Valley Tank (1.6 MG) @ Crossroads*	\$ 50,000	\$ -	\$ -	\$ 75,000	\$ 100,000
ESS	Pipelines & Pipeline Replacements	Honby Pipeline Bottleneck	\$ 500,000	\$ 25,084	\$ 64,359	\$ 360,000	\$ 575,500
ESS	Booster Station/Turnout Improvements	Market Street Pump Station	\$ -	\$ -	\$ -	\$ -	\$ -
ESS	Pipelines & Pipeline Replacements	Market Street/Shadeland/Maple Street Pipeline	\$ -	\$ -	\$ -	\$ -	\$ -
ESS	Pipelines & Pipeline Replacements	McBean/Orchard Village Pipeline Replacement	\$ -	\$ 80,000	\$ 250,000	\$ 250,000	\$ -
ESS	Pipelines & Pipeline Replacements	External Agency Mandates - Pipeline Relocations	\$ -	\$ -	\$ 1,000	\$ 1,000,000	\$ 1,000,000
ESS	Recycled Water Improvements	MM Pkwy & The Old Rd Recycled Water Relocation	\$ 10,000	\$ -	\$ 10,000	\$ 150,000	\$ 200,000
ESS	Pipelines & Pipeline Replacements	MMP Inspection Access Modifications	\$ -	\$ -	\$ 20,000	\$ 125,000	\$ 125,000
ESS	Wells & Well Facility Improvements - PFAS	N Wells Drainage Improvements Project	\$ 250,000	\$ 1,945	\$ 28,094	\$ 248,000	\$ 203,000
ESS	Tanks & Tank Facility Improvements	Newhall Tanks 1 and 1A - Tank Upgrades	\$ 700,000	\$ 33,750	\$ 535,000	\$ -	\$ -
ESS	Tanks & Tank Facility Improvements	Newhall Zone 1 Tank (3 MG) (ShadowBox Studios)*	\$ -	\$ -	\$ -	\$ 150,000	\$ 250,000
ESS	Booster Station/Turnout Improvements	Newhall Zone 4 Pump Station Revamp (Wiley Canyon)*	\$ -	\$ -	\$ -	\$ 200,000	\$ 750,000
ESS	Pipelines & Pipeline Replacements	Pipeline Relocations/Modifications	\$ 3,204,900	\$ 15,618	\$ 2,300,000	\$ 1,000,000	\$ 6,000,000
ESS	Pipelines & Pipeline Replacements	Pitchess Pipeline Modifications Project	\$ 9,000	\$ 384	\$ 1,000	\$ 236,000	\$ 20,000
ESS	Tanks & Tank Facility Improvements	Placerita Tanks (Two 1.6 MG Tanks)	\$ -	\$ -	\$ -	\$ -	\$ -
ESS	Recycled Water Improvements	Recycled Water Program Phase II, 2B - Vista Cyn Distribution	\$ 200,000	\$ -	\$ -	\$ -	\$ -
ESS	Recycled Water Improvements	Recycled Water Program Phase II, 2C - South End Distribution	\$ 50,000	\$ -	\$ -	\$ -	\$ -
ESS	RVTP Improvements	RVWTP Sewer Line	\$ 200,000	\$ 75,591	\$ 146,000	\$ 173,000	\$ 228,000
ESS	Treatment Plant Improvements	RVWTP Underground Storage Tank Replmt	\$ 225,000	\$ 111,843	\$ 85,000	\$ 1,583,000	\$ 290,000
ESS	Wells & Well Facility Improvements - PFAS	S Wells (S6, S7 and S8)	\$ 750,000	\$ 199,137	\$ 200,000	\$ -	\$ -

Dept	Category	Capital Project Description	FY 2022/23 Adopted Budget	FY 2022/23 Actuals as of Dec 2022	FY 2022/23 Projected	FY2023/24 Proposed Budget	FY2024/25 Proposed Budget
ESS	Tanks & Tank Facility Improvements	Sand Canyon Reservoir Expansion	\$ 525,000	\$ 6,982	\$ 300,000	\$ -	\$ -
ESS	Tanks & Tank Facility Improvements	Sand Canyon Sewer Line Relocation	\$ 750,000	\$ 9,406	\$ 47,000	\$ 212,000	\$ 1,056,000
ESS	Wells & Well Facility Improvements - PFAS	Santa Clara and Honby Wells	\$ 6,400,000	\$ 1,233,000	\$ 5,838,000	\$ -	\$ -
ESS	Wells & Well Facility Improvements	Saugus 3 & 4 Replacement Wells (Complete by 7/1/25)	\$ 14,200,000	\$ 2,623,768	\$ 7,676,000	\$ 12,330,000	\$ 4,458,000
ESS	Treatment Plant Improvements	Newhall (fka Saugus) Wells (N11, N12, N13) Groundwater Treatment Improvements	\$ 250,000	\$ 25,418	\$ 1,600,000	\$ -	\$ -
ESS	Pipelines & Pipeline Replacements	SC-12 Warmuth Pipeline	\$ -	\$ -	\$ -	\$ -	\$ -
ESS	Pipelines & Pipeline Replacements	Sierra Hwy Bridge Expansion Water Pipelines	\$ 154,000	\$ 12,015	\$ 144,000	\$ 262,000	\$ 93,000
ESS	Pipelines & Pipeline Replacements	Abdale Street, Maplebay Court, Beachgrove Court Water Line Improvements	\$ -	\$ -	\$ 20,000	\$ 1,000,000	\$ 1,400,000
ESS	Pipelines & Pipeline Replacements	Smyth Drive Water Line Improvements	\$ 50,000	\$ 1,222	\$ 10,000	\$ 1,000,000	\$ 1,200,000
ESS	Tanks & Tank Facility Improvements	Stair/Ladder Safety Improvements	\$ 100,000	\$ 7,126	\$ 8,000	\$ -	\$ -
ESS	Tanks & Tank Facility Improvements	Newhall Tank 4 (1.5 MG Tank @Wiley Canyon)*	\$ -	\$ -	\$ -	\$ 150,000	\$ 250,000
ESS	Booster Station/Turnout Improvements	V-9 Improvements	\$ 100,000	\$ -	\$ -	\$ -	\$ -
ESS	Pipelines & Pipeline Replacements	Valencia Marketplace Pipeline Replacement	\$ 2,600,000	\$ 43,889	\$ 120,000	\$ 3,200,000	\$ 1,000,000
ESS	Wells & Well Facility Improvements - PFAS	Valley Center Well	\$ 1,100,000	\$ 1,045,805	\$ 1,100,000	\$ -	\$ -
ESS	Pipelines & Pipeline Replacements	Vista Cyn Bridge Piping at Soledad/Lost Canyon	\$ 150,000	\$ -	\$ -	\$ -	\$ -
ESS	Wellhead Treatment Improvements	Well 205 (Perchlorate)	\$ 615,000	\$ 83,711	\$ -	\$ -	\$ -
ESS	Wellhead Treatment Improvements	Well Q2 (Perchlorate)	\$ -	\$ -	\$ -	\$ -	\$ -
TDOMS	Appurtenance Improvements	Appurtenance Improvements & Replacements	\$ 410,000	\$ 66,655	\$ 150,000	\$ 410,000	\$ 410,000
TDOMS	Booster Station/Turnout Improvements	Booster Station/Turnout Improvements & Replacements	\$ 1,050,000	\$ 296,112	\$ 650,000	\$ 700,000	\$ 750,000
TDOMS	Disinfection System Improvements	Disinfection System Improvements & Replacements	\$ 775,000	\$ 153,337	\$ 300,000	\$ 1,100,000	\$ 1,100,000
TDOMS	R&R Budget	ESFP Access Road Automatic Gate	\$ -	\$ -	\$ -	\$ -	\$ -
TDOMS	ESFP Improvements	ESFP Improvements & Replacements	\$ 450,000	\$ 50,573	\$ 600,000	\$ 1,755,000	\$ 1,955,000
TDOMS	ESIPS Improvements	ESIPS Improvements & Replacements	\$ 100,000	\$ -	\$ 50,000	\$ 100,000	\$ 100,000
TDOMS	Laboratory Improvements	Laboratory Improvements & Replacements	\$ 400,000	\$ 24,442	\$ 25,000	\$ 75,000	\$ 125,000
TDOMS	Meter & Meter Infrastructure Improvements	Meter & Meter Infrastructure Improvements & Replacements	\$ 2,075,000	\$ 520,285	\$ 1,850,000	\$ 2,775,000	\$ 2,700,000
TDOMS	Pipelines & Pipeline Improvements	Pipelines & Pipeline Improvements & Replacements	\$ 2,100,000	\$ 180,901	\$ 610,000	\$ 2,165,000	\$ 2,275,000
TDOMS	RVIPS Improvements	RVIPS Improvements & Replacements	\$ 125,000	\$ 13,060	\$ 125,000	\$ 540,000	\$ 540,000
TDOMS	RVTP Improvements	RVTP Improvements & Replacements (includes Access Gate Improvements)	\$ 675,000	\$ 150,366	\$ 800,000	\$ 2,495,000	\$ 2,465,000
TDOMS	Technology Improvements	SCADA Improvements & Replacements	\$ 300,000	\$ 182,052	\$ 300,000	\$ 300,000	\$ 300,000
TDOMS	Tanks & Tank Facility Improvements	Tanks & Storage Facility Improvements & Replacements	\$ 840,000	\$ 105,524	\$ 150,000	\$ 1,500,000	\$ 1,200,000
TDOMS	Wells & Well Facility Improvements	Wells & Well Facility Improvements	\$ 976,000	\$ 142,565	\$ 435,000	\$ 2,800,000	\$ 675,000
			\$ 57,828,900	\$ 8,142,837	\$ 28,979,661	\$ 55,730,000	\$ 36,554,500

[This page intentionally left blank.]



COMMITTEE MEMORANDUM

DATE: March 21, 2023

TO: Engineering and Operations Committee

FROM: Courtney Mael, P.E. *CM*
Chief Engineer

SUBJECT: Recommend Authorization for the Chief Engineer to Execute Water Service Agreements with the Los Angeles Residential Community and Royce Lily of the Valley LLC

SUMMARY

SCV Water has executed a Financing Agreement with the State Water Resources Control Board (SWRCB) by Resolution No. SCV-245 to consolidate two small community water systems: the Los Angeles Residential Community (LARC), and Royce Lily of the Valley LLC (LOV). The Financing Agreement requires SCV Water to submit an executed Consolidation and Water Service Agreement (Water Service Agreement) with each system and receive written approval from the SWRCB Project Manager prior to disbursement of any grant funds. Staff has prepared a Water Service Agreement with each system in collaboration with the SWRCB, LARC, and LOV. Resolution SCV-245 authorizes the Agency Representative or designee to execute and deliver documents contemplated by the Financing Agreement, including but not limited to the Water Service Agreements. Staff recommends that the Board of Directors authorizes the Chief Engineer to execute the attached Water Service Agreements.

DISCUSSION

Project Scope and Background: LARC and LOV both operate community water systems for their residents. Due to extended drought conditions in Southern California and lack of groundwater recharge in the Bouquet Canyon Creek area, LARC has been unable operate its wells and has been forced to haul water to meet the needs of its residents. LOV's water supply could face similar constraints. LARC and LOV properties are within the existing SCV Water service area. LARC and LOV have formally requested, by respective resolutions, to consolidate with SCV Water via master meter consolidations. SCV Water will construct a new pipeline that will extend over one and three-quarter miles along Bouquet Canyon Road to the LARC and LOV properties and install master meter(s) in front of each property.

The Financing Agreement requires SCV Water to execute a Water Service Agreement with each system. Under the terms of the Water Service Agreements, LARC and LOV must surrender their domestic water supply permits and disconnect their wells from their onsite potable distribution systems at their cost before SCV Water service can begin service. LARC and LOV will continue to own, operate, and maintain their onsite distribution systems after the master meter(s), including necessary backflow prevention devices. SCV Water's only responsibility will be to provide water to the LARC and LOV properties at the master meters.

The Financing Agreement and Water Service Agreements outline the requirement for Final Budget Approval by the SWRCB based on competitive bids. If the successful bid exceeds the authorized grant funds, SCV Water will seek an amendment to the Financing Agreement for additional grant funds to cover the entire cost for eligible portions of the project. The Financing

Agreement includes a 15% contingency for change orders during construction. If the construction change order(s) exceed(s) the grant fund contingency, LARC and LOV shall be responsible for their proportional share of the change order(s).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CONSIDERATIONS

SCV Water adopted the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the proposed consolidation project to construct the proposed pipeline in Bouquet Canyon Road by Resolution 3158 on March 8, 2017. SCV Water filed the Notice of Determination with the Los Angeles County Clerk's Office and the State Clearinghouse on April 13, 2017. Furthermore, SCV Water staff issued a letter on January 27, 2021 to the SWRCB to document its review and conclusion that providing master meter connections to LOV from the proposed pipeline is covered by the adopted MND.

STRATEGIC PLAN NEXUS

This project helps meet SCV Water's Strategic Plan Objective "E.1 – Increase focus on forward looking financial information" by pursuing grant and loan funds from the SWRCB to fund the eligible portion of the LARC pipeline project."

FINANCIAL CONSIDERATIONS

SCV Water executed a Financing Agreement with the SWRCB for \$3,931,991 in grant funds on behalf of LARC and LOV, pursuant to SCV Water Resolution SCV-245 to consolidate LARC and LOV with SCV Water and to fund a new 8-inch diameter pipeline sized to serve LARC and LOV. SCV Water has opted to upsize the pipeline to a 12-inch diameter to allow other existing developed areas (e.g., ranches, businesses) that currently rely on private wells to connect to the pipeline, subject to payment of connection fees and construction of new services. SCV Water has budgeted \$1,500,000 from the Agency's FY 2022/23 Capital Improvement Program for the marginal cost to upsize the pipeline. The Financing Agreement requires that SCV Water bid the project in such a way to demonstrate the construction costs for the 8-inch pipeline and the 12-inch pipeline as a basis for Final Budget Approval. Costs for the pipeline upsize will be recovered in part by payment of facility capacity fees from new service connections requested by existing developments along the pipeline route.

RECOMMENDATION

That the Engineering and Operations Committee recommends that the Board of Directors authorize the Chief Engineer to execute the respective Consolidation and Water Service Agreements with Los Angeles Residential Community and Royce Lily of the Valley LLC.

Attachments

M65

CONSOLIDATION AND WATER SERVICE AGREEMENT BETWEEN

LOS ANGELES RESIDENTIAL COMMUNITY FOUNDATION

AND

SANTA CLARITA VALLEY WATER AGENCY

This Agreement (“Agreement”) is made and entered into, by and between the SANTA CLARITA VALLEY WATER AGENCY (“SCV WATER”), which will at times operate through its retail Santa Clarita Water Division (“SCV WATER – SCWD”), and the LOS ANGELES RESIDENTIAL COMMUNITY FOUNDATION (“LARC”). SCV WATER and LARC are hereinafter sometimes referred to as “Party” or collectively as “Parties.”

RECITALS

- A. The Santa Clarita Valley Water Agency (“SCV WATER”) was created January 1, 2018 by an act of the State Legislature (SB 634) that formally merged two water agencies: Castaic Lake Water Agency, which includes its Santa Clarita Water Division, and the Newhall County Water District. SB 634 also mandated that the Valencia Water Company, a private retail water company, be dissolved and incorporated into SCV WATER, and this occurred on January 22, 2018. SCV WATER serves a population of 289,000 through 73,500 retail water connections, covering approximately 195 square miles in the Santa Clarita Valley;
- B. SCV WATER – SCWD is one of three retail water divisions within SCV WATER and is governed by the SCV WATER Board of Directors;
- C. LARC is a California nonprofit corporation, governed by a Board of Directors, and the owner of the property commonly referred to as the LARC Ranch;
- D. LARC, which provides long-term health care facility services, currently provides water service to its residents within LARC’s community service area (“Service Area”), through various facilities owned by LARC, which are located in Los Angeles County, California, and as described in Exhibit A attached hereto and incorporated herein by reference (the “Property”). The Property is operated by LARC. The source of potable water for the Service Area is groundwater from one or more wells on the Property;
- E. SCV WATER, as a public agency and on behalf of LARC, is eligible to apply for a grant from the State Water Resources Control Board (“SWRCB”) for grant funding which provides grants for small community drinking water system infrastructure improvements;

- F. At the request of, and in order to promote and protect the health and safety of the residents of the Service Area, SCV WATER has submitted an application for a Grant (“Grant”) with the SWRCB;
- G. SCV WATER is intended to be the recipient of Grant funds to complete a pipeline construction project to LARC Ranch and Lily of the Valley Service Area which includes engineering design for the selected project alternative to, among other goals, meet safe drinking water standards for service to those properties (“Project”);
- H. If the Project meets with the approval of SWRCB, SCV WATER, and LARC, and if Grant funds are available to construct infrastructure facilities (“Construction Project”) (which Project is generally described in Exhibit B to this Agreement) wherein the SCV WATER, through SCV WATER – SCWD, would provide water service to LARC’s residents, then an agreement is required between SCV WATER and LARC that identifies the responsibilities and obligations of the Parties regarding the use of the Grant funds for the Construction Project, and the provision of water service to LARC’s residents; and
- I. The Parties desire to enter into such an agreement.

AGREEMENT

NOW, THEREFORE the Parties hereby agree as follows:

1. Incorporation of Recitals. All of the above recitals are incorporated herein by reference and agreed upon by the Parties.
2. Grant. SCV WATER is authorized to act on behalf of LARC regarding the Grant and to receive and use all of the Grant for the Project and, to the extent available, to complete the Construction Project if such Construction Project is approved by SWRCB and the Parties, subject to approval by SCV WATER’s Board of Directors and execution of a Drinking Water Construction Grant and Loan Agreement, Project No. 1910017-001C, with the SWRCB (“SWRCB Agreement”). SCV WATER shall use reasonable efforts to obtain the Grant funds necessary for the Project and the Construction Project; however, the decision to approve the Grant is made by the SWRCB and not SCV WATER.
3. Construction Project. Provided a SWRCB Agreement is executed, SCV WATER shall build and complete the Construction Project, and SCV WATER – SCWD will provide potable water to the LARC Property upon the following terms and conditions, and as may otherwise be set forth in this Agreement or agreed upon in writing by the Parties.

- a. Service to LARC's residents shall be conditioned upon such Board of Directors' approval and such Board of Directors' application for water service to SCV WATER's retail division, SCV WATER – SCWD, and shall be subject to and based upon the same rates, charges, terms, conditions, rules, regulations, and policies that are applicable to SCV WATER – SCWD customers under similar circumstances, as such may be modified or amended from time to time.
- b. All costs related to (i) construction of the facilities that constitute the Construction Project, which facilities shall be owned by SCV WATER, and (ii) connections for service shall be paid for from Grant funds to the extent such costs are eligible for reimbursements as determined by the SWRCB. SCV WATER has authorized payment for certain ineligible costs for the Project, which costs are generally described in Exhibit C to this Agreement, and LARC shall not be responsible or liable to pay any portion of those ineligible costs. If costs related to construction of facilities and connections for service exceed Grant funds and/or funds authorized by the SCV WATER's Board of Directors, LARC shall be a responsible party for such costs subject to the following (W) after execution of this Agreement, SCV Water shall obtain an updated bid from a licensed contractor for the construction of the entire Construction Project, which shall include a 15% contingency amount (the "Updated Bid"); (X) in the event that the costs of the entire Construction Project per the Updated Bid exceed Grant Funds, SCV Water shall seek an amendment to the SWRCB Agreement to cover the entirety of eligible costs of the entire Construction Project; (Y) if the amendment is not approved, LARC and SCV WATER shall meet and confer in good faith in an attempt to reach a mutually agreeable cost-sharing solution; and (Z) if a mutually agreeable cost-sharing solution is not achieved, either Party may elect to cancel this Agreement. Except as otherwise provided in this Agreement or SCV WATER or SCV WATER – SCWD rules, regulations, or policies as may be amended from time to time, SCV WATER shall provide operation and maintenance with respect to SCV WATER facilities.
- c. Upon completion of the Construction Project and SCV WATER – SCWD providing notice to LARC that it is able to provide water service to the LARC Property with the Construction Project facilities (the "Ready to Serve Notice"), LARC shall cease providing domestic water service to its residents and shall surrender its domestic water supply permits/approvals and cease to exist as a domestic water system for the purpose of providing water service to its residents.
- d. All facility capacity fees, including but not limited to the SCV WATER Regional Facility Capacity Fee and SCV WATER – SCWD's Distribution Facility Capacity Fee (as generally described in Exhibit D to this Agreement) shall be paid for by Grant funds. To the extent Grant funds are unavailable for such fees, LARC shall be responsible for those fees subject to the following (i)

in the event such fees exceed Grant funds, SCV WATER shall seek an amendment to the SWRCB Agreement to cover the entirety of eligible Project costs prior to commencement of the Construction Project: (ii) if the amendment is not approved, LARC and SCV WATER shall meet and confer in good faith in an attempt to reach a mutually agreeable cost-sharing solution; and (iii) if a mutually agreeable cost-sharing solution is not achieved to cover such fees, either Party may elect to cancel this Agreement.

4. Estimated Project Completion Schedule. Provided the SWRCB Agreement is executed, the Parties estimate an approximately one- and one-half year preliminary construction schedule from the date of Grant approval as set forth in the SWRCB Agreement.
5. LARC Indemnification. LARC shall release, indemnify, and hold SCV WATER and SCV WATER – SCWD harmless from any claims by LARC, its residents, or their guardians, next of kin, or other individuals with standing to sue on behalf of a LARC resident, damages or liabilities of any sort whatsoever that may exist prior to the execution of this Agreement, and/or arising out of or in any way connected with the Grant not being approved by SWRCB in the amount necessary to carry out the Project or the Construction Project, or if SCV WATER determines that sufficient funds are not received to construct the Project, or for any matter brought by LARC against SCV WATER or SCV WATER – SCWD and which arise out of this Agreement or its application, excluding any gross negligence or willful misconduct by SCV WATER. Notwithstanding the foregoing, this paragraph is not intended to waive and does not waive other claims not excluded above that LARC may have against SCV WATER and SCV WATER – SCWD for their breach of this Agreement.
6. LARC Responsibility for Construction Cost Overruns. If after the Construction Project is commenced SCV WATER receives a legally valid charge from the contractor carrying out the Construction Project (“Contractor”) that exceeds the Updated Bid and the 15% contingency amount therein (a “Cost Overrun”), SCV WATER shall provide LARC with prompt notice of the Cost Overrun. SCV WATER shall use reasonable efforts to pay the Cost Overrun by seeking funds from SWRCB, including but not limited to amendment to the SWRCB Agreement for additional Grant funds or funds from the Drinking Water State Revolving Fund and Proposition 68. If such additional funding for the Cost Overrun is not available, then LARC shall only be responsible for its proportional share of the Cost Overrun based on the formula set forth in Exhibit C, an allocation of 48.39% to LARC and an allocation of 51.61% to Lily of the Valley. LARC shall not be responsible for Lily of the Valley’s allocation of the Cost Overrun, and Lily of the Valley shall not be responsible for LARC’s allocation of the Cost Overrun. LARC’s residents have paid the SCV WATER Regional Facility Capacity Fee and seek to be reimbursed from Grant funds and/or SCV WATER. The Parties intend that SCV WATER – SCWD’s Distribution Facility Capacity Fee be paid for with Grant funds. If any such SCV WATER or SCV WATER – SCWD Facility Capacity Fees are not reimbursed and/or paid with Grant funds, LARC is responsible for payment and will have the option to meet and

confer with SCV WATER in an attempt to reach a mutually agreeable solution.

7. Consolidation. Upon completion of the Project, connection of the LARC Service Area to the SCV WATER – SCWD’s water service and LARC’s receipt of the Ready to Serve Notice, (a) LARC agrees to surrender its domestic water supply permit to SWRCB, (b) LARC will cease operation as a purveyor of domestic water to its residents, and (c) LARC shall take other actions as required under this Agreement.
8. Onsite Improvements. In connecting the SCV WATER – SCWD’s water service to LARC’s Property, SCV WATER – SCWD will provide and install a master meter in front of LARC’s Property, an onsite booster pump station downstream of the master meter, a backflow prevention device at the meter, and piping within public rights of way and onsite to allow connection of the new water system to the LARC Property (“Onsite Improvements”). These Onsite Improvements will be paid for by SCV WATER with Grant funds, but only to the extent such Grant funds are available. If Grant funds are not available, or are insufficient, LARC will have the option to meet and confer with SCV WATER in an attempt to reach a mutually agreeable solution.
9. Operations. Once the Onsite Improvements have been constructed and installed and SCV WATER – SCWD’s water service has been connected to the LARC Property, LARC shall own and be responsible for the operation and maintenance of the Onsite Improvements downstream from the master meter in accordance with applicable laws and regulations, including the onsite booster pump station, and any necessary backflow device testing/repairs, as well as existing distribution and storage facilities. Notwithstanding the above, the master meter will be owned and maintained by SCV WATER. Disconnection of LARC Property from the existing LARC water supply system must be witnessed by SCV WATER staff.
10. Plan Review. The Construction Project to be installed shall be constructed in substantial compliance with the detailed plans and specifications prepared by SCV WATER or its consultants, which shall be subject to review by a designated representative from LARC upon request. The onsite booster pump station and associated improvements shall be constructed in substantial compliance with the detailed plans and specifications prepared by LARC or its consultants, and in accordance with applicable regulations and standards including, but not limited to California Plumbing Code, California Water Code and Los Angeles County Building Permits. LARC shall have the right to comment and provide recommendations to the scope of the Construction Project and the specifications for the purpose of keeping any and all costs within the amount of anticipated Grant funds to be received. All SCV WATER infrastructure and related plans and specifications shall be considered confidential and shall not be disclosed by LARC to any third person without the prior written approval of SCV WATER.
 - a. Existing Wells. Upon completion of the Construction Project and connection of SCV WATER’s water service to LARC Property, LARC shall not be allowed to use its existing water well(s) for domestic water supply or operate as

a domestic water system and, as part of the Construction Project, the Parties anticipate the existing LARC well(s) will be properly disconnected with appropriate backflow prevention devices to be approved by SCV WATER or abandoned and destroyed in accordance with state and local requirements. LARC will be responsible for all costs associated with disconnecting, abandoning, or destroying existing well(s); these costs are not included in the Grant funds or funds which SCV WATER has authorized. LARC must disconnect existing well(s) from the onsite distribution system before water service can begin AND NO LATER THAN the CONSTRUCTION COMPLETION DATE established in the SWRCB Agreement, including any amendments.

