

Staff Report

for the Regular Meeting of the Board of Directors on May 26, 2021

TO: Honorable Board of Directors

FROM: Greg Jones, Interim General Manager

DATE: May 18, 2021

SUBJECT: Memorandum of Agreement with Placer County and Placer County Water Agency for Water Service to Placer County Government Center

ADMINISTRATION

RECOMMENDATION:

Approve a Memorandum of Agreement with Placer County and Placer County Water Agency for the water system distribution and ownership at the Placer County Government Center and authorize Interim General Manager to execute appropriate documents.

BACKGROUND:

On April 23, 2019, the Placer County Board of Supervisors approved the Placer County Government Center (PCGC) Master Plan Update in the area of approximately 200 acres of improved and unimproved property in North Auburn. The PCGC Master Plan Update provides a planning guide to help steer potential capital improvements at the PCGC for the next several decades.

Placer County Water Agency (PCWA) supplies water to the majority of the PCGC through a master meter at 1st Street and Professional Drive and is distributed to County facilities through underground pipes dating back to the original DeWitt General Hospital built in 1943.

NID supplies water at the Community Development Resource Center for consumptive and emergency fire suppression, and maintains two emergency water intertie connections at Bell Road and Richardson Drive allowing NID water flow and pressure into the PCGC system for potential emergency fire suppression events.

To support a planned PCGC development, the County's Master Plan Update studied a transition of water service and infrastructure ownership towards a combined system where service to County and private uses are provided by PCWA and NID

respectively. The County believes this approach is considered the most cost-effective based on the PCGC Water System Planning Report dated July 13, 2020. This report estimated that the combined approach, as compared to an NID only or PCWA only approach, could save the County approximately \$2 million over the PCGC development horizon.

Combined, PCWA and NID can both serve the entirety of the PCGC with exception of an outside NID exclusion zone where NID currently serves water as well as a number of private businesses along Professional Dr. and Heritage Oak Place where PCWA currently has served water for over 35 years.

NID's ability to serve in the PCGC area west of 1st Street and south of Willow Creek Drive area requires annexation. This Agreement provides that NID will work with the County to annex the appropriate lands prior to service. Consistent with the PCGC Master Plan, on May 13, 2020, the Placer County Local Agency Formation Commission approved NID's annexation into a portion of the exclusion zone allowing NID to serve the Mercy Housing project, a private use. The Mercy Housing project is currently under construction and will be supplied with NID water.

PCWA, NID, and the County have worked diligently since the inception of the PCGC Master Plan Update to realize a solution to the PCGC water distribution that will serve the County and is agreeable to all three parties. PCWA, NID, and the County agree that the combined service approach is acceptable and now desire to enter into this Agreement. The key terms of the proposed Agreement include:

- Parties agree to the combined water supply approach at the PCGC. PCWA supplies water to the County/governmental uses and NID supplies water to the private/non-governmental uses, generally.
- The provision of water supply for both consumptive, non-consumptive, and emergency fire suppression, to existing and new County uses by PCWA and non-County or private uses by NID.
- Parties agree to maintain emergency intertie connections to the PCGC water system for potential emergency fire suppression events and based on existing capacity limitations.
- Acknowledgement of County's inactive irrigation account for a potential future purchase of twelve (12) miners' inches of seasonal raw water service at NID's Ophir Canal for County and non-County/private uses.
- As future infrastructure projects are implemented, new water system infrastructure will be designed and constructed to PCWA or NID's respective standard specifications.
- The County and NID will work cooperatively to annex the appropriate remaining areas within the NID Exclusion Zone and where annexation costs associated with professional engineering and surveying, LAFCO, and State fees shall be paid by the County.

- The Parties will work cooperatively and in a timely manner on a phasing and implementation plan for existing and new water infrastructure and systems at the PCGC.
- At such time non-County/private uses are planned for construction in the NID service area or existing non-County/private uses have been equipped with water meters and backflow prevention devices, NID shall commence billing each individual water meter/customer receiving service from the NID Service Area.

Prior to consideration of approval of the Agreement, PCWA is expected to approve the Agreement on May 20th, and Placer County is expected to approve the Agreement on May 25, 2021.

BUDGETARY IMPACT:

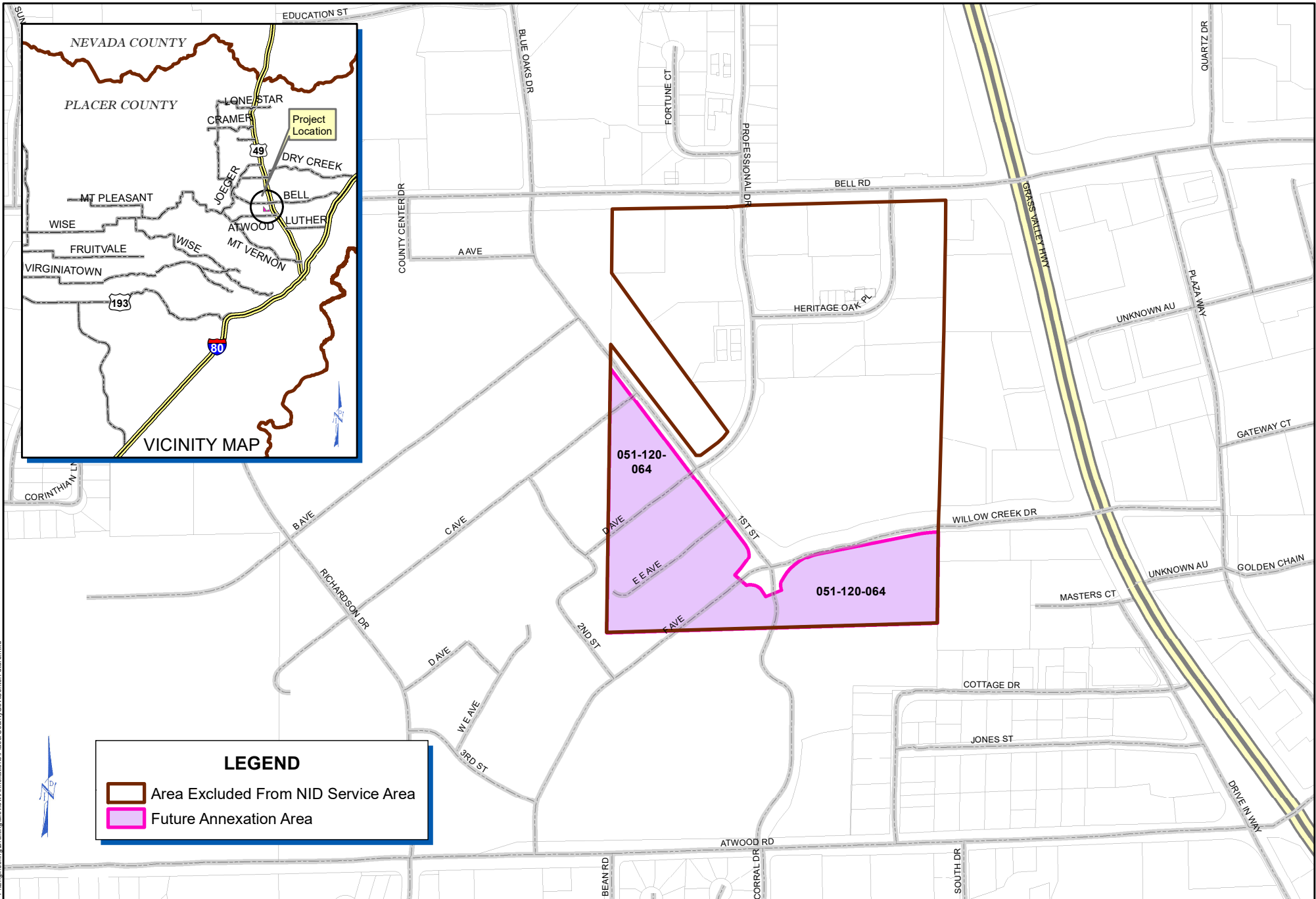
None at this time, staff efforts in planning and preparing this Agreement are contained within existing department budgets. Future annexation costs to be borne by Placer County and future infrastructure construction costs related to the PCGC will be the responsibility of private business customers.

Future revenue expectations from new meter installations, capacity fees, water sales, and incremental tax increases are unknown at this time.

Attachments (4):

- Attachment 1: Future NID Annexation Area Map
- Attachment 2: PCGC Property Map and Existing Water Infrastructure
- Attachment 3: PCGC Water Service Area Map
- Attachment 4: Memorandum of Agreement on Placer County Government Center Water System Distribution and Ownership

Attachment 1: Future Annexation Area



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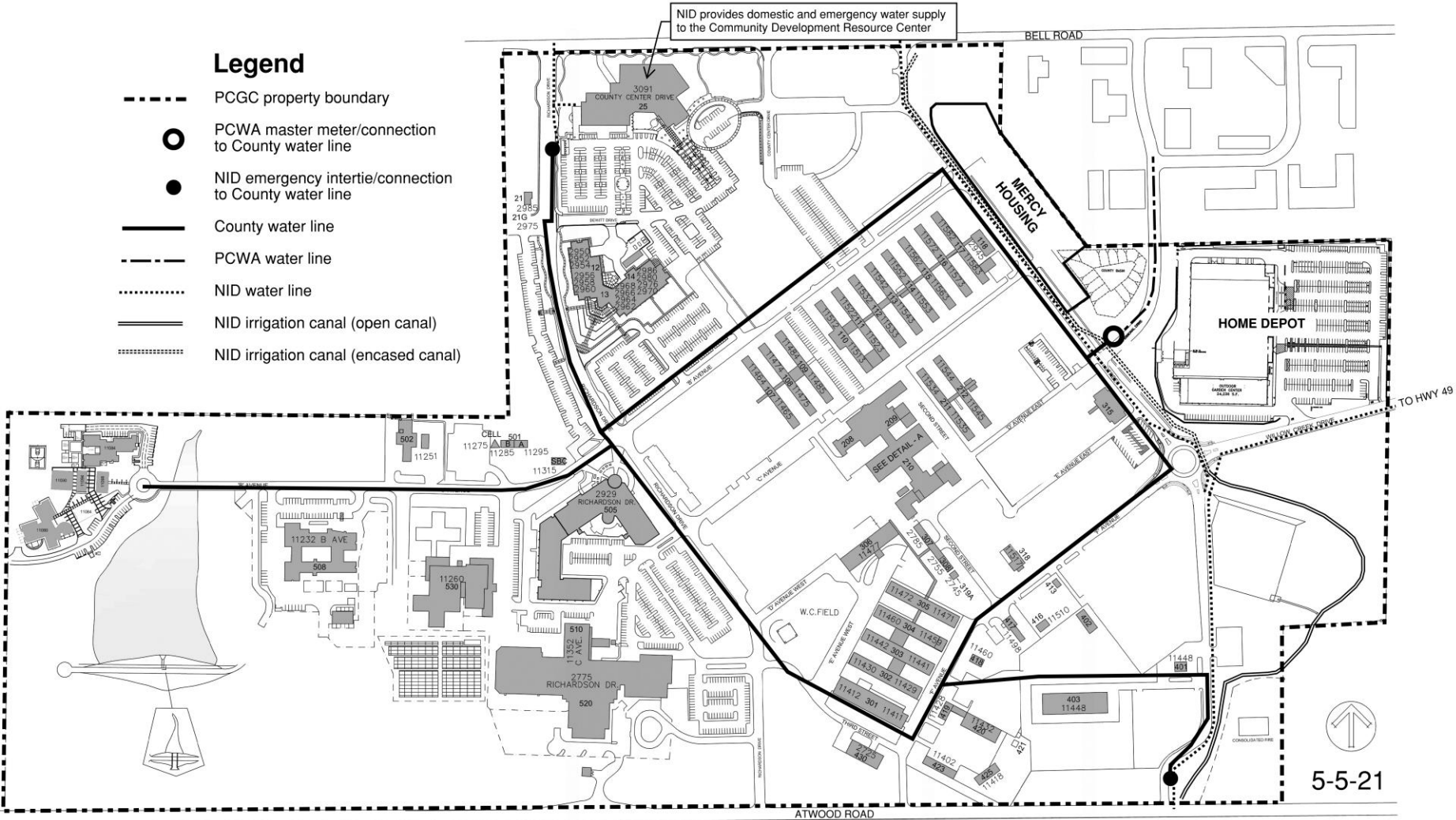


NEVADA IRRIGATION DISTRICT
 NEVADA COUNTY -- PLACER COUNTY
 GRASS VALLEY, CALIFORNIA

PLACER COUNTY GOVT. CENTER - FUTURE ANNEXATION AREA

Drawn By: D. HUNT Date: 5/17/2021 Scale: 1" = 500' @ 8-1/2x11

Attachment 2- PCGC Property Map and Existing Water Infrastructure



Legend

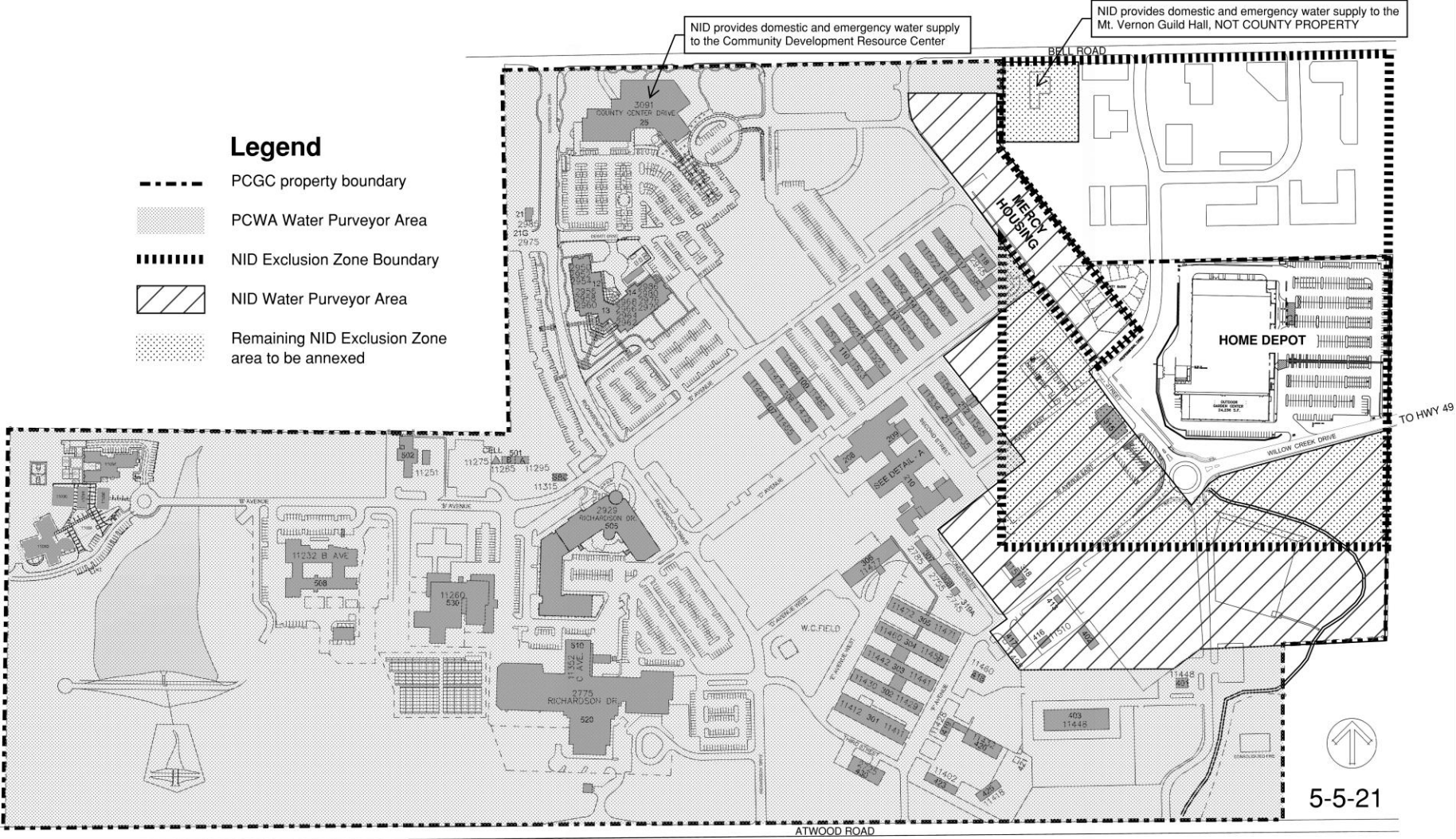
- PCGC property boundary
- PCWA master meter/connection to County water line
- NID emergency intertie/connection to County water line
- County water line
- - - - - PCWA water line
- NID water line
- NID irrigation canal (open canal)
- NID irrigation canal (encased canal)

NID provides domestic and emergency water supply to the Community Development Resource Center



5-5-21

Attachment 3 - PCGC Water Service Area Map



MEMORANDUM OF AGREEMENT

Among the Placer County Water Agency, Nevada Irrigation District

and the County of Placer

On Placer County Government Center

Water System Distribution and Ownership

This Memorandum of Agreement (the "MOA") is made and entered into this ___ day of _____, 2021, by and among the County of Placer, a political subdivision of the State of California (the "County"), the Nevada Irrigation District, an irrigation district, a subdivision of the State of California ("NID"), the Placer County Water Agency, a water and energy utility special district in the State of California ("PCWA"). The parties may collectively be referred to herein as the "Parties," and individually as a "Party." This MOA is made by the Parties with reference to the following Recitals:

WHEREAS, the County is the owner of approximately 200 acres of improved and unimproved real property between Bell Road to the north, Atwood Road to the south, 1st Street to the east, and the western property line approximately 400 feet due west of the B Avenue roundabout, in North Auburn, California, as depicted on Exhibit A, which was formerly referred to as the DeWitt Center and is now commonly referred to as the Placer County Government Center ("PCGC"), comprised of the these County-owned parcels: APNs 051-120-010-000, 051-110-013-000, 051-120-061-000, 051-120-064-000, 051-120-065-000, 051-120-066-000, 051-120-067-000; and

WHEREAS, PCGC, formerly the DeWitt Center, was developed originally as the DeWitt General Hospital in 1943 along with an on-site water treatment plant, which received untreated water from NID's adjacent Ophir Canal; and

WHEREAS, the ownership and obligation to operate the water treatment plant and provide water service to the DeWitt Center was transferred to PCWA in 1984; and

WHEREAS, in July 1986 the PCWA abandoned the original DeWitt Center water treatment plant and began providing water service from PCWA's Bowman water treatment plant through a master meter located at the corner of 1st Street and Professional Drive at the PCGC, as depicted on Exhibit A; and

WHEREAS, in July 2000 the PCGC recorded a single day maximum water demand of 490,000 gallons and, in 2020, Cartwright Engineering, consultant to the County projected a single day maximum for full build-out of government uses at the PCGC is approximately one hundred thousand (100,000) gallons (consumptive) and four hundred fifty-three thousand (453,000) gallons (irrigation); and

WHEREAS, in October 2006, as a condition to serve new development within the PCGC, the County applied and paid for new water supply capacity as approved by PCWA resulting in a new and current water supply entitlement of five hundred four thousand seven hundred twenty (504,720) gallons per day for consumptive and irrigation water; and

WHEREAS, the County and NID have coordinated the installation of an underground culvert with connection to NID's Ophir Canal at 1st Street and Bell Road for potential future landscape irrigation water as outlined in the PCGC Master Plan for County and non-County/private uses. The County maintains an inactive irrigation account for a potential future purchase of twelve (12) Miner's inches of seasonal NID irrigation water service.

WHEREAS, NID supplies water to the Community Development Resource Center at the PCGC, 3091 County Center Drive, for consumptive and emergency fire suppression uses at Bell Road and Richardson Drive as depicted on Exhibit A; and

WHEREAS, NID maintains two emergency water intertie connections to the existing County maintained PCGC water system at Bell Road and Richardson Drive and at 1st Street and Atwood Road, as depicted on Exhibit A; and

WHEREAS, on April 23, 2019, the County Board of Supervisors approved and adopted the PCGC Master Plan, Resolution No. 2019-080, certified and adopted the Final Environmental Impact Report, Resolution No. 2019-077; and

WHEREAS, the Board approved PCGC Master Plan included water infrastructure analysis which studied a transition of water service and infrastructure ownership from the County to PCWA for County uses and to NID for non-County/private uses; and

WHEREAS, a portion of the PCGC is outside NID's current service area boundaries (an "NID Exclusion Zone") that requires annexation for NID to supply water in this area; and

WHEREAS, consistent with the PCGC Master Plan, on May 13, 2020, the Placer Local Agency Formation Commission ("LAFCO") approved NID's annexation into a portion of said Exclusion Zone allowing NID to serve the Mercy Housing site, a non-County/private use; and

WHEREAS, with said annexation, the Mercy Housing project is currently under construction and will be supplied with NID water; and

WHEREAS, to serve the Mercy Housing project and future private/non-County uses at PCGC, NID has installed new underground water transmission lines on Willow Creek Drive and 1st Street; and

WHEREAS, the new NID water transmission lines on Willow Creek Drive and 1st Street at the PCGC are owned by NID, built to NID standards and are within dedicated public utility easements; and

WHEREAS, with the exception of the aforementioned services provided by NID and as identified in the Exhibits to this MOA, PCGC is currently supplied water by PCWA through its master meter which is distributed to County facilities through underground pipes dating back to the original DeWitt General Hospital built in 1943; and

WHEREAS, the County retained Cartwright Nor Cal who prepared the Placer County Government Center Water System Planning Report dated July 13, 2020, attached hereto as Exhibit B, which provided a planning level assessment and financial analysis to assist the County in determining the costs associated with implementation of three different potable water supply approaches: 1) PCWA and NID combined system; 2) PCWA only; and; 3) NID only; and

WHEREAS, the PCGC Water System Planning Report established that the combined system provides the most cost-effective approach for supplying water to the PCGC; and

WHEREAS, the Parties agree that the combined service approach is acceptable and now desire to enter into this MOA to set forth responsibilities, terms and expectations for installation, ownership, and maintenance of new water system delivery improvements at the PCGC.

NOW, THEREFORE, in consideration of the promises and commitments contained in this MOA, the Parties hereto agree as follows:

Section 1. Water Supply Distribution. The Parties agree to the combined approach where PCWA supplies water to County/governmental uses and NID supplies water to non-County/private uses and the Community Development Resource Center facility. The PCGC Water Service Area Map, attached hereto as Exhibit C, designates the respective PCWA Service Area and NID Service Area based on the PCGC Master Plan. The Parties acknowledge that the designated Service Areas

are based on current development expectations and that such expectations are anticipated to change over time. Therefore, in recognition of this, the Parties agree to work cooperatively to address water system service delivery upon such time that modifications to said Service Areas are necessary.

Section 2. Transition of Water System Ownership. It is the intent of the Parties that existing and new PCGC water infrastructure will be transferred from the County to PCWA and NID in phases and at agreed upon intervals. For new PCGC water infrastructure improvements, PCWA or NID will, upon confirmation of satisfactory design and construction of the facilities and acceptance and recordation of the Notice of Completion for that portion of completed infrastructure, accept ownership. Additionally, for both existing and new PCGC water infrastructure, it is the intent of the Parties, that the County shall, subject to appropriate authorizing actions, dedicate easements, as necessary, to PCWA and NID respectively to address ongoing operation and maintenance.

Section 3. Water Capacity. The Parties agree to provide water supply, consistent with PCWA and NID service standards for both consumptive and non-consumptive uses, including fire suppression, to existing and new County and non-County or private uses as the PCGC Master Plan is developed, including for the new Health and Human Services facility project. The County and PCWA have agreed to an existing daily maximum of five hundred four thousand seven hundred twenty (504,720) gallons per day for County uses. Water usage above this level will require the County to purchase additional water supply entitlement, pay for connection charges and meter costs from PCWA. The non-County and private uses will be subject to then-existing NID connection fees, capacity charges and meter costs which will be the obligation of the non-County or private user.

- a. In the event additional capacity is needed to deliver consumptive or non-consumptive water service at a given PCGC site, the Parties agree to explore all options to ensure that requested water service levels are provided, including potential transfer of service to the other provider.

Section 4. Maintaining Emergency Interties. The Parties agree to maintain NID emergency intertie connections to the PCGC water system for County uses and the future PCWA owned system, allowing supplemental NID water flow and pressure into the PCWA system for potential emergency fire suppression events.

- a. PCWA's water system shall provide flow and pressure to the PCGC to the limit of its ability based on existing capacity limitations. NID's water system shall provide additional flow and pressure to the emergency interties to the limit of its ability based on NID's existing capacity limitations.
- b. Solely at the responsibility of the County, County shall upgrade the two water intertie connections to include automatic valve functions when new PCGC water infrastructure improvements are made to serve the County's new Health and Human Services facility project.
- c. Solely at the responsibility of the County, a water meter shall be installed at each of the two existing emergency intertie locations when the automatic valve upgrades are installed and shall allow appropriate monitoring of water usage by PCWA and NID.

Section 5. Irrigation Water. NID acknowledges that the County currently has a service outlet at NID's Ophir Canal at 1st Street and Bell Road for potential future landscape irrigation water for County and non-County/private uses.

- a. The County is aware that NID irrigation water is available on a first come first served basis per NID Rules and Regulations
- b. The County has an intent to purchase up to 12 Miner's inches for potential future landscape irrigation water.
- c. The County shall pay all established NID seasonal and ongoing service charges for irrigation water when initiated and for the duration of use and depending on the Miner's inches used. Charges are not fixed and subject to change.
- d. NID will provide irrigation water to the service outlet per NID rules and regulations as long as the County's service account remains active.

Section 6. New Infrastructure. As future infrastructure projects are implemented, the Parties agree that future new water system infrastructure will be designed and constructed to PCWA or NID's then-existing respective standard specifications. Such system infrastructure will include all appropriate metering and backflow protection devices at individual buildings, as specified by PCWA or NID's standard specifications. Prior to installation of new infrastructure or devices, the County agrees to obtain prior approval from PCWA or NID, which shall be processed pursuant to PCWA's or NID's standard facility agreements, with appropriate special conditions, as necessary. Following construction in accordance with those specifications and acceptance by PCWA or NID of a particular infrastructure or water system(s), ownership of such infrastructure and water system(s) shall be dedicated to the designated water purveyor.

Section 7. NID Annexation. Promptly following execution of this Memorandum of Agreement, the Parties agree to work cooperatively to annex a portion of the NID Exclusion Zone into the NID Service Area. The County and PCWA agree that said area subject to future annexation is as shown on Exhibit C.

- a. The Parties agree that the Home Depot Ground Lease Premises, as shown on Exhibit C, shall continue to be served by PCWA.
- b. Annexation costs associated with professional engineering and surveying, LAFCO and State fees shall be paid by the County or a subsequent non-County/private potential use for County owned property only.

Section 8. Transition Phasing. The Parties agree to work cooperatively and in a timely manner on a phasing and implementation plan for existing and new consumptive water infrastructure and systems at the PCGC, including for cost sharing approaches, potential infrastructure financing district, lower cost solutions and infrastructure grant applications.

Section 9. Master Meter Abandonment. County and PCWA agree that after all County-owned facilities have been equipped with water meters and backflow prevention devices, PCWA's current master meter shall be abandoned and PCWA shall commence billing Placer County for each individual water meter receiving water service from the PCWA Service Area.

Section 10. NID Charges. At such time non-County/private uses are planned for construction in the NID service area or existing non-County/private uses have been equipped with water meters and backflow prevention devices, NID shall commence billing each individual water meter/customer receiving service from the NID Service Area.

Section 11. General Provisions.

(a) **No Waivers.** A waiver of any breach of any provision of this MOA shall not constitute or operate as a waiver of any other breach of such provision or of any other provisions, nor shall any failure to enforce any provision operate as a waiver of such provision or of any other provisions.

(b) **No Third-Party Beneficiary.** This MOA is made and entered into for the sole protection and benefit of the Parties and their successors and assigns. This MOA is not intended to, and shall not be construed to, create any right on the part of any third party to bring any action or otherwise enforce any of its terms.

(c) **Notice.** All notices required by this MOA shall be deemed to have been given when made in writing and hand delivered or mailed, certified, return receipt requested, to the respective Parties and their representatives at their respective addresses as set forth below or such other addresses as they may provide, in writing as set forth above, to the other Party from time to time:

To the County:

County of Placer
Department of Facilities Management
Physical Address: 2855 Second Street, Auburn, CA 95603
Mailing Address: 11476 C Avenue, Auburn, CA 95603
Attention: Director of Facilities Management

With a copy to:

County of Placer
Office of County Counsel
175 Fulweiler Avenue
Auburn, CA 95603
Attention: County Counsel

County Executive Office
175 Fulweiler Avenue
Auburn, CA 95603
Attention: County Executive Officer

To Placer County Water Agency:
Placer County Water Agency
Physical Address: 144 Ferguson Road
Mailing Address: P.O. Box 6570
Auburn, CA 95604
Attention: General Manager

To Nevada Irrigation District:
Nevada Irrigation District
1036 W. Main Street
Grass Valley, CA 95945
Nevada City, CA 95675
Attention: General Manager

(d) Amendments. This MOA may be modified or amended only by mutual and written agreement of the Parties.

(e) Severability. Notwithstanding any provision of applicable law to the contrary, if any provision of this MOA is held to be illegal, invalid, or unenforceable under present or future laws, such provision shall be fully severable, and this MOA shall be construed and enforced as if such void, illegal, invalid, or unenforceable provision had never comprised a part of this MOA, and the remaining provisions of this MOA shall remain in full force and effect and shall not be affected by the void, illegal, invalid, or unenforceable provision or by its severance from this MOA.

(f) Headings and Captions. Headings and captions on sections and subsections are provided for the convenience of the Parties only and shall not be considered in the construction or interpretation of this MOA, nor limit, amend or affect the meaning of the provision to which they pertain.

(g) Time is of the Essence. Time is of the essence of each and every provision of this MOA.

(h) Modification or Termination. This MOA shall remain in effect over the course of the water system transition or until which time either the mutually agreed upon terms of the MOA need to be modified or a subsequent superseding agreement goes into effect. All modifications shall be mutually agreed upon by the County, PCWA and NID. Termination of this MOA by County, PCWA or NID shall be provided in writing to the other Parties.

IN WITNESS WHEREOF, the Parties have executed this MOA effective as of the date first set forth above.

County of Placer

By: _____

Print Name: _____

Placer County Water Agency

By: _____

Print Name: _____

Nevada Irrigation District

By: _____

Print Name: _____

Approved as to Form, County Counsel

By: _____









Print Name: _____

Exhibits

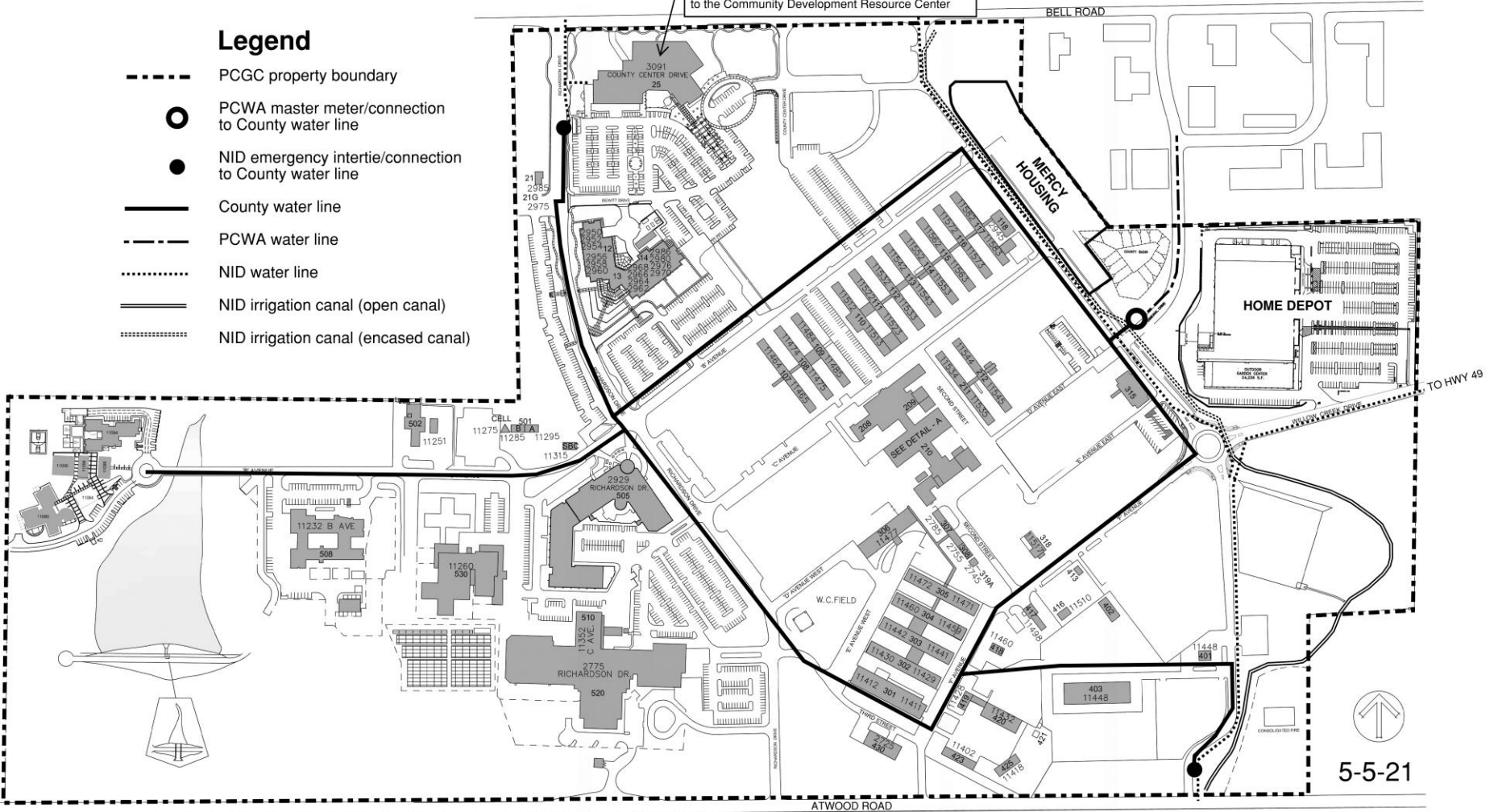
- Exhibit A - PCGC Property Map and Existing Water Infrastructure
- Exhibit B - PCGC Water System Planning Report
- Exhibit C - PCGC Water Service Area Map

Exhibit A - PCGC Property Map and Existing Water Infrastructure

Legend

-  PCGC property boundary
-  PCWA master meter/connection to County water line
-  NID emergency intertie/connection to County water line
-  County water line
-  PCWA water line
-  NID water line
-  NID irrigation canal (open canal)
-  NID irrigation canal (encased canal)

NID provides domestic and emergency water supply to the Community Development Resource Center



Placer County
WATER SYSTEM PLANNING

PLACER COUNTY GOVERNMENT CENTER



July 13, 2020



CARTWRIGHT NOR CAL

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EXECUTIVE SUMMARY

The purpose of this report is to provide a planning level assessment and financial analysis of the water system for the government (County) side of the Placer County Government Center (PCGC) to further supplement and, as necessary, amend the planning proposed as part of the PCGC Master Plan Update, approved by the County Board of Supervisors on April 23, 2019. This report and the associated assessment takes a closer look at the current potable water supply to the County water system within the PCGC and the transition of the system to a purveyor or a combination of purveyors over the course of a 20-year build-out. The County’s potable water supply within the Placer County Government Center can be provided through one of the three following scenarios:

1. A system that combines supply from both PCWA and NID (this is the current scenario evaluated in the Master Plan Update)
2. A system solely supplied by the Placer County Water Agency (PCWA)
3. A system solely supplied by the Nevada Irrigation District (NID)

Potable water service for the existing PCGC is currently supplied by PCWA through a single master meter. According to PCWA, the historical usage, and therefore the allowable capacity, for the PCGC is 504,720 gallons per day (gpd). Refer to Appendix D for the letter from PCWA. This is enough capacity for full build out of the proposed PCGC assuming irrigation needs are met through an NID supplied raw water system as detailed in the Master Plan Update. The item which adds the greatest cost to the PCWA only option over the other two options involves the extensive offsite improvements (12” waterline extension) required to provide adequate supply for fire suppression flows. This is a hard cost associated with a PCWA solely supplied system and has a potential time constraint to consider, as the pipeline may require an environmental impact review due to the two canal crossings.