11. Binding on Successors. This Agreement shall be binding upon LARC, its grantees, successors, assigns, and lessees.
12. Notices. Any and all notices or other matters required or permitted by this Agreement or by law to be served on, given to, or delivered to either party by the other party to this Agreement shall be in writing and shall be deemed duly served, given, or delivered when personally delivered to the party to whom it is directed, or, in lieu of personal service when deposited in the United States mail, first-class postage prepaid, or delivered via email, addressed to:

For SCV WATER: Courtney Mael
Chief Engineer
26521 Summit Circle
Santa Clarita, CA 91350
cmael@scvwa.org

LARC: Kathleen Sturkey
Executive Director
29890 N. Bouquet Canyon Road
Saugus, CA 91390
kathysturkey@aol.com

13. Amendments. This Agreement may only be amended by written agreement, executed by the Parties.
14. Complete Agreement. This Agreement contains the complete agreement of the Parties in regards to the subject matter of this Agreement, and there are no other agreements, oral or written, except as are included within the terms of this Agreement.
15. Severability. Should any provision of this Agreement be found to be void or unenforceable, it shall be severable from the rest of the Agreement, and the remaining

terms shall be enforced as if the unenforceable term had not existed.

16. Mutual Drafting. This Agreement shall be deemed to have been drafted by both Parties, with each having equal say and status.
17. Authority To Execute. Each Party warrants and represents that it has the authority to execute this Agreement, and that the execution was duly authorized by the Party on whose behalf it is executed.
18. Term. In the event the Construction Project is not undertaken or completed within three (3) years from the execution of this Agreement, or in the event of material changes in circumstances which, in the opinion of either SCV WATER or LARC, are such that SCV WATER – SCWD cannot reasonably provide services to LARC Property, SCV WATER may terminate its obligation(s) under this Agreement. Prior to the termination, the Parties will enter into good-faith negotiations and endeavor to reach mutually agreeable terms in an effort to extend this Agreement or reach some other mutually agreeable arrangement. In the event a Party reasonably believes that the other Party has failed to perform all of its obligations hereunder, the other Party may, after 60 days written notice to cure, unilaterally declare this Agreement terminated. In the event of termination, obligations to indemnify as set forth in section 4 shall survive termination and will continue for such period of time as the statutes of limitations have not expired on any possible or pending claims.
19. Restoration if Terminated. LARC shall be entitled, within 180 days following the end of the Term, to remove any incomplete Project construction items on its Property, which shall be done at SCV WATER’s expense, but only if and to the extent Grant funds exist and are available for such purpose. SCV WATER, SCV WATER – SCWD, and its agents, consultants, and representatives shall have access at all reasonable times to the Property and the Project for purposes of such removal. SCV WATER is responsible to repair any and all damage caused by the removal of the Project, but only if and to the extent Grant funds exist and are available for such purpose. If the Agreement is terminated and SCV WATER has not yet provided services to LARC, SCV WATER shall restore any existing LARC facilities to the condition which existed at the time this Agreement is executed, if any facilities were altered or destroyed from their current function of providing water to the LARC residents, but only if and to the extent Grant funds exist and are available for such purpose. All such removals and restoration shall be accomplished in a good and workmanlike manner and so as not to cause any damage to the Property.
20. Insufficient Funds. As also indicated elsewhere in this Agreement, in the event insufficient Grant funds and/or SCV WATER authorized funds are available to complete the Construction Project, LARC shall be responsible for such costs, and both SCV WATER and LARC shall meet and confer in good faith in an effort to reach a mutually satisfactory agreement. In the event a mutually satisfactory agreement cannot be reached, either SCV WATER or LARC may cancel this agreement; however, the obligations to indemnify as set forth in section 4 shall survive termination and will

continue for such period of time as the statutes of limitations have not expired on any possible or pending claims. LARC acknowledges that this Project and Construction Project is contingent upon execution of the SWRCB Agreement.

21. Time is of the Essence. Time is of the essence in the performance of the activities contemplated by this Agreement.
22. Limitations. Except as specified in this Agreement, nothing in this Agreement shall be construed as giving either Party the right or ability to bind the other or create any joint liability as regards the activities under this Agreement.
23. No Assignment of Rights. No rights which either Party has under this Agreement may be assigned to any other person, persons, corporation, or entity without prior written approval of the other Party. Any such transfer or assignment made in violation of this Section shall be void. The terms of this Agreement shall inure to the benefit of the successors to the Parties.
24. California Law. All provisions of this Agreement and rights and obligations of the Parties hereto shall be interpreted and construed according to the laws of the State of California.
25. Captions Merely Descriptive. Each of the labels, descriptions or captions attached to and accompanying each of the articles and or subparts contained herein is merely illustrative and used for the convenience and reference of the parties, and is not intended to nor creates and additional rights, duties or obligations due or owed to either party to this Agreement.
26. Additional Documents; Cooperation. The Parties agree upon request to execute, acknowledge, and deliver all additional papers and documents reasonably necessary to carry out the intent of this Agreement. The Parties further agree to cooperate with one another to effectuate the terms of this Agreement and the intent of the Parties hereto.
27. Easements. SCV WATER's obligation to construct the Construction Project is expressly conditioned upon, in addition to any and all other limitations contained within this Agreement, the receipt by SCV WATER, at no cost to the SCV WATER, of any and all easements deemed reasonably necessary by SCV WATER for the Construction Project or any part thereof. SCV WATER will obtain a temporary construction easement, in the form of an access license agreement, from LARC as required for construction of the onsite booster pump station and associated piping.

IN WITNESS HEREOF, this Agreement is executed by the Parties as of the date it is fully executed by the Parties.

SANTA CLARITA VALLEY WATER AGENCY

By: _____

Date: _____

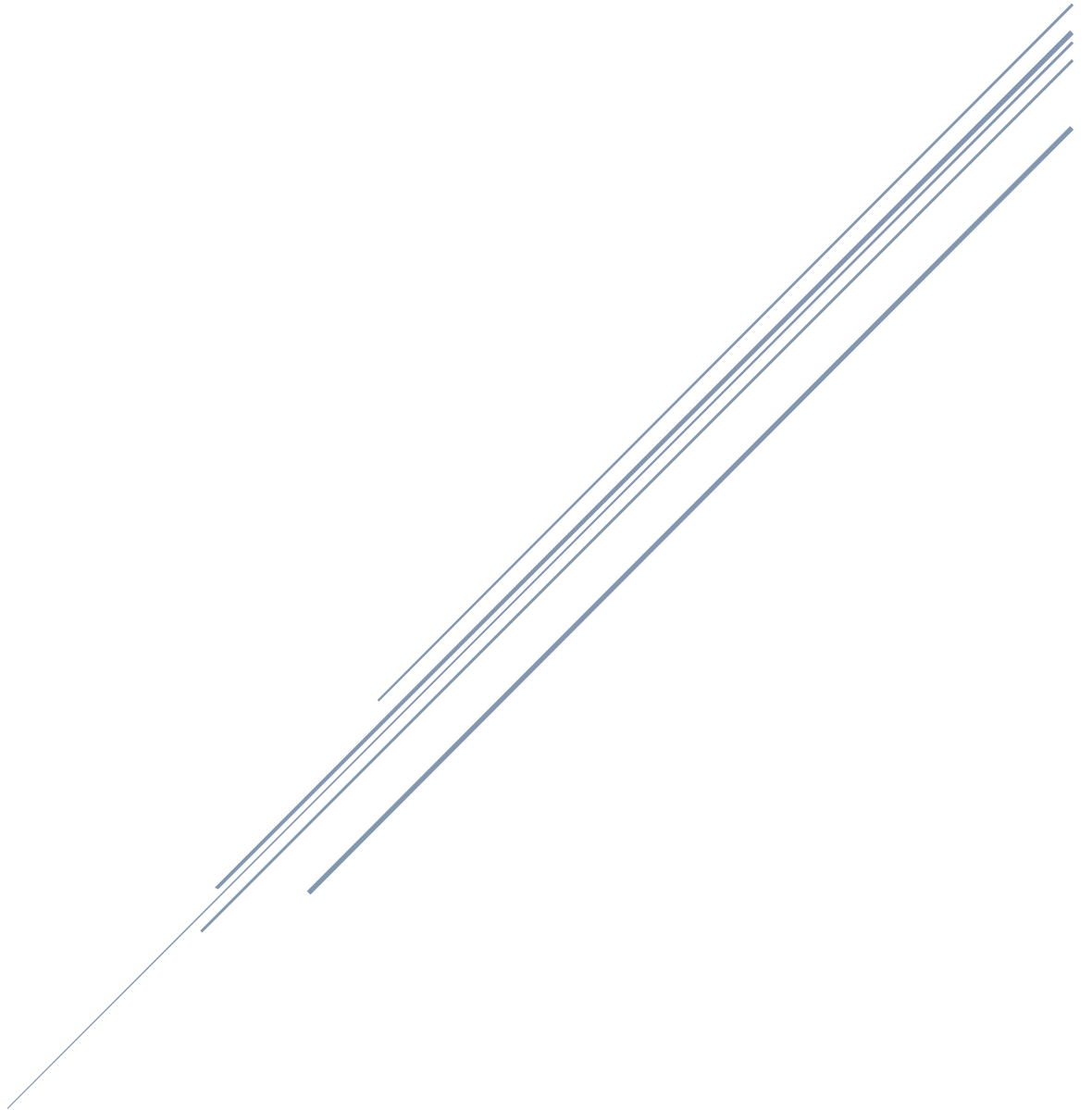
LOS ANGELES RESIDENTIAL COMMUNITY FOUNDATION

By: Fathkeer Starkey

Date: 3-20-23

EXHIBIT A

Property Parcel Maps



Parcel Profile Report

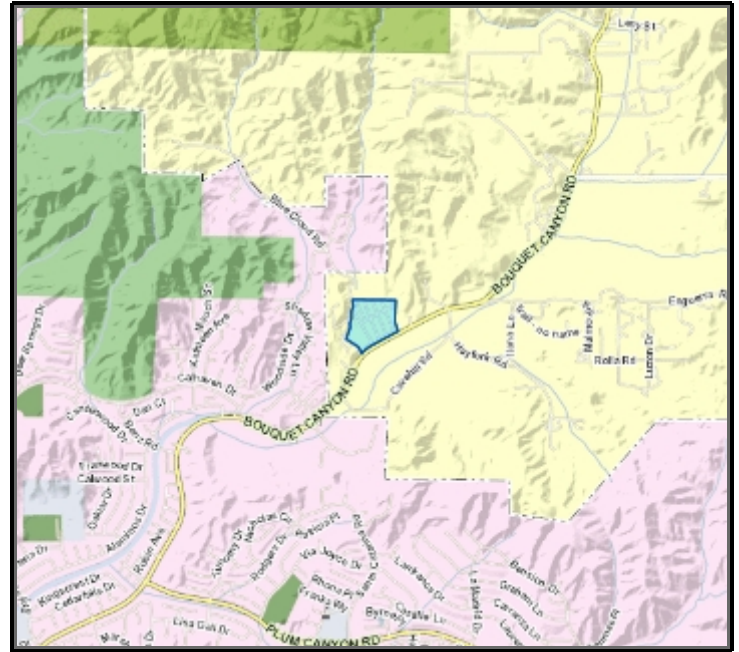
Report date: 3/9/2023 4:45:48 PM



LA COUNTY
PLANNING

APN: 2812-005-007

Address: 29021 BOUQUET CANYON RD SAUGUS CA 91390



Address: 29021 BOUQUET CANYON RD

City: SAUGUS CA

Owner:

Mailing Address:

Mailing City:

Lot Size Sq Ft: 907935

Lot Size Acres: 20.84

Legal Description:

LOT COM E ON N LINE OF SEC 5 T 4N R 15W 596.16 FT FROM NW COR OF SD SEC TH S 7453'05" E 151.69 FT TH S 24° 14'05" W 108.67 FT TH S 0437'15" E 160.71 FT TH S 19° 22'45" W 109.7 FT TH S 6° 56'05" E 82.27 FT TH S 19° 38'25" W 267.77 FT TH S 56° 52'05" E 321.87 FT TH S 26° 37'15" E TO NW LINE OF BOUQUET CANYON RD TH NE THEREON TO A PT E 941.04 FT AND S 2° 38'33" W 465.29 FT ...SEE ASSESSOR MAPBOOK FOR MISSING PORTION... SEC 5 T 4N R 15W

Use Code: 0901

Use Description: Mobile Home Parks

Tax Rate Area: 09276

Transfer Date:

Last Sale Date:

Last Sale Amount:

Building 1

Design Type: 0903

Bedrooms: 0

Quality Class Shape: 565

Baths: 0

Year Built: 1962

Bldg Sq Ft: 1920

Units: 181

Effective Yr: 1965

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

APN: 2812-005-007

Address: 29021 BOUQUET CANYON RD SAUGUS CA 91390

General

Census Tract 2010

TRACT: 920020

TOT_POP: 6954

City and Community

City Name:

Type: AREA

Community Name: SANTA CLARITA

Jurisdiction: UNINCORPORATED AREA

Community Standards District

No Results Found

CSD Area Specific Boundary

No Results Found

DRP Field Office Service Area

Office: SANTA CLARITA OFFICE

Office Code: PBSC

DRP Service Area

Name: North Service Area

Equestrian District

No Results Found

Fire Hazards - VHFHSZ Only

Hazard Class: VERY HIGH

Green Zones - 500' Sensitive Use Buffers

No Results Found

Green Zones District

No Results Found

Historic Resources

No Results Found

Housing Element (2021 - 2029) - Rezoning

No Results Found

Housing Element (2021 - 2029) - Sites Inventory

No Results Found

Leased Parcel (Marina del Rey)

No Results Found

LUP Community/Area Plan

Plan: RL1 - Rural Land 1

Type: AREA

Adopted: 11-27-12

Community Name: Santa Clarita Valley

LUP General Plan

No Results Found

Rural Outdoor Lighting District (Dark Skies)

Name: RURAL OUTDOOR LIGHTING DISTRICT

SB9 Eligibility

No Results Found

Significant Ecological Area (SEA)

No Results Found

Significant Ridgeline

No Results Found

Supervisorial District

Name: 5TH SUP. DISTRICT

Supervisor Name: 5TH DISTRICT:
KATHRYN BARGER

District: 5

Transit Oriented District

No Results Found

Watershed

Name: SANTA CLARA RIVER

Zoned District

Zone District Name: SAND

Zoning (Boundary)

Zone: A-1-1

Description: Light Agricultural

Community: SANTA CLARITA VALLEY

Category: A-1

Planning Area: Santa Clarita Valley

Zoning Map Grid

Map Number: 282Z141

Zoning Map Grid

Map Number: 279Z141

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

APN: 2812-005-007

Address: 29021 BOUQUET CANYON RD SAUGUS CA 91390

Zoning SP Category

No Results Found

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.



View Looking North



View Looking South



View Looking West



View Looking East

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

Parcel Profile Report

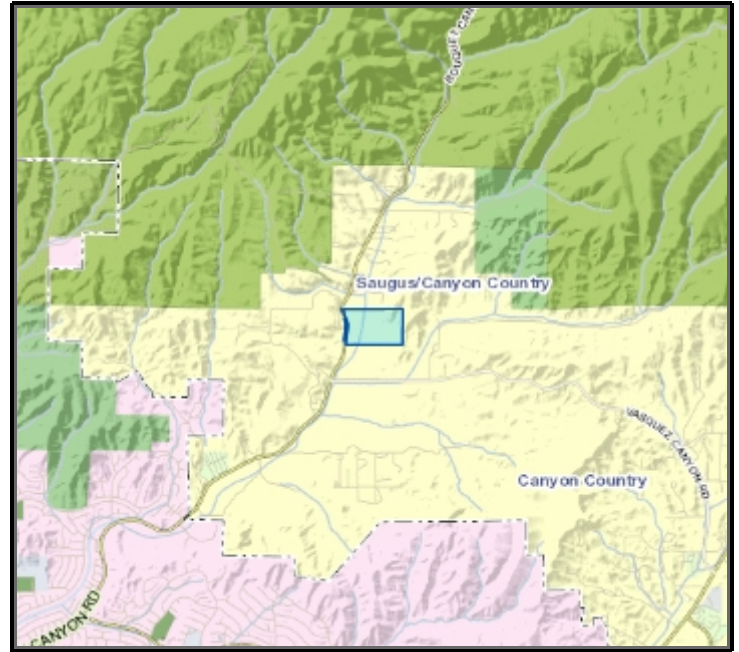
Report date: 8/8/2022 10:41:02 AM



LA COUNTY
PLANNING

APN: 2813-013-028

Address: 29890 BOUQUET CANYON RD SAUGUS CA 91390



Address: 29890 BOUQUET CANYON RD

City: SAUGUS CA

Owner:

Mailing Address:

Mailing City:

Lot Size Sq Ft: 2785991

Lot Size Acres: 63.96

Legal Description:

63.05 MORE OR LESS ACS BEING EX OF ST COM AT NE COR OF NW 1/4 OF SEC 33 T 5N R 15W TH S ON E LINE OF SD NW 1/4 TO S LINE OF N 1/2 OF SD NW 1/4 TH W THEREON TO A PT W ON SD S LINE 387 FT FROM NW COR OF SE 1/4 OF NW 1/4 OF SD SEC TH N 20 FT TH W 40 FT TH S 16 FT TH W TO E LINE OF LAND DESC IN DDS 6364-184 TO V L CONVERSE TH N THEREON TO N LINE OF SD SEC TH E TO BEG PART OF N 1/2 OF NW 1/4 OF SEC 33 T 5N R 15W

Use Code: 7500

Use Description: Homes For Aged & Others

Tax Rate Area: 08734

Transfer Date:

Last Sale Date:

Last Sale Amount:

Building 1

Design Type: 1700

Bedrooms: 0

Quality Class Shape: D6A

Baths: 4

Year Built: 2001

Bldg Sq Ft: 8718

Units: 1

Effective Yr: 2001

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

APN: 2813-013-028

Address: 29890 BOUQUET CANYON RD SAUGUS CA 91390

General

Census Tract 2010

TRACT: 920026

TOT_POP: 419

Census Tract 2010

TRACT: 920020

TOT_POP: 6954

City and Community

City Name:

Type: AREA

Community Name: SANTA CLARITA

Jurisdiction: UNINCORPORATED AREA

Community Standards District

No Results Found

CSD Area Specific Boundary

No Results Found

DRP Field Office Service Area

Office: SANTA CLARITA OFFICE

Office Code: PBSC

DRP Service Area

Name: North Service Area

Equestrian District

No Results Found

Historic Resources

No Results Found

Leased Parcel (Marina del Rey)

No Results Found

LUP Community/Area Plan

Plan: RL2 - Rural Land 2

Type: AREA

Adopted: 11-27-12

Community Name: Santa Clarita Valley

LUP General Plan

No Results Found

Rural Outdoor Lighting District (Dark Skies)

Name: RURAL OUTDOOR LIGHTING DISTRICT

SB9 Eligibility

No Results Found

Significant Ecological Area (SEA)

No Results Found

Significant Ridgeline

No Results Found

Supervisory District

Name: 5TH SUP. DISTRICT

Supervisor Name: 5TH DISTRICT:
KATHRYN BARGER

District: 5

Transit Oriented District

No Results Found

Watershed

Name: SANTA CLARA RIVER

Zoned District

Zone District Name: BOUQUET

Zoning (Boundary)

Zone: A-1-2

Description: Light Agricultural

Community: SANTA CLARITA VALLEY

Category: A-1

Zoning (Boundary)

Zone: A-1-2

Description: Light Agricultural

Community: SANTA CLARITA VALLEY

Category: A-1

Zoning Map Grid

Map Number: 285Z149

Zoning Map Grid

Map Number: 285Z145

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

Exhibit B: Project Description and Maps

Funding for the project will be used to consolidate two small water systems into SCV Water. The project will provide a reliable water supply to Lily of the Valley (LOV) and the Los Angeles Residential Community (LARC).

The project will construct a new 12-inch ductile iron pipeline that connects to the nearest SCV Water pipeline at Shadow Valley Lane and extends approximately 9,600 feet to the frontage of the LARC's property at 29890 Bouquet Canyon Road.

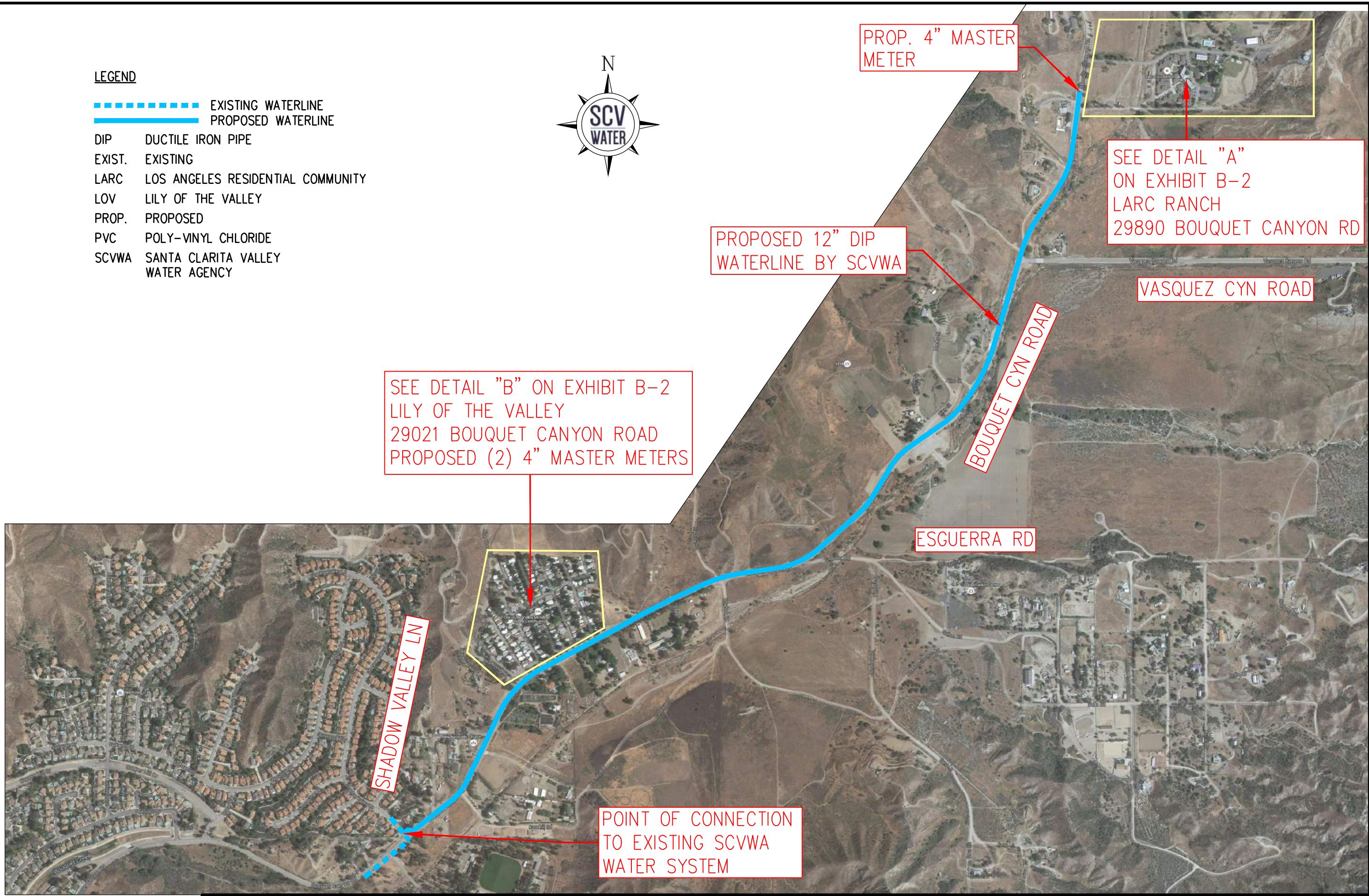
For LARC's connection the project will construct a new 4-inch meter, onsite backflow preventer, and onsite pump station. The onsite pump station will be owned, operated, and maintained by LARC.

For LOV's connection, the project will construct two new 4-inch master meters with associated piping and appurtenances.