NID maintains a fully looped distribution system adjacent to the PCGC with adequate sizes to solely supply the PCGC including fire flow. The item which adds the greatest cost to the NID only option over the other two options involves the capacity fee charges, which are required since the PCGC campus has not been historically supplied potable water by NID except to provide additional capacity in the event of an on-campus fire. This is a soft cost associated with an NID only system.

The approved Master Plan and EIR documents currently describe a combined water system. This financial cost analysis report looks at full build out (20-year horizon) and Tier 1 (Phase 1, first 5 years) scenarios for the three supply configurations and determines that the combined PCWA/NID system provides the most economical solution. Table 1 below shows the relative County incurred cost for each option at full build out.

Table 1 - Full Build Out Cost Summary

	Soft Costs	Hard Costs	Offsite Costs	Total
Combined System	\$46,897	\$3,162,000	n/a	\$3,208,897
PCWA Only	\$46,897	\$3,147,760	\$1,954,000	\$5,148,657
NID Only	\$2,660,686	\$2,617,575	n/a	\$5,278,261

INTRODUCTION

The Placer County Government Center (PCGC) Master Plan Update was approved by the County Board of Supervisors on April 23, 2019. The Master Plan included an update to the development standards and design guidelines for the 200-acre campus which entailed an assessment and recommendations for major backbone utility infrastructure improvements along with a phased implementation strategy for utility infrastructure upgrades over the course of 20 years. This included a comprehensive plan for water, sanitary sewer, raw water irrigation, and stormwater management.

We prepared the overarching document that serves as the guideline for development of the major backbone wet utilities within the PCGC. This document is entitled ***Wet Utility Infrastructure Assessment (Wet Utility Report)***, dated March 26, 2019 and is an integral part of the approved PCGC Master Plan Update.

One of the more intricate utilities on the 200-acre campus is the water system. This system is currently serviced and supplied by the Placer County Water Agency (PCWA) through a single, master meter connection located at Professional Drive and 1st Street. The existing system along the central portion of the campus is comprised of an old and outdated water system that was built in conjunction with the DeWitt General Hospital, a World War II US Army Hospital built in 1944 to care for returning troops. During the Master Plan process, it was determined that the campus could be serviced by two of the prevailing water purveyors that have bordering districts and existing facilities within and adjacent to the PCGC: PCWA and Nevada Irrigation District (NID). This was considered a preferred alternative because splitting of the campus service could help alleviate a sizable portion of the water demand on the old system and significantly aid in providing additional supply to the campus in the event of a fire emergency. The planned water purveyor demarcation, as detailed in the ***Wet Utility Report***, currently recommends that all private onsite uses be serviced by NID and all government (County) uses by PCWA, with the plan to have the private uses cover the fees, costs, and infrastructure associated with the connection to the NID system.

Due to the intricacies of the existing system and the potential financial impacts associated with upgrading the water infrastructure, this report provides further planning of the major backbone water infrastructure by analyzing additional scenarios as a comparison to the dual water agency recommendations provided in the ***Wet Utility Report*** and to provide a more in-depth financial assessment of probable fees and costs (soft and hard) and the financial impacts associated with each scenario.

This report describes and analyzes three alternatives of how domestic water could be supplied to the County side of the PCGC campus from the two adjacent purveyors, PCWA and NID. Currently the single PCWA master metered connection does not have enough capacity to meet fire flow demands. To supplement the system should a fire occur, NID has two normally closed manual interties at opposite boundaries of the project.

The three proposed scenarios to provide water supply with adequate fire suppression include the following:

1. COMBINED - the current Master Plan combined PCWA and NID scenario with an automated upgrade to the NID Emergency Intertie connections as described in the ***Wet Utility Report***.
2. PCWA ONLY - a County system supplied solely by PCWA to include the offsite installation of a 12” transmission line on Bell Road from New Airport Road to State Highway 49 (approximately 7100 linear feet).
3. NID ONLY - a County system supplied solely by NID tied to the surrounding existing NID water infrastructure.

Each scenario considers soft costs such as capacity charges, connection fees, as well as hard costs like pipes, valving, interties, and offsite improvements, if required. Appendix A contains exhibits showing a full build out scenario and a Tier 1 scenario for all of the three above alternatives.

This report provides further planning and advancement for wholesale water system upgrades to the campus as well as establish a suitable recommendation pursuant to a financial comparison assessment of the above scenarios to aid the County in the development of criteria documents for the new Health and Human Services (HHS) Facility as well as provide a more specific approach to the first phase of water system development within the Master Plan and to further refine a recommendation of an overall water system plan.

All scenarios result in the systematic replacement of the old, 1940s era water lines on campus.

This report does not provide a revision to the assumptions and technical parameters established and approved as part of the Master Plan Update and ***Wet Utility Report*** but rather utilizes the same parameters and criteria to provide additional Planning level scenarios and to then assess financial impacts to each scenario. This report involves the primary backbone water infrastructure of the campus and does not include secondary water related infrastructure such as irrigation, fire hydrants, extension of project level waterlines, and booster pump stations.

ASSUMPTIONS

The purpose of this analysis is to provide a planning level estimate and compare the costs that Placer County would be responsible for under each of the three scenarios. The costs presented do not reflect the costs to private developers as it is assumed that all campus private uses would incur those costs upon development. This analysis is not to provide an engineer's estimate of probable construction costs but rather it is more reflective of a financial comparison between the water purveyor options available to the County.

Water connection fees were taken from the current PCWA Water Connection Charges document (Effective January 1, 2020) and the current NID Schedule of Rates and Charges Document (Effective January 1, 2020). These purveyor fee schedules are included in Appendix C. Connection fees are assumed to be meter set fees (PCWA) or Drop-In charges (NID) as it is assumed that the meter boxes and water service laterals would be installed by the County.

Under some of the tiered (phased) scenarios and where required, backflow prevention devices are to be

installed at strategic locations to provide isolation between the new source and the old system containing 1940's era pipe. As subsequent Tiers are constructed and more of the old system is abandoned, the backflow valves can be methodically removed until completely removed for full build out.

Irrigation for the government side of the PCGC is planned to ultimately be supplied by an NID raw water source. Due to the timing of its development and construction, it will not be available for Tier 1 facilities. This analysis assumes that the irrigation demands for the Health and Human Services building (HHS) in Tier 1 will be treated water. The analysis looks at domestic demands and irrigation demands under a maximum day scenario and appropriately sizes a meter for each need.

PCWA has confirmed that 504,720 gpd is the historical amount of water defined for PCGC usage, see Appendix D for letter from PCWA. This defines the current existing capacity within the PCWA system, and the use of up to this amount of water will not incur a capacity fee. The PCGC project will utilize a demand less than this amount assuming the raw water irrigation system is in place for future phases of construction. At the completion of the project it is not anticipated that a credit or repurposing of the credit to another location will be possible.

COMBINED SYSTEM

The combined system conceptually utilizes a supply method that, for the most part, is already in place and is consistent with the master plan. PCWA supplies the domestic water and the two NID emergency interties supply additional water for fire suppression. The County fees will not include a capacity charge from PCWA or NID as the buildout demand will be under the PCWA existing 504,720 gpd allowance. No offsite improvements are required for the system to operate. In addition to a new distribution system and appurtenances being installed to current PCWA standards, the two existing NID emergency intertie connections will need to be upgraded. The upgrades are to include full automation, metering and telemetry so they will open automatically should the PCGC require additional flows during a fire. Refer to Appendix A for a full build out and Tier 1 layout of the combined system.

NID ONLY SYSTEM

The NID solely supplied system requires no offsite improvement costs or interties. This system has the benefit of transitioning to NID water concurrent with the tiered construction stages. The decision and timing of full switchover would need further review by both purveyors and the County should this scenario occur. Proposed development would receive new services on the new NID distribution system and, consequently, incur the NID capacity charges with each Tier. The remaining old facilities could remain independent on the PCWA system until completely phased out. The option also remains to add backflows to the new NID sources to feed and isolate the old 1940's era pipe from the rest of the system.

It should be noted that NID has just recently annexed an area of the PCGC campus into their system. The newly annexed area does have an increased NID capacity fee schedule over the older NID area. However, the area is generally located where private development would occur within the PCGC and does not affect costs for any County development.

Pipe sizes for the NID only system were based on the pipe sizes modeled for the combined PCWA & NID

system. A specific NID only model was not performed. If determined necessary, further models could be developed in an effort to value engineer the distribution system. For the purposes of this study, the piping systems throughout the purveyor scenarios remain mostly consistent. Refer to Appendix A for a full build out and Tier 1 layout of the NID only system.

PCWA ONLY SYSTEM

The PCWA only system has the benefit of already owning existing capacity within PCWA. This scenario would not require the County to pay any connection charges. PCWA confirmed that the County may use up to 504,720 gpd for the PCGC.

The PCWA solely supplied system does require that approximately 7100 lf of 12-inch main be installed down Bell Road to provide the necessary fire flows for the PCGC. In the PCWA only system it is assumed the NID emergency interties would be eliminated once the offsite 12-inch waterline is installed to the campus.

Pipe sizes for the PCWA only system were based on the pipe sizes modeled for the combined PCWA & NID system. A specific PCWA only model was not performed. The only deviation for the PCWA system is that all proposed 10-inch lines were upsized to 12-inch to meet PCWA requirements. The 12-inch Bell Road supply line was not modeled and was sized on general conveyance parameters. If determined necessary, further models could be developed in an effort to confirm and value engineer the distribution system. Refer to Appendix A for a full build out and Tier 1 layout of the PCWA only system.

COST ANALYSIS

The analysis looked at factors such as soft costs, hard costs, and offsite improvements. Soft cost information was obtained from the PCWA and NID websites and include capacity charges and connection fees. Copies of each purveyor's fees are located in Appendix C. Hard costs such as automated interties, piping and associated lengths, and related appurtenances (i.e. valves) were generally estimated based on current project bids observed for similar work.

Additional cost savings may be available within the NID only and PCWA only systems. Further modeling and value-engineering discussions with each agency may reduce the total cost. However, due to the large difference between the combined system and the individual supplied systems, it was not deemed critical for the purpose of establishing the most cost-effective option.

The soft costs include capacity charges (NID), connection charges (PCWA) and meter costs. Meter costs were compiled by determining a meter size and associated meter set (PCWA) or drop-in (NID) fee for the required domestic and irrigation services. As previously mentioned, the Tier 1 HHS building will be irrigated with potable water due to unavailability of the raw water irrigation system for Tier 1 improvements.

There are instances specific to each scenario and tier where there may be pipelines that would incur no cost to the County (i.e. existing NID 16-inch on 1st Street, dedicated private development loops and similar). Additionally, specific to each scenario and tier, there will be areas where necessary County

supply lines are adjacent to private development. These segments of pipe are being included in the analysis as a cost share where the unit cost has been split in half assuming a future cost sharing agreement between private development and the County would take place.

Detailed cost sheets for the Combined, PCWA, and NID systems with full build out and Tier 1 scenarios can be found in Appendix B. Appendix B also includes similar sheets outlining how the meter sizing and fees were calculated and summarized.

FULL BUILD OUT

The full build out analysis determined that the combined system provides the most cost effective approach to supplying water to the PCGC. The combined system utilizes capacity fees already paid to PCWA and does not require off-site improvements, relying on supply from NID at the intertie locations in the event of a fire flow condition. This arrangement is not too dissimilar from the present-day configuration and is also the current layout contemplated as part of the Master Plan Update

Table 1 below summarizes the full build out cost summary for the Combined, PCWA, and NID only systems.

Table 1 - Full Build Out Cost Summary

	Soft Costs	Hard Costs	Offsite Costs	Total
Combined System	\$46,897	\$3,162,000	n/a	\$3,208,897
PCWA Only	\$46,897	\$3,147,760	\$1,954,000	\$5,148,657
NID Only	\$2,660,686	\$2,617,575	n/a	\$5,278,261

TIER 1

The NID only system offers the lowest Tier 1 costs. NID currently has a well looped and appropriately sized distribution system adjacent to and within the PCGC which helps to reduce hard costs. The NID only Tier 1 system has to pay new capacity fees to NID for the future HHS facility but, due to the limited development of Tier 1, the costs are not yet a controlling factor to overall costs.

Table 2 below summarizes the Tier 1 cost summary for the Combined, PCWA, and NID only systems.

Table 2 - Tier 1 Cost Summary

	Soft Costs	Hard Costs	Offsite Costs	Total
Combined System	\$4,200	\$1,446,120	n/a	\$1,450,320
PCWA Only	\$4,200	\$1,226,440	\$1,954,000	\$3,184,640
NID Only	\$79,054	\$693,600	n/a	\$772,654

CONCLUSION

This analysis shows that for the full build out system, the combined PCWA and NID system is the most cost-effective way to serve domestic water to the government side of the PCGC project given the existing parameters. This configuration is the most cost effective as it continues to utilize the existing capacity currently allocated by PCWA and does not require off-site improvements to be constructed. These results are based solely on anticipated costs the County may incur during the development of PCGC projects and does not consider any other factors that may prioritize one purveyor over another. When looking at Tier 1, the NID only system is the least expensive. However, as additional planned County development continues, the new NID capacity fees will become the controlling factor increasing costs beyond the estimate of the combined system.

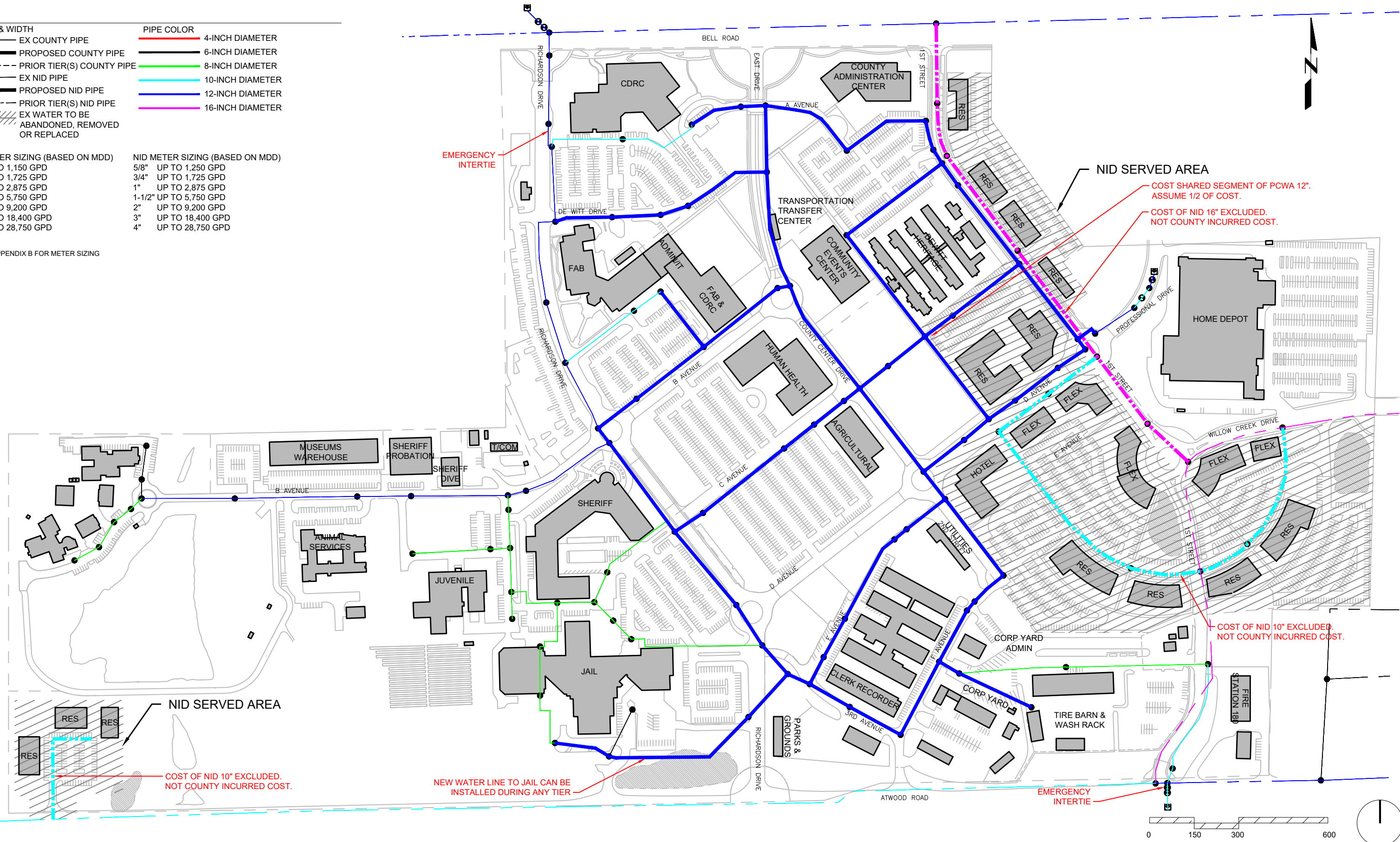
Appendix A – EXHIBITS

Combined System (Full Build Out & Tier 1)
PCWA Only System (Full Build Out & Tier 1)
NID Only System (Full Build Out & Tier 1)

LEGEND	
LINE TYPE & WIDTH	PIPE COLOR
— EX COUNTY PIPE	— 4-INCH DIAMETER
— PROPOSED COUNTY PIPE	— 6-INCH DIAMETER
- - - PRIORITY COUNTY PIPE	— 8-INCH DIAMETER
— EX NID PIPE	— 10-INCH DIAMETER
- - - PROPOSED NID PIPE	— 12-INCH DIAMETER
- - - PRIORITY NID PIPE	— 16-INCH DIAMETER
/// EX WATER TO BE ABANDONED, REMOVED OR REPLACED	

PCWA METER SIZING (BASED ON MDD)		NID METER SIZING (BASED ON MDD)	
5/8" UP TO 1,150 GPD	5/8" UP TO 1,250 GPD	5/8" UP TO 1,250 GPD	5/8" UP TO 1,250 GPD
3/4" UP TO 1,725 GPD	3/4" UP TO 1,725 GPD	3/4" UP TO 1,725 GPD	3/4" UP TO 1,725 GPD
1" UP TO 2,875 GPD	1" UP TO 2,875 GPD	1" UP TO 2,875 GPD	1" UP TO 2,875 GPD
1-1/2" UP TO 5,750 GPD	1-1/2" UP TO 5,750 GPD	1-1/2" UP TO 5,750 GPD	1-1/2" UP TO 5,750 GPD
2" UP TO 9,200 GPD	2" UP TO 9,200 GPD	2" UP TO 9,200 GPD	2" UP TO 9,200 GPD
3" UP TO 18,400 GPD	3" UP TO 18,400 GPD	3" UP TO 18,400 GPD	3" UP TO 18,400 GPD
4" UP TO 28,750 GPD	4" UP TO 28,750 GPD	4" UP TO 28,750 GPD	4" UP TO 28,750 GPD

NOTE:
REFER TO APPENDIX B FOR METER SIZING



PLACER COUNTY GOVERNMENT CENTER

PCWA & NID SUPPLIED SCENARIO

PROPOSED WATER IMPROVEMENTS – BUILD OUT

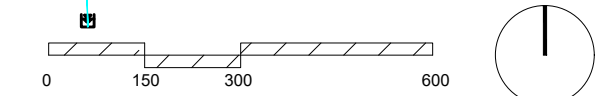
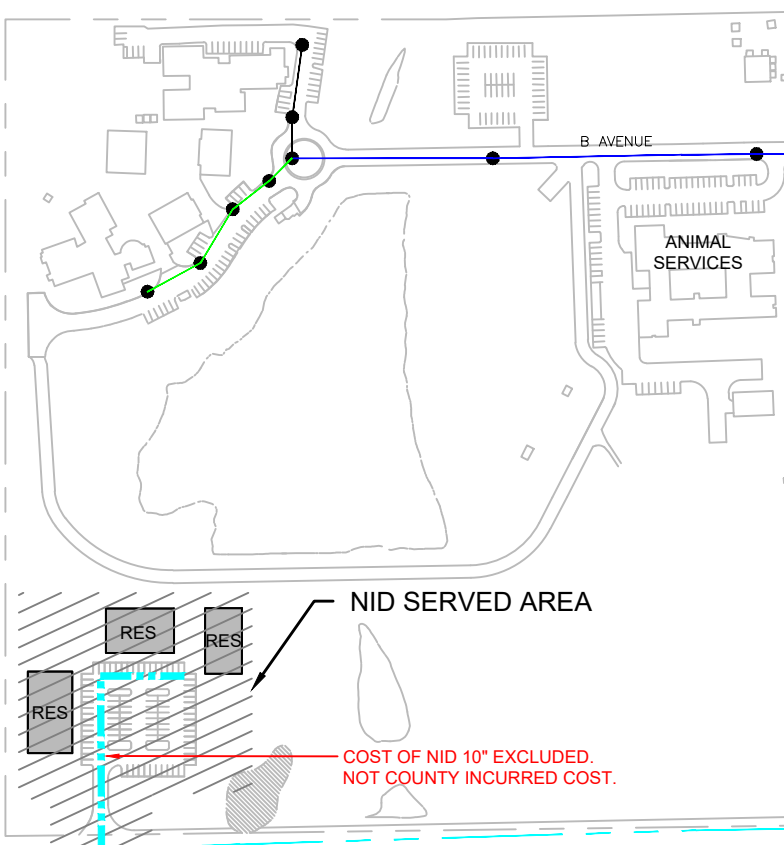
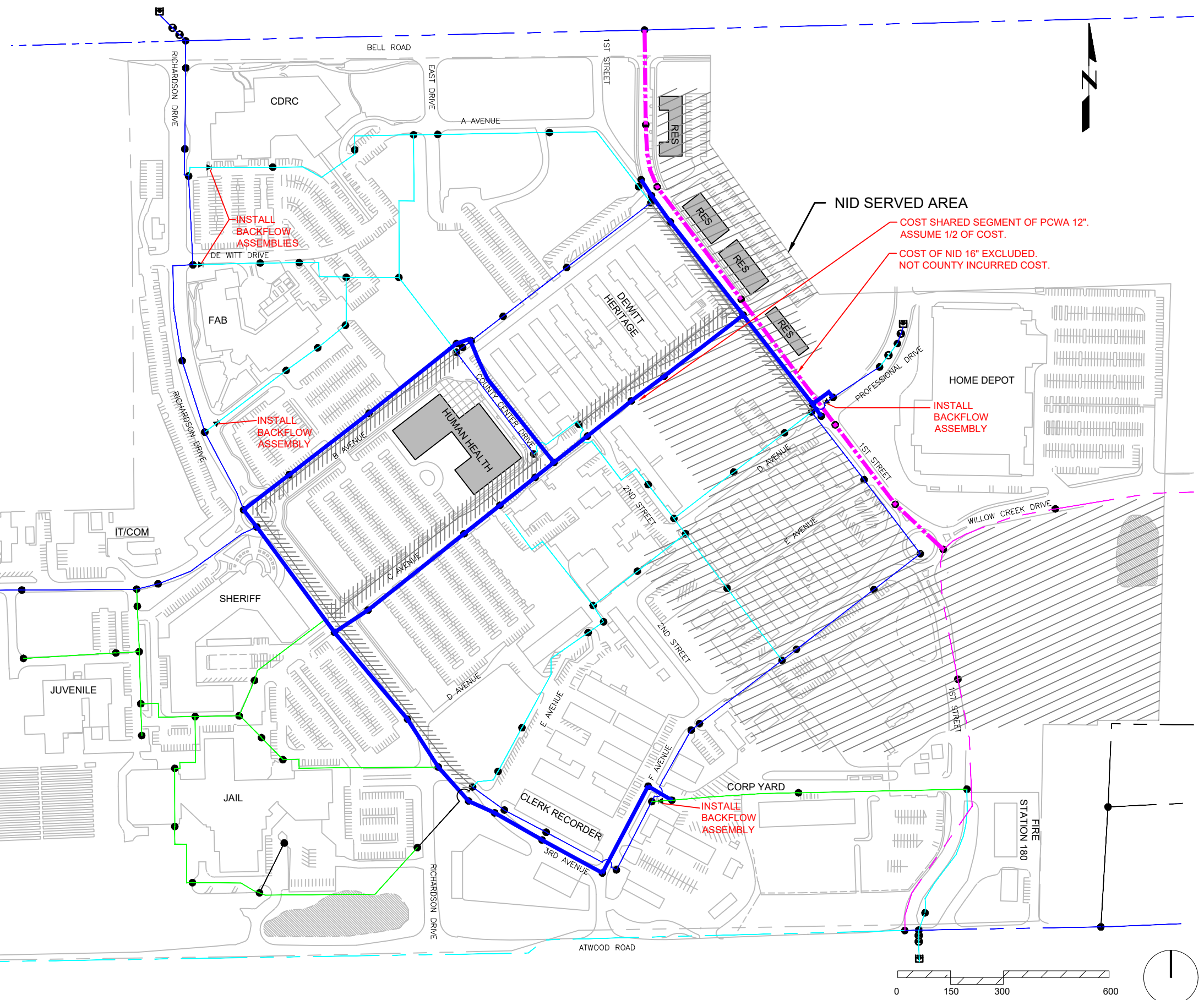
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 Fax: (916) 933-4778

LEGEND	
LINE TYPE & WIDTH	PIPE COLOR
— EX COUNTY PIPE	— 4-INCH DIAMETER
— PROPOSED COUNTY PIPE	— 6-INCH DIAMETER
- - - - - PRIOR TIER(S) COUNTY PIPE	— 8-INCH DIAMETER
— EX NID PIPE	— 10-INCH DIAMETER
- - - - - PROPOSED NID PIPE	— 12-INCH DIAMETER
- - - - - PRIOR TIER(S) NID PIPE	— 16-INCH DIAMETER
/// EX WATER TO BE ABANDONED, REMOVED OR REPLACED	

PCWA METER SIZING (BASED ON MDD)		NID METER SIZING (BASED ON MDD)	
5/8" UP TO 1,150 GPD		5/8" UP TO 1,250 GPD	
3/4" UP TO 1,725 GPD		3/4" UP TO 1,725 GPD	
1" UP TO 2,875 GPD		1" UP TO 2,875 GPD	
1-1/2" UP TO 5,750 GPD		1-1/2" UP TO 5,750 GPD	
2" UP TO 9,200 GPD		2" UP TO 9,200 GPD	
3" UP TO 18,400 GPD		3" UP TO 18,400 GPD	
4" UP TO 28,750 GPD		4" UP TO 28,750 GPD	

NOTE:
REFER TO APPENDIX B FOR METER SIZING



PLACER COUNTY GOVERNMENT CENTER PCWA & NID SUPPLIED SCENARIO PROPOSED WATER IMPROVEMENTS – TIER 1

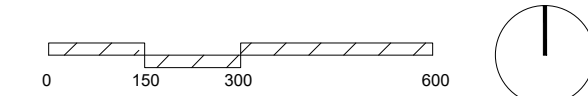
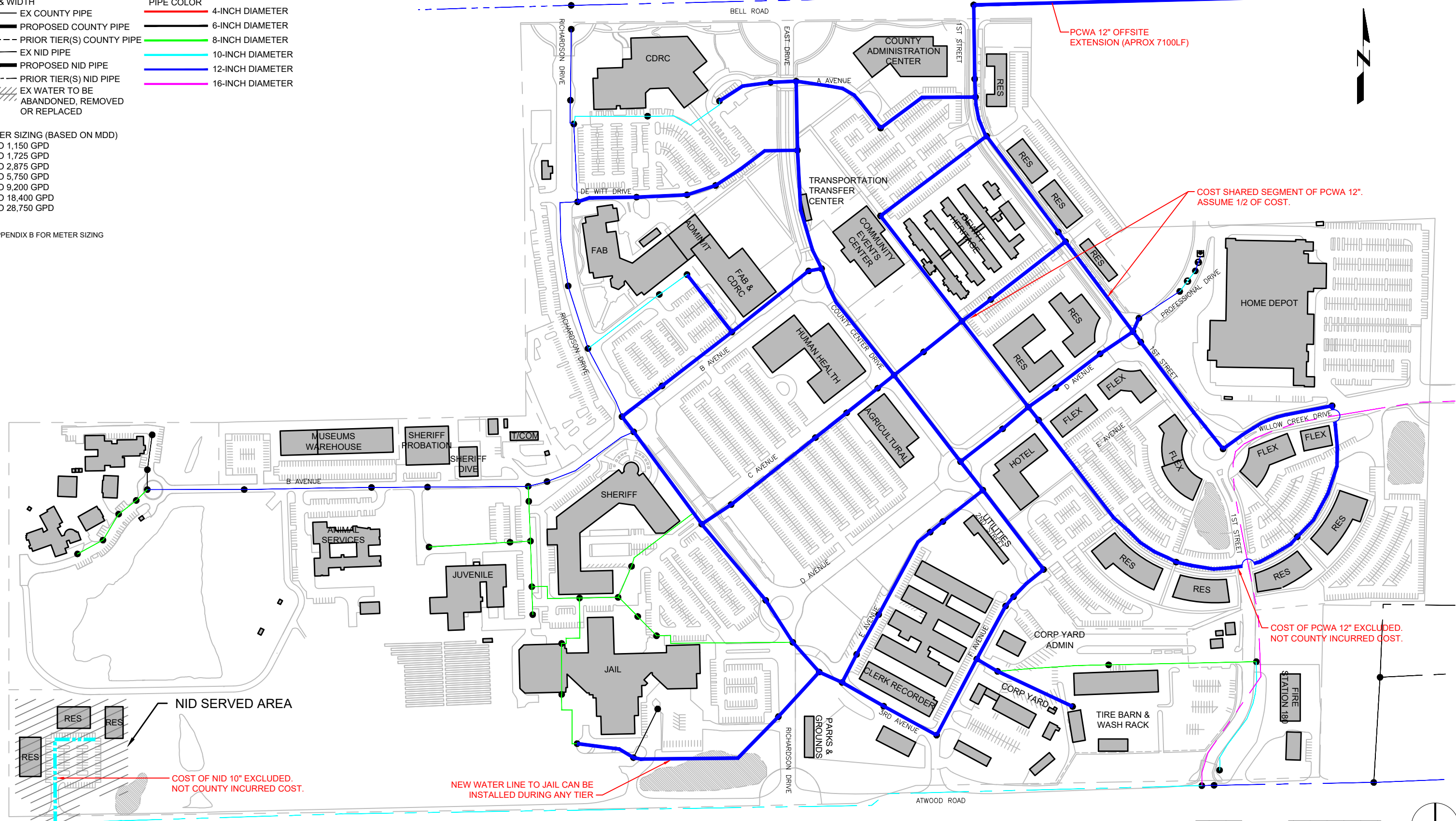
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LEGEND	
LINE TYPE & WIDTH	PIPE COLOR
— EX COUNTY PIPE	— 4-INCH DIAMETER
— PROPOSED COUNTY PIPE	— 6-INCH DIAMETER
- - - PRIORITY TIER(S) COUNTY PIPE	— 8-INCH DIAMETER
— EX NID PIPE	— 10-INCH DIAMETER
- - - PROPOSED NID PIPE	— 12-INCH DIAMETER
- - - PRIORITY TIER(S) NID PIPE	— 16-INCH DIAMETER
/// EX WATER TO BE ABANDONED, REMOVED OR REPLACED	

PCWA METER SIZING (BASED ON MDD)
 5/8" UP TO 1,150 GPD
 3/4" UP TO 1,725 GPD
 1" UP TO 2,875 GPD
 1-1/2" UP TO 5,750 GPD
 2" UP TO 9,200 GPD
 3" UP TO 18,400 GPD
 4" UP TO 28,750 GPD

NOTE:
 REFER TO APPENDIX B FOR METER SIZING



PLACER COUNTY GOVERNMENT CENTER PCWA SUPPLIED SCENARIO PROPOSED WATER IMPROVEMENTS – BUILD OUT

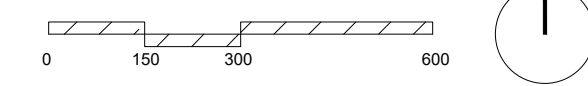
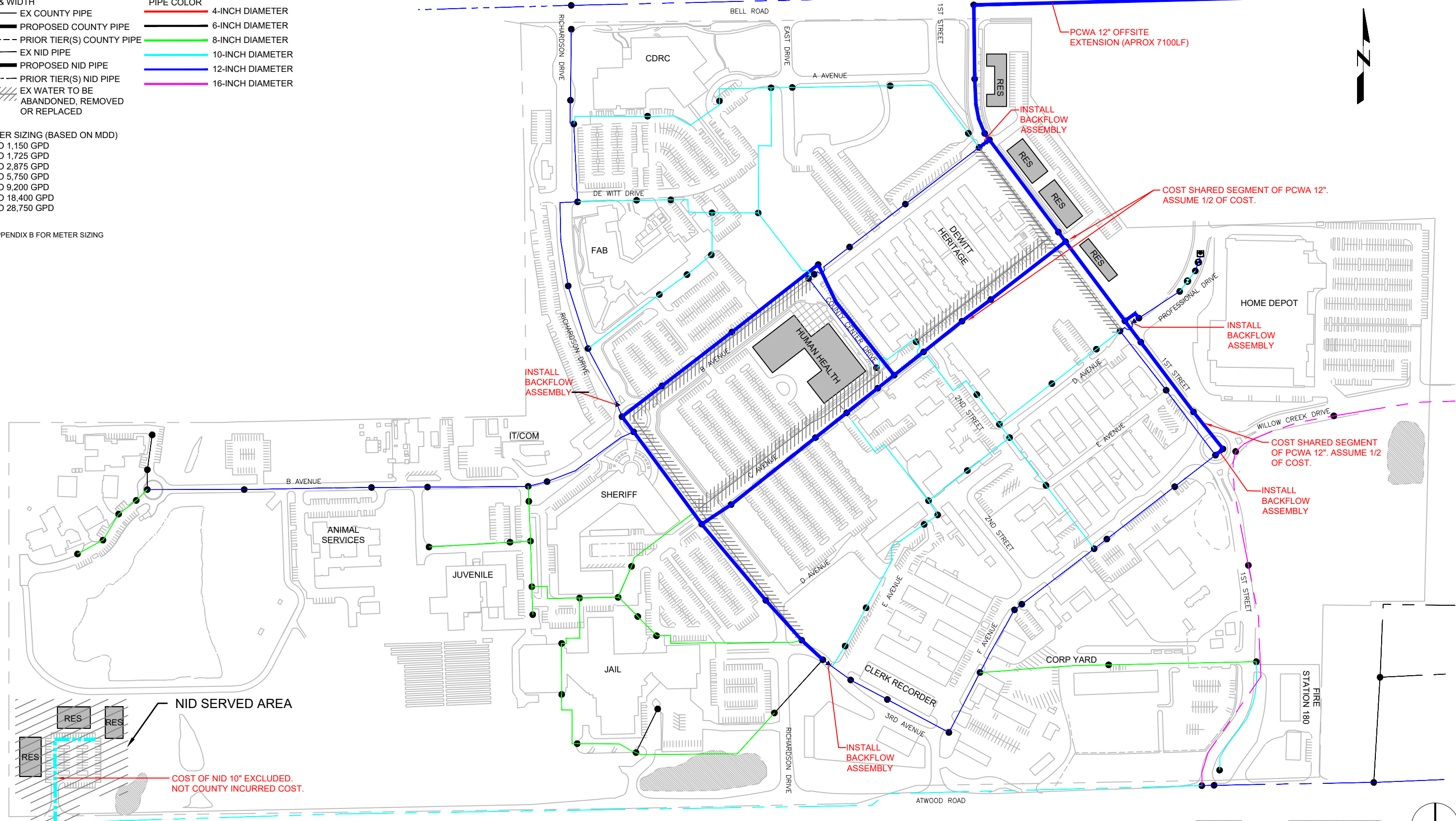
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LINE TYPE & WIDTH	PIPE COLOR
— EX COUNTY PIPE	— 4-INCH DIAMETER
— PROPOSED COUNTY PIPE	— 6-INCH DIAMETER
- - - PRIORITY TIER(S) COUNTY PIPE	— 8-INCH DIAMETER
— EX NID PIPE	— 10-INCH DIAMETER
- - - PROPOSED NID PIPE	— 12-INCH DIAMETER
- - - PRIORITY TIER(S) NID PIPE	— 16-INCH DIAMETER
/// EX WATER TO BE ABANDONED, REMOVED OR REPLACED	