O:\S16-701(2300036)_LARC PIPELINE UPSIZE\07 - DESIGN\01 - AUTOCAD\EXHIBITS\2023-03-09 EXHIBITS\EXHIBIT B.DWG (03-16-23 8:06:16AM)

LEGEND

- EXISTING WATERLINE
- PROPOSED WATERLINE
- DIP DUCTILE IRON PIPE
- EXIST. EXISTING
- LARC LOS ANGELES RESIDENTIAL COMMUNITY
- LOV LILY OF THE VALLEY
- PROP. PROPOSED
- PVC POLY-VINYL CHLORIDE
- SCVWA SANTA CLARITA VALLEY WATER AGENCY



**LOS ANGELES RESIDENTIAL COMMUNITY
LARC RANCH WATER PIPELINE PROJECT
PROJECT MAP AND FEATURES**

**SANTA CLARITA VALLEY
WATER AGENCY
EXHIBIT B-1**

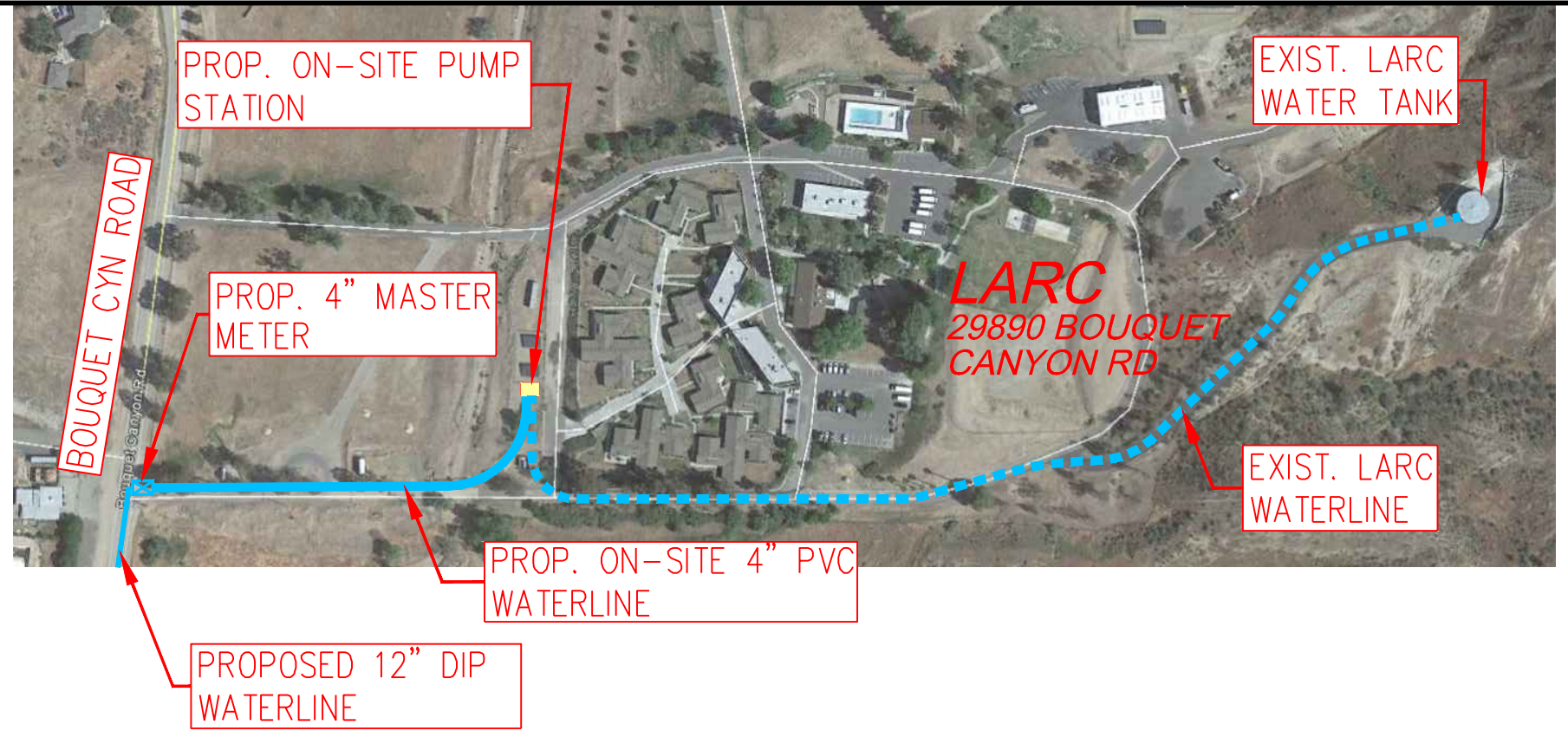
O:\S16-701(2300036) LARC PIPELINE UPSIZE\07 - DESIGN\01 - AUTOCAD\EXHIBITS\2023-03-09 EXHIBITS\EXHIBIT B.DWG (03-16-23 8:07:20AM)

LEGEND

--- EXISTING WATERLINE
--- PROPOSED WATERLINE

- DIP DUCTILE IRON PIPE
- EXIST. EXISTING
- LARC LOS ANGELES RESIDENTIAL COMMUNITY
- LOV LILY OF THE VALLEY
- PROP. PROPOSED
- PVC POLY-VINYL CHLORIDE
- SCVWA SANTA CLARITA VALLEY WATER AGENCY

DETAIL "A"
LARC ON-SITE FACILITIES
NTS



DETAIL "B"
LILY OF THE VALLEY
NTS

LOS ANGELES RESIDENTIAL COMMUNITY
LARC RANCH WATER PIPELINE PROJECT
PROJECT MAP AND FEATURES

SANTA CLARITA VALLEY
WATER AGENCY
EXHIBIT B-2

Exhibit C: Eligible/Ineligible Project Costs

Table 1 – Estimated Construction Costs

Description	Eligible Costs	Ineligible Costs	Total Project Costs
LARC & LOV Water Pipeline	\$1,810,000	\$650,000	\$2,460,000
LARC Onsite Pump Station	\$ 524,832	-	\$ 524,832
Total Construction	\$2,334,832	\$650,000	\$2,984,832

Table 2 – Total Project Costs

Description	Eligible Costs	Ineligible Costs	Total Project Costs
Construction (Pipeline & Pump Station)	\$2,334,832	\$ 650,000	\$2,984,832
Contingency	\$ 357,454	\$ 80,000	\$ 437,454
Allowances (Soft Costs)	\$1,239,705	\$ 150,000	\$ 1,389,705
Total Project	\$3,931,991	\$ 880,000	\$4,811,991

Cost Data Source: Finance Agreement between SWRCB and SCV Water, Section B.4 Budget Costs, signed February 15, 2022

Eligible Costs (Grant Funded)

Eligible costs include costs for 9,600 feet of 8-inch ductile iron pipeline with all fire hydrants and other appurtenances as shown on approved 8-inch pipeline plans. Eligible costs will be based on the selected contractor bid price for the 8-inch pipeline.

For LARC's connection, costs include a new 4-inch master meter; and onsite pump station (as shown on pump station plans). SCV Water Facility Capacity fees are included as eligible costs.

For LOV's connection, costs include two new 4-inch master meters, including service laterals. SCV Water Facility Capacity Fees are included as eligible costs.

If bid prices for the eligible project costs exceed grant funding, then SCV Water will request an amendment to the SWRCB Agreement to cover the entirety of eligible cost items for the project in accordance with the SWRCB Agreement Section B.5 Line-Item Adjustments.

If the amendment to the SWRCB Agreement is not sufficient to cover the entirety of eligible Project cost overruns, including change orders during construction, then SCV Water will meet and confer in good faith with LARC and LOV for approval and to apportion the costs for the cost overruns based according to the following formula:

- LARC's allocation is 48.39%
- LOV's allocation is 51.61%

Cost overruns for onsite construction for LARC would be excluded from cost sharing and would be the sole responsibility of LARC.

Ineligible Costs

SCV Water - Ineligible costs are the marginal cost to upsize the pipeline from 8-inch ductile iron pipe to 12-inch ductile iron pipe. The marginal construction costs will be determined by the difference between the selected construction contractor's bid price for the 12-inch pipeline and the 8-inch pipeline.

Lily of the Valley – Ineligible costs are the onsite improvements by Lily of the Valley that will include installation of a backflow preventer after each 4-inch master meter and onsite (customer side) piping to connect to the existing onsite distribution system. Lily of the Valley will be responsible for disconnecting the existing water wells and tanks from the onsite potable water distribution system.

Los Angeles Residential Community – Ineligible costs will include disconnecting the existing water wells from the onsite potable water distribution system.

Exhibit D: SCV Water Facility Capacity Fees

Lily of the Valley

Number/Size Meters	Regional Facility Capacity Fees (West Valley)		Purveyor/Distribution Facility Capacity Fees (Santa Clarita Service Area)		Total Capacity Fees
	Unit Price ⁽¹⁾	Total	Unit Price ⁽²⁾	Total	Total
Two 4-inch meters	\$104,756 each	\$209,512	\$44,350 each	\$88,700	\$298,212

Los Angeles Residential Community

Number/Size Meters	Regional Facility Capacity Fees (West Valley)		Purveyor/Distribution Facility Capacity Fees (Santa Clarita Service Area)		Total Capacity Fees
	Unit Price ⁽¹⁾	Total	Unit Price ⁽²⁾	Total	Total
One 4-inch meter	\$104,756 each	\$104,756	\$44,350 each	\$44,350	\$149,106

Source: <https://www.yourscvwater.com/engineering/development-services/facility-capacity-fees>

(1) Regional Facility Capacity Fees are effective through June 30, 2023

(2) Purveyor Facility Capacity Fees are effective through December 31, 2023

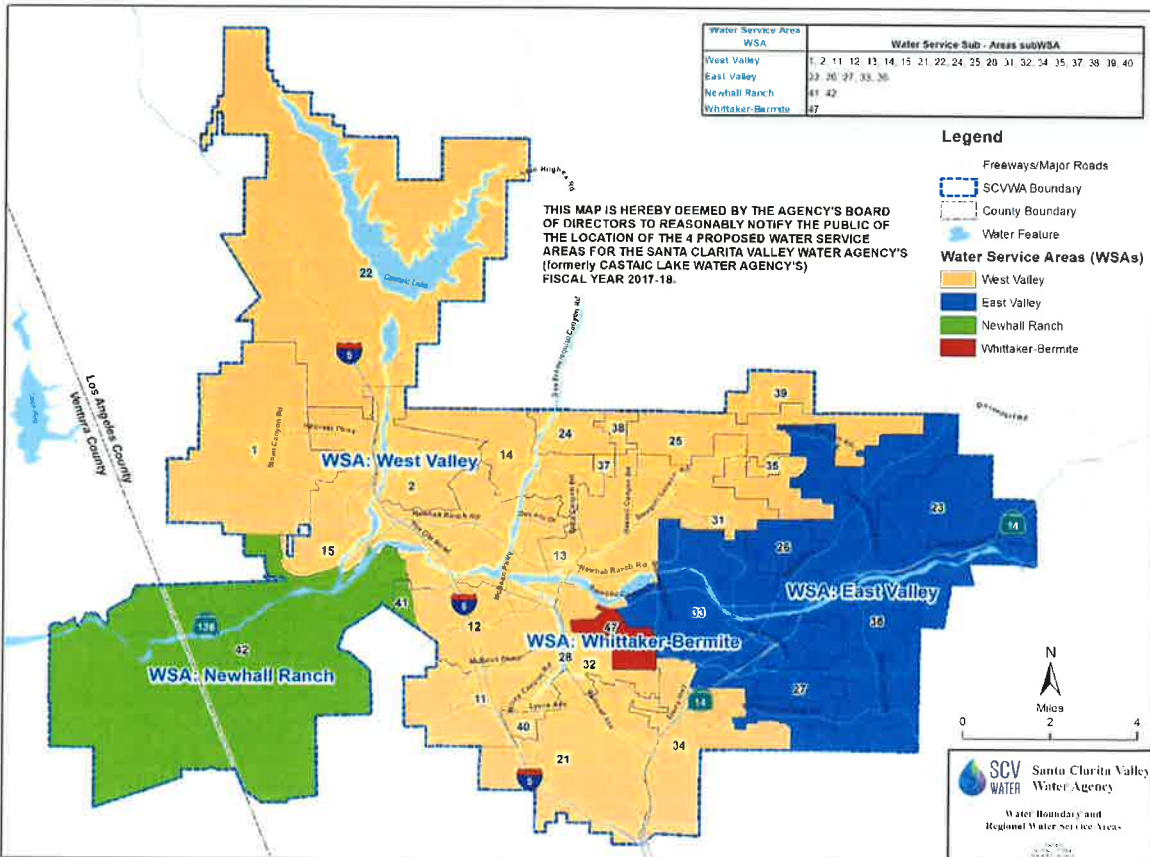


Santa Clarita Valley Water Agency

2022 RATES FOR REGIONAL FACILITY CAPACITY FEES AND CHARGES (\$/METER SIZE)¹ Rates Effective July 1, 2022 through June 30, 2023

Meter Size	Meter Size (inch)	WSA: West Valley	WSA: East Valley	WSA: Newhall Ranch	WSA: Whitaker-Bermite
		SubWSA: 1, 2, 11, 12, 13, 14, 15, 21, 22, 24, 25, 28, 31, 32, 34, 35, 37, 38, 39, 40	SubWSA: 23, 26, 27, 33, 36	SubWSA: 41, 42	SubWSA: 47
5/8"	0.625	\$4,191	\$6,330	\$3,507	\$6,001
3/4"	0.75	\$6,286	\$9,497	\$5,260	\$9,001
1"	1.00	\$10,475	\$15,827	\$8,767	\$15,001
1 1/2"	1.50	\$20,951	\$31,652	\$17,535	\$30,001
2"	2.00	\$33,522	\$50,644	\$28,055	\$48,002
2 1/2"	2.50	\$48,189	\$72,800	\$40,330	\$69,004
3"	3.00	\$62,854	\$94,957	\$52,605	\$90,004
4"	4.00	\$104,756	\$158,262	\$87,675	\$150,008
6"	6.00	\$209,513	\$316,524	\$175,348	\$300,017
8"	8.00	\$335,220	\$506,438	\$280,559	\$480,026
10"	10.00	\$481,880	\$728,004	\$403,303	\$690,038
12"	12.00	\$900,905	\$1,361,052	\$754,001	\$1,290,073

¹ The Facility Capacity Fees and Charges are calculated based on methods endorsed by the American Water Works Association (AWWA) and presented in the Water Rate AWWA Manual M1.



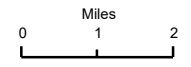
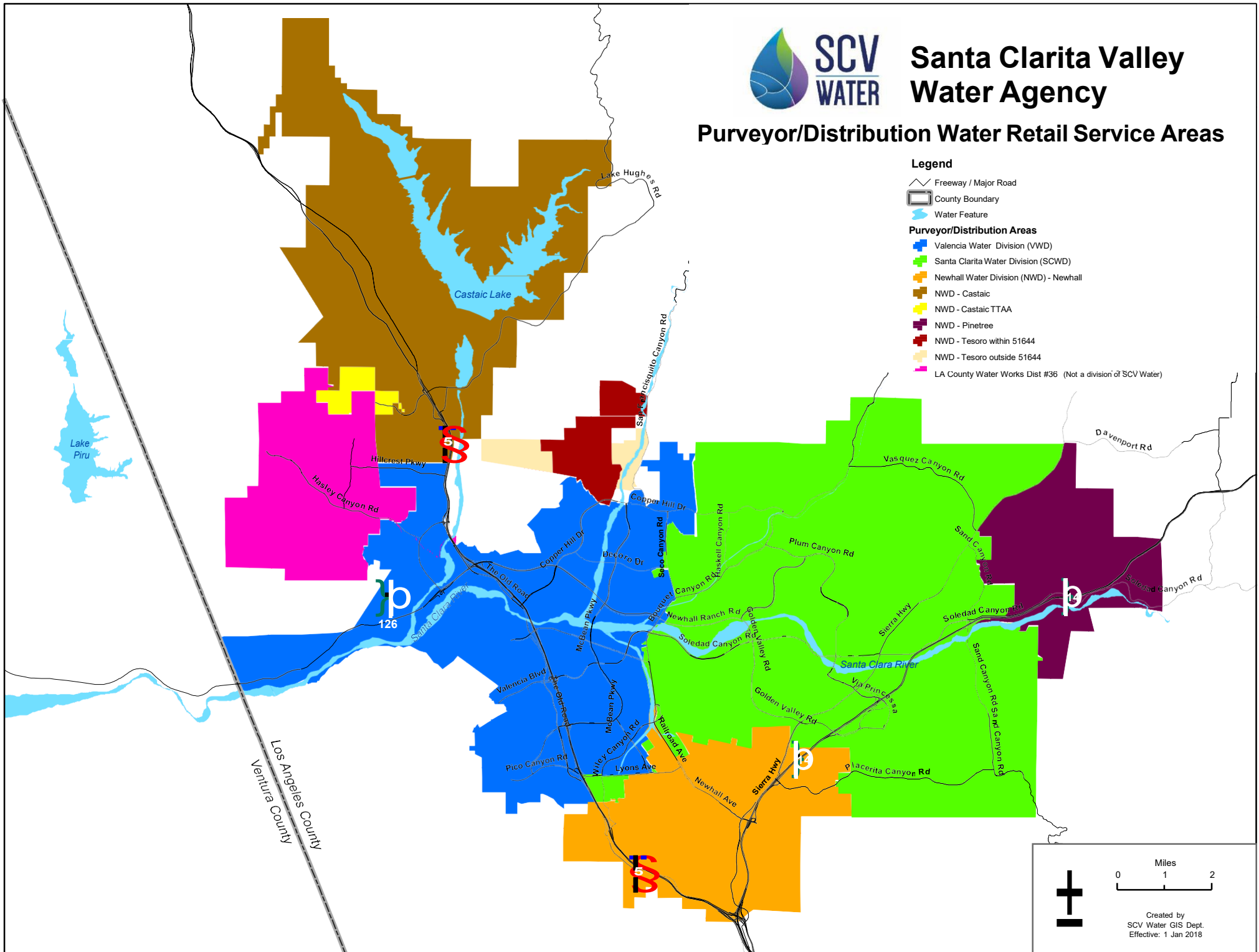


Santa Clarita Valley Water Agency

Purveyor/Distribution Water Retail Service Areas

Legend

- Freeway / Major Road
- County Boundary
- Water Feature
- Purveyor/Distribution Areas**
- Valencia Water Division (VWD)
- Santa Clarita Water Division (SCWD)
- Newhall Water Division (NWD) - Newhall
- NWD - Castaic
- NWD - Castaic TTA
- NWD - Pinetree
- NWD - Tesoro within 51644
- NWD - Tesoro outside 51644
- LA County Water Works Dist #36 (Not a division of SCV Water)



Created by
SCV Water GIS Dept.
Effective: 1 Jan 2018



Santa Clarita Valley Water Agency

Purveyor/Distribution (Retail Divisions) 2023 Facility Capacity Fees (FCFs) FCFs valid from 1 Jan 2023 to 31 Dec 2023

Newhall Water Division

Newhall Service Area

(Resolution 2008-02)

Meter Size	FCF
1" or less	\$4,865.00
1 1/2"	\$9,730.00
2"	\$15,568.00
4"	\$48,650.00
6"	\$97,300.00
8"	\$155,680.00
10"	\$223,790.00

Pinetree Service Area

(Resolution 2008-04)

Meter Size	FCF
1" or less	\$6,987.00
1 1/2"	\$13,974.00
2"	\$22,358.40
4"	\$69,870.00
6"	\$139,740.00
8"	\$223,584.00
10"	\$321,402.00

Castaic Service Area

(Resolution 2008-03)

Meter Size	FCF
1" or less	\$4,112.00
1 1/2"	\$8,224.00
2"	\$13,158.40
4"	\$41,120.00
6"	\$82,240.00
8"	\$131,584.00
10"	\$189,152.00

Castaic Service Area (TTAA)

Tentative Tract 47807

& Adjacent Service Areas (TTAA)

(Resolution 2013-8)

Meter Size	FCF
1" or less	\$12,498.06
1 1/2"	\$24,996.12
2"	\$39,993.79
4"	\$124,980.60
6"	\$249,961.20
8"	\$399,937.92
10"	\$574,910.76

Santa Clarita Water Division

Santa Clarita Service Area

(Resolution 3118)

Meter Size	FCF
3/4"	\$2,661.00
1"	\$4,435.00
1.5"	\$8,870.00
2"	\$14,098.00
3"	\$28,385.00
4"	\$44,350.00
6"	\$88,705.00
8"	\$141,925.00

Valencia Water Division

Currently has no Distribution FCF

Los Angeles County Water Works District #36 (LACo#36) has their own separate retail connection fees. Contact them directly. SCV Water's Imported FCFs are still assessed for this area.

Tesoro Service Area

Outside Tract 51644

(Resolution 2008-05)

Meter Size	FCF
1" or less	\$5,073.00
1 1/2"	\$10,146.00
2"	\$16,233.60
4"	\$50,730.00
6"	\$101,460.00
8"	\$162,336.00
10"	\$233,358.00

Tesoro Service Area

Within Tract 51644

(Resolution 2008-05)

Meter Size	FCF
1" or less	\$440.00
1 1/2"	\$880.00
2"	\$1,408.00
4"	\$4,400.00
6"	\$8,800.00
8"	\$14,080.00
10"	\$20,240.00

[This page intentionally left blank.]

CONSOLIDATION AND WATER SERVICE AGREEMENT BETWEEN
ROYCE LILY OF THE VALLEY LLC dba Lily of the Valley Mobile Village
AND
SANTA CLARITA VALLEY WATER AGENCY

This Agreement (“Agreement”) is made and entered into, by and between the SANTA CLARITA VALLEY WATER AGENCY (“SCV WATER”), which will at times operate through its retail Santa Clarita Water Division (“SCV WATER – SCWD”), and the Royce Lily of the Valley LLC dba Lily of the Valley (“Lily of the Valley” or “LOV”). SCV WATER and LOV are hereinafter sometimes referred to as “Party” or collectively as “Parties.”

RECITALS

- A. The Santa Clarita Valley Water Agency (“SCV WATER”) was created January 1, 2018 by an act of the State Legislature (SB 634) that formally merged two water agencies: Castaic Lake Water Agency, which includes its Santa Clarita Water Division, and the Newhall County Water District. SB 634 also mandated that the Valencia Water Company, a private retail water company, be dissolved and incorporated into SCV WATER, and this occurred on January 22, 2018. SCV WATER serves a population of 289,000 through 73,500 retail water connections, covering approximately 195 square miles in the Santa Clarita Valley;
- B. SCV WATER – SCWD is one of three retail water divisions within SCV WATER and is governed by the SCV WATER Board of Directors;
- C. Lily of the Valley is a Delaware Limited Liability Company, managed by its Member, and the owner of the property commonly referred to as the Lily of the Valley;
- D. Lily of the Valley currently provides water service to its residents within Lily of the Valley’s community service area (“Service Area”), through various facilities owned by Lily of the Valley, which are located in Los Angeles County, California, and as generally described in Exhibit A (Property Parcel Maps – Lily of the Valley) attached hereto and incorporated herein by reference (the “Property”). The Property is operated by Lily of the Valley. The source of potable water for the Service Area is groundwater from one or more wells owned by Lily of the Valley;
- E. SCV WATER, as a public agency and on behalf of Lily of the Valley, is eligible to apply for a grant from the State Water Resources Control Board (“SWRCB”) for grant funding, which provides grants for small community drinking water system infrastructure improvements;

- F. At the request of, and in order to promote and protect the health and safety of the residents of the Service Area, SCV WATER has submitted an application for a Grant (“Grant”) with the SWRCB;
- G. SCV WATER is intended to be the recipient of Grant funds to complete a pipeline construction project to LARC Ranch and the Lily of the Valley Service Area, which includes engineering design for the selected project alternative to, among other goals, meet safe drinking water standards for service to those properties (“Project”);
- H. If the Project meets with the approval of SWRCB, SCV WATER, and LOV, and if Grant funds are available to construct infrastructure facilities (“Construction Project”) (which Project is generally described in Exhibit B to this Agreement) wherein the SCV WATER, through SCV WATER – SCWD, would provide water service to Lily of the Valley’s residents, then an agreement is required between SCV WATER and Lily of the Valley that identifies the responsibilities and obligations of the Parties regarding the use of the Grant funds for the Construction Project, and the provision of water service to Lily of the Valley’s residents; and
- I. The Parties desire to enter into such an agreement.

AGREEMENT

NOW, THEREFORE the Parties hereby agree as follows:

- 1. Incorporation of Recitals. All of the above recitals are incorporated herein by reference and agreed upon by the Parties.
- 2. Grant. SCV WATER is authorized to act on behalf of Lily of the Valley regarding the Grant and to receive and use all of the Grant for the Project and, to the extent available, to complete the Construction Project if such Construction Project is approved by SWRCB and the Parties, subject to approval by SCV WATER’s Board of Directors and execution of a Drinking Water Construction Grant and Loan Agreement, Project No. 1910017-001C, with the SWRCB (“SWRCB Agreement”). SCV WATER shall use reasonable efforts to obtain the Grant funds necessary for the Project and the Construction Project; however, the decision to approve the Grant is made by the SWRCB and not SCV WATER.
- 3. Construction Project. Provided a SWRCB Agreement is executed, SCV WATER shall build and complete the Construction Project, and SCV WATER – SCWD will provide potable water to the Lily of the Valley Property upon the following terms and conditions, and as may otherwise be set forth in this Agreement or agreed upon in writing by the Parties.

- a. Service to Lily of the Valley's residents shall be conditioned upon approval from its Member and such Member's application for water service to SCV WATER's retail division, SCV WATER – SCWD, and shall be subject to and based upon the same rates, charges, terms, conditions, rules, regulations, and policies that are applicable to SCV WATER – SCWD residential customers under similar circumstances, as such may be modified or amended from time to time.
- b. All costs related to (i) construction of the facilities that constitute the Construction Project, which facilities shall be owned by SCV WATER, and (ii) connections for service shall be paid for from Grant funds to the extent such costs are eligible for reimbursements as determined by the SWRCB. SCV WATER has authorized payment for certain ineligible costs for the Project, which costs are generally described in Exhibit C to this Agreement, and LOV shall not be responsible or liable to pay any portion of those ineligible costs. If costs related to construction of facilities and connections for service exceed Grant funds and/or funds authorized by the SCV WATER's Board of Directors, Lily of the Valley shall be a responsible party for such costs subject to the following—(1) after execution of this Agreement, SCV Water shall obtain a updated bid from a licensed contractor for the construction of the entire Construction Project, which shall include a 15% contingency amount (the "Updated Bid"); (2) in the event that the costs of the entire Construction Project per the Updated Bid exceed Grant funds, SCV Water shall seek an amendment to the SWRCB Agreement to cover the entirety of eligible costs of the entire Construction Project; (3) if the amendment is not approved, LOV and SCV WATER shall meet and confer in good faith in an attempt to reach a mutually agreeable cost-sharing solution; and (4) if a mutually agreeable cost-sharing solution is not achieved, either Party may elect to cancel this Agreement. Except as otherwise provided in this Agreement or SCV WATER or SCV WATER – SCWD rules, regulations, or policies as may be amended from time to time, SCV WATER shall provide operation and maintenance with respect to SCV WATER facilities.
- c. Upon completion of the Construction Project and SCV WATER – SCWD providing notice to LOV that it is able to provide water service to the Lily of the Valley Property with the Construction Project facilities ("the "Ready to Serve Notice"), Lily of the Valley shall cease providing domestic water service to its residents and shall surrender its domestic water supply permits/approvals and cease to exist as a domestic water system for the purpose of providing water service to its residents.
- d. All facility capacity fees, including but not limited to the SCV WATER Regional Facility Capacity Fee and SCV WATER – SCWD's Distribution Facility Capacity Fee (as generally described in Exhibit D to this Agreement) shall be paid for by Grant funds. To the extent Grant funds are unavailable for such fees, Lily of the Valley shall be responsible for those fees subject to the

following—(i) in the event such fees exceed Grant funds, SCV Water shall seek an amendment to the SWRCB Agreement to cover the entirety of eligible Project costs prior to commencement of the Construction Project; (ii) if the amendment is not approved, LOV and SCV WATER shall meet and confer in good faith in an attempt to reach a mutually agreeable cost-sharing solution; and (iii) if a mutually agreeable cost-sharing solution is not achieved to cover such fees, either Party may elect to cancel this Agreement.

4. Estimated Project Completion Schedule. Provided the SWRCB Agreement is executed, the Parties estimate an approximately one and one-half year preliminary construction schedule from the date of Grant approval as set forth in the SWRCB Agreement.
5. Lily of the Valley Indemnification. Lily of the Valley shall release, indemnify, and hold SCV WATER and SCV WATER – SCWD harmless from any claims by Lily of the Valley, its managers, members, officers, directors, employees, and agents for damages or liabilities of any sort whatsoever that may exist prior to the execution of this Agreement, and/or arising out of or in any way connected with the Grant not being approved by SWRCB in the amount necessary to carry out the Project or the Construction Project, or if SCV WATER determines that sufficient funds are not received to construct the Project, or for any matter brought by Lily of the Valley against SCV WATER or SCV WATER – SCWD and which arise out of this Agreement or its application, excluding any gross negligence or willful misconduct by SCV WATER. Notwithstanding the foregoing, this paragraph is not intended to waive and does not waive other claims not excluded above that Lily of the Valley may have against SCV WATER and SCV WATER – SCWD for their breach of this Agreement.
6. Lily of the Valley Responsibility for Construction Cost Overruns. If after the Construction Project is commenced SCV Water receives a legally valid charge from the contractor carrying out the Construction Project (“Contractor”) that exceeds the Updated Bid and the 15% contingency amount therein (a “Cost Overrun”), SCV Water shall provide LOV with prompt notice of the Cost Overrun. SCV Water shall use reasonable efforts to pay the Cost Overrun by seeking funds from SWRCB, including but not limited to amendment to the SWRCB Agreement for additional Grant funds or funds from the Drinking Water State Revolving Fund and Proposition 68. If such additional funding for the Cost Overrun is not available, then LOV shall only be responsible for its proportional share of the Cost Overrun based on the formula set forth in Exhibit C, an allocation of 51.61% to LOV and an allocation of 48.39% to LARC. LOV shall not be responsible for LARC’s allocation of the Cost Overrun, and LARC shall not be responsible for LOV’s allocation of the Cost Overrun.
7. Consolidation. Upon completion of the Project, connection of the Lily of the Valley Service Area to the SCV WATER – SCWD’s water service and LOV’s receipt of the Ready to Serve Notice, (a) Lily of the Valley agrees to surrender its domestic water supply permit to SWRCB, (b) Lily of the Valley will cease operation as a purveyor of

domestic water to its residents, and (c) Lily of the Valley shall take other actions as required under this Agreement.

8. Onsite Improvements. In connecting the SCV WATER – SCWD’s water service to Lily of the Valley’s Property, SCV WATER – SCWD will provide and install two master meters in front of the Lily of the Valley Property, the costs of which are included in the Construction Project. Lily of the Valley must provide and install a backflow prevention device immediately downstream of each meter and piping within public rights of way and onsite to allow connection of the new water system to the Lily of the Valley distribution system and shall be responsible for making the final connection with SCV WATER – SCWD (“Onsite Improvements”). Lily of the Valley shall construct all Onsite Improvements in accordance with applicable regulations and standards, including, but not limited to the California Plumbing Code, California Water Code, and Senate Bill-7 (SB-7). These Onsite Improvements are not included in the Construction Project and will be paid for by Lily of the Valley. The Onsite Improvements, including disconnection of existing wells and tanks from the distribution system as noted in Section 10. a., Existing Wells and Tanks, must be completed by Lily of the Valley before water service can begin AND NO LATER THAN the CONSTRUCTION COMPLETION DATE established in the SWRCB Agreement, including any amendments.
9. Operations. Once the Onsite Improvements have been constructed and installed and SCV WATER – SCWD’s water service has been connected to the Lily of the Valley Property, Lily of the Valley shall own and be responsible for the operation and maintenance of the Onsite Improvements downstream from the master meters, including any necessary backflow device testing/repairs as well as existing components necessary for distribution (e.g., private hydrants, sub-meters). Notwithstanding the above, the master meters will be owned and maintained by SCV WATER. Disconnection of Lily of the Valley Property from the existing Lily of the Valley water supply and storage system must be witnessed by SCV WATER staff.
10. Plan Review. The Construction Project to be installed shall be constructed in substantial compliance with the detailed plans and specifications prepared by SCV WATER or its consultants, which shall be subject to review by a designated representative from Lily of the Valley upon request. Lily of the Valley shall have the right to comment and provide recommendations to the scope of the Construction Project and the specifications for the purpose of keeping any and all costs within the amount of anticipated Grant funds to be received. All SCV WATER infrastructure and related plans and specifications shall be considered confidential and shall not be disclosed by Lily of the Valley to any third person without the prior written approval of SCV WATER.
 - a. Existing Wells and Tanks. Upon completion of the Construction Project and connection of SCV WATER’s water service to Lily of the Valley Property, Lily of the Valley shall not be allowed to use its existing water well(s) for domestic water supply or operate as a domestic water system for its residents,

and, as part of the Construction Project, the Parties anticipate the existing Lily of the Valley well(s) and tanks will be properly disconnected with appropriate backflow prevention devices to be approved by SCV WATER. Lily of the Valley will be responsible for all costs associated with disconnecting existing well(s) and tanks; these costs are not included in the Grant funds or funds which SCV Water has authorized. Disconnection of existing well(s) and tanks from the onsite distribution system must be completed by Lily of the Valley before water service can begin AND NO LATER THAN the CONSTRUCTION COMPLETION DATE established in the SWRCB Agreement, including any amendments, as noted in Section 8 Onsite Improvements.

11. Binding on Successors. This Agreement shall be binding upon Lily of the Valley, its grantees, successors, assigns, and lessees.
12. Notices. Any and all notices or other matters required or permitted by this Agreement or by law to be served on, given to, or delivered to either party by the other party to this Agreement shall be in writing and shall be deemed duly served, given, or delivered when personally delivered to the party to whom it is directed, or, in lieu of personal service when deposited in the United States mail, first-class postage prepaid, or delivered via email, addressed to:

For SCV WATER: Courtney Mael
Chief Engineer
26521 Summit Circle
Santa Clarita, CA 91350
cmael@scvwa.org

Lily of the Valley: c/o Inspire Communities, LLC
Attn: Todd Baker, COO
Cheryl Gallegos, DVP
Robert Thomas, Director of Utility Operations
4742 N. 24th Street, Ste. 325
Phoenix, AZ 85016
tbaker@inspirecommunities.com
cgallegos@inspirecommunities.com
rthomas@inspirecommunities.com

with a copy to:

Ed Casey, Esq.
Alston & Bird LLP
333 South Hope Street, 16th Floor
Los Angeles, CA 90071
ed.casey@alston.com

13. Amendments. This Agreement may only be amended by written agreement, executed by the Parties.
14. Complete Agreement. This Agreement contains the complete agreement of the Parties in regards to the subject matter of this Agreement, and there are no other agreements, oral or written, except as are included within the terms of this Agreement.
15. Severability. Should any provision of this Agreement be found to be void or unenforceable, it shall be severable from the rest of the Agreement, and the remaining terms shall be enforced as if the unenforceable term had not existed.
16. Mutual Drafting. This Agreement shall be deemed to have been drafted by both Parties, with each having equal say and status.
17. Authority To Execute. Each Party warrants and represents that it has the authority to execute this Agreement, and that the execution was duly authorized by the Party on whose behalf it is executed.
18. Term. In the event the Construction Project is not undertaken or completed within three (3) years from the execution of this Agreement, or in the event of material changes in circumstances which, in the opinion of either SCV WATER or Lily of the Valley, are such that SCV WATER – SCWD cannot reasonably provide services to Lily of the Valley Property, SCV WATER may terminate its obligation(s) under this Agreement. Prior to the termination, the Parties will enter into good-faith negotiations and endeavor to reach mutually agreeable terms in an effort to extend this Agreement or reach some other mutually agreeable arrangement. In the event a Party reasonably believes that the other Party has failed to perform all of its obligations hereunder, the other Party may, after 60 days written notice to cure, unilaterally declare this Agreement terminated. In the event of termination, obligations to indemnify as set forth in section 5 shall survive termination and will continue for such period of time as the statutes of limitations have not expired on any possible or pending claims.
19. Cancellation of the Agreement Pursuant to Section 3. In the event that a Party elects to cancel the Agreement pursuant to Section 3, the obligations to indemnify as set forth in section 5 shall survive termination and will continue for such period of time as the statutes of limitations have not expired on any possible or pending claims. Further, Lily of the Valley acknowledges that this Project and Construction Project is contingent upon execution of the SWRCB Agreement. Lily of the Valley acknowledges that if it chooses to cancel this Agreement for failure to agree on Project costs, the SWRCB Agreement shall be amended to exclude Lily of the Valley from being eligible for Grant funds thereunder, but construction of the Project pipeline to LARC Ranch shall proceed. If Lily of the Valley subsequently seeks to connect to the Project pipeline, it would be responsible for all necessary infrastructure and connection fees, including but not limited to capacity fees, service laterals, and meters.

20. Time is of the Essence. Time is of the essence in the performance of the activities contemplated by this Agreement.
21. Limitations. Except as specified in this Agreement, nothing in this Agreement shall be construed as giving either Party the right or ability to bind the other or create any joint liability as regards the activities under this Agreement.
22. No Assignment of Rights. No rights which either Party has under this Agreement may be assigned to any other person, persons, corporation, or entity without prior written approval of the other Party. Any such transfer or assignment made in violation of this Section shall be void. The terms of this Agreement shall inure to the benefit of the successors to the Parties.
23. California Law. All provisions of this Agreement and rights and obligations of the Parties hereto shall be interpreted and construed according to the laws of the State of California.
24. Captions Merely Descriptive. Each of the labels, descriptions, or captions attached to and accompanying each of the articles and or subparts contained herein is merely illustrative and used for the convenience and reference of the parties, and is not intended to nor creates and additional rights, duties or obligations due or owed to either party to this Agreement.
25. Additional Documents; Cooperation. The Parties agree upon request to execute, acknowledge, and deliver all additional papers and documents reasonably necessary to carry out the intent of this Agreement. The Parties further agree to cooperate with one another to effectuate the terms of this Agreement and the intent of the Parties hereto.
26. Easements. SCV WATER's obligation to construct the Construction Project is expressly conditioned upon, in addition to any and all other limitations contained within this Agreement, the receipt by SCV WATER, at no cost to the SCV WATER, of any and all easements deemed reasonably necessary by SCV WATER for the Construction Project or any part thereof.

IN WITNESS HEREOF, this Agreement is executed by the Parties as of the date it is fully executed by the Parties.

SANTA CLARITA VALLEY WATER AGENCY

By: _____

Printed Name: _____

Title: _____

Date: _____

ROYCE LILY OF THE VALLEY LLC dba Lily of the Valley

By:  _____
DocuSigned by:
58B2A7BB0220484...

Printed Name: Richard C. Andreen

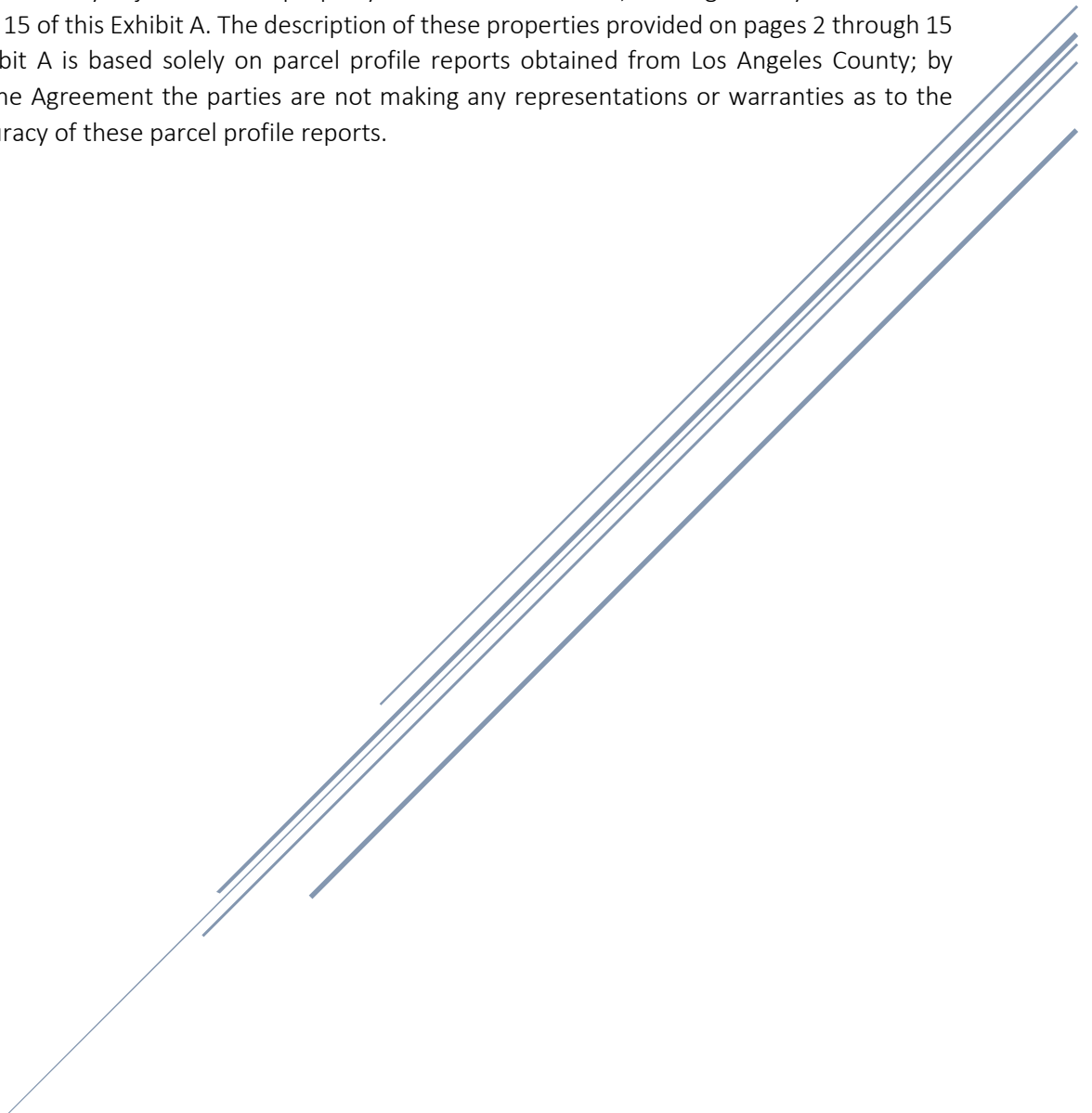
Title: Authorized Signatory

Date: March 29, 2023

EXHIBIT A

Property Parcel Maps – Lily of the Valley

Lily of the Valley's (LOV) current residents reside at the mobile home park located on the property referenced as Assessor Parcel Number (APN) 2812-005-007, which is generally described on pages 2 through 5 of this Exhibit A. The groundwater facilities owned by Lily of the Valley are located on the properties referenced by APN 2812-005-032 and 2812-005-033, which are generally described at pages 6 to 11 of this Exhibit A. LOV also owns the property referenced as APN 2812-005-006, which is immediately adjacent to the property at APN 2812-005-007, and is generally described on pages 12 to 15 of this Exhibit A. The description of these properties provided on pages 2 through 15 of this Exhibit A is based solely on parcel profile reports obtained from Los Angeles County; by executing the Agreement the parties are not making any representations or warranties as to the factual accuracy of these parcel profile reports.



Parcel Profile Report

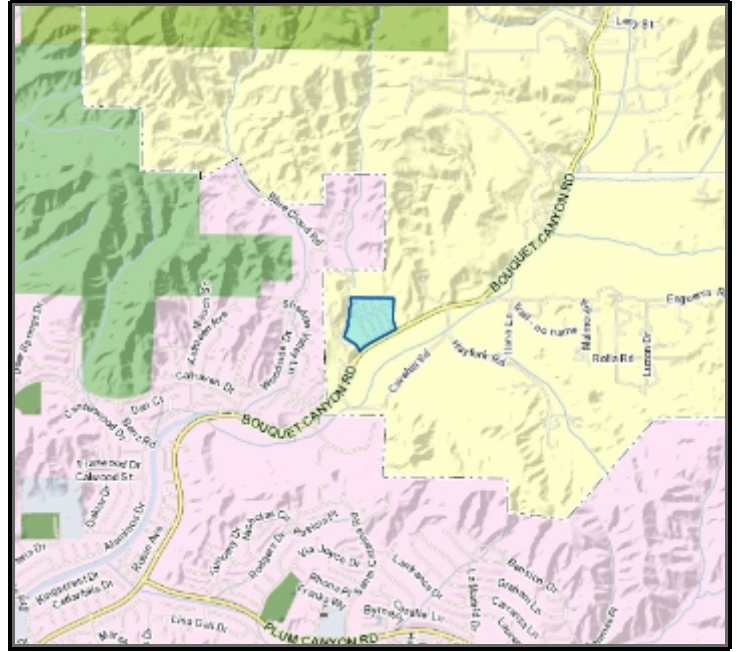
Report date: 3/9/2023 4:45:48 PM



LA COUNTY
PLANNING

APN: 2812-005-007

Address: 29021 BOUQUET CANYON RD SAUGUS CA 91390



Address: 29021 BOUQUET CANYON RD

City: SAUGUS CA

Owner:

Mailing Address:

Mailing City:

Lot Size Sq Ft: 907935

Lot Size Acres: 20.84

Legal Description:

LOT COM E ON N LINE OF SEC 5 T 4N R 15W 596.16 FT FROM NW COR OF SD SEC TH S 7453'05" E 151.69 FT TH S 24° 14'05" W 108.67 FT TH S 0437'15" E 160.71 FT TH S 19° 22'45" W 109.7 FT TH S 6° 56'05" E 82.27 FT TH S 19° 38'25" W 267.77 FT TH S 56° 52'05" E 321.87 FT TH S 26° 37'15" E TO NW LINE OF BOUQUET CANYON RD TH NE THEREON TO A PT E 941.04 FT AND S 2° 38'33" W 465.29 FT ...SEE ASSESSOR MAPBOOK FOR MISSING PORTION... SEC 5 T 4N R 15W

Use Code: 0901

Use Description: Mobile Home Parks

Tax Rate Area: 09276

Transfer Date:

Last Sale Date:

Last Sale Amount:

Building 1

Design Type: 0903

Bedrooms: 0

Quality Class Shape: 565

Baths: 0

Year Built: 1962

Bldg Sq Ft: 1920

Units: 181

Effective Yr: 1965

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

APN: 2812-005-007

Address: 29021 BOUQUET CANYON RD SAUGUS CA 91390

General

Census Tract 2010

TRACT: 920020

TOT_POP: 6954

City and Community

City Name:

Type: AREA

Community Name: SANTA CLARITA

Jurisdiction: UNINCORPORATED AREA

Community Standards District

No Results Found

CSD Area Specific Boundary

No Results Found

DRP Field Office Service Area

Office: SANTA CLARITA OFFICE

Office Code: PBSC

DRP Service Area

Name: North Service Area

Equestrian District

No Results Found

Fire Hazards - VHFHSZ Only

Hazard Class: VERY HIGH

Green Zones - 500' Sensitive Use Buffers

No Results Found

Green Zones District

No Results Found

Historic Resources

No Results Found

Housing Element (2021 - 2029) - Rezoning

No Results Found

Housing Element (2021 - 2029) - Sites Inventory

No Results Found

Leased Parcel (Marina del Rey)

No Results Found

LUP Community/Area Plan

Plan: RL1 - Rural Land 1

Type: AREA

Adopted: 11-27-12

Community Name: Santa Clarita Valley

LUP General Plan

No Results Found

Rural Outdoor Lighting District (Dark Skies)

Name: RURAL OUTDOOR LIGHTING DISTRICT

SB9 Eligibility

No Results Found

Significant Ecological Area (SEA)

No Results Found

Significant Ridgeline

No Results Found

Supervisorial District

Name: 5TH SUP. DISTRICT

Supervisor Name: 5TH DISTRICT:
KATHRYN BARGER

District: 5

Transit Oriented District

No Results Found

Watershed

Name: SANTA CLARA RIVER

Zoned District

Zone District Name: SAND

Zoning (Boundary)

Zone: A-1-1

Description: Light Agricultural

Community: SANTA CLARITA VALLEY

Category: A-1

Planning Area: Santa Clarita Valley

Zoning Map Grid

Map Number: 282Z141

Zoning Map Grid

Map Number: 279Z141

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

APN: 2812-005-007

Address: 29021 BOUQUET CANYON RD SAUGUS CA 91390

Zoning SP Category

No Results Found

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

APN: 2812-005-007

Address: 29021 BOUQUET CANYON RD SAUGUS CA 91390



View Looking North



View Looking South



View Looking West



View Looking East

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

Parcel Profile Report

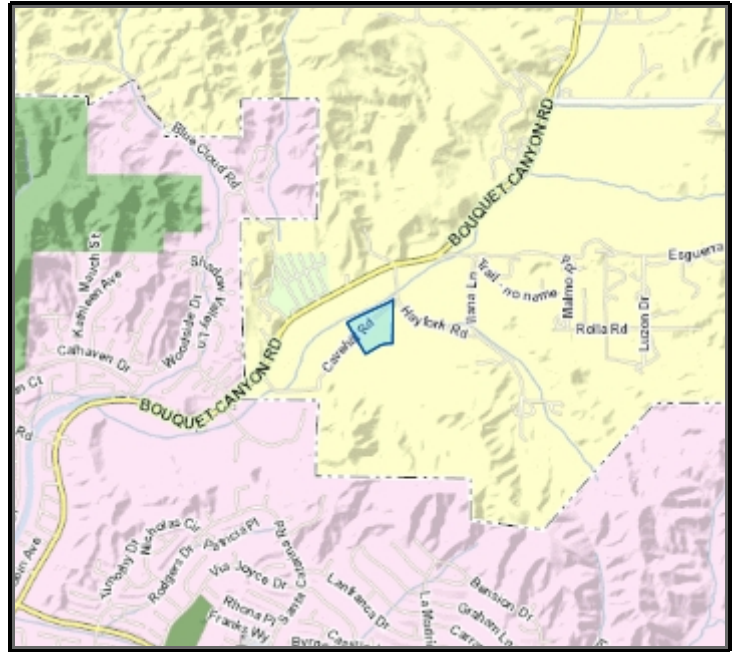
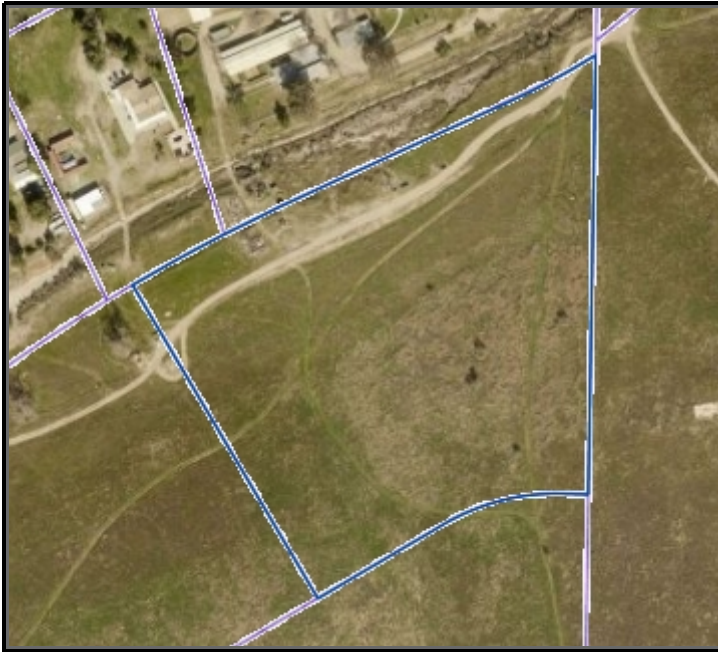
Report date: 3/27/2023 10:28:16 AM