PCWA METER SIZING (BASED ON MDD)
 5/8" UP TO 1,150 GPD
 3/4" UP TO 1,725 GPD
 1" UP TO 2,875 GPD
 1-1/2" UP TO 5,750 GPD
 2" UP TO 9,200 GPD
 3" UP TO 18,400 GPD
 4" UP TO 28,750 GPD

NOTE:
 REFER TO APPENDIX B FOR METER SIZING



PLACER COUNTY GOVERNMENT CENTER PCWA SUPPLIED SCENARIO PROPOSED WATER IMPROVEMENTS – TIER 1

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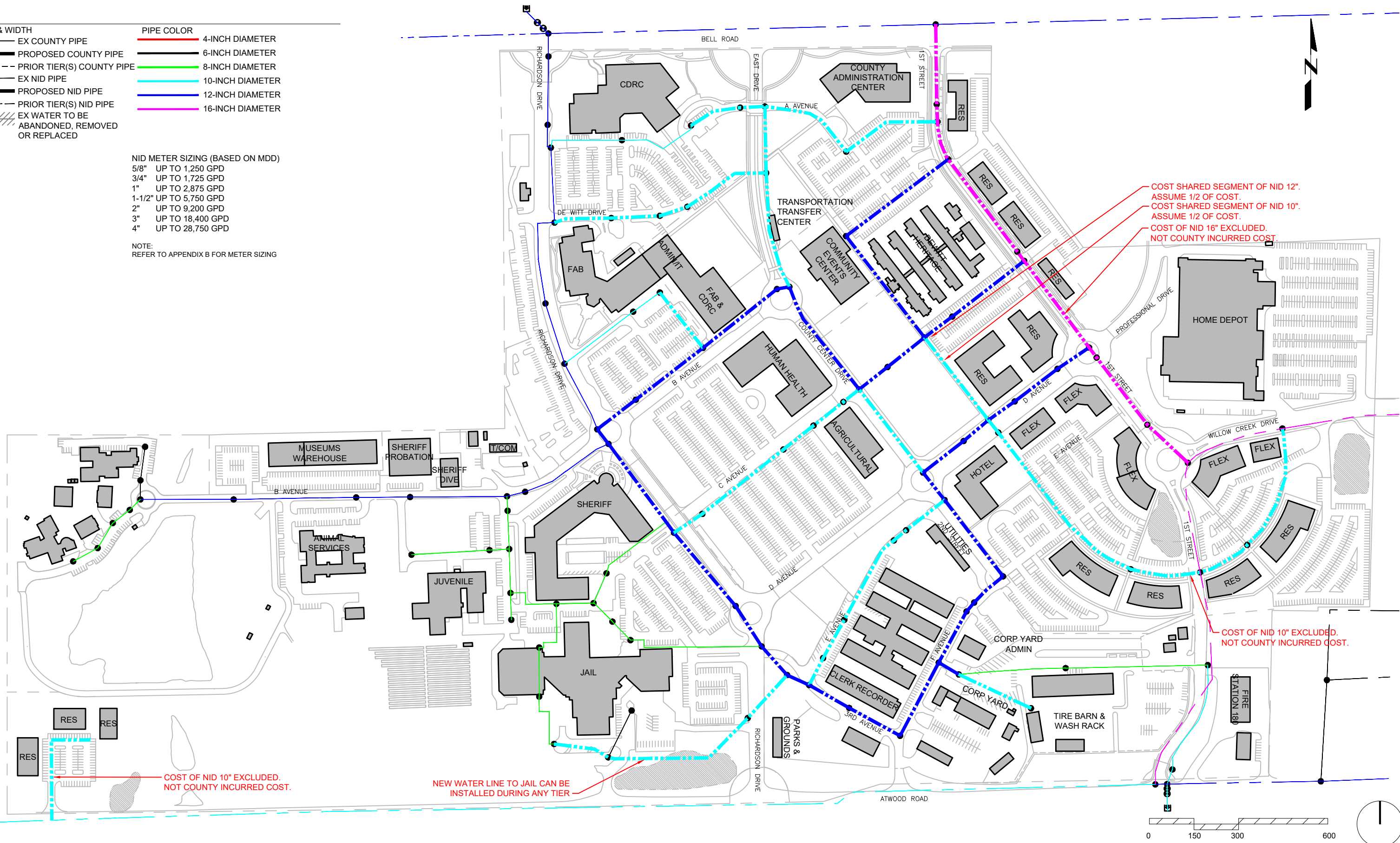
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LEGEND	
LINE TYPE & WIDTH	PIPE COLOR
— EX COUNTY PIPE	— 4-INCH DIAMETER
— PROPOSED COUNTY PIPE	— 6-INCH DIAMETER
- - - - - PRIOR TIER(S) COUNTY PIPE	— 8-INCH DIAMETER
— EX NID PIPE	— 10-INCH DIAMETER
- - - - - PROPOSED NID PIPE	— 12-INCH DIAMETER
- - - - - PRIOR TIER(S) NID PIPE	— 16-INCH DIAMETER
/// EX WATER TO BE ABANDONED, REMOVED OR REPLACED	

NID METER SIZING (BASED ON MDD)

5/8"	UP TO 1,250 GPD
3/4"	UP TO 1,725 GPD
1"	UP TO 2,875 GPD
1-1/2"	UP TO 5,750 GPD
2"	UP TO 9,200 GPD
3"	UP TO 18,400 GPD
4"	UP TO 28,750 GPD

NOTE:
REFER TO APPENDIX B FOR METER SIZING



PLACER COUNTY GOVERNMENT CENTER NID SUPPLIED SCENARIO

PROPOSED WATER IMPROVEMENTS – BUILD OUT

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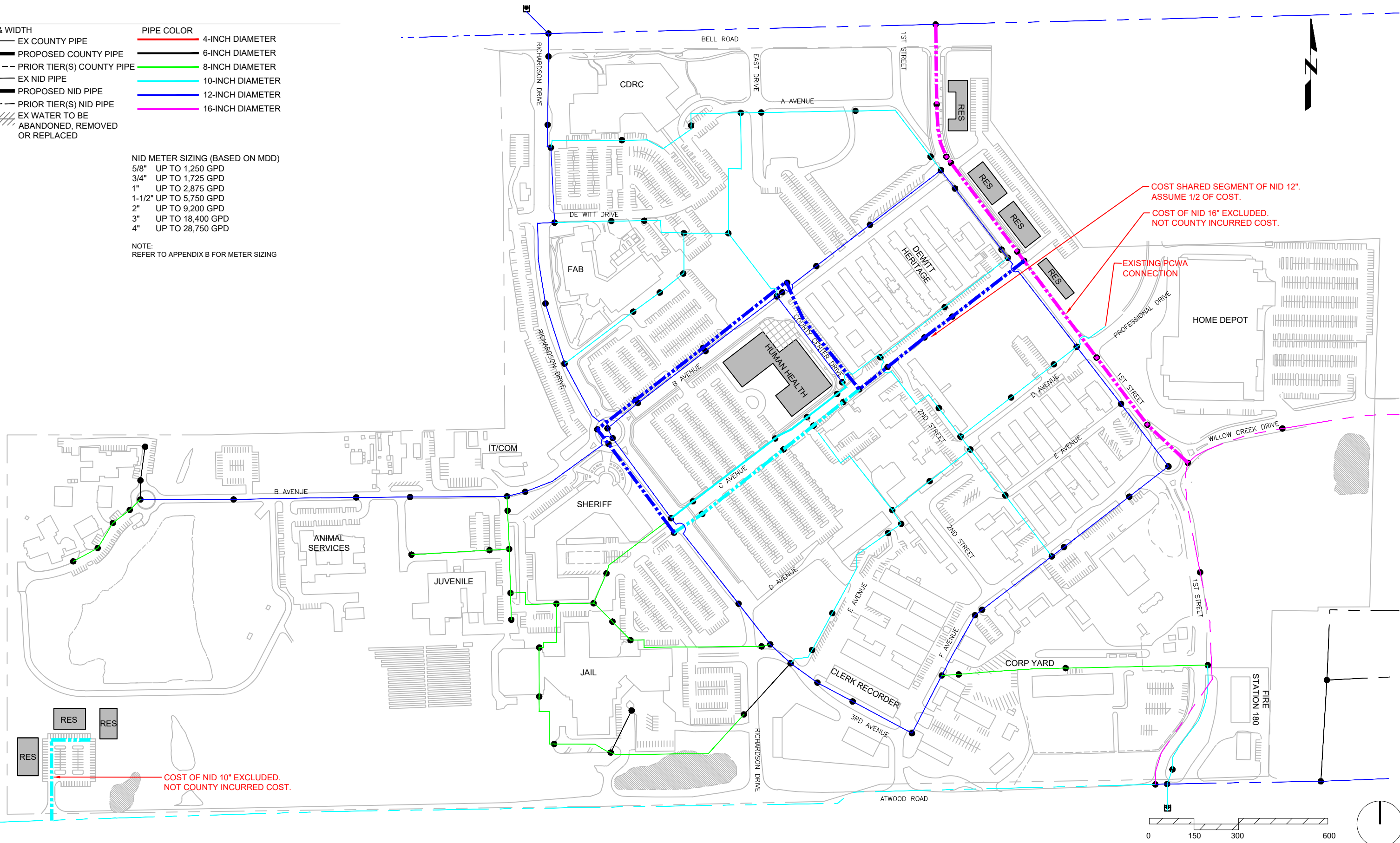
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LEGEND	
LINE TYPE & WIDTH	PIPE COLOR
— EX COUNTY PIPE	— 4-INCH DIAMETER
— PROPOSED COUNTY PIPE	— 6-INCH DIAMETER
- - - - - PRIOR TIER(S) COUNTY PIPE	— 8-INCH DIAMETER
— EX NID PIPE	— 10-INCH DIAMETER
- - - - - PROPOSED NID PIPE	— 12-INCH DIAMETER
- - - - - PRIOR TIER(S) NID PIPE	— 16-INCH DIAMETER
/// EX WATER TO BE ABANDONED, REMOVED OR REPLACED	

NID METER SIZING (BASED ON MDD)

5/8"	UP TO 1,250 GPD
3/4"	UP TO 1,725 GPD
1"	UP TO 2,875 GPD
1-1/2"	UP TO 5,750 GPD
2"	UP TO 9,200 GPD
3"	UP TO 18,400 GPD
4"	UP TO 28,750 GPD

NOTE:
REFER TO APPENDIX B FOR METER SIZING



COST OF NID 10" EXCLUDED.
NOT COUNTY INCURRED COST.

COST SHARED SEGMENT OF NID 12".
ASSUME 1/2 OF COST.

COST OF NID 16" EXCLUDED.
NOT COUNTY INCURRED COST.

EXISTING PCWA
CONNECTION



PLACER COUNTY GOVERNMENT CENTER NID SUPPLIED SCENARIO

PROPOSED WATER IMPROVEMENTS – TIER 1

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Appendix B – COST ESTIMATES

Combined System Costs (Full Build Out & Tier 1)
PCWA Only System Costs (Full Build Out & Tier 1)
NID Only System Costs (Full Build Out & Tier 1)

Combined System Meter Sizes Table (Full Build Out & Tier 1)
PCWA Only System Meter Sizes Table (Full Build Out & Tier 1)
NID Only System Meter Sizes Table (Full Build Out & Tier 1)

PCWA & NID SYSTEM (TIER 4 - BUILD OUT)					
ESTIMATED PLACER COUNTY COSTS (PRIVATE DEVELOPER COSTS EXCLUDED)					
Item #	Description	Quantity	Unit	Unit Cost	Total
Soft Costs					
1	Water Connection Charge (PCWA)	0	UOC (MDD)	\$19,339	\$0
2	Capacity Fees (NID)	0	ERU (MDD)	\$10,929	\$0
3	Meter Costs (PCWA)	1	LS	\$46,897	\$46,897
4	Meter Costs (NID)	0	LS	\$0	\$0
Hard Costs					
5	PCWA 12" Water	11291	LF	\$240	\$2,709,840
6	PCWA 12" Water *Cost Share*	1893	LF	\$120	\$227,160
7	PCWA 12" Water *No Cost*	0	LF	\$0	\$0
8	NID 10" Water	0	LF	\$210	\$0
9	NID 10" Water *Cost Share*	0	LF	\$105	\$0
10	NID 10" Water *No Cost*	2341	LF	\$0	\$0
11	NID 12" Water	0	LF	\$240	\$0
12	NID 12" Water *Cost Share*	0	LF	\$120	\$0
13	NID 16" Water *No Cost*	1781	LF	\$0	\$0
14	Backflow Preventers	5	EA	\$5,000	\$25,000
15	Backflow and Meter Assembly	0	EA	\$10,000	\$0
16	Upgrade NID Emergency Interties (Automate)	2	EA	\$100,000	\$200,000
Offsite Costs					
Total					\$3,208,897

Notes & Assumptions:

- 1 - Pipe material assumed to be ductile iron pipe.
- 2 - Costs do not include irrigation.
- 3 - Current PCWA capacity fee assumed to cover the County system
- 4 - The costs do not include demolition or removal of existing 1940's era water line or any other existing water line.
- 5 - *Cost Share* 50% Between Developer and County. *No Cost* is a zero cost to County as costs are incurred by private uses. Quantities are provided where applicable since the water infrastructure is part of the system to be built.

PCWA & NID SYSTEM (TIER 1)					
ESTIMATED PLACER COUNTY COSTS (PRIVATE DEVELOPER COSTS EXCLUDED)					
Item #	Description	Quantity	Unit	Unit Cost	Total
Soft Costs					
1	Water Connection Charge (PCWA)	0	UOC (MDD)	\$19,339	\$0
2	Capacity Fees (NID)	0	ERU (MDD)	\$10,929	\$0
3	Meter Costs (PCWA)	1	LS	\$4,200	\$4,200
4	Meter Costs (NID)	0	LS	\$0	\$0
Hard Costs					
5	PCWA 12" Water	4664	LF	\$240	\$1,119,360
6	PCWA 12" Water *Cost Share*	848	LF	\$120	\$101,760
7	PCWA 12" Water *No Cost*	0	LF	\$0	\$0
8	NID 10" Water	0	LF	\$210	\$0
9	NID 10" Water *Cost Share*	0	LF	\$105	\$0
10	NID 10" Water *No Cost*	405	LF	\$0	\$0
11	NID 12" Water	0	LF	\$240	\$0
12	NID 12" Water *Cost Share*	0	LF	\$120	\$0
13	NID 16" Water *No Cost*	1781	LF	\$0	\$0
14	Backflow Preventers	5	EA	\$5,000	\$25,000
15	Backflow and Meter Assembly	0	EA	\$10,000	\$0
16	Upgrade NID Emergency Interties (Automate)	2	EA	\$100,000	\$200,000
Offsite Costs					
Total					\$1,450,320

Notes & Assumptions:

- 1 - Pipe material assumed to be ductile iron pipe.
- 2 - Costs do not include irrigation.
- 3 - Current PCWA capacity fee assumed to cover the County system
- 4 - The costs do not include demolition or removal of existing 1940's era water line or any other existing water line.
- 5 - *Cost Share* 50% Between Developer and County. *No Cost* is a zero cost to County as costs are incurred by private uses. Quantities are provided where applicable since the water infrastructure is part of the system to be built.