LA COUNTY
PLANNING

APN: 2812-005-032

Address:



Address:

City:

Owner:

Mailing Address:

Mailing City:

Lot Size Sq Ft: 446316

Lot Size Acres: 10.25

Legal Description:

*TR=PARCEL MAP AS PER BK 86 P 20-21 OF P M LOT 1

Use Code: 010V

Use Description: Single

Tax Rate Area: 01273

Transfer Date:

Last Sale Date:

Last Sale Amount:

Building 1

Design Type:

Bedrooms:

Quality Class Shape:

Baths:

Year Built:

Bldg Sq Ft:

Units:

Effective Yr:

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

APN: 2812-005-032

Address:

General

Census Tract 2010

TRACT: 920032

TOT_POP: 2897

City and Community

City Name:

Type: AREA

Community Name: SANTA CLARITA

Jurisdiction: UNINCORPORATED AREA

Community Standards District

No Results Found

CSD Area Specific Boundary

No Results Found

DRP Field Office Service Area

Office: SANTA CLARITA OFFICE

Office Code: PBSC

DRP Service Area

Name: North Service Area

Equestrian District

No Results Found

Fire Hazards - VHFHSZ Only

Hazard Class: VERY HIGH

Green Zones - 500' Sensitive Use Buffers

No Results Found

Green Zones District

No Results Found

Historic Resources

No Results Found

Housing Element (2021 - 2029) - Rezoning

No Results Found

Housing Element (2021 - 2029) - Sites Inventory

No Results Found

Leased Parcel (Marina del Rey)

No Results Found

LUP Community/Area Plan

Plan: RL1 - Rural Land 1

Type: AREA

Adopted: 11-27-12

Community Name: Santa Clarita Valley

LUP General Plan

No Results Found

Rural Outdoor Lighting District (Dark Skies)

NAME:RURAL OUTDOOR LIGHTING DISTRICT

SB9 Eligibility

No Results Found

Significant Ecological Area (SEA)

No Results Found

Significant Ridgeline

No Results Found

Supervisorial District

Name: 5TH SUP. DISTRICT

District: 5

Supervisor Name: 5TH DISTRICT:
KATHRYN BARGER

Transit Oriented District

No Results Found

Watershed

Name: SANTA CLARA RIVER

Zoned District

Zone District Name: SAND

Zoning (Boundary)

Zone: A-1-1

Description: Light Agricultural

Category: A-1

Planning Area: Santa Clarita Valley

Community: SANTA CLARITA VALLEY

Zoning Map Grid

Map Number: 279Z141

Zoning SP Category

No Results Found

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

APN: 2812-005-032

Address:



View Looking North



View Looking South



View Looking West



View Looking East

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

Parcel Profile Report

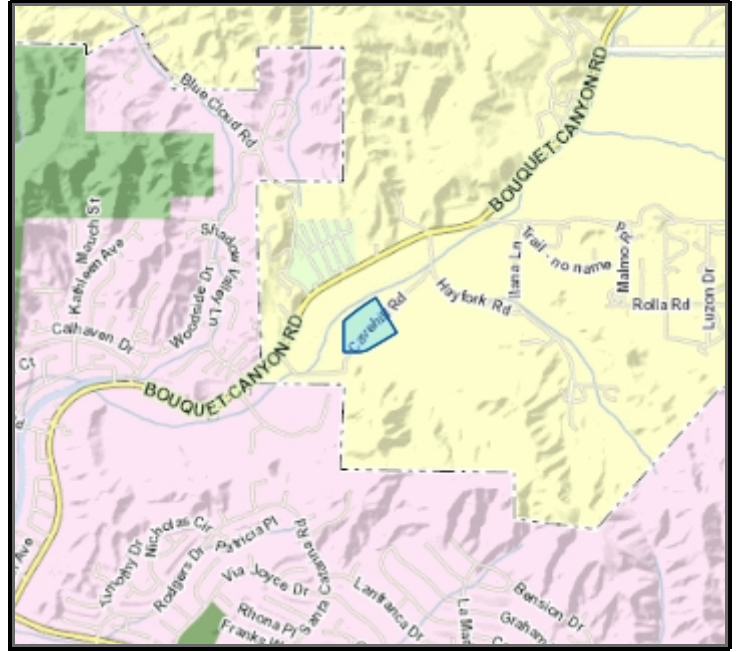
Report date: 3/27/2023 10:30:06 AM



LA COUNTY
PLANNING

APN: 2812-005-033

Address:



Address:

City:

Owner:

Mailing Address:

Mailing City:

Lot Size Sq Ft: 441507

Lot Size Acres: 10.14

Legal Description:

*TR=PARCEL MAP AS PER BK 86 P 20-21 OF P M LOT 2

Use Code: 010V

Use Description: Single

Tax Rate Area: 01273

Transfer Date:

Last Sale Date:

Last Sale Amount:

Building 1

Design Type:

Bedrooms:

Quality Class Shape:

Baths:

Year Built:

Bldg Sq Ft:

Units:

Effective Yr:

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

APN: 2812-005-033

Address:

General

Census Tract 2010

TRACT: 920032

TOT_POP: 2897

City and Community

City Name:

Type: AREA

Community Name: SANTA CLARITA

Jurisdiction: UNINCORPORATED AREA

Community Standards District

No Results Found

CSD Area Specific Boundary

No Results Found

DRP Field Office Service Area

Office: SANTA CLARITA OFFICE

Office Code: PBSC

DRP Service Area

Name: North Service Area

Equestrian District

No Results Found

Fire Hazards - VHFHSZ Only

Hazard Class: VERY HIGH

Green Zones - 500' Sensitive Use Buffers

No Results Found

Green Zones District

No Results Found

Historic Resources

No Results Found

Housing Element (2021 - 2029) - Rezoning

No Results Found

Housing Element (2021 - 2029) - Sites Inventory

No Results Found

Leased Parcel (Marina del Rey)

No Results Found

LUP Community/Area Plan

Plan: RL1 - Rural Land 1

Type: AREA

Adopted: 11-27-12

Community Name: Santa Clarita Valley

LUP General Plan

No Results Found

Rural Outdoor Lighting District (Dark Skies)

NAME:RURAL OUTDOOR LIGHTING DISTRICT

SB9 Eligibility

No Results Found

Significant Ecological Area (SEA)

No Results Found

Significant Ridgeline

No Results Found

Supervisorial District

Name: 5TH SUP. DISTRICT

District: 5

Supervisor Name: 5TH DISTRICT:
KATHRYN BARGER

Transit Oriented District

No Results Found

Watershed

Name: SANTA CLARA RIVER

Zoned District

Zone District Name: SAND

Zoning (Boundary)

Zone: A-1-1

Description: Light Agricultural

Category: A-1

Planning Area: Santa Clarita Valley

Community: SANTA CLARITA VALLEY

Zoning Map Grid

Map Number: 279Z141

Zoning SP Category

No Results Found

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

APN: 2812-005-033

Address:



View Looking North



View Looking South



View Looking West



View Looking East

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

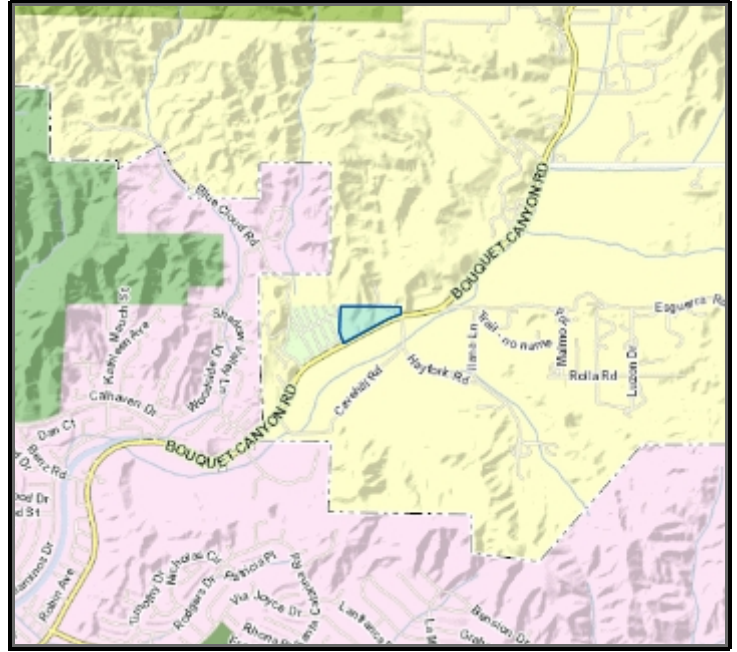
Parcel Profile Report

Report date: 3/27/2023 10:33:27 AM



APN: 2812-005-006

Address: 29069 BOUQUET CANYON RD SAUGUS CA 91390



Address: 29069 BOUQUET CANYON RD

City: SAUGUS CA

Owner:

Mailing Address:

Mailing City:

Lot Size Sq Ft: 470455

Lot Size Acres: 10.80

Legal Description:

LOT COM E ON N LINE OF SEC 5 T 4N R 15W 1537.2 FT FROM NW COR OF SD SEC TH S 2438'33" W 465.29 FT TH S 18454'50" E TO NW LINE OF BOUQUET CANYON RD TH NE AND FOLLOWING SD RD TO N AND S C/L OF SD SEC TH N ON SD C/L TO SD N LINE TH W THEREON TO BEG PART OF LOT 3 IN N 1/2 OF NW 1/4 OF SEC 5 T 4N R 15W

Use Code: 010V

Use Description: Single

Tax Rate Area: 01273

Transfer Date:

Last Sale Date:

Last Sale Amount:

Building 1

Design Type:

Bedrooms:

Quality Class Shape:

Baths:

Year Built:

Bldg Sq Ft:

Units:

Effective Yr:

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

APN: 2812-005-006

Address: 29069 BOUQUET CANYON RD SAUGUS CA 91390

General

Census Tract 2010

TRACT: 920020

TOT_POP: 6954

City and Community

City Name:

Type: AREA

Community Name: SANTA CLARITA

Jurisdiction: UNINCORPORATED AREA

Community Standards District

No Results Found

CSD Area Specific Boundary

No Results Found

DRP Field Office Service Area

Office: SANTA CLARITA OFFICE

Office Code: PBSC

DRP Service Area

Name: North Service Area

Equestrian District

No Results Found

Fire Hazards - VHFHSZ Only

Hazard Class: VERY HIGH

Green Zones - 500' Sensitive Use Buffers

No Results Found

Green Zones District

No Results Found

Historic Resources

No Results Found

Housing Element (2021 - 2029) - Rezoning

No Results Found

Housing Element (2021 - 2029) - Sites Inventory

No Results Found

Leased Parcel (Marina del Rey)

No Results Found

LUP Community/Area Plan

Plan: RL1 - Rural Land 1

Type: AREA

Adopted: 11-27-12

Community Name: Santa Clarita Valley

LUP General Plan

No Results Found

Rural Outdoor Lighting District (Dark Skies)

NAME:RURAL OUTDOOR LIGHTING DISTRICT

SB9 Eligibility

No Results Found

Significant Ecological Area (SEA)

No Results Found

Significant Ridgeline

No Results Found

Supervisorial District

Name: 5TH SUP. DISTRICT

District: 5

Supervisor Name: 5TH DISTRICT:
KATHRYN BARGER

Transit Oriented District

No Results Found

Watershed

Name: SANTA CLARA RIVER

Zoned District

Zone District Name: SAND

Zoning (Boundary)

Zone: A-1-1

Description: Light Agricultural

Category: A-1

Planning Area: Santa Clarita Valley

Community: SANTA CLARITA VALLEY

Zoning Map Grid

Map Number: 282Z141

Zoning Map Grid

Map Number: 279Z141

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

APN: 2812-005-006

Address: 29069 BOUQUET CANYON RD SAUGUS CA 91390

Zoning SP Category

No Results Found

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

APN: 2812-005-006

Address: 29069 BOUQUET CANYON RD SAUGUS CA 91390



View Looking North



View Looking South



View Looking West



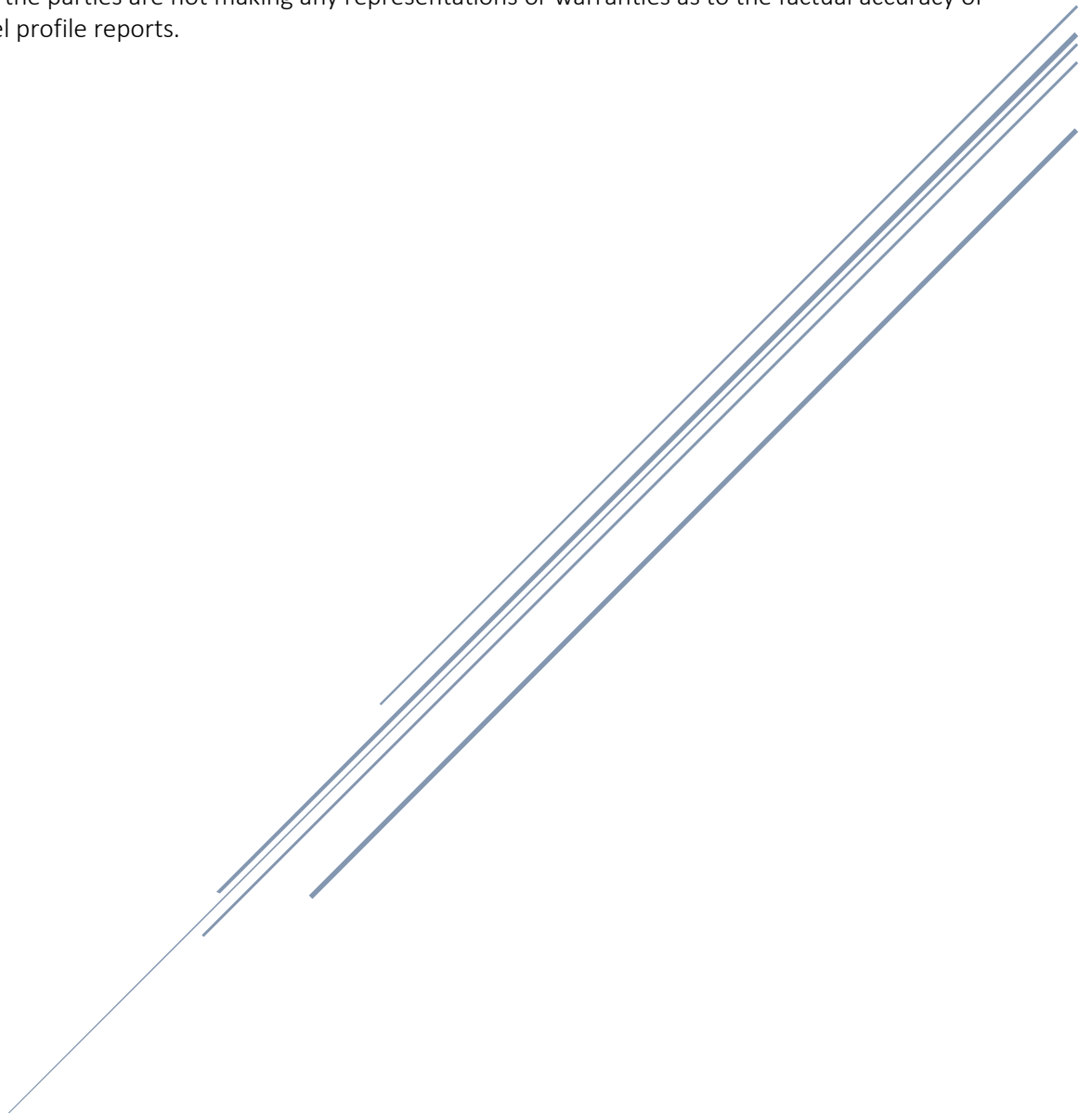
View Looking East

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

EXHIBIT A

Property Parcel Maps - Los Angeles Residential Community

Exhibit A is based solely on parcel profile reports obtained from Los Angeles County; by executing the Agreement the parties are not making any representations or warranties as to the factual accuracy of these parcel profile reports.



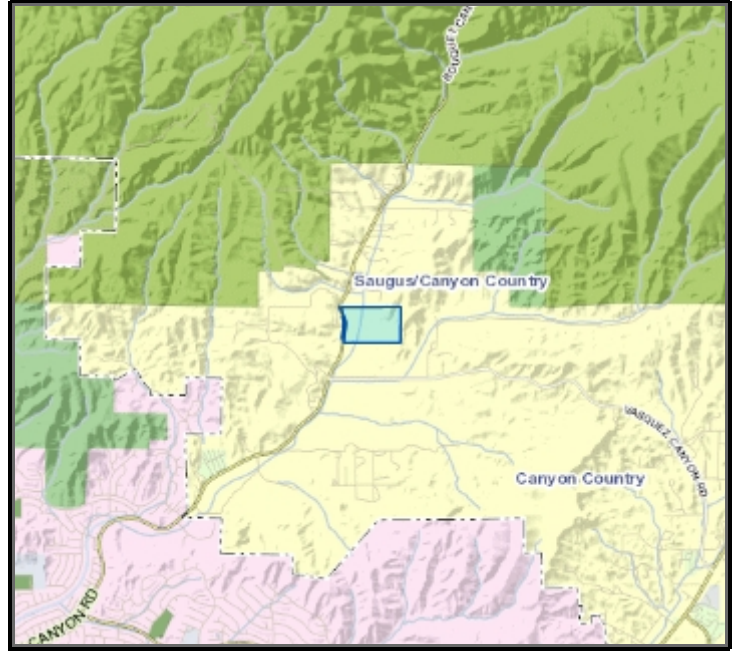
Parcel Profile Report

Report date: 8/8/2022 10:41:02 AM



APN: 2813-013-028

Address: 29890 BOUQUET CANYON RD SAUGUS CA 91390



Address: 29890 BOUQUET CANYON RD

City: SAUGUS CA

Owner:

Mailing Address:

Mailing City:

Lot Size Sq Ft: 2785991

Lot Size Acres: 63.96

Legal Description:

63.05 MORE OR LESS ACS BEING EX OF ST COM AT NE COR OF NW 1/4 OF SEC 33 T 5N R 15W TH S ON E LINE OF SD NW 1/4 TO S LINE OF N 1/2 OF SD NW 1/4 TH W THEREON TO A PT W ON SD S LINE 387 FT FROM NW COR OF SE 1/4 OF NW 1/4 OF SD SEC TH N 20 FT TH W 40 FT TH S 16 FT TH W TO E LINE OF LAND DESC IN DDS 6364-184 TO V L CONVERSE TH N THEREON TO N LINE OF SD SEC TH E TO BEG PART OF N 1/2 OF NW 1/4 OF SEC 33 T 5N R 15W

Use Code: 7500

Use Description: Homes For Aged & Others

Tax Rate Area: 08734

Transfer Date:

Last Sale Date:

Last Sale Amount:

Building 1

Design Type: 1700

Bedrooms: 0

Quality Class Shape: D6A

Baths: 4

Year Built: 2001

Bldg Sq Ft: 8718

Units: 1

Effective Yr: 2001

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

APN: 2813-013-028

Address: 29890 BOUQUET CANYON RD SAUGUS CA 91390

General

Census Tract 2010

TRACT: 920026

TOT_POP: 419

Census Tract 2010

TRACT: 920020

TOT_POP: 6954

City and Community

City Name:

Type: AREA

Community Name: SANTA CLARITA

Jurisdiction: UNINCORPORATED AREA

Community Standards District

No Results Found

CSD Area Specific Boundary

No Results Found

DRP Field Office Service Area

Office: SANTA CLARITA OFFICE

Office Code: PBSC

DRP Service Area

Name: North Service Area

Equestrian District

No Results Found

Historic Resources

No Results Found

Leased Parcel (Marina del Rey)

No Results Found

LUP Community/Area Plan

Plan: RL2 - Rural Land 2

Type: AREA

Adopted: 11-27-12

Community Name: Santa Clarita Valley

LUP General Plan

No Results Found

Rural Outdoor Lighting District (Dark Skies)

Name: RURAL OUTDOOR LIGHTING DISTRICT

SB9 Eligibility

No Results Found

Significant Ecological Area (SEA)

No Results Found

Significant Ridgeline

No Results Found

Supervisory District

Name: 5TH SUP. DISTRICT

Supervisor Name: 5TH DISTRICT:
KATHRYN BARGER

District: 5

Transit Oriented District

No Results Found

Watershed

Name: SANTA CLARA RIVER

Zoned District

Zone District Name: BOUQUET

Zoning (Boundary)

Zone: A-1-2

Description: Light Agricultural

Community: SANTA CLARITA VALLEY

Category: A-1

Zoning (Boundary)

Zone: A-1-2

Description: Light Agricultural

Community: SANTA CLARITA VALLEY

Category: A-1

Zoning Map Grid

Map Number: 285Z149

Zoning Map Grid

Map Number: 285Z145

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

Exhibit B: Project Description and Maps

Funding for the project will be used to consolidate two small water systems into SCV Water. The project will provide a reliable water supply to Lily of the Valley (LOV) and the Los Angeles Residential Community (LARC).

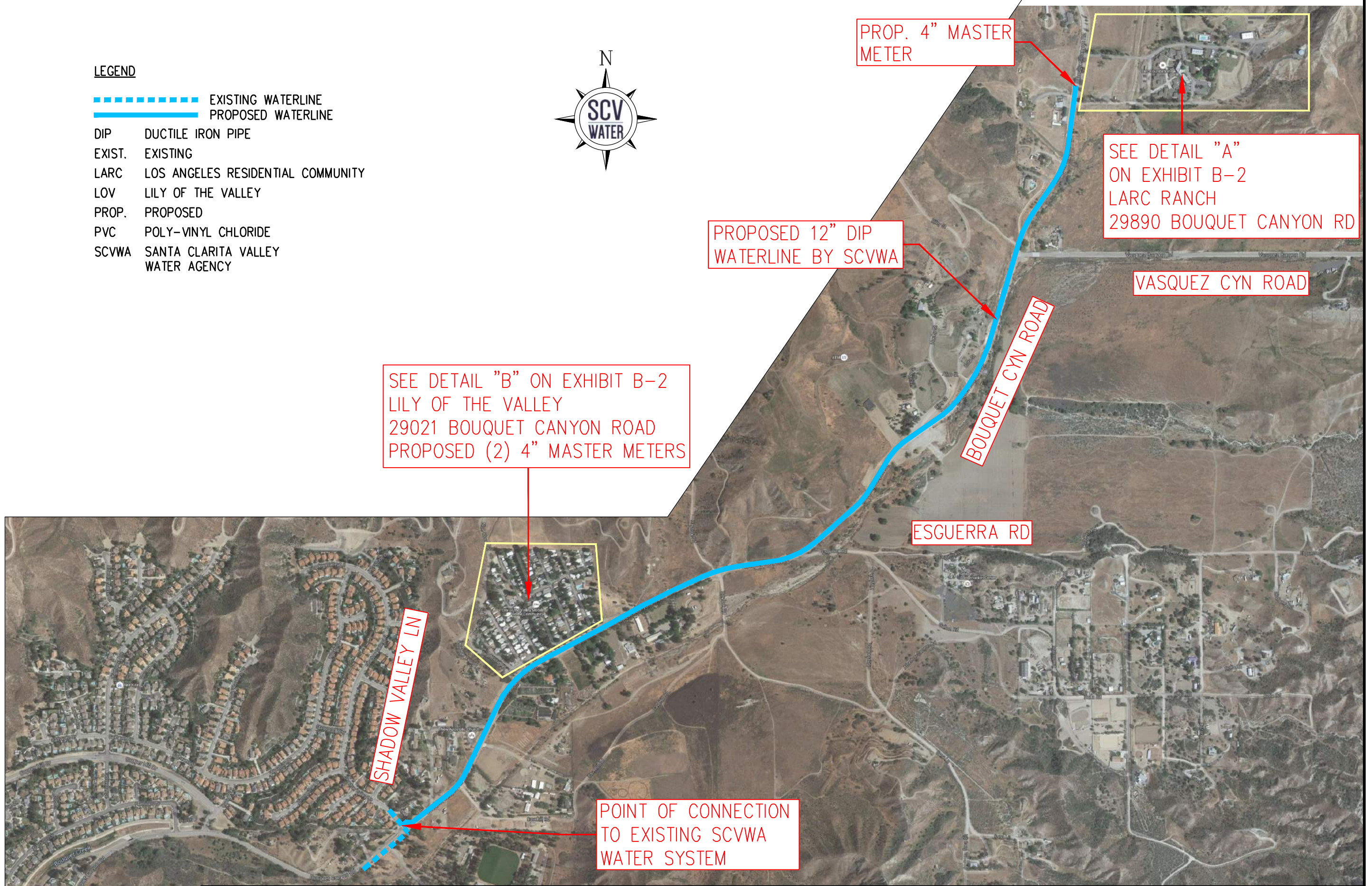
The project will construct a new 12-inch ductile iron pipeline that connects to the nearest SCV Water pipeline at Shadow Valley Lane and extends approximately 9,600 feet to the frontage of the LARC's property at 29890 Bouquet Canyon Road.

For LARC's connection the project will construct a new 4-inch meter, onsite backflow preventer, and onsite pump station. The onsite pump station will be owned, operated, and maintained by LARC.

For LOV's connection, the project will construct two new 4-inch master meters with associated piping and appurtenances.

LEGEND

- EXISTING WATERLINE
- PROPOSED WATERLINE
- DIP DUCTILE IRON PIPE
- EXIST. EXISTING
- LARC LOS ANGELES RESIDENTIAL COMMUNITY
- LOV LILY OF THE VALLEY
- PROP. PROPOSED
- PVC POLY-VINYL CHLORIDE
- SCVWA SANTA CLARITA VALLEY WATER AGENCY



O:\S16-701(2300036)_LARC PIPELINE UPSIZE\07 - DESIGN\01 - AUTOCAD\EXHIBITS\2023-03-09 EXHIBITS\EXHIBIT B.DWG (03-16-23 8:06:16AM)

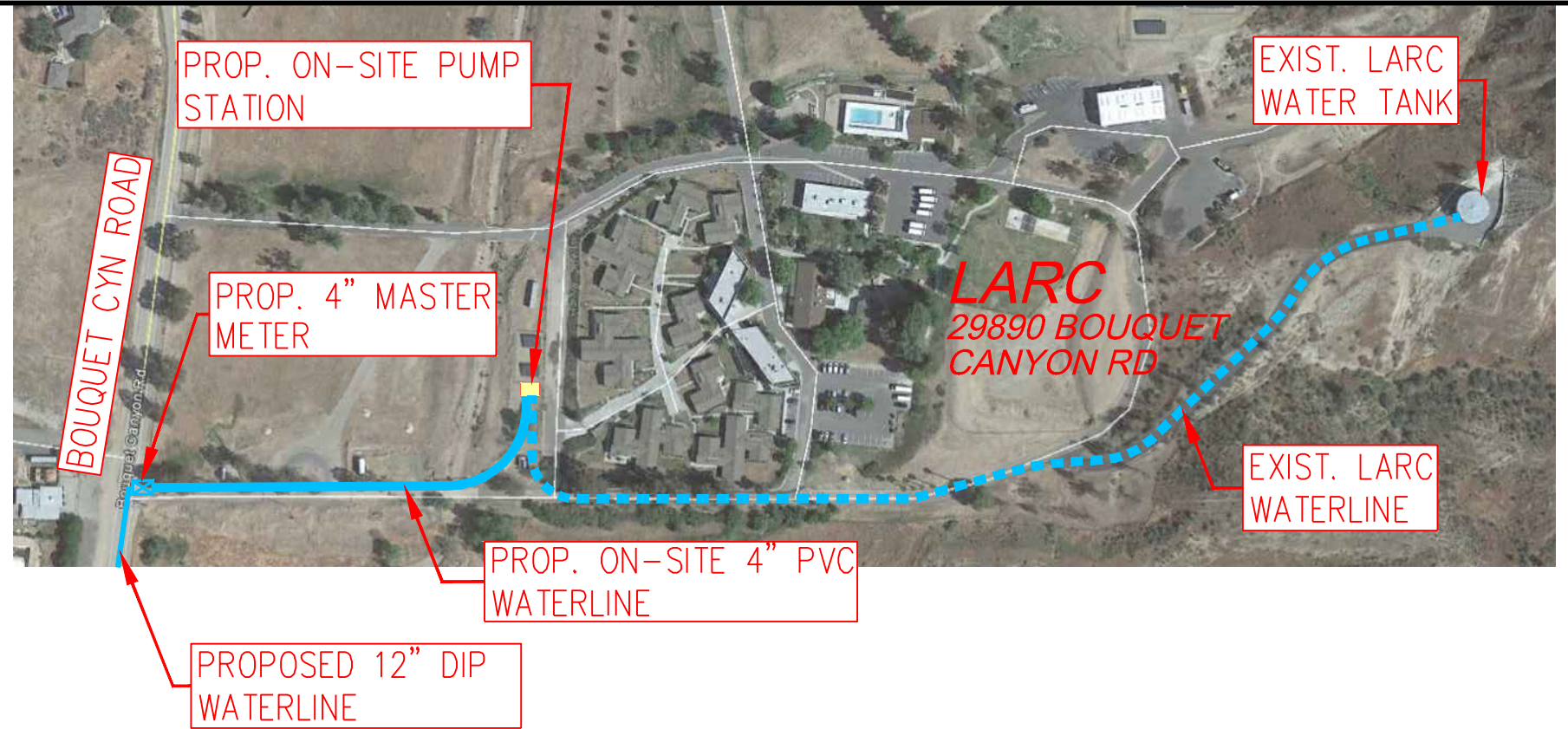
**LOS ANGELES RESIDENTIAL COMMUNITY
LARC RANCH WATER PIPELINE PROJECT
PROJECT MAP AND FEATURES**

**SANTA CLARITA VALLEY
WATER AGENCY
EXHIBIT B-1**

DETAIL "A"
LARC ON-SITE FACILITIES
 NTS

LEGEND

- EXISTING WATERLINE
- PROPOSED WATERLINE
- DIP DUCTILE IRON PIPE
- EXIST. EXISTING
- LARC LOS ANGELES RESIDENTIAL COMMUNITY
- LOV LILY OF THE VALLEY
- PROP. PROPOSED
- PVC POLY-VINYL CHLORIDE
- SCVWA SANTA CLARITA VALLEY WATER AGENCY



DETAIL "B"
LILY OF THE VALLEY
 NTS

LOS ANGELES RESIDENTIAL COMMUNITY
 LARC RANCH WATER PIPELINE PROJECT
 PROJECT MAP AND FEATURES

SANTA CLARITA VALLEY
 WATER AGENCY
 EXHIBIT B-2

O:\S16-701(2300036) LARC PIPELINE UPSIZE\07 - DESIGN\01 - AUTOCAD\EXHIBITS\2023-03-09 EXHIBITS\EXHIBIT B.DWG (03-16-23 8:07:20AM)

Exhibit C: Eligible/Ineligible Project Costs

Table 1 – Estimated Construction Costs

Description	Eligible Costs	Ineligible Costs	Total Project Costs
LARC & LOV Water Pipeline	\$1,810,000	\$650,000	\$2,460,000
LARC Onsite Pump Station	\$ 524,832	-	\$ 524,832
Total Construction	\$2,334,832	\$650,000	\$2,984,832

Table 2 – Total Project Costs

Description	Eligible Costs	Ineligible Costs	Total Project Costs
Construction (Pipeline & Pump Station)	\$2,334,832	\$ 650,000	\$2,984,832
Contingency	\$ 357,454	\$ 80,000	\$ 437,454
Allowances (Soft Costs)	\$1,239,705	\$ 150,000	\$ 1,389,705
Total Project	\$3,931,991	\$ 880,000	\$4,811,991

Cost Data Source: Finance Agreement between SWRCB and SCV Water, Section B.4 Budget Costs, signed February 15, 2022

Eligible Costs (Grant Funded)

Eligible costs include costs for 9,600 feet of 8-inch ductile iron pipeline with all fire hydrants and other appurtenances as shown on approved 8-inch pipeline plans. Eligible costs will be based on the selected contractor bid price for the 8-inch pipeline.

For LARC's connection, costs include a new 4-inch master meter; and onsite pump station (as shown on pump station plans). SCV Water Facility Capacity fees are included as eligible costs.

For LOV's connection, costs include two new 4-inch master meters, including service laterals. SCV Water Facility Capacity Fees are included as eligible costs.

If bid prices for the eligible project costs exceed grant funding, then SCV Water will request an amendment to the SWRCB Agreement to cover the entirety of eligible cost items for the project in accordance with the SWRCB Agreement Section B.5 Line-Item Adjustments.

If the amendment to the SWRCB Agreement is not sufficient to cover the entirety of eligible Project cost overruns, including change orders during construction, then SCV Water will meet and confer in good faith with LARC and LOV for approval and to apportion the costs for the cost overruns based according to the following formula:

- LARC's allocation is 48.39%
- LOV's allocation is 51.61%

Cost overruns for onsite construction for LARC would be excluded from cost sharing and would be the sole responsibility of LARC.

Ineligible Costs

SCV Water - Ineligible costs are the marginal cost to upsize the pipeline from 8-inch ductile iron pipe to 12-inch ductile iron pipe. The marginal construction costs will be determined by the difference between the selected construction contractor's bid price for the 12-inch pipeline and the 8-inch pipeline.

Lily of the Valley – Ineligible costs are the onsite improvements by Lily of the Valley that will include installation of a backflow preventer after each 4-inch master meter and onsite (customer side) piping to connect to the existing onsite distribution system. Lily of the Valley will be responsible for disconnecting the existing water wells and tanks from the onsite potable water distribution system.

Los Angeles Residential Community – Ineligible costs will include disconnecting the existing water wells from the onsite potable water distribution system.

Exhibit D: SCV Water Facility Capacity Fees**Lily of the Valley**

Number/Size Meters	Regional Facility Capacity Fees (West Valley)		Purveyor/Distribution Facility Capacity Fees (Santa Clarita Service Area)		Total Capacity Fees
	Unit Price ⁽¹⁾	Total	Unit Price ⁽²⁾	Total	Total
Two 4-inch meters	\$104,756 each	\$209,512	\$44,350 each	\$88,700	\$298,212

Los Angeles Residential Community

Number/Size Meters	Regional Facility Capacity Fees (West Valley)		Purveyor/Distribution Facility Capacity Fees (Santa Clarita Service Area)		Total Capacity Fees
	Unit Price ⁽¹⁾	Total	Unit Price ⁽²⁾	Total	Total
One 4-inch meter	\$104,756 each	\$104,756	\$44,350 each	\$44,350	\$149,106

Source: <https://www.yourscvwater.com/engineering/development-services/facility-capacity-fees>

(1) Regional Facility Capacity Fees are effective through June 30, 2023

(2) Purveyor Facility Capacity Fees are effective through December 31, 2023

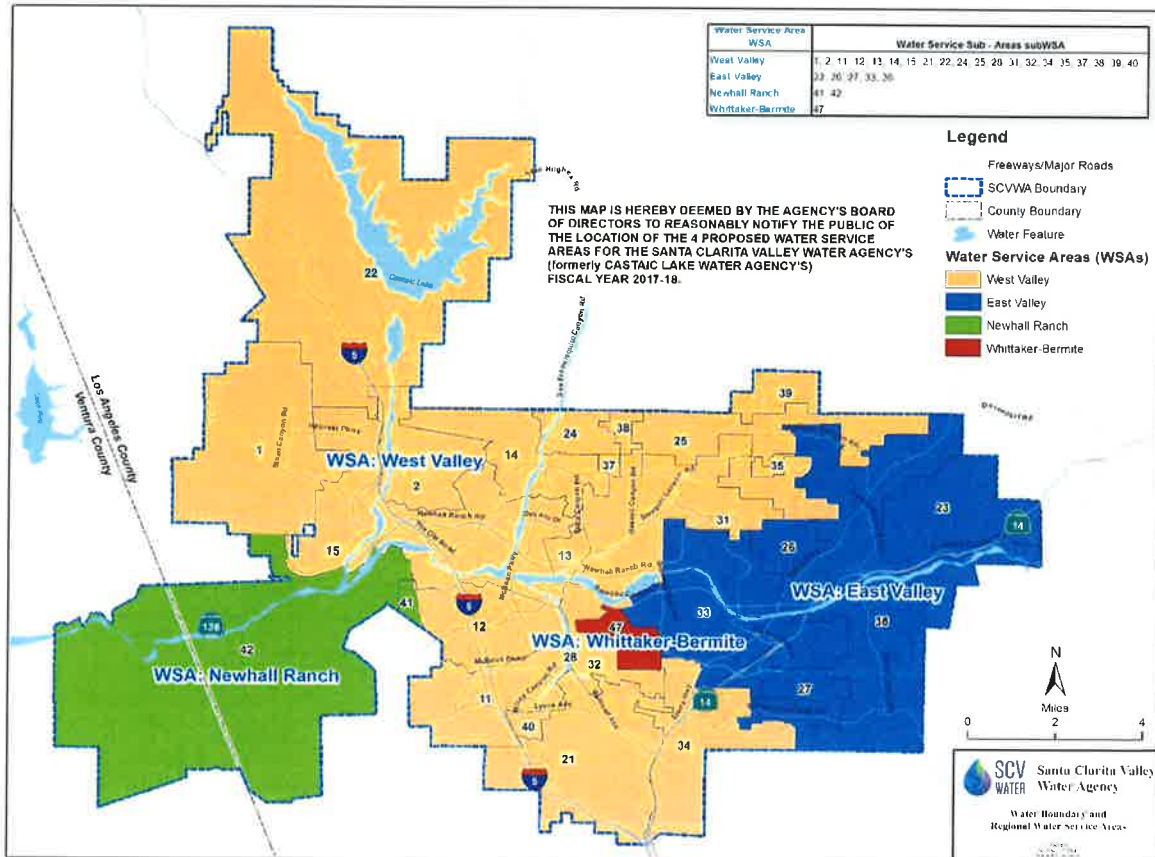


Santa Clarita Valley Water Agency

2022 RATES FOR REGIONAL FACILITY CAPACITY FEES AND CHARGES (\$/METER SIZE)¹ Rates Effective July 1, 2022 through June 30, 2023

Meter Size	Meter Size (inch)	WSA: West Valley	WSA: East Valley	WSA: Newhall Ranch	WSA: Whittaker-Bermite
		SubWSA: 1, 2, 11, 12, 13, 14, 15, 21, 22, 24, 25, 28, 31, 32, 34, 35, 37, 38, 39, 40	SubWSA: 23, 26, 27, 33, 36	SubWSA: 41, 42	SubWSA: 47
5/8"	0.625	\$4,191	\$6,330	\$3,507	\$6,001
3/4"	0.75	\$6,286	\$9,497	\$5,260	\$9,001
1"	1.00	\$10,475	\$15,827	\$8,767	\$15,001
1 1/2"	1.50	\$20,951	\$31,652	\$17,535	\$30,001
2"	2.00	\$33,522	\$50,644	\$28,055	\$48,002
2 1/2"	2.50	\$48,189	\$72,800	\$40,330	\$69,004
3"	3.00	\$62,854	\$94,957	\$52,605	\$90,004
4"	4.00	\$104,756	\$158,262	\$87,675	\$150,008
6"	6.00	\$209,513	\$316,524	\$175,348	\$300,017
8"	8.00	\$335,220	\$506,438	\$280,559	\$480,026
10"	10.00	\$481,880	\$728,004	\$403,303	\$690,038
12"	12.00	\$900,905	\$1,361,052	\$754,001	\$1,290,073

¹ The Facility Capacity Fees and Charges are calculated based on methods endorsed by the American Water Works Association (AWWA) and presented in the Water Rate AWWA Manual M1.



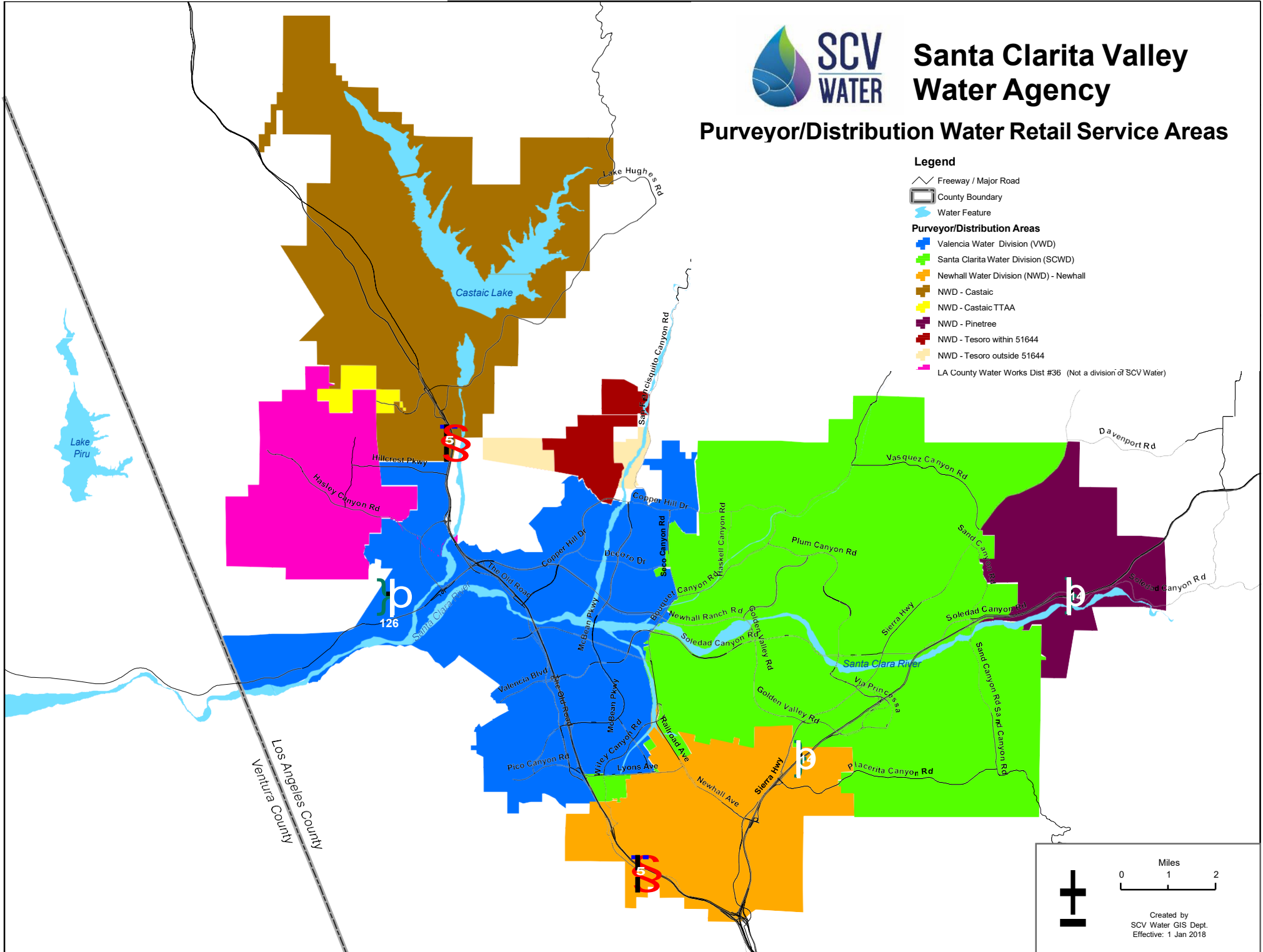


Santa Clarita Valley Water Agency

Purveyor/Distribution Water Retail Service Areas

Legend

- Freeway / Major Road
- County Boundary
- Water Feature
- Purveyor/Distribution Areas**
- Valencia Water Division (VWD)
- Santa Clarita Water Division (SCWD)
- Newhall Water Division (NWD) - Newhall
- NWD - Castaic
- NWD - Castaic TTA
- NWD - Pinetree
- NWD - Tesoro within 51644
- NWD - Tesoro outside 51644
- LA County Water Works Dist #36 (Not a division of SCV Water)





Santa Clarita Valley Water Agency

Purveyor/Distribution (Retail Divisions) 2023 Facility Capacity Fees (FCFs) FCFs valid from 1 Jan 2023 to 31 Dec 2023

Newhall Water Division

Newhall Service Area

(Resolution 2008-02)

Meter Size	FCF
1" or less	\$4,865.00
1 1/2"	\$9,730.00
2"	\$15,568.00
4"	\$48,650.00
6"	\$97,300.00
8"	\$155,680.00
10"	\$223,790.00

Pinetree Service Area

(Resolution 2008-04)

Meter Size	FCF
1" or less	\$6,987.00
1 1/2"	\$13,974.00
2"	\$22,358.40
4"	\$69,870.00
6"	\$139,740.00
8"	\$223,584.00
10"	\$321,402.00

Castaic Service Area

(Resolution 2008-03)

Meter Size	FCF
1" or less	\$4,112.00
1 1/2"	\$8,224.00
2"	\$13,158.40
4"	\$41,120.00
6"	\$82,240.00
8"	\$131,584.00
10"	\$189,152.00

Castaic Service Area (TTAA)

Tentative Tract 47807

& Adjacent Service Areas (TTAA)

(Resolution 2013-8)

Meter Size	FCF
1" or less	\$12,498.06
1 1/2"	\$24,996.12
2"	\$39,993.79
4"	\$124,980.60
6"	\$249,961.20
8"	\$399,937.92
10"	\$574,910.76

Santa Clarita Water Division

Santa Clarita Service Area

(Resolution 3118)

Meter Size	FCF
3/4"	\$2,661.00
1"	\$4,435.00
1.5"	\$8,870.00
2"	\$14,098.00
3"	\$28,385.00
4"	\$44,350.00
6"	\$88,705.00
8"	\$141,925.00

Valencia Water Division

Currently has no Distribution FCF

Los Angeles County Water Works District #36 (LACo#36) has their own separate retail connection fees. Contact them directly. SCV Water's Imported FCFs are still assessed for this area.

Tesoro Service Area

Outside Tract 51644

(Resolution 2008-05)

Meter Size	FCF
1" or less	\$5,073.00
1 1/2"	\$10,146.00
2"	\$16,233.60
4"	\$50,730.00
6"	\$101,460.00
8"	\$162,336.00
10"	\$233,358.00

Tesoro Service Area

Within Tract 51644

(Resolution 2008-05)

Meter Size	FCF
1" or less	\$440.00
1 1/2"	\$880.00
2"	\$1,408.00
4"	\$4,400.00
6"	\$8,800.00
8"	\$14,080.00
10"	\$20,240.00

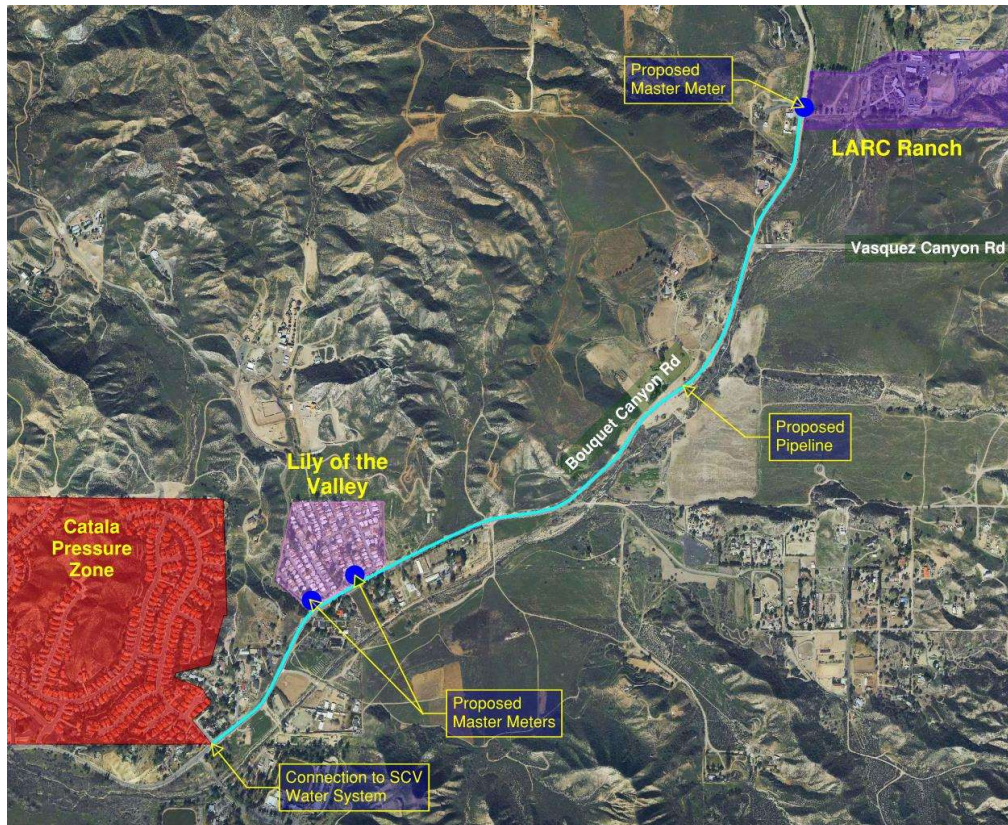


April 6, 2023

Execute Consolidation and Water Service Agreements with the Los Angeles Residential Community and Lily of the Valley

Engineering and Operations
Committee Meeting

Overview of Master Meter Consolidation Projects



- SCV Water will build 9,600 feet of 12-inch ductile iron pipeline to serve Los Angeles Residential Community (LARC), Lily of the Valley (LOV) and others along the pipeline route.
- SCV Water will supply water to LARC & LOV via Master Meters.
- LARC & LOV will continue to own and operate on-site distribution systems.