PCWA SYSTEM (TIER 4 - BUILD OUT)						
ESTIMATED PLACER COUNTY COSTS (PRIVATE DEVELOPER COSTS EXCLUDED)						
Item #	Description	Quantity	Unit	Unit Cost	Total	
Soft Costs						
1	Water Connection Charge (PCWA)	0	UOC (MDD)	\$19,339	\$0	
2	Capacity Fees (NID)	0	ERU (MDD)	\$10,929	\$0	
3	Meter Costs (PCWA)	1	LS	\$46,897	\$46,897	
4	Meter Costs (NID)	0	LS	\$0	\$0	
Hard Costs						
5	PCWA 12" Water	11995	LF	\$240	\$2,878,800	
6	PCWA 12" Water *Cost Share*	2033	LF	\$120	\$243,960	
7	PCWA 12" Water *No Cost*	2037	LF	\$0	\$0	
8	NID 10" Water	0	LF	\$210	\$0	
9	NID 10" Water *Cost Share*	0	LF	\$105	\$0	
10	NID 10" Water *No Cost*	405	LF	\$0	\$0	
11	NID 12" Water	0	LF	\$240	\$0	
12	NID 12" Water *Cost Share*	0	LF	\$120	\$0	
13	NID 16" Water *No Cost*	0	LF	\$0	\$0	
14	Backflow Preventers	5	EA	\$5,000	\$25,000	
15	Backflow and Meter Assembly	0	EA	\$10,000	\$0	
16	Upgrade NID Emergency Interties (Automate)	0	EA	\$100,000	\$0	
Offsite Costs						
17	PCWA 12" Supply Pipeline	7100	LF	\$240	\$1,704,000	
18	PCWA Pressure Reducing Station & Canal Crossing	1	LS	\$250,000	\$250,000	
					Total	\$5,148,657

Notes & Assumptions:

- 1 - Pipe material assumed to be ductile iron pipe.
- 2 - Costs do not include irrigation.
- 3 - Current PCWA capacity fee assumed to cover the County system
- 4 - The costs do not include demolition or removal of existing 1940's era water line or any other existing water line.
- 5 - *Cost Share* 50% Between Developer and County. *No Cost* is a zero cost to County as costs are incurred by private uses. Quantities are provided where applicable since the water infrastructure is part of the system to be built.

PCWA SYSTEM (TIER 1)						
ESTIMATED PLACER COUNTY COSTS (PRIVATE DEVELOPER COSTS EXCLUDED)						
Item #	Description	Quantity	Unit	Unit Cost	Total	
Soft Costs						
1	Water Connection Charge (PCWA)	0	UOC (MDD)	\$19,339	\$0	
2	Capacity Fees (NID)	0	ERU (MDD)	\$10,929	\$0	
3	Meter Costs (PCWA)	1	LS	\$4,200	\$4,200	
4	Meter Costs (NID)	0	LS	\$0	\$0	
Hard Costs						
5	PCWA 12" Water	4367	LF	\$240	\$1,048,080	
6	PCWA 12" Water *Cost Share*	1278	LF	\$120	\$153,360	
7	PCWA 12" Water *No Cost*	0	LF	\$0	\$0	
8	NID 10" Water	0	LF	\$210	\$0	
9	NID 10" Water *Cost Share*	0	LF	\$105	\$0	
10	NID 10" Water *No Cost*	405	LF	\$0	\$0	
11	NID 12" Water	0	LF	\$240	\$0	
12	NID 12" Water *Cost Share*	0	LF	\$120	\$0	
13	NID 16" Water *No Cost*	0	LF	\$0	\$0	
14	Backflow Preventers	5	EA	\$5,000	\$25,000	
15	Backflow and Meter Assembly	0	EA	\$10,000	\$0	
16	Upgrade NID Emergency Interties (Automate)	0	EA	\$100,000	\$0	
Offsite Costs						
17	PCWA 12" Supply Pipeline	7100	LF	\$240	\$1,704,000	
18	PCWA Pressure Reducing Station & Canal Crossing	1	LS	\$250,000	\$250,000	
					Total	\$3,184,640

Notes & Assumptions:

- 1 - Pipe material assumed to be ductile iron pipe.
- 2 - Costs do not include irrigation.
- 3 - Current PCWA capacity fee assumed to cover the County system
- 4 - The costs do not include demolition or removal of existing 1940's era water line or any other existing water line.
- 5 - *Cost Share* 50% Between Developer and County. *No Cost* is a zero cost to County as costs are incurred by private uses. Quantities are provided where applicable since the water infrastructure is part of the system to be built.

NID SYSTEM (TIER 4 - BUILD OUT)					
ESTIMATED PLACER COUNTY COSTS (PRIVATE DEVELOPER COSTS EXCLUDED)					
Item #	Description	Quantity	Unit	Unit Cost	Total
Soft Costs					
1	Water Connection Charge (PCWA)	0	UOC (MDD)	\$19,339	\$0
2	Capacity Fees (NID)	239	ERU (MDD)	\$10,929	\$2,616,957
3	Meter Costs (PCWA)	0	LS	\$0	\$0
4	Meter Costs (NID)	1	LS	\$43,729	\$43,729
Hard Costs					
5	PCWA 12" Water	0	LF	\$240	\$0
6	PCWA 12" Water *Cost Share*	0	LF	\$120	\$0
7	PCWA 12" Water *No Cost*	0	LF	\$0	\$0
8	NID 10" Water	5710	LF	\$210	\$1,199,100
9	NID 10" Water *Cost Share*	355	LF	\$105	\$37,275
10	NID 10" Water *No Cost*	1975	LF	\$0	\$0
11	NID 12" Water	5063	LF	\$240	\$1,215,120
12	NID 12" Water *Cost Share*	1134	LF	\$120	\$136,080
13	NID 16" Water *No Cost*	1781	LF	\$0	\$0
14	Backflow Preventers	0	EA	\$5,000	\$0
15	Backflow and Meter Assembly	3	EA	\$10,000	\$30,000
16	Upgrade NID Emergency Interties (Automate)	0	EA	\$100,000	\$0
Offsite Costs					
Total					\$5,278,261

Notes & Assumptions:

- 1 - Pipe material assumed to be ductile iron pipe.
- 2 - Costs do not include irrigation.
- 3 - The costs do not include demolition or removal of existing 1940's era water line or any other existing water line.
- 4 - *Cost Share* 50% Between Developer and County. *No Cost* is a zero cost to County as costs are incurred by private uses. Quantities are provided where applicable since the water infrastructure is part of the system to be built.

NID SYSTEM (TIER 1)					
ESTIMATED PLACER COUNTY COSTS (PRIVATE DEVELOPER COSTS EXCLUDED)					
Item #	Description	Quantity	Unit	Unit Cost	Total
Soft Costs					
1	Water Connection Charge (PCWA)	0	UOC (MDD)	\$19,339	\$0
2	Capacity Fees (NID)	7	ERU (MDD)	\$10,929	\$76,590
3	Meter Costs (PCWA)	0	LS	\$0	\$0
4	Meter Costs (NID)	1	LS	\$2,464	\$2,464
Hard Costs					
5	PCWA 12" Water	0	LF	\$240	\$0
6	PCWA 12" Water *Cost Share*	0	LF	\$120	\$0
7	PCWA 12" Water *No Cost*	0	LF	\$0	\$0
8	NID 10" Water	796	LF	\$210	\$167,160
9	NID 10" Water *Cost Share*	0	LF	\$105	\$0
10	NID 10" Water *No Cost*	405	LF	\$0	\$0
11	NID 12" Water	1980	LF	\$240	\$475,200
12	NID 12" Water *Cost Share*	427	LF	\$120	\$51,240
13	NID 16" Water *No Cost*	1781	LF	\$0	\$0
14	Backflow Preventers	0	EA	\$5,000	\$0
15	Backflow and Meter Assembly	0	EA	\$10,000	\$0
16	Upgrade NID Emergency Interties (Automate)	0	EA	\$100,000	\$0
Offsite Costs					
Total					\$772,654

Notes & Assumptions:

- 1 - Pipe material assumed to be ductile iron pipe.
- 2 - Costs do not include irrigation.
- 3 - The costs do not include demolition or removal of existing 1940's era water line or any other existing water line.
- 4 - *Cost Share* 50% Between Developer and County. *No Cost* is a zero cost to County as costs are incurred by private uses. Quantities are provided where applicable since the water infrastructure is part of the system to be built.

PCWA & NID SYSTEM (TIER 4 - BUILD OUT)					
METER SIZES & COSTS					
Item #	Description	Quantity	Unit	Unit Cost	Total
1	Meter Cost (PCWA) (Metered Service 5/8")	4	EA	\$326	\$1,304
2	Meter Cost (PCWA) (Metered Service 3/4")	1	EA	\$343	\$343
3	Meter Cost (PCWA) (Metered Service 1")	1	EA	\$383	\$383
4	Meter Cost (PCWA) (Metered Service 1-1/2")	3	EA	\$489	\$1,467
5	Meter Cost (PCWA) (Metered Service 2")	13	EA	\$2,100	\$27,300
6	Meter Cost (PCWA) (Metered Service 3")	5	EA	\$2,450	\$12,250
7	Meter Cost (PCWA) (Metered Service 4" and greater)	1	EA	\$3,850	\$3,850
				Total	\$46,897
8	Meter Cost (NID) (Metered Service 5/8")	0	EA	\$667	\$0
9	Meter Cost (NID) (Metered Service 3/4")	0	EA	\$708	\$0
10	Meter Cost (NID) (Metered Service 1")	0	EA	\$753	\$0
11	Meter Cost (NID) (Metered Service 1-1/2")	0	EA	\$1,028	\$0
12	Meter Cost (NID) (Metered Service 2")	0	EA	\$1,232	\$0
13	Meter Cost (NID) (Metered Service 3")	0	EA	\$3,000	\$0
14	Meter Cost (NID) (Metered Service 4" and greater)	0	EA	\$5,500	\$0
				Total	\$0

Notes & Assumptions:

1 - Quantity of meters includes both domestic and irrigation where irrigation is being served from potable source

PCWA & NID SYSTEM (TIER 1)					
METER SIZES & COSTS					
Item #	Description	Quantity	Unit	Unit Cost	Total
1	Meter Cost (PCWA) (Metered Service 5/8")	0	EA	\$326	\$0
2	Meter Cost (PCWA) (Metered Service 3/4")	0	EA	\$343	\$0
3	Meter Cost (PCWA) (Metered Service 1")	0	EA	\$383	\$0
4	Meter Cost (PCWA) (Metered Service 1-1/2")	0	EA	\$489	\$0
5	Meter Cost (PCWA) (Metered Service 2")	2	EA	\$2,100	\$4,200
6	Meter Cost (PCWA) (Metered Service 3")	0	EA	\$2,450	\$0
7	Meter Cost (PCWA) (Metered Service 4" and greater)	0	EA	\$3,850	\$0
				Total	\$4,200
8	Meter Cost (NID) (Metered Service 5/8")	0	EA	\$667	\$0
9	Meter Cost (NID) (Metered Service 3/4")	0	EA	\$708	\$0
10	Meter Cost (NID) (Metered Service 1")	0	EA	\$753	\$0
11	Meter Cost (NID) (Metered Service 1-1/2")	0	EA	\$1,028	\$0
12	Meter Cost (NID) (Metered Service 2")	0	EA	\$1,232	\$0
13	Meter Cost (NID) (Metered Service 3")	0	EA	\$3,000	\$0
14	Meter Cost (NID) (Metered Service 4" and greater)	0	EA	\$5,500	\$0
				Total	\$0

Notes & Assumptions:

1 - Quantity of meters includes both domestic and irrigation where irrigation is being served from potable source

PCWA SYSTEM (TIER 4 - BUILD OUT)					
METER SIZES & COSTS					
Item #	Description	Quantity	Unit	Unit Cost	Total
1	Meter Cost (PCWA) (Metered Service 5/8")	4	EA	\$326	\$1,304
2	Meter Cost (PCWA) (Metered Service 3/4")	1	EA	\$343	\$343
3	Meter Cost (PCWA) (Metered Service 1")	1	EA	\$383	\$383
4	Meter Cost (PCWA) (Metered Service 1-1/2")	3	EA	\$489	\$1,467
5	Meter Cost (PCWA) (Metered Service 2")	13	EA	\$2,100	\$27,300
6	Meter Cost (PCWA) (Metered Service 3")	5	EA	\$2,450	\$12,250
7	Meter Cost (PCWA) (Metered Service 4" and greater)	1	EA	\$3,850	\$3,850
				Total	\$46,897
8	Meter Cost (NID) (Metered Service 5/8")	0	EA	\$667	\$0
9	Meter Cost (NID) (Metered Service 3/4")	0	EA	\$708	\$0
10	Meter Cost (NID) (Metered Service 1")	0	EA	\$753	\$0
11	Meter Cost (NID) (Metered Service 1-1/2")	0	EA	\$1,028	\$0
12	Meter Cost (NID) (Metered Service 2")	0	EA	\$1,232	\$0
13	Meter Cost (NID) (Metered Service 3")	0	EA	\$3,000	\$0
14	Meter Cost (NID) (Metered Service 4" and greater)	0	EA	\$5,500	\$0
				Total	\$0

Notes & Assumptions:

1 - Quantity of meters includes both domestic and irrigation where irrigation is being served from potable source

PCWA SYSTEM (TIER 1)					
METER SIZES & COSTS					
Item #	Description	Quantity	Unit	Unit Cost	Total
1	Meter Cost (PCWA) (Metered Service 5/8")	0	EA	\$326	\$0
2	Meter Cost (PCWA) (Metered Service 3/4")	0	EA	\$343	\$0
3	Meter Cost (PCWA) (Metered Service 1")	0	EA	\$383	\$0
4	Meter Cost (PCWA) (Metered Service 1-1/2")	0	EA	\$489	\$0
5	Meter Cost (PCWA) (Metered Service 2")	2	EA	\$2,100	\$4,200
6	Meter Cost (PCWA) (Metered Service 3")	0	EA	\$2,450	\$0
7	Meter Cost (PCWA) (Metered Service 4" and greater)	0	EA	\$3,850	\$0
				Total	\$4,200
8	Meter Cost (NID) (Metered Service 5/8")	0	EA	\$667	\$0
9	Meter Cost (NID) (Metered Service 3/4")	0	EA	\$708	\$0
10	Meter Cost (NID) (Metered Service 1")	0	EA	\$753	\$0
11	Meter Cost (NID) (Metered Service 1-1/2")	0	EA	\$1,028	\$0
12	Meter Cost (NID) (Metered Service 2")	0	EA	\$1,232	\$0
13	Meter Cost (NID) (Metered Service 3")	0	EA	\$3,000	\$0
14	Meter Cost (NID) (Metered Service 4" and greater)	0	EA	\$5,500	\$0
				Total	\$0

Notes & Assumptions:

1 - Quantity of meters includes both domestic and irrigation where irrigation is being served from potable source

NID SYSTEM (TIER 4 - BUILD OUT)					
METER SIZES & COSTS					
Item #	Description	Quantity	Unit	Unit Cost	Total
1	Meter Cost (PCWA) (Metered Service 5/8")	0	EA	\$326	\$0
2	Meter Cost (PCWA) (Metered Service 3/4")	0	EA	\$343	\$0
3	Meter Cost (PCWA) (Metered Service 1")	0	EA	\$383	\$0
4	Meter Cost (PCWA) (Metered Service 1-1/2")	0	EA	\$489	\$0
5	Meter Cost (PCWA) (Metered Service 2")	0	EA	\$2,100	\$0
6	Meter Cost (PCWA) (Metered Service 3")	0	EA	\$2,450	\$0
7	Meter Cost (PCWA) (Metered Service 4" and greater)	0	EA	\$3,850	\$0
				Total	\$0
8	Meter Cost (NID) (Metered Service 5/8")	4	EA	\$667	\$2,668
9	Meter Cost (NID) (Metered Service 3/4")	1	EA	\$708	\$708
10	Meter Cost (NID) (Metered Service 1")	1	EA	\$753	\$753
11	Meter Cost (NID) (Metered Service 1-1/2")	3	EA	\$1,028	\$3,084
12	Meter Cost (NID) (Metered Service 2")	13	EA	\$1,232	\$16,016
13	Meter Cost (NID) (Metered Service 3")	5	EA	\$3,000	\$15,000
14	Meter Cost (NID) (Metered Service 4" and greater)	1	EA	\$5,500	\$5,500
				Total	\$43,729

Notes & Assumptions:

1 - Quantity of meters includes both domestic and irrigation where irrigation is being served from potable source

NID SYSTEM (TIER 1)					
METER SIZES & COSTS					
Item #	Description	Quantity	Unit	Unit Cost	Total
1	Meter Cost (PCWA) (Metered Service 5/8")	0	EA	\$326	\$0
2	Meter Cost (PCWA) (Metered Service 3/4")	0	EA	\$343	\$0
3	Meter Cost (PCWA) (Metered Service 1")	0	EA	\$383	\$0
4	Meter Cost (PCWA) (Metered Service 1-1/2")	0	EA	\$489	\$0
5	Meter Cost (PCWA) (Metered Service 2")	0	EA	\$2,100	\$0
6	Meter Cost (PCWA) (Metered Service 3")	0	EA	\$2,450	\$0
7	Meter Cost (PCWA) (Metered Service 4" and greater)	0	EA	\$3,850	\$0
				Total	\$0
8	Meter Cost (NID) (Metered Service 5/8")	0	EA	\$667	\$0
9	Meter Cost (NID) (Metered Service 3/4")	0	EA	\$708	\$0
10	Meter Cost (NID) (Metered Service 1")	0	EA	\$753	\$0
11	Meter Cost (NID) (Metered Service 1-1/2")	0	EA	\$1,028	\$0
12	Meter Cost (NID) (Metered Service 2")	2	EA	\$1,232	\$2,464
13	Meter Cost (NID) (Metered Service 3")	0	EA	\$3,000	\$0
14	Meter Cost (NID) (Metered Service 4" and greater)		EA	\$5,500	\$0
				Total	\$2,464

Notes & Assumptions:

1 - Quantity of meters includes both domestic and irrigation where irrigation is being served from potable source

Appendix C – PURVEYOR(S) RATE AND FEE SCHEDULES

PCWA Water Connection Charges
NID Schedule of Rates and Charges



Water Connection Charges (Effective 1/1/2020)

Lower Zone 6 - Foothill/Sunset/Ophir & Auburn/Bowman Drinking Water Systems

On 12/9/2019 PCWA Board suspended the automatic Lower Zone 6 Base Rate Increase of 2.83% per ENR CCI (Section 40900(a) of Rules & Regulations)

Base Rate WCC for 1.0 UOC:

Component	Amount
Treatment	\$8,959
Transmission	\$6,638
Groundwater	\$583
Storage	\$2,998
Planning	\$161
Total WCC	\$19,339

The Applicant's WCC = \$19,339 x Assessed UOCs.

Residential Assessment of UOC & WCC:

Lot Size (Square Feet)	Assessed UOCs	Assessed WCC	Assessed Meter Size(2)
MDU (1)	0.4	\$7,736	N/A
≤ 2,900	0.4	\$7,736	5/8"
2,901 ≤ 4,400	0.6	\$11,603	5/8"
4,401 ≤ 5,500	0.7	\$13,537	5/8"
5,501 ≤ 7,000	0.9	\$17,405	5/8"
7,001 ≤ 10,000	1.0	\$19,339	5/8"
10,001 ≤ 17,000	1.2	\$23,207	3/4"
17,001 ≤ 35,000	1.5	\$29,009	3/4"
35,000 <	2.5	\$48,348	1"

Footnotes:

(1) Multi-Dwelling Unit (MDU) UOC assessment is per unit and for indoor water use only. A separate metering for outdoor water use is required.

(2) Assessed meter sizes are for monthly billing purposes only. Residential meters may be upsized up to a 1" meter to accommodate fire sprinkler systems requirements. The meter set fee of actual meter size installed shall be used when upsized for fire sprinkler systems.

Notes and Definitions:

- WCC = Water Connection Charge
- GPD = Gallons per Day
- GPM = Gallons per Minute
- MDD = Maximum Daily Demand (in GPD)
- T&M = Time & Materials
- Unit of Capacity (UOC) is defined as 1,150 GPD MDD.
- The charge for meters larger than 4" will be determined by special agreement.
- Multiple dwelling is defined as two or more dwellings established on a parcel of land for residential use, see Section 40902 of Rules & Regulations.
- Total Residential Multiple Dwelling WCC = Indoor Usage WCC + Outdoor Usage WCC.
 - Indoor Usage WCC = 0.4 UOCs x Number of Units x Base Rate WCC.
 - Outdoor Usage WCC is determined by meter size and estimated MDD in accordance with non-residential assessment.

Non-residential Assessment of UOC & WCC:

Meter Size	Assessed UOCs	Allowable MDD	Max Flowrate (GPM)	Assessed WCC
5/8"	1.0	1,150	20	\$19,339
3/4"	1.5	1,725	30	\$29,009
1"	2.5	2,875	50	\$48,348
1-1/2"	5.0+	5,750	100	\$96,695
2"	8.0+	9,200	160	\$154,712
3"	16.0+	18,400	320	\$309,424
4"	25.0+	28,750	500	\$483,475

Footnotes:

(1) The WCCs and UOCs shown for 1-1/2" and larger meters (> 5.0 UOCs) are minimums; see Section 40904 of Rules & Regulations.

(2) For 1-1/2" and larger meters, the Applicant shall submit MDD estimate to determine assessed UOCs.

(3) Customer can be assessed additional WCC for exceeding the Allowable MDD estimate in accordance with Section 40906 of Rules &

Meter Set Fee:

Meter Size	5/8"	3/4"	1"	1-1/2"	2"	3"	4"
Meter Set Fee	\$326	\$343	\$383	\$489	T&M est. \$2,100	T&M est. \$2,450	T&M est. \$3,850

Footnote:

(1) Fire service connection bypass meter (5/8") is \$326 fee.

APPENDIX A

2020
INDEX TO SCHEDULES

PAGE NO	SCHEDULE NO	DESCRIPTION
1 & 2		Index to schedules
3 & 4	4-A	Treated water system, standby charges and connection fees
5	4-B	Miscellaneous meter service charges
6	4-EI & 4-FI	Water rates covering treated water meeting State Health standards, utilized for noncommercial and commercial purposes utilized inside District
7	4-EO & 4-FO	Water rates covering treated water meeting State Health standards, utilized for noncommercial and commercial purposes utilized outside District
8	4-G	Water rates covering Auburn Greens residential condominium units
9	4-H	Tank or temporary construction water service
10	4-I	Off-rate charges for Treated Water Systems
11	5-B	Raw water service outlet, installation charges
12	5-C	Raw water service outlet, periodic charges
13	5-D	Water rates for raw water utilized inside District on an annual basis
14	5-F	Water rates for raw water utilized in Smartsville on an annual basis through a metered connection
15	5-G	Water rates for seasonal raw water utilized inside District
16	5-H	Water rates for seasonal raw water utilized outside District
17	5-I	Water rates for raw water utilized on a demand basis
18	5-J	Water rates for raw water utilized during fall season
19	5-K	Water rates for intermittent flow raw water
20	5-L	Energy pumping cost for raw water served from Magnolia #3 Pump System
20	5-M	Energy pumping cost for raw water served from Edgewood Pump System
21	5-R	Municipal Water Rates, inside & outside district
22	6-A	Miscellaneous charges, rendering and payments of bills
22	7-A	Special service call
23	8-A	Charges related to public fire hydrants on treated water systems
24	8-B	Private fire services on treated water systems, installation charges

PAGE NO	SCHEDULE NO	DESCRIPTION
25	8-C	Private fire service, with detector check, on treated water systems, monthly charges
25	8-D	Private fire service, with double detector check on treated water systems, monthly charges
26 & 27	9-A	Backflow prevention requirements
28	9-B	Backflow prevention devices, installation charges
29	9-C	Backflow prevention devices, monthly charges for double check valve assembly
29	9-D	Backflow prevention devices, monthly charges for reduced pressure principle device
30	10-A	District constructed mainline extensions, installation charges
31	10-B	TSL Treated Water Main Contributions
32	12-A	Penalties for unauthorized taking of water

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 4-A
EFFECTIVE JANUARY 1, 2020

**TREATED WATER SYSTEM
STANDBY CHARGES AND CONNECTION FEES**

STANDBY CHARGES - \$6.00 per month for each parcel.

CONNECTION FEES: Single family residence

Drop In (Existing Meter Box and Water Service Lateral)

		-----Capacity Charge-----	
Meter Size	Installation Charge	Parcels In District Prior to 03/01/2007	Parcels Annexed to District After 03/01/2007
5/8"	\$ 667.00	\$ 10,929.00	\$ 14,657.00
3/4"	708.00	15,738.00	21,107.00
Domestic Meter & Fire Meter Installation			
5/8" & 1"	\$ 1,420.00	\$ 10,929.00	\$ 14,657.00
3/4" & 1"	1,461.00	15,738.00	21,107.00

Installation Requiring Tap to Main*

		-----Capacity Charge-----	
Meter Size	Installation Charge	Parcels In District Prior to 03/01/2007	Parcels Annexed to District After 03/01/2007
5/8"	\$ 5,309.00	\$ 10,929.00	\$ 14,657.00
3/4"	5,349.00	15,738.00	21,107.00
1"	5,434.00	27,980.00	37,427.00
1 1/2"	5,753.00	62,941.00	84,725.00
2"	5,964.00	111,914.00	150,099.00
Over 2"	DETERMINED BY DISTRICT		
Domestic Meter & Fire Meter Installation			
5/8" & 1"	\$ 5,736.00	\$ 10,929.00	\$ 14,657.00
3/4" & 1"	5,776.00	15,738.00	21,107.00

***Service Line Installation Cost**

\$66.00 per foot of service line installed per standard detail (in addition to meter installation cost)

NOTE:

Add 25% to all charges above for existing accounts serving lands outside the District (amount rounded to the nearest dollar.) The District does not presently offer treated water service to new accounts serving lands outside the District.

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 4-A (CONTINUED)
EFFECTIVE JANUARY 1, 2020

**TREATED WATER SYSTEM
STANDBY CHARGES AND CONNECTION FEES (CONTINUED)**

CONNECTION FEES: Commercial, Industrial, Municipal and Multi-Unit Master Meters

Meter Size	-----Installation Charge-----		Capacity Charge
	Drop-In (Existing Meter Box and Water Service Lateral)	Installation Requiring Tap to Main*	
5/8"	\$ 667.00	\$ 5,309.00	Requires Water Demand Analysis - See Below
3/4"	708.00	5,349.00	
1"	753.00	5,434.00	
1 1/2"	1,028.00	5,753.00	
2"	1,232.00	5,964.00	
Over 2"	DETERMINED BY DISTRICT		
Domestic Meter & Fire Meter Installation			
5/8" & 1"	\$ 1,420.00	\$ 5,736.00	Requires Water Demand Analysis - See Below
3/4" & 1"	1,461.00	5,776.00	

***Service Line Installation Cost**

\$66.00 per foot of service line installed per standard detail (in addition to meter installation cost)

Capacity Charge

Fees will be based on an engineering analysis of expected peak day water capacity provided by the developer's engineer. The District will review the report for acceptance. If accepted, the District will utilize the report to calculate fees based on the peak capacity in Equivalent Residential Units (5/8 inch meter). The 2014 Adopted Capacity Fee Study indicates a peak day capacity of 1,250 GPD per 5/8 inch meter or equivalent (p. 12).

An example of calculation is as following:

Approved Meter Capacity by developers engineer: 6250 GPD

Equivalent ERU Calculation: $6250 \text{ GPD} / 1250 \text{ gal per ERU} = 5 \text{ ERU}$

Capacity Fee Calculation: $5 \text{ ERU} \times \$10,929 / \text{ERU} = \$54,645 \text{ for capacity fees}$

Abandonment of an Existing Service

Customer requesting new meter installation at a location other than existing box and curb stop will be charged an abandonment fee of \$394.20 in addition to applicable meter installation fees. Existing box and curb stop will be removed and the area backfilled. Customer will be responsible for re-vegetation or landscaping.

NOTE:

Add 25% to all charges above for existing accounts serving lands outside the District (amount rounded to the nearest dollar.) The District does not presently offer treated water service to new accounts serving lands outside the District.

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 4-B
EFFECTIVE JANUARY 1, 2020

MISCELLANEOUS METER SERVICE CHARGES

TESTING

Meter Size	Deposit
5/8" to 3/4"	\$30.00
1" AND ABOVE	DETERMINED BY DISTRICT

UPSIZING/DOWNSIZING

An extra \$65.00 will be charged to cover labor costs as discussed in Sections 4.07.01 and 4.07.02.

RELOCATING

Meter relocations meeting the conditions set forth in Section 4.07.03 (a) (not requiring a new tap to the water main nor other extra ordinary effort) will be accomplished at the rate indicated under "Drop-In to an Existing Meter Box" schedule.

Meter relocations meeting the conditions set forth in Section 4.07.03 (b) (requiring a new tap on the water main) will be accomplished at the rate indicated under "Installation Requiring Tap to Water Main" schedule.

Customer requesting meter relocation will be charged an abandonment fee of \$394.20. The existing box and curb stop will be removed and the area backfilled. Customer will be responsible for re-vegetation or landscaping.

NOTE:

Add 25% to all charges above for existing accounts serving lands outside the District (amount rounded to the nearest dollar.)

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 4-EI & 4-FI
EFFECTIVE JANUARY 01, 2020

NONCOMMERCIAL / COMMERCIAL, INSIDE DISTRICT

Charges for treated water meeting state health standards, delivered through a metered connection.

Service Size:	5/8"	3/4"	1"	1 1/2"	2"	3"	4"	6"	8"
Monthly Fixed Service Charge:	27.75	41.62	69.37	138.74	221.98	443.96	693.68	1,387.36	2,219.78

Volumetric Service Charge: (\$ per hundred cubic feet (hcf) per billing period)		
First	5 HCF per billing period	2.29 per HCF
Over	5 HCF per billing period	2.96 per HCF

Volumetric Service Charge During a Drought Declaration:				
(\$ per hundred cubic feet (hcf) per billing period)				
Drought Stage*:		2	3	4
First	5 HCF per billing period	2.85 per HCF	3.54 per HCF	4.72 per HCF
Over	5 HCF per billing period	3.68 per HCF	4.57 per HCF	6.10 per HCF

* Per the Nevada Irrigation District Drought Contingency Plan

State & County Mandated Fee \$1.90

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 4-EO & 4-FO
EFFECTIVE JANUARY 01, 2020

NONCOMMERCIAL / COMMERCIAL, OUTSIDE DISTRICT

Charges for treated water meeting state health standards, delivered through a metered connection.

Service Size:	5/8"	3/4"	1"	1 1/2"	2"	3"	4"	6"	8"
Monthly Fixed Service Charge:	34.68	52.03	86.71	173.42	277.47	554.95	867.10	1,734.20	2,774.73

Volumetric Service Charge: (\$ per hundred cubic feet (hcf) per billing period)		
First	5 HCF per billing period	2.86 per HCF
Over	5 HCF per billing period	3.70 per HCF

Volumetric Service Charge During a Drought Declaration:				
(\$ per hundred cubic feet (hcf) per billing period)				
Drought Stage*:		2	3	4
First	5 HCF per billing period	3.56 per HCF	4.43 per HCF	5.90 per HCF
Over	5 HCF per billing period	4.60 per HCF	5.71 per HCF	7.63 per HCF

* Per the Nevada Irrigation District Drought Contingency Plan

State & County Mandated Fee \$1.90

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 4-G
EFFECTIVE JANUARY 01, 2020

RESIDENTIAL CONDOMINIUM, INSIDE DISTRICT

Charges for treated water meeting state health standards, delivered through a metered connection to existing Auburn Greens residential condominium units.

Monthly Fixed Service Charge:	27.75
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Volumetric Service Charge: (\$ per hundred cubic feet (hcf) per billing period)		
First	20 HCF per billing period ¹	0.57 per HCF ²
Over	20 HCF per billing period	0.74 per HCF ²

¹ 5 HCF per unit

² 1/4 of non-commercial usage rate

Volumetric Service Charge During a Drought Declaration:				
(\$ per hundred cubic feet (hcf) per billing period)				
Drought Stage*:		2	3	4
First	20 HCF per billing period	0.71 per HCF	0.89 per HCF	1.18 per HCF
Over	20 HCF per billing period	0.92 per HCF	1.14 per HCF	1.53 per HCF

* Per the Nevada Irrigation District Drought Contingency Plan

State & County Mandated Fee \$1.90

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICTSCHEDULE 4-H
EFFECTIVE JANUARY 1, 2014**TANK OR TEMPORARY CONSTRUCTION WATER SERVICE
FROM AN OPEN CANAL AND/OR FIRE HYDRANT**

GENERAL

- 1) The application charge of \$100.00 is nonrefundable.
- 2) The minimum monthly charge shall be \$85.00.
- 3) Applicants who do not turn in tank tally sheets and/or meter readings by the 10th of each month, for the previous month's usage, will be billed at two (2) times the minimum monthly charge or the estimated usage. Billing under this schedule shall not create a credit for future delivery of water.
- 4) This class of water is not to be used for domestic purposes except in an emergency situation as determined by Nevada Irrigation District.

TREATED WATER

- 1) Application will automatically be terminated at end of calendar year.
- 2) A deposit of \$900.00 will be collected for the meter and wrench assembly and is refundable after the water used is paid in full, the hydrant has been inspected to determine that no damage has occurred, the meter and fire hydrant wrench have been returned undamaged and all damages to District facilities have been paid in full. Any default on the conditions of the application will result in forfeiture of the deposit.
- 3) Treated water will be billed at 2.5 times the rate shown in Schedule 4-EI.
- 4) Meter readings shall be turned into the District office at the first of each month.
- 5) The minimum monthly charge or the monthly billing for water usage, whichever is greater, will be levied until the meter is returned.
- 6) Applicant will be responsible for backflow prevention as shown in Schedule 9-A.

RAW WATER

- 1) Application will terminate at the end of each year unless requested by customer by Dec 10.
- 2) Raw water will be billed at twice the rate shown in Schedule 5-F.
- 3) Tank tally sheets shall be turned into the District office at the first of each month.
- 4) The minimum monthly charge or the monthly billing for water usage, whichever is greater, will be levied until District is advised in writing to close out the account.

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 4-I
EFFECTIVE JANUARY 01, 2020

MONTHLY OFF RATE CHARGES, TREATED WATER SYSTEM

4EI & 4FI RESIDENTIAL & COMMERCIAL – INSIDE DISTRICT

RATE SCHEDULE	METER SIZE	OFF RATE
1	5/8"	\$ 20.81
2	3/4"	31.22
3	1"	52.03
4	1 1/2"	104.06
5	2"	166.49
6	3"	332.97
7	4"	520.26
8	6"	1,040.52
9	8"	1,664.84
4-G	1"	* 20.81

*plus usage

State & County Mandated Fee \$1.90

4EO & 4FO RESIDENTIAL & COMMERCIAL – OUTSIDE DISTRICT

RATE SCHEDULE	METER SIZE	OFF RATE
1	5/8"	\$ 26.01
2	3/4"	39.02
3	1"	65.03
4	1 1/2"	130.07
5	2"	208.10
6	3"	416.21
7	4"	650.33
8	6"	1,300.65
9	8"	2,081.05
5-FO	ALL SIZES	2.37

State & County Mandated Fee \$1.90

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 5-B
EFFECTIVE JANUARY 1, 2020

RAW WATER SERVICE OUTLET INSTALLATION

All raw water service connections will be made after proper application and payment is made to the District in accordance with the attached schedule for the requested service.

CANAL SERVICE BOX

SERVICE RANGE	BASIC INSTALLATION CHARGE	EXCESS PIPE LENGTH CHARGE¹ (PER FOOT)	
1/2 to 25 miners inches	\$ 1,288.00	2"	\$ 6.20
<i>Relocation or upsize cost</i>	794.00	3"	7.10
26 to 40 miners inches ²	2,130.00	4"	7.70
<i>Relocation cost</i>	1,210.00	6"	11.20
Over 40 miners inches	Actual Cost	8"	20.10

¹ Where the outlet on a canal service exceeds 20 feet in length, the applicant is charged at the indicated rate per foot for all excess footage in addition to the basic installation charge.

² The District reserves the right to utilize a different type of measuring device on these size services at a cost to be determined by the District.