Some Key Elements of SCV Water's Consolidation Financing Agreement with SWRCB

- Execute Water Service Agreements (WSAs) with LARC & LOV prior to receiving grant funds.
- Advertise for bids for 8-inch & 12-inch pipeline - to determine eligible costs for grant and our cost share for pipeline upsized.
- Submit Final Budget Approval worksheet to SWRCB after receipt of bids.
- If grant funds are not sufficient to pay for eligible project costs in full, SCV Water will seek an amendment to the Financing Agreement to add grant funds. This could delay the project completion pending SWRCB approval.



Some Key Elements of SCV Water Consolidation and Water Service Agreements with LARC & LOV

- SCV Water provides Master Meter(s) within LARC and LOV frontage
- LARC & LOV will surrender their domestic water supply permit(s)
- LARC & LOV will continue to own, operate, and maintain their onsite distribution systems
- LARC & LOV will disconnect existing wells from potable distribution system at their cost (SCV Water will witness) before service begins
- WSAs include provisions to address construction cost contingencies



Funding Amounts

Consolidation Financing Agreement

- Consolidation Grant funds will cover all project costs for LARC & LOV (eligible costs)
- SCV Water will receive up to \$3,931,991 in grant funds, as follows:
 - \$359,400 for planning and design costs incurred prior to June 5, 2018
 - \$3,572,591 for an 8-inch pipeline (sized for LARC & LOV) and LARC on-site pump station
- SCV Water will pay for the pipeline to be upsized to 12-inch
 - \$1,500,000 - FY 2022/23 CIP Budget



Pipeline Project Implementation - Next Steps

- Execute Water Service Agreements - LARC & LOV* - April 2023
- DDW Approval of Pipeline Plans - April 2023
- Advertise for Bids for Pipeline Construction - second quarter 2023
- Submit Final Budget to SWRCB for Approval - third quarter 2023
- Award Pipeline Construction Contract* - third quarter 2023
- Complete Pipeline Construction - fourth quarter 2024

* Denotes SCV Water Board Approval Required



Recommendation for Consolidation and Water Service Agreement(s) for LARC & LOV

That the Engineering and Operations Committee recommends that the Board of Directors authorize :

- The Chief Engineer to execute and deliver the Water Service Agreement(s) with the Los Angeles Residential Community and Royce Lily of the Valley LLC



[This page intentionally left blank.]



COMMITTEE MEMORANDUM

DATE: March 24, 2023

TO: Engineering and Operations Committee

FROM: Courtney Mael, P.E. *CM*
Chief Engineer

SUBJECT Recommend Approval of (1) Adopting a Resolution Authorizing a Purchase Order to Hunsaker & Associates Los Angeles, Inc. for Planning Services for the N-Wells Drainage Improvements Project, and (2) Finding That the Authorization is Not a Project Subject to CEQA Guidelines Section 15262

SUMMARY

Santa Clarita Valley Water Agency (SCV Water) is planning to perform planning services to identify and evaluate drainage improvements to address the existing drainage issues. Staff issued a Request for Proposal (RFP) for planning services for the N-Wells Drainage Improvements Project. The project will evaluate the existing drainage system and determine the necessary drainage improvements. Staff received three (3) planning services proposals and is recommending approval of adopting a resolution authorizing a purchase order to Hunsaker & Associates Los Angeles, Inc. for planning services for the N-Wells Drainage Improvements Project.

DISCUSSION

The N-Wells site is situated within the City of Santa Clarita property at the William S. Hart Pony Baseball & Softball field. Currently, the site storm runoff and/or well overflow is backing up from the discharge point to the well sites. SCV Water has identified a need to address the flooding conditions to the N-Wells site.

On December 8, 2022, staff issued a Request for Proposal (RFP) to several of SCV Water's on-call consultants for planning services to identify and evaluate the N-Wells drainage improvements. On January 25, 2023, staff received proposals from three (3) consultants, Hunsaker & Associates Los Angeles, Inc. EDM Services, Inc. and Alliance Land Planning & Engineering, Inc. The proposals were reviewed and evaluated by staff from Engineering and Operations & Maintenance. The evaluation team reviewed the proposals based on the qualifications-based selection procedure applying the following criteria: responsiveness (conformance and compliance) to the RFP requirements, project understanding, project approach, responsibilities (resources/ capability/ qualifications/ availability) to perform the work, scope of work, and schedule. The evaluation team selected Hunsaker & Associates Los Angeles, Inc. (Hunsaker) as the firm to provide the planning services for the project.

The scope of work will include, but is not limited to, identifying the drainage improvements, evaluating alternative options, preparing estimated construction costs, and providing preliminary design of the recommended improvements to be able to conduct environmental review of such a potential project under the California Environmental Quality Act (CEQA).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CONSIDERATIONS

The approval of a purchase order to Hunsaker for planning services for the N-Wells Drainage Improvements Project authorizes the preparation of feasibility and planning studies and does not constitute an approval for the construction of the N-Wells drainage improvements and so is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines Section 15262.

STRATEGIC PLAN NEXUS

The award of this planning contract will help meet SCV Water's objective and Strategic Plan Objective B.5.1: "Maintain all facilities and appurtenances in a consistent fashion to achieve operational efficiency and functionality."

FINANCIAL CONSIDERATIONS

The project was not initially included in the Agency's FY 2022/23 Capital Improvement Program (CIP) Projects Budget. The budget for this work will be funded from another CIP project that is anticipated to be under budget. The planning services would be performed on a time and expense basis with a not to exceed budget of \$140,000.

RECOMMENDATION

That the Engineering and Operations Committee recommends that the Board of Directors approve (1) adopting the attached resolution authorizing a purchase order to Hunsaker & Associates Los Angeles, Inc. for an amount not to exceed of \$140,000 for planning services for the N-Wells Drainage Improvements Project and (2) finding that approval of the proposed action is exempt from the CEQA review, in accordance with CEQA Guidelines section 15262, because the project only involves feasibility or planning studies for possible future actions which the Agency has not approved, adopted, or funded.

Attachment

MBS

RESOLUTION NO. SCV-XXX

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE SANTA CLARITA VALLEY WATER AGENCY,
AUTHORIZING A PURCHASE ORDER
TO HUNSAKER & ASSOCIATES LOS ANGELES, INC.
FOR PLANNING SERVICES FOR THE
N WELLS DRAINAGE IMPROVEMENTS PROJECT,
AND FINDING THAT THE AUTHORIZATION IS NOT A PROJECT
SUBJECT TO CEQA GUIDELINES SECTION 15262**

WHEREAS, the Santa Clarita Valley Water Agency (Agency) wishes to conduct planning studies with regard to the N Wells Drainage Improvements Project, as it continues to work towards meeting its Strategic Plan Objective B.5.1: “Maintain all facilities and appurtenances in a consistent fashion to achieve operational efficiency and functionality.”; and

WHEREAS, the adoption of the resolution for a purchase order to Hunsaker & Associates Los Angeles, Inc. (Hunsaker) for planning services for the N Wells Drainage Improvements Project authorizes the preparation of feasibility and planning studies, and does not constitute an approval for the construction of N Wells Drainage Improvements Project and so the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines section 15262; and

WHEREAS, this resolution does not commit the Agency to any current or future projects, and does not entail any construction or other activity that could result in a potential physical change to the environment; and

WHEREAS, on December 8, 2022, the Agency issued the Request for Proposal (RFP) to several of its on-call consultants on PlanetBids for planning services for the N Wells Drainage Improvements Project; and

WHEREAS, on January 25, 2023, proposals from three (3) consultants were electronically received on the Agency’s website page on PlanetBids pursuant to the Agency’s planning services RFP for the N Wells Drainage Improvements Project; and

WHEREAS, it is in the Agency’s best interest that the Board of Directors, on behalf of the Agency, authorize its General Manager to award a purchase order to Hunsaker for planning services in an amount not to exceed \$140,000.

NOW, THEREFORE, BE IT RESOLVED, that the Santa Clarita Valley Water Agency Board of Directors does hereby find and determine as follows:

SECTION 1. RECITALS. The Board of Directors finds that the administrative record has been completed in compliance with CEQA, the CEQA Guidelines, and that the CEQA findings reflect the Board's independent judgment.

SECTION 2. LOCATION AND CUSTODIAN OF RECORDS. The documents and materials associated with the project that constitute the record of proceedings on which these findings are based are located at the offices of the Santa Clarita Valley Water Agency, 27234 Bouquet Canyon Road, Santa Clarita, CA 91350. The Custodian of Record is the Board Secretary April Jacobs.

RESOLVED FURTHER that the Agency's Board of Directors authorizes the General Manager to issue a purchase order to Hunsaker & Associates Los Angeles, Inc. for planning services for the N Wells Drainage Improvements project for an amount not to exceed \$140,000.

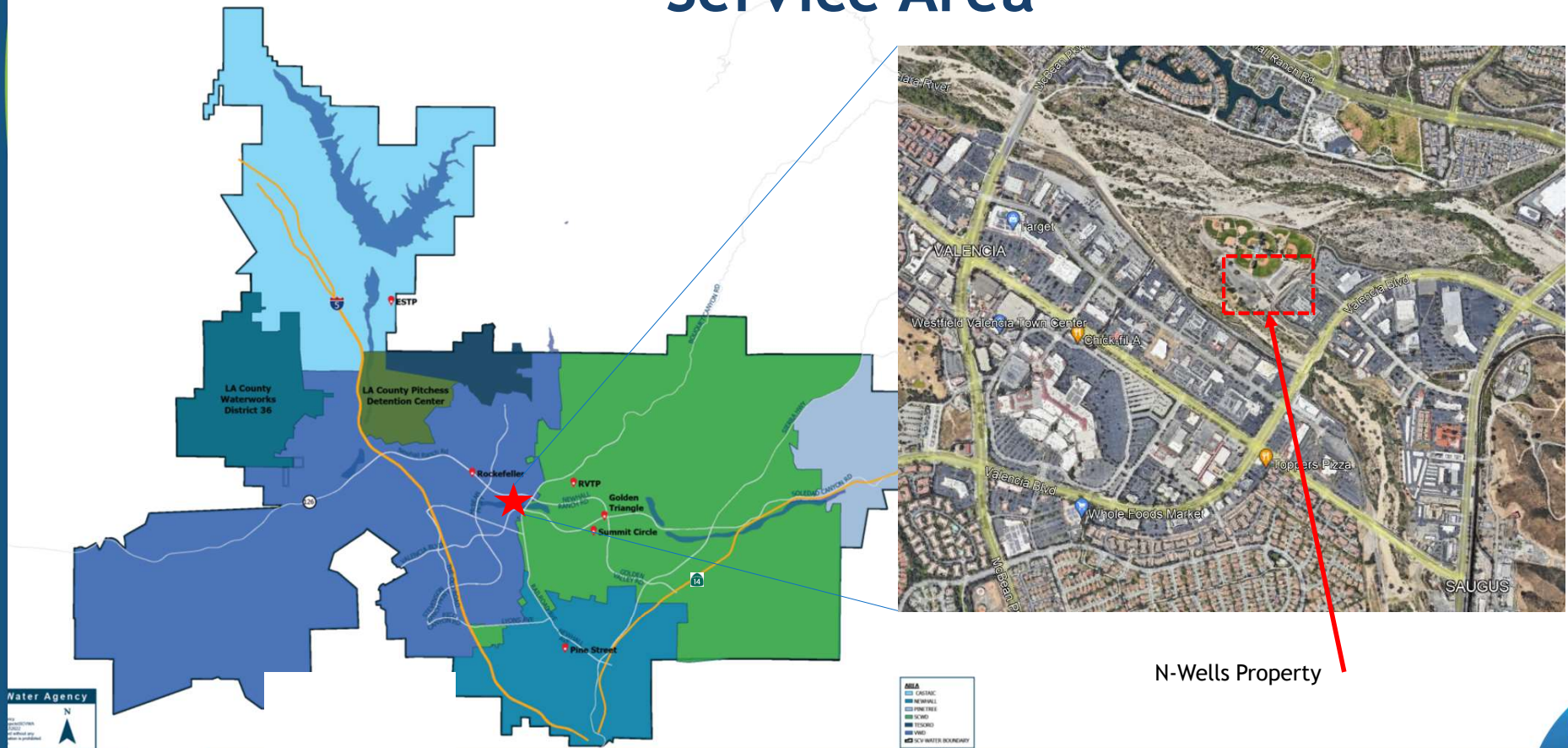


April 6, 2023

N-Wells Drainage Improvement Planning Services

Engineering and Operations
Committee Meeting

Santa Clarita Valley Water Agency Service Area



N-Wells Property

YOURSCVWATER.COM



N-Wells Drainage Improvements Planning Services



N-Wells site



N Wells site currently experiences flooding during wells discharge and storm events.

The drainage issues appear to be caused by the following:

- The existing drainage basin appears to be too small.
- The land is flat, and the drainage pipe does not appear to have much slope.

N- Wells Drainage Improvements Planning Services

- December 8, 2022: Request for Proposal (RFP) on PlanetBids advertised
- January 25, 2023: Three (3) proposals received
 - Alliance Land Planning & Engineering, Inc.
 - EDM Services
 - Hunsaker & Associates Los Angeles, Inc.
- Evaluation Team: Engineering, Operations & Maintenance
- Hunsaker & Associates Los Angeles, Inc. selected based on:
 - Responsiveness (conformance and compliance) to the RFP requirements
 - Project understanding
 - Project Approach
 - Responsibility (resources/capability/qualifications/availability) to perform the work
 - Scope of work
 - Schedule

** SCV Water's objective and Strategic Plan Objective B.5.1: "Maintain all facilities and appurtenances in a consistent fashion to achieve operational efficiency and functionality."

YOURSCVWATER.COM



N-Wells Drainage Improvements Planning Services

Scope of Work

- Data Collection and Review
- Site Visit and perform Topographical surveys
- Identification of easements, jurisdictional boundaries, and permit requirement
- Perform video inspection inside the existing drainage line
- Pothole and survey for verify vertical and horizontal alignments
- Identify and evaluate drainage improvements alternatives and provide the recommended pipeline and drainage improvements
- Identify existing drainage outlet condition and identify the appropriated outlet improvements
- Prepare drainage map and hydraulic study
- Prepare and submit 30% level design drawings



N- Wells Drainage Improvements Planning Services

- Award Phase:
 - April 6, 2023: Engineering and Operations Committee
 - May 2, 2023: Board Meeting
- Planning Phase:
 - May 2023: Notice to Proceed
 - May 2023 to October 2023: Planning Services



N-Wells Drainage Improvements Planning Services

That the Engineering and Operations Committee recommends that the Board of Directors approve:

- A. Adopting a resolution authorizing the General Manager to execute a purchase order for planning services to Hunsaker & Associates Los Angeles, Inc. for an amount not to exceed \$140,000; and
- B. Find that approval of the proposed action is exempt from the CEQA review, in accordance with CEQA Guidelines section 15262



[This page intentionally left blank.]



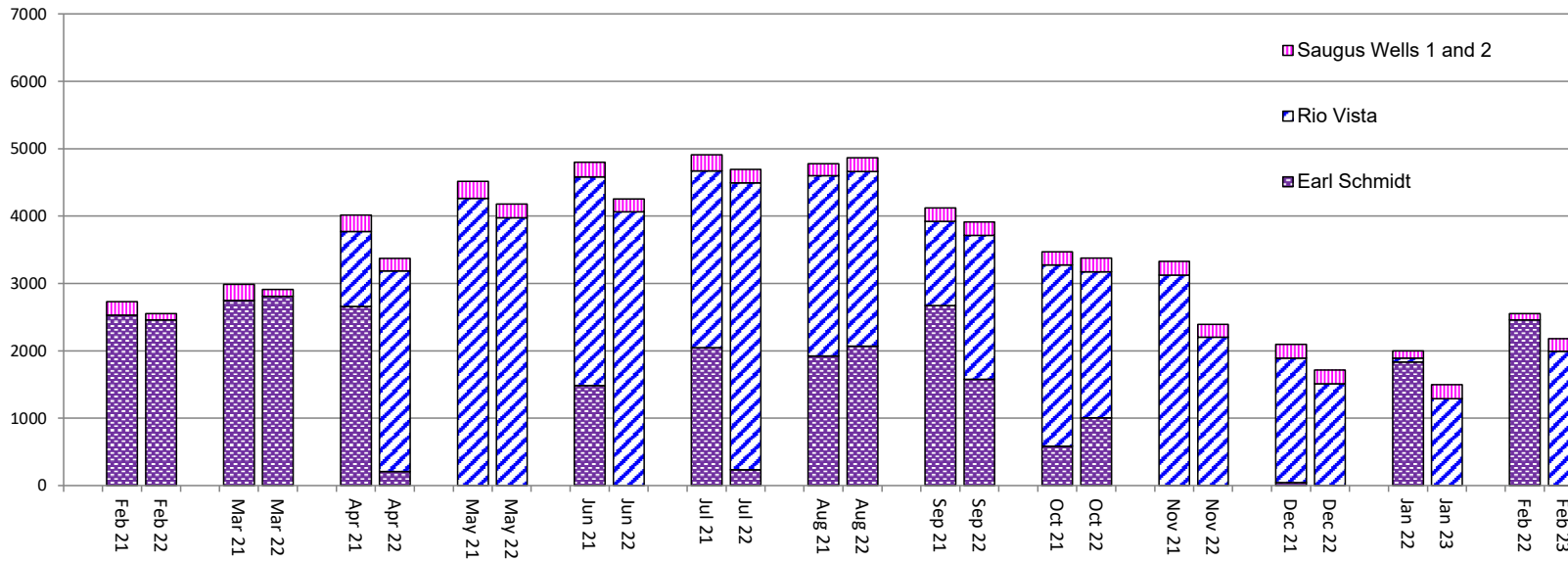
Monthly Operations & Production Report

February 2023

[This page intentionally left blank.]

SANTA CLARITA VALLEY WATER AGENCY
February 2023 Regional Operations Report

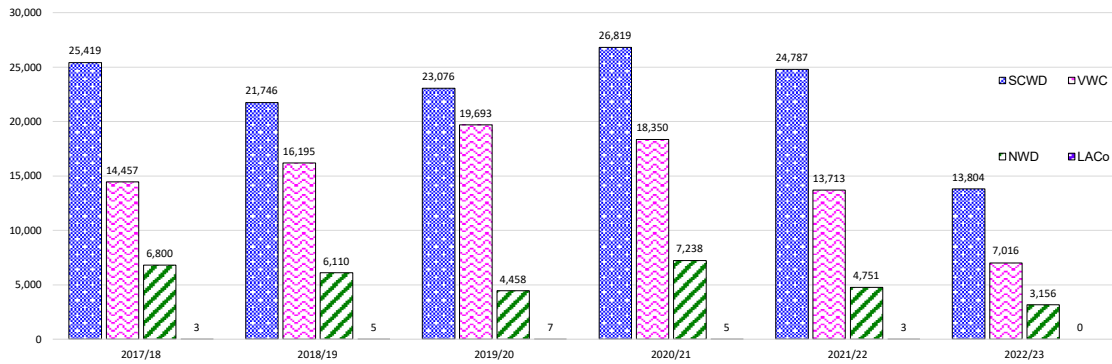
Water Supply (acre-feet)



Source	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Total
Earl Schmidt	2459	2810	208	0	0	234	2068	1576	874	0	0	0	0	12066
Rio Vista	0	0	2977	3975	4064	4257	2595	2140	2167	2200	1513	1291	1994	29228
Saugus 1 and 2	94	102	186	202	191	203	205	196	204	196	204	204	186	2479
Total	2553	2912	3371	4177	4255	4694	4868	3912	3245	2396	1717	1495	2180	28828
Total Sold	2593	3075	3243	4210	4279	4759	4720	3685	3290	2339	1721	1383	2079	43482
RVWTP Use/Storage	3.22	-8.02	70.97	38.57	33.15	83.45	32.6	25.22	42.63	33.74	21.04	16.55	-19.31	309.24
Total Use	2596.22	3066.98	3313.97	4248.57	4312.15	4842.45	4752.6	3710.22	3332.63	2372.74	1742.04	1399.55	2059.69	36217.22
Water Loss	1.69%	5.32%	-1.69%	1.71%	1.34%	3.16%	-2.37%	-5.16%	2.70%	-0.97%	1.46%	-6.38%	-5.52%	0.89%
Recycled Water	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Total
Valencia	8	18	21	10	56	43	49	46	38	36	10	0.9	0.3	341.2

* Water loss includes water usage at Rio Vista Water Treatment Plant facilities and system storage.

HISTORICAL FY Production 2017-2023



HISTORICAL FY PRODUCTION 2016-2022

2017/18	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
SCWD	3,085	3,035	2,589	2,462	1,922	1,955	1,578	1,580	969	1,905	2,076	2,264	25,419
VWC	2,089	1,723	1,184	1,260	966	969	853	676	619	1,160	1,336	1,622	14,457
NWD	785	856	845	801	640	556	253	275	157	349	473	808	6,800
LACo	0	0	0	0	0	0	0	1	0	0	1	0	3
Total	5,958	5,615	4,619	4,522	3,528	3,481	2,684	2,532	1,746	3,414	3,885	4,695	46,680
Cum. FYTD	5,958	11,573	16,192	20,714	24,242	27,723	30,407	32,939	34,685	38,099	41,984	46,680	
2018/19	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
SCWD	2,694	2,816	2,535	2,174	1,882	1,274	1,110	493	1,177	1,770	1,632	2,189	21,746
VWD	1,921	2,026	1,743	1,300	1,084	459	513	232	1,205	1,819	1,701	2,193	16,195
NWD	1,023	1,012	881	537	382	214	181	76	352	428	422	603	6,110
LACo	1	0	0	1	0	0	1	1	1	0	0	0	5
Total	5,639	5,855	5,160	4,011	3,349	1,947	1,805	802	2,735	4,016	3,754	4,985	44,057
Cum. FYTD	5,639	11,494	16,654	20,665	24,014	25,961	27,766	28,567	31,302	35,318	39,072	44,057	
2019/20	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
SCWD	2,610	2,743	2,475	2,310	1,845	980	1,207	1,416	1,212	1,368	2,358	2,552	23,076
VWD	2,491	2,518	2,348	2,145	1,526	604	957	762	919	1,066	2,171	2,186	19,693
NWD	721	518	492	422	280	130	188	232	177	226	475	597	4,458
LACo	2	0	0	1	1	1	1	0	0	0	0	0	7
Total	5,823	5,779	5,316	4,879	3,651	1,715	2,353	2,411	2,309	2,660	5,004	5,336	47,234
Cum. FYTD	5,823	11,602	16,918	21,796	25,448	27,162	29,515	31,926	34,235	36,894	41,898	47,234	
2020/21	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
SCWD	2,849	3,117	2,792	2,470	1,907	1,907	1,548	1,423	1,590	2,080	2,428	2,709	26,819
VWD	2,316	2,257	2,115	1,915	1,653	1,324	904	892	962	1,233	1,383	1,395	18,350
NWD	882	999	963	584	490	375	313	347	318	573	689	705	7,238
LACo	0	0	0	0	0	0	0	0	0	0	0	0	5
Total	6,048	6,373	5,870	4,970	4,050	3,605	2,766	2,662	2,871	3,887	4,500	4,809	52,413
Cum. FYTD	6,048	12,422	18,292	23,262	27,312	30,918	33,683	36,346	39,216	43,103	47,603	52,413	
2021/22	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
SCWD	2,950	2,924	2,593	2,053	1,941	1,255	1,331	1,547	1,800	1,865	2,217	2,311	24,787
VWD	1,381	1,439	1,386	1,172	1,158	690	634	799	984	1,040	1,540	1,489	13,713
NWD	700	705	581	358	291	167	140	247	292	338	453	480	4,751
LACo	1	1	0	0	0	0	0	0	0	0	0	0	3
Total	5,030	5,070	4,559	3,585	3,390	2,113	2,106	2,593	3,075	3,243	4,210	4,279	43,253
Cum. FYTD	5,030	10,100	14,660	18,244	21,634	23,747	25,852	28,445	31,521	34,764	38,974	43,253	
2022/23	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Total
SCWD	2,536	2,603	2,202	2,047	1,398	1,039	850	1,129	0	0	0	0	13,804
VWD	1,664	1,667	1,119	818	580	399	263	506	0	0	0	0	7,016
NWD	558	451	364	425	360	284	270	444	0	0	0	0	3,156
LACo	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	4,759	4,720	3,685	3,290	2,339	1,721	1,383	2,079	0	0	0	0	23,976
Cum. FYTD	4,759	9,479	13,164	16,455	18,793	20,515	21,897	23,976	23,976	23,976	23,976	23,976	

*Total does not include recycled water.

Santa Clarita Valley Water Agency
Summary of Annual Precipitation
October 1st through September 30th
(Total in Inches)

	<i>2001-02</i>	<i>2002-03</i>	<i>2003-04</i>	<i>2004-05</i>	<i>2005-06</i>	<i>2006-07</i>	<i>2007-08</i>	<i>2008-09</i>	<i>2009-10</i>	<i>2010-11</i>	<i>2011-12</i>
October	0.22	0.00	1.10	4.79	1.91	0.42	0.25	0.09	4.04	1.34	1.97
November	3.18	3.01	0.63	0.64	0.59	0.05	0.50	1.78	0.08	1.87	2.50
December	1.30	5.85	2.57	8.54	0.14	0.83	2.67	3.01	4.28	11.97	1.19
January	1.55	0.00	0.65	17.06	3.27	1.66	17.54	0.69	9.13	0.96	1.23
February	0.51	9.03	8.07	16.69	3.78	1.38	1.82	6.78	4.96	5.36	0.13
March	0.38	2.38	0.37	2.70	5.68	0.17	0.10	1.18	0.69	8.86	4.99
April	0.05	2.35	0.20	1.42	4.22	0.71	0.07	0.07	2.40	0.12	4.02
May	0.12	1.70	0.00	0.45	0.99	0.00	0.17	0.01	0.07	0.74	0.01
June	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.04	0.00
July	0.00	0.02	0.00	0.00	0.00	0.04	0.00	0.00	0.00	0.01	0.00
August	0.00	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.01
September	0.02	0.00	0.00	0.17	0.00	1.32	0.00	0.00	0.00	0.00	0.02
TOTAL	7.34	24.34	13.59	52.55	20.58	6.58	23.12	13.64	25.65	31.27	16.07
	<i>2012-13</i>	<i>2013-14</i>	<i>2014-15</i>	<i>2015-16</i>	<i>2016-17</i>	<i>2017-18</i>	<i>2018-19</i>	<i>2019-20</i>	<i>2020-21</i>	<i>2021-22</i>	<i>2022-23</i>
October	0.15	0.11	0.32	0.17	0.43	0.00	0.52	0.01	0.04	1.22	0.08
November	2.20	1.41	0.64	0.21	1.49	0.06	1.87	2.61	0.14	0.04	1.89
December	1.54	0.37	6.16	0.49	3.44	0.01	2.77	5.12	1.40	13.86	6.02
January	1.94	0.06	1.44	6.07	10.30	3.18	8.08	0.54	2.08	0.40	10.20
February	0.42	5.26	0.74	0.69	8.98	0.35	8.56	0.12	0.03	0.00	8.82
March	1.21	1.64	1.09	2.75	0.33	7.50	4.15	5.81	0.84	1.96	
April	0.00	0.31	0.16	0.37	0.09	0.02	0.09	4.45	0.01	0.12	
May	0.74	0.00	0.66	0.09	0.26	0.01	1.60	0.16	0.00	0.00	
June	0.00	0.00	0.01	0.01	0.00	0.00	0.01	0.01	0.00	0.00	
July	0.08	0.02	0.87	0.00	0.01	0.00	0.00	0.00	0.00	0.00	
August	0.00	0.05	0.00	0.02	0.07	0.00	0.00	0.00	0.03	0.00	
September	0.00	0.00	0.78	0.00	0.13	0.02	0.03	0.01	0.00	0.12	
TOTAL	8.28	9.23	12.87	10.87	25.53	11.15	27.68	18.84	4.57	17.72	27.01

Data Source: 2000 - February 2022 SCV Water's Pine Street office; March 2022 onward L.A. County Department of Public Works Newhall - Soledad Canyon Rain Gauge

SANTA CLARITA VALLEY WATER AGENCY
 WATER PRODUCTION 2023 (ACRE-FEET)

GROUNDWATER - ALLUVIUM	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
C1	19	1											20
C2	8	3											10
C7	25	9											35
CLARK	0	0											0
D	0	0											0
E15	54	26											80
E17	52	37											89
GUIDA	32	18											51
HONBY	0	0											0
LOST CANYON NO.2	0	0											0
LOST CANYON NO.2A	19	18											37
MITCHELL 5A	0	0											0
MITCHELL 5B	0	0											0
N	117	106											225
N7	235	139											374
N8	76	127											203
NORTH OAKS CENTRAL	0	0											0
NORTH OAKS EAST	0	0											0
NORTH OAKS WEST	0	0											0
P1	0	0											0
P3	0	0											0
P4	0	0											0
P5	0	0											0
Q2	0	0											0
S6	0	0											0
S7	0	0											0
S8	0	0											0
SAND CANYON	17	15											33
SANTA CLARA	0	0											0
SIERRA	59	34											92
T7	0	0											0
U4	0	0											0
U6	0	0											0
VALLEY CENTER	72	111											183
W9	9	14											23
W10	34	32											66
W11	37	6											43
	865	698	0	0	0	0	0	0	0	0	0	0	1564
GROUNDWATER - SAUGUS													
159	0	0											0
160 - DOM	0	0											0
160 - VGC (not included in % by Source)	3	9											11
201	0	0											0
205	0	0											0
206	7	54											61
207	36	41											77
N12	0	0											0
N13	123	89											213
SAUGUS 1	102	93											195
SAUGUS 2	102	93											194
	373	378	0	0	0	0	0	0	0	0	0	0	751
TOTAL GROUNDWATER	1238	1076	0	0	0	0	0	0	0	0	0	0	2314

SANTA CLARITA VALLEY WATER AGENCY
 WATER PRODUCTION 2023 (ACRE-FEET)

SURFACE WATER + SAUGUS 1 & SAUGUS 2	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
N-1	27	76											103
N-2	70	91											160
N-3	99	161											260
N-4	74	116											190
SC-1	89	103											192
SC-2	129	124											253
SC-3	55	67											121
SC-4	71	103											174
SC-5	51	90											142
SC-6	48	93											141
SC-7	72	115											187
SC-8	131	199											330
SC-9	136	114											249
SC-10	0	1											1
SC-11	0	0											0
SC-12	33	70											103
SC-13	37	50											87
V-1	53	89											142
V-2	42	129											171
V-4	2	35											37
V-5	69	101											169
V-6	49	66											115
V-7	29	88											117
V-8	3	0											3
	1366	2079	0	0	0	0	0	0	0	0	0	0	3445
Less Raw Water Input v. Output Correction			0	0	0	0	0	0	0	0	0	0	0
TOTAL SURFACE WATER - SAUGUS 1 & SAUGUS 2	1163	1894	0	0	0	0	0	0	0	0	0	0	3056
TOTAL PRODUCTION (GW + SURFACE WATER)	2401	2970	0	0	0	0	0	0	0	0	0	0	5371
% BY SOURCE													
GROUNDWATER	52%	36%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	43%
SURFACE WATER	48%	64%	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	57%
Less Metered Non-System Groundwater Produced	3.4	2.2											5.6
Total Net Water to Distribution System	2397	2968	0	0	0	0	0	0	0	0	0	0	5365
RAW WATER - SOURCE													
RVWTP	1,291	1,994											3,285
ESFP	0	0											0
RECYCLED WATER													
RWPS 1 - Based on customer billing month	0.9	0.3											1
WHOLESALE - LA COUNTY WATERWORKS 36													
LA 1	0	0											0
LA 3	0	0											0
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0

[This page intentionally left blank.]



HISTORICAL PRODUCTION
and
GROUNDWATER LEVEL GRAPHS
FEBRUARY 2023

Historical Production and Groundwater level graphs are posted monthly on the SCV Water Website and the most recent data can be found at the link below;

- <https://www.yourscvwater.com/sites/default/files/SCVWA/your-water/plans-and-reports/well-water-levels/Well-Water-Production-and-Levels-February-2023.pdf>
- Groundwater level graphs for the 45 wells currently in operation show static water level depth below ground surface (bgs) from 1987 to the current month. Each well also has a second water level graph showing levels for the most recent five year period. Static Water Level refers to the level of water in a well under normal, non-pumping conditions. The graphs also show annual precipitation and historic high and low static water levels. Leading data gaps in the graphs indicate time frame before well became ACTIVE. Other gaps may appear during periods when water level soundings were not completed.
- The historical data tables show the production from each well in Acre-Feet from 1987 to present. Historical data labeled "NA" in the production table means that the particular well(s) were not in production at that time.

[This page intentionally left blank.]

**Santa Clarita Valley Water Agency
Capital Improvement Projects (CIP) Construction Status Report
As of March 15, 2023**

Project	Contractor	Original Contract Amount	Change Orders to Date	% Change Orders	Current Contract Amount	Scheduled Completion	Estimated % of Work Completed	Status
Vista Canyon Recycled Water Main Extension (Phase 2B)	Ferreira Construction Co, Inc.	\$2,752,982	(\$168,872)	(6.1%)	\$2,584,110	March 31, 2023	100%	Construction closeout and review of outstanding change orders is in progress.
Vista Canyon (Phase 2B) Recycled Water Tanks	Pacific Tank and Construction, Inc.	\$3,906,870	\$390,585	9.99%	\$4,297,455	March 31, 2023	98%	Construction closeout is in progress.
Newhall Tanks 1 and 1A – Tank Upgrades	Paso Robles Tanks, Inc.	\$299,500	\$0	0%	\$299,500	June 1, 2023	11%	Material submittals are in progress.
Bridgeport Pocket Park	C.S. Legacy Construction, Inc.	\$373,147.60	\$0	0%	\$373,147.60	June 16, 2023	26%	Construction is in progress.
Magic Mountain Pipeline Phase 4	FivePoint / Toro Enterprises	\$3,084,725	\$212,288.56	6.9%	\$3,297,013.56	June 30, 2023	98%	Construction is in progress.
Magic Mountain Pipeline Phase 5	FivePoint / Toro Enterprises	\$3,269,978.85	\$0	0%	\$3,269,978.85	June 30, 2023	94%	Construction is in progress.
Magic Mountain Pipeline Phase 6B	FivePoint / Leatherwood Construction	\$4,568,687.07	\$0	0%	\$4,568,687.07	June 30, 2023	92%	Construction is in progress.
Magic Mountain Pipeline Phase 6A	FivePoint / Toro Enterprises	\$7,168,844.85	\$0	0%	\$7,168,844.85	June 30, 2023	88%	Construction is in progress.
Santa Clara & Honby Wells PFAS Groundwater Treatment Improvements Material Purchase	Aqueous Vets	\$814,050	\$8,650.50	0.7%	\$822,700.50	October 1, 2023	90%	Materials have been delivered to the site.

Project	Contractor	Original Contract Amount	Change Orders to Date	% Change Orders	Current Contract Amount	Scheduled Completion	Estimated % of Work Completed	Status
Santa Clara & Honby Wells PFAS Groundwater Treatment Improvements Site Construction	Pacific Hydrotech Corporation	\$8,486,950	\$0	0%	\$8,486,950	October 1, 2023	25%	Construction is in progress.
Saugus #3 & #4 Wells Construction (Replacement Wells)	Zim Industries, Inc.	\$12,751,494	\$0	0%	\$12,751,494	December 1, 2023	20%	Construction is in progress.
ESFP Washwater Return Improvements	Pacific Hydrotech Corporation	\$17,526,700	\$0	0%	\$17,526,700	December 1, 2023	45%	Construction is in progress.
Deane Pump Station at Skyline Ranch	Pacific Hydrotech Corporation	\$381,645 (SCV Water Fair Share)	\$0	0%	\$381,645	January 31, 2024	5%	Material submittals are in progress.
Pitchess Pipeline Modifications	Los Angeles County Metropolitan Transportation Authority	\$159,000	\$0	0%	\$159,000	May 1, 2024	0%	Pipeline modifications scheduled to start February 2024.
Deane Tank at Skyline Ranch (Cost Share)	Pacific Hydrotech Corporation	\$3,123,943 (SCV Water Fair Share)	\$0	0%	\$3,123,943	August 20, 2024	10%	Material submittals are in progress.
Well 201 VOC Treatment Improvements	Pacific Hydrotech Corporation	\$7,726,700	\$0	0%	\$7,726,700	February 1, 2025	5%	Material submittals are in progress.

Engineering and Operations Committee
Planning Calendar
FY 2022/23

	Item	July 7 Comm	July 19 Board	Aug 2 Board	Aug 4 Comm	Aug 16 Board	Sept 1 Comm	Sept 6 Board	Sept 20 Board	Oct 4 Board	Oct 6 Comm	Oct 18 Board	Nov 1 Board	Nov 3 Comm	Nov 15 Board	Dec 6 Board	Dec 8 Comm	Dec 20 Board	Jan 3 Board	Jan 5 Comm	Jan 17 Board	Feb 2 Comm	Feb 7 Board	Feb 21 Board	March 2 Comm	March 7 Board	March 21 Board	April 4 Board	April 6 Comm	April 18 Board	May 2 Board	May 4 Comm	May 16 Board	Jun 1 Comm	June 6 Board	June 20 Board		
1	Monthly Committee Planning Calendar	C			C		C				C			C		C				C		C			C				P			P		P				
2	CIP Construction Status Report	C			C		C				C			C		C				C		C			C				P			P		P				
3	Monthly Operations and Production Report	C			C		C				C			C		C				C		C			C				P			P		P				
4	Third Party Funded Agreements Quarterly Report				C									C								C									P							
5	Quarterly Safety Program Presentation				C									C								C									P							
6	Real Property Activity Report						C																	C														
7	Annual Safety Program Update (FY 21-22)							C																														
8	Review and Consider the Proposed FY 2023/24 and FY 2024/25 Capital Improvement Projects																												P									
9	Chapter 8 Agreement Properties																																T	T				
10	Lab Audit Results Presentation																															P						
11	Recommend Approval of (1) a Resolution for Construction Contract with Pacific Hydrotech Corporation and (2) a Purchase Order to Hazen and Sawyer for Engineering Services During Construction and (3) a Purchase Order to MWH Constructors for Construction Management and Inspection Services for the Santa Clara and Honby Wells PFAS Groundwater Treatment Project	C	C																																			
12	Recommend Approval of Authorizing SCV Water to Execute a Quitclaim Deed – Partial Release of Easement to Wal-Mart Real Estate Business Trust	C	C																																			
13	Recommend Authorization for the General Manager to Execute a Purchase Order Amendment to Kennedy Jenks for Additional Engineering Services During Construction and a Purchase Order Amendment to MNS Engineers for Additional Construction Management and Inspection Services for the Valley Center Well PFAS Groundwater Treatment Project	C	C																																			
14	Recommend Approval to Authorize General Manager to Enter into Agreement with TerraVerde Energy for Long-Term Operation/Preventative Maintenance of the Agency's Photovoltaic Assets	C	C																																			
15	Central Park Lease Informational Presentation	C		C																																		
16	Recommend Approval of a Resolution Authorizing a Purchase Order to Kennedy/Jenks Consultants for Inspection Planning Services for the Castaic Conduit Pipeline Reaches 3 & 4 Project	C		C																																		
17	Recommend Approval of a Resolution Authorizing a Purchase Order to Hazen & Sawyer for Planning Services for the Master Plan Project	C		C																																		
18	Recommend Approval of a Resolution Adopting Initial Study-Mitigated Negative Declaration Under the California Environmental Quality Act and a Resolution Authorizing a Purchase Order to Kennedy/Jenks Consultants for Final Design Services for the Well 205 Groundwater Treatment Project	C		C																																		

P - Planned
T-Tentative
C- Completed

**Engineering and Operations Committee
Planning Calendar
FY 2022/23**

	Item	July 7 Comm	July 19 Board	Aug 2 Board	Aug 4 Comm	Aug 16 Board	Sept 1 Comm	Sept 6 Board	Sept 20 Board	Oct 4 Board	Oct 6 Comm	Oct 18 Board	Nov 1 Board	Nov 3 Comm	Nov 15 Board	Dec 6 Board	Dec 8 Comm	Dec 20 Board	Jan 3 Board	Jan 5 Comm	Jan 17 Board	Feb 2 Comm	Feb 7 Board	Feb 21 Board	March 2 Comm	March 7 Board	March 21 Board	April 4 Board	April 6 Comm	April 18 Board	May 2 Board	May 4 Comm	May 16 Board	Jun 1 Comm	June 6 Board	June 20 Board		
19	Surplus Land Act Informational Presentation			C																																		
20	Recommend Approval of a Purchase Order to Civiltec, Inc. for Change Order No. 1 for Final Design Services for New Deane Zone Tank at Sand Canyon Plaza – Design Prestressed Concrete Tank Instead of Welded Steel Tank				C			C																														
21	Wireless Communications Rental Program Informational Presentation						C																															
22	Recommend Authorizing the General Manager to Execute a Contract with TriPointe Homes Holdings, Inc. for SCV Water's Fair Share Costs for the Construction of a 2.08 MG Prestressed Concrete Tank for the Deane Zone, including Construction Quality Assurance and Control Testing, Construction Inspections, and Engineering Services During Construction						C		C																													
23	Recommend Approval of Technical Revision to the Board of Directors Policies and Procedures Regarding General Manager Authority to Transfer Easements										C	C																										
24	Recommend Approval of a Contract to Conduct a Pilot-Scale Evaluation of Four Alternative Adsorbents for PFAS Removal from SCVWA Groundwater										C		C																									
25	Recommend Approval of a Resolution for a Construction Contract with Paso Robles Tank for the Newhall Tanks 1 and 1 A – Tank Upgrades Project										C		C																									
26	Recommend Approval to Authorize the General Manager to Execute a Contract with GS Sand Canyon for Rent, LLC for SCV Water's Fair Share Cost to Construct the Sand Canyon Plaza Pump Station, Including Construction Quality Assurance and Control Testing, Construction Inspections, and Engineering Services During Construction													C		C																						
27	Recommend Adopting a Resolution Authorizing the General Manager to Apply for Grant Funding Under the 2022 Urban Community Drought Relief Program and Execute a Grant Agreement with the Department of Water Resources for the Saugus Wells 3 & 4 (Replacement Wells) Well Equipment and Site Improvement Project and S Wells PFAS and Disinfection Facilities																C	C																				
28	Recommend Approval to Authorize the General Manager to Execute a Contract with TriPointe Homes IE-SD, Inc. for SCV Water's Fair Share Cost to Construct the Skyline Ranch Deane Pump Station, Including Construction Quality Assurance and Control Testing, Construction Inspections, and Engineering Services During Construction															C	C																					
29	Recommend Approval of a Resolution Authorizing a Purchase Order to Lee & Ro Inc. for Planning Services for the Catala Pump Station and Pipelines Project															C	C																					
30	Recommend Approval of a Resolution Authorizing a Purchase Order to Hazen and Sawyer for Planning Services for the Saugus Wells (N11, N12, N13) Groundwater Treatment Improvements Project															C	C																					

P - Planned
T-Tentative
C- Completed

**Engineering and Operations Committee
Planning Calendar
FY 2022/23**

	Item	July 7 Comm	July 19 Board	Aug 2 Board	Aug 4 Comm	Aug 16 Board	Sept 1 Comm	Sept 6 Board	Sept 20 Board	Oct 4 Board	Oct 6 Comm	Oct 18 Board	Nov 1 Board	Nov 3 Comm	Nov 15 Board	Dec 6 Board	Dec 8 Comm	Dec 20 Board	Jan 3 Board	Jan 5 Comm	Jan 17 Board	Feb 2 Comm	Feb 7 Board	Feb 21 Board	March 2 Comm	March 7 Board	March 21 Board	April 4 Board	April 6 Comm	April 18 Board	May 2 Board	May 4 Comm	May 16 Board	Jun 1 Comm	June 6 Board	June 20 Board	
31	Adoption of Local Hazard Mitigation Plan																	C																			
32	Resolution of the Board of Directors of the Santa Clarita Valley Water Agency Authorizing a Purchase Order to Lee + Ro, Inc. for Planning Services for the Sand Canyon Reservoir Expansion Project, and Finding that the Authorization is Not a Project Subject to CEQA																			C	C																
33	Recommend Finding that the Approval of (1) a Resolution for Construction Contract with Pacific Hydrotech Corporation and (2) a Purchase Order to Kennedy Jenks for Engineering Services During Construction and (3) a Purchase Order to MKN CPM, LLC for Construction Management and Inspection Services for the Well 201 Groundwater Improvements Project is Exempt from CEQA pursuant to CEQA Guidelines Section 15301, and Alternatively, Section 15303, and Authorize Approval of the Purchase Orders																			C	C																
34	Recommend Approval of (1) a Resolution for a Deposit to Metropolitan Water District of Southern California and (2) a Purchase Order to Metropolitan Water District of Southern California for Planning and Engineering Services for the Foothill Feeder Service Connection CLWA-01 Pipe Repair Project Which is Exempt From CEQA Pursuant to CEQA Guidelines Section 15301, and Alternatively, Section 15303, and Authorize Approval of the Deposit																					C	C														
35	Recommend Approval of (1) a Resolution Approving the Addendum to the Mission Village Environmental Impact Report, Approving the Backcountry Reservoir and Backcountry Pump Station Projects, and Adopting the Mitigation Monitoring and Reporting Program Under the California Environmental Quality Act Pursuant to CEQA Guidelines Section 15164 for the Backcountry Pump Station and Backcountry Reservoir Projects; and a (2) Resolution Authorizing a Purchase Order to Cannon Corp. for Final Design Services for the Backcountry Pump Station Project and a Purchase Order to Michael Baker International, Inc. for Final Design Services for the Backcountry Reservoir Project																					C				C											
36	Recommend Approval of Adopting a Resolution Authorizing SCV Water to Execute the Agreement Settling Real Property Rights Between SCV Water and Woodside 05S, LP and Required CEQA Finding																								C	C											
37	Recommend Approval to Contract for Removal and Replacement of One Filter Media at ESFP and RVWTP																								C	C											
38	Recommend Approval of the Replacement of 1,155 meters as part of the AMI Meter Replacement Program																								C	C											
39	Recommend Approval of (1) Adopting a Resolution for a Construction Contract with J Vega Engineering, Inc., (2) a Purchase Order to Filippin Engineering for Construction Management and Inspection Services for the Dickason Water Line Improvements Project and (3) Finding that the Contract Agreement is Exempt from CEQA Pursuant to CEQA Guidelines Section 15282, and Alternatively, Section 15302																								C	C											
40	Recommend Approval of Adopting a Resolution Awarding a Contract for Pump and Motor Improvements at Wells N7 and N8																								C	C											

P - Planned
T-Tentative
C- Completed

**Engineering and Operations Committee
Planning Calendar
FY 2022/23**

	Item	July 7 Comm	July 19 Board	Aug 2 Board	Aug 4 Comm	Aug 16 Board	Sept 1 Comm	Sept 6 Board	Sept 20 Board	Oct 4 Board	Oct 6 Comm	Oct 18 Board	Nov 1 Board	Nov 3 Comm	Nov 15 Board	Dec 6 Board	Dec 8 Comm	Dec 20 Board	Jan 3 Board	Jan 5 Comm	Jan 17 Board	Feb 2 Comm	Feb 7 Board	Feb 21 Board	March 2 Comm	March 7 Board	March 21 Board	April 4 Board	April 6 Comm	April 18 Board	May 2 Board	May 4 Comm	May 16 Board	Jun 1 Comm	June 6 Board	June 20 Board			
41	Recommend Authorization for the General Manager to Execute a Purchase Order Amendment to Hazen and Sawyer, Inc. for Additional Engineering Services for the New T7, U4 and U6 Wells PFAS Treatment, Saugus 1 and 2 Wells VOC Treatment and Disinfection Facility at the Existing Rio Vista Intake Pump Station For Which the Project is Exempt From CEQA Pursuant to CEQA Guidelines Section 15301																								C				P										
42	Discussion of Staffing Considerations																									C													
43	Recommend Authorization for the Chief Engineer to Execute Water Service Agreements with the Los Angeles Residential Community and Royce Lily of the Valley LLC																													P	P								
44	Recommend Approval of (1) Adopting a Resolution Authorizing a Purchase Order to Hunsaker & Associates Los Angeles, Inc. for Planning Services for the N-Wells Drainage Improvements Project, and (2) Finding That the Authorization is Not a Project Subject to CEQA Guidelines Section 15262																													P		P							
45	Recommend Approval of Adopting a Resolution Authorizing an Application for Grant Funding by the State Water Resources Control Board's Water Recycling Funding Program for the South End Recycled Water Main Extension (Phase 2C Reach 1) Project																																	P	P				
46	Recommend Approval of Adopting a Resolution to Adpopt the Mitigated Negative Declaration and MMRP, and Award Final Engineering Contract for the S Wells PFAS Treatment and Disinfection Project																																		P			P	
47	Recommend Approval of Adopting a Resolution Authorizing the General Manager to Execute a Reimbursable Agreement with the City of Santa Clarita for the Sierra Highway Bridge Expansion Water Pipelines Protection Project																																		P			P	
48	Recommend Approval of Adopting a Resolution Authorizing the General Manager to Apply for Grant Funding under the Bureau of Reclamation's WaterSMART Drought Response Program for the S Wells PFAS and Disinfection Facilities.																																	P				P	
49	Recommend Approval of Adopting a Resolution Awarding Construction Contract and Purchase Orders for Construction Management and Inspection Services and Engineering Services During Construction for RVWTP UST Replacement Project																																			P			P
50	Recommend Approval to Fund Contractor Change Orders in Excess of Approved 10% Contingency, for the Phase 2B Recycled Water Tanks																																			P			P
51	Recommend Authorization for the General Manager to Execute a Purchase Order Amendment for Additional Design Services for Saugus Wells 3 & 4 Project																																			P			P
52	Recommend Authorizing the General Manager to Apply for Grant Funding Under the Federal Bureau of Reclamation FY2023 WaterSmart Water Energy Efficiency Grant Program (WEEG) for the Phase 2 Automated Metering Infrastructure Project																																			P			P

P - Planned
T-Tentative
C- Completed