ORIFICED SERVICE IN RAW WATER PIPELINE OR MANIFOLD

Service Range

Basic Installation Charge*

Amount of water available will depend on manifold pressure, using 2 inch meter flanges or Dole flow control and 2 inch gate valves and air release.

\$ 1,193.00

Any service requiring pipe size over 2"

Actual Cost

* In those instances where the District determines that a screening device is needed in the orificed service to prevent excessive clogging, such screening device shall be the sole cost of the customer (District Regulation 5.04.02 b).

NOTE:

All raw water service connections for outside District lands are subject to additional charges per District Regulation 6.08.

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 5-C
EFFECTIVE JANUARY 1, 2010

RAW WATER SERVICE OUTLET PERIODIC CHARGES

ACTIVE ACCOUNT (With Purchase of Water) - \$48.00 per year charge for each outlet in excess of one.

ACCOUNT CHARGE (Without Purchase of Water) - \$72.00 annual charge on all inactive raw water accounts, plus a \$66.00 annual charge for each additional outlet.

ROTATION - \$102.45 per season per outlet.

NOTE:

Add 25% to all charges above for existing accounts serving lands outside the District (amount rounded to the nearest dollar.)

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 5-D
EFFECTIVE JANUARY 01, 2020

ANNUAL RAW WATER SERVICE, INSIDE DISTRICT

Charges for raw (untreated) water sold for irrigation use on an annual basis and billed monthly.

Miners Inches	1/4	1/2	1	1 ½	2	5
Monthly Rate:	\$ 116.19	131.11	144.37	157.63	170.89	399.66

Monthly Rate During a Drought Declaration:							
Drought Stage	Miners Inches	1/4	1/2	1	1 ½	2	5
	2	\$ 119.06	136.86	152.68	168.49	184.31	457.17
	3	\$ 123.16	145.05	164.50	183.96	203.42	539.05
	4	\$ 126.16	151.05	173.17	195.30	217.42	599.07

* Per the Nevada Irrigation District Drought Contingency Plan

NOTE:

Water served pursuant to this schedule is untreated; which, if consumed or used for culinary purposes, could cause serious illness. If the water is so used, it is used at the customer’s own risk.

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 5-F
EFFECTIVE JANUARY 01, 2020

**ANNUAL RAW WATER SERVICE, OUTSIDE DISTRICT
SMARTSVILLE ONLY**

Charges for raw (untreated) water sold for irrigation use through a metered connection.

Service Size:	5/8"	3/4"	1"	1 1/2"	2"	3"	4"
Minimum Monthly Rate:	\$ 2.37	2.37	2.37	2.37	2.37	2.37	2.37
USAGE RATES:	\$2.09 per hundred cubic feet (hcf) per billing period						

NOTE:

Water served pursuant to this schedule is untreated; which, if consumed or used for culinary purposes, could cause serious illness. If the water is so used, it is used at the customer's own risk.

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 5-G
EFFECTIVE JANUARY 01, 2020

INSIDE DISTRICT SEASONAL IRRIGATION WATER

	SUMMER SERVICE	WINTER SERVICE
FIXED SERVICE CHARGE +	\$ 540.09	\$ 675.12
VOLUMETRIC SERVICE CHARGE, PER MI	318.28	397.85

VOLUMETRIC SERVICE CHARGE, PER MI DURING A DROUGHT DECLARATION:		
DROUGHT STAGE*:	SUMMER SERVICE	WINTER SERVICE
2	\$ 379.63	\$ 474.54
3	466.97	583.71
4	530.99	663.73

* Per the Nevada Irrigation District Drought Contingency Plan

- Summer service to begin on or about April 15 through October 14
- Winter service to begin on or about October 15 through April 14
- Winter service will be charged at 1.25 times the summer service rate.
- Raw water outlet service outlet periodic charges:
 - Active account (with purchase of water: \$48.00 per year charge for each outlet in excess of one
 - Account charge (without purchase of water): \$72.00 annual charge on all inactive raw water accounts, plus an additional \$72.00 charge for each additional outlet
 - Rotation: \$102.45 per season, per outlet

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 5-H
EFFECTIVE JANUARY 01, 2020

OUTSIDE DISTRICT SURPLUS IRRIGATION WATER

	SUMMER SERVICE	WINTER SERVICE
FIXED SERVICE CHARGE +	\$ 675.12	\$ 842.54
VOLUMETRIC SERVICE CHARGE, PER MI	397.85	496.52

VOLUMETRIC SERVICE CHARGE, PER MI DURING A DROUGHT DECLARATION:		
DROUGHT STAGE*:	SUMMER SERVICE	WINTER SERVICE
2	\$ 474.54	\$ 592.22
3	583.71	728.47
4	663.73	828.34

* Per the Nevada Irrigation District Drought Contingency Plan

- Summer service to begin on or about April 15 through October 14
- Winter service to begin on or about October 15 through April 14
- Winter service will be charged at 1.56 times the inside district summer service rate.
- Raw water outlet service outlet periodic charges:
 - Active account (with purchase of water): \$60.00 per year charge for each outlet in excess of one
 - Account charge (without purchase of water): \$90.00 annual charge on all inactive raw water accounts, plus an additional \$90.00 charge for each additional outlet

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 5-I
EFFECTIVE JANUARY 01, 2020

DEMAND WATER

When available, Demand Irrigation Water may be purchased at rates equal to the following factors, times the normal Irrigation Water rate:

DEMAND (In Days)	10	20	30	40	50	60	70	80	90	100
RATE FACTOR	.20	.35	.50	.65	.75	.80	.85	.90	.95	1.00

Minimum Charge: \$300.43 (.35 x 1 M.I. summer seasonal irrigation water rate)

During a drought declaration:

When available, Demand Irrigation Water may be purchased at rates equal to the above factors, times the drought stage Irrigation Water rate.

DROUGHT STAGE*:	MINIMUM CHARGE
2	\$ 321.90
3	352.47
4	374.88

* Per the Nevada Irrigation District Drought Contingency Plan

Duration must be established upon application. All charges for demand service will be collected in advance of the start of delivery.

Outside District shall be 1.25% higher

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 5-J
EFFECTIVE JANUARY 01, 2020

FALL/STOCK WATER

AVAILABILITY: October 15 to December 1 to regular irrigation water customers in quantities up to the amount of the seasonal purchase

RATE: \$2.03 Per M.I. day (10 M.I. seasonal rate divided by 1830 M.I.D.)
MINIMUM CHARGE: \$300.43 (.35 X 1 M.I. Summer Seasonal Irrigation Water Rate)

During a drought declaration:

DROUGHT STAGE*:	MINIMUM CHARGE	RATE PER MI, PER DAY
2	\$ 321.90	\$ 2.37
3	352.47	2.85
4	374.88	3.20

* Per the Nevada Irrigation District Drought Contingency Plan

All charges for fall/stock water service will be collected in advance of delivery.
Outside District shall be 1.25% higher

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 5-K
EFFECTIVE JANUARY 01, 2020

RAW INTERMITTENT FLOW IRRIGATION WATER

SEASON: April 15 to October 14

RATE per acre foot season: \$28.07

MINIMUM SALE: \$188.07

During a drought declaration:

DROUGHT STAGE*:	MINIMUM SALE	RATE PER AF SEASON
2	\$ 224.32	\$ 33.48
3	275.97	41.19
4	313.76	46.83

* Per the Nevada Irrigation District Drought Contingency Plan

Definition: Water belonging to District which cannot be supplemented by an auxiliary supply and in District’s opinion cannot be considered a firm supply.

Determining Water Use: Sales of return intermittent flow irrigation water utilized by property owners shall be established in acre feet by District through pump ratings, sprinkler flow, actual diversions, acreage irrigated or any combination of the above methods as may be deemed appropriate to determine the amount of water to be used.

Outside District shall be 1.25% higher

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 5-L
EFFECTIVE JANUARY 01, 2020

ENERGY PUMPING COST – MAGNOLIA #3

Energy Pumping Cost for irrigation (raw) water served from Magnolia #3 Pump System

Cost per M.I. per season: \$348.75

Monthly cost for customers on continuous service:

Miners Inches	1/4	1/2	1	1 ½	2
Monthly Rate:	\$ 14.53	29.06	43.59	58.12	72.66

Charge will be adjusted, after the end of irrigation season, based on actual water pumped by the District and current year pumping costs.

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 5-M
EFFECTIVE JANUARY 01, 2020

ENERGY PUMPING COST – EDGEWOOD

Energy Pumping Cost for irrigation (raw) water served from Edgewood Pumped System

Cost per M.I. per season: \$78.42

Monthly cost for customers on continuous service:

Miners Inches	1/4	1/2	1	1 ½	2
Monthly Rate:	\$ 3.27	6.54	9.80	13.07	16.34

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 5-R
EFFECTIVE JANUARY 01, 2020

MUNICIPAL WATER RATES

INSIDE DISTRICT

Treated Water:

**4" Meter with Double Check Valve \$ 721.58 per month
Plus \$ 644.69 per acre foot**

Stage 2 Drought Declaration: \$ 801.50 per acre foot
Stage 3 Drought Declaration: \$ 995.35 per acre foot
Stage 4 Drought Declaration: \$ 1,328.58 per acre foot

Raw Water:

Placer

**\$540.09 annual fixed fee
Plus \$ 280.73 per acre foot**

Stage 2 Drought Declaration: \$ 334.84 per acre foot
Stage 3 Drought Declaration: \$ 411.88 per acre foot
Stage 4 Drought Declaration: \$ 468.35 per acre foot

OUTSIDE DISTRICT

Treated Water:

City of Grass Valley (Alta Hill)

\$ 805.86 per acre foot

Stage 2 Drought Declaration: \$ 1,001.88 per acre foot
Stage 3 Drought Declaration: \$ 1,243.64 per acre foot
Stage 4 Drought Declaration: \$ 1,661.81 per acre foot

City of Grass Valley @ Broadview Heights

**6" Meter with Double Check Valve \$ 1,789.10 per month
Plus \$ 805.86 per acre foot**

Stage 2 Drought Declaration: \$ 1,001.88 per acre foot
Stage 3 Drought Declaration: \$ 1,243.64 per acre foot
Stage 4 Drought Declaration: \$ 1,661.81 per acre foot

Raw Water

City of Grass Valley and City of Nevada City

**\$ 675.12 annual fixed fee
Plus \$ 350.92 per acre foot**

Stage 2 Drought Declaration: \$ 418.56 per acre foot
Stage 3 Drought Declaration: \$ 514.85 per acre foot
Stage 4 Drought Declaration: \$ 585.43 per acre foot

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 6-A
EFFECTIVE See below

**MISCELLANEOUS CHARGES
RENDERING AND PAYMENT OF BILLS**

DESCRIPTION	CHARGE	EFFECTIVE DATE
Duplicate of Water Statement (per billing)	\$ 2.00	09/26/1984
Turn off Notification Fee (Inside District)	10.00	09/26/1984
Turn off Notification Fee (Outside District)	12.50	09/26/1984
Outside District Security Deposit	50.00	09/26/1984
Return Check Fee	25.00	02/11/2015
Public Utility Easement Abandonment	50.00	01/01/1993
Water Availability Letter	50.00	01/01/1994
Variance Request	175.00	01/01/1994
Photocopies, per page	0.10	02/11/2015
Records on Compact Disc (plus postage if applicable)	5.00	02/11/2015
Encroachment Permit - County	190.00	07/01/2007

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 7-A
EFFECTIVE FEBRUARY 11, 2015

SPECIAL SERVICE CALL

Special Service Call fee inside District:	\$ 65.00
Special Service Call fee after normal working hours:	150.00
Special Service Call fee outside District:	81.00
Special Service Call fee after normal working hours, outside District	188.00

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 8-A
EFFECTIVE JANUARY 1, 2020

PUBLIC FIRE HYDRANTS ON TREATED WATER SYSTEMS

HYDRANT INSTALLATION

Concurrently with New Construction \$6,952.00

Installed on Existing Main 9,571.00

Plus lateral charge for each foot in excess of 10 feet 57.60

HYDRANT REMOVAL AND DISCONTINUANCE OF SERVICE 1,533.00

SALVAGE CREDIT ON FIRE HYDRANT RELOCATION 456.00

- Any condition, which in the opinion of the District will result in an estimated installation cost of more than twenty-five percent above those charges shown in this schedule, will be installed on an actual cost basis. Example conditions include connections to a water main larger than 8 inch, connection to a main located deeper than 5 feet below surface, installation in concrete, pavement, or rock.
- The District will add to the basic hydrant installation fee any estimated costs related to encroachment permits including associated inspection charges as well as those costs related to any required right of ways.

NOTE

Add 25% to all charges above for accounts serving lands outside the District (amount rounded to the nearest dollar.)

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 8-B
EFFECTIVE JANUARY 1, 2020

PRIVATE FIRE SERVICE – INSTALLATION CHARGES

The District will estimate all installation costs not associated with the vault and add this amount to the vault costs indicated below. The final cost to the applicant will be the summation of these two installation costs.

Vault installation includes all piping and appurtenances located within the vault, as well as the meter box.

Any condition, which, in the opinion of the District, will result in an estimated vault installation cost of more than twenty-five percent above those charges shown in this schedule, will be installed on an estimated cost basis.

Installations requiring a road boring and jacking will be completed on a time and material basis. A deposit, based on the District’s anticipated maximum cost will be due from the applicant prior to installation. The final cost to the applicant will not exceed the deposit.

SIZE	DETECTOR CHECK	DOUBLE DETECTOR CHECK
2"	N/A	N/A
3"	N/A	\$ 13,837.00
4"	\$ 12,317.00	15,164.00
6"	12,719.00	16,612.00
8"	14,019.00	22,459.00
10"	N/A	26,689.00

A detector check is installed unless backflow protection is required, as discussed in Section 9 of the Regulations. A double detector check is installed where backflow protection is needed.

The District will add to the basic vault installation fee any estimated costs related to encroachment permits including associated inspection charges as well as those related to any required right of ways.

NOTE:

A \$100.00 fee will be collected at the time an application for a private fire service is submitted to the District. This fee will compensate the District for time spent in estimating the installation cost. The fee will be waived if applicant, pursuant to section 8.05.02 of these Regulations, utilizes a private contractor to install the service and does not request an estimate.

Add 25% to all charges above for accounts serving lands outside the District.

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 8-C
EFFECTIVE JANUARY 01, 2020

PRIVATE FIRE SERVICE - MONTHLY CHARGES

SIZE	INSIDE DISTRICT DETECTOR CHECK¹	OUTSIDE DISTRICT DETECTOR CHECK²
1"	\$ 3.40	\$ 4.30
2"	N/A	N/A
3"	N/A	N/A
4"	19.60	24.50
6"	20.90	26.10
8"	23.10	28.90

¹ Usage is charged at double the prevailing 4EI rate schedule.

² Usage is charged at double the prevailing 4EO rate schedule.

SCHEDULE OF RATE AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 8-D
EFFECTIVE JANUARY 01, 2020

PRIVATE FIRE SERVICE - MONTHLY CHARGES

SIZE	INSIDE DISTRICT DOUBLE DETECTOR CHECK¹	OUTSIDE DISTRICT DOUBLE DETECTOR CHECK²
2"	\$ 23.00	\$ 28.80
3"	24.70	30.90
4"	25.30	31.60
6"	29.40	36.80
8"	44.90	56.10
10"	58.30	72.90

¹ Usage is charged at double the prevailing 4EI rate schedule.

² Usage is charged at double the prevailing 4EO rate schedule.

SCHEDULE OF RATE AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 9-A
EFFECTIVE: JANUARY 1, 2006

BACKFLOW PREVENTION REQUIREMENTS

Minimum requirements for backflow prevention devices for various types of potable water users are listed below. These requirements have been determined based on state regulations and industry-wide experience of the probability of backflow occurring, taking into consideration such factors as the degree of hazard and complexity of piping associated with various types of District water customers.

The District reserves the right to install a more stringent device than listed if, in its sole judgement, the particular circumstances of that water user requires a higher degree of backflow protection. All meters serving the same parcel will be subject to the highest degree of backflow protection appropriate for that parcel. The District will determine the need for and the type of device for all classes of services not listed below.

Requirements Abbreviations

AG - Air gap separation
RP - Reduced pressure principle device
DC - Double check valve assembly
DCD - Double check detector assembly

WATER USE

REQUIREMENTS

1. Aircraft and missile plants	RP
2. Automotive plants	RP
3. Beauty Salons	DC
4. Board and care facilities, skilled nursing facilities	DC
5. Bottling plants	DC
6. Breweries	DC
7. Buildings – commercial/industrial multi-story over 50' in elevation above street level to ground floor	DC
8. Canneries, packing houses, and reductions plants	RP
9. Car wash	RP
10. Chemical processing or storage facilities	RP
11. Chemical treated potable water system	DC
12. Dairies and cold storage plants	DC
13. Dye works	RP
14. Film processing laboratories	RP
15. Fire systems – Class 3, 4, and 6, as defined in California Department of Health Services Manual of Cross Connection Control	DCD
16. Fire systems – Class 5	AG or RP
17. Food processing plants	DC
18. Fertilizer processing plants	RP
19. Hospitals, sanitariums	RP
20. Irrigation services served from treated water mains	DC
21. Laboratories	RP

SCHEDULE OF RATE AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 9-A
EFFECTIVE: JANUARY 1, 2006

BACKFLOW PREVENTION REQUIREMENTS (continued)

<u>WATER USE</u>	<u>REQUIREMENTS</u>
22. Laundries, commercial	DC
23. Medical/dental buildings, clinics or veterinary clinics	RP
24. Metal manufacturing, cleaning, processing and fabricating plants	RP
25. Mobile home parks	DC
26. Mortuaries, morgues, or autopsy facilities	RP
27. Oil and gas production, storage or transmission properties	RP
28. Paper products manufacturing plants	RP
29. Plating operations	RP
30. Premises with piped auxiliary water supplies	DC
31. Pumped sewage, sewage pumping station and/or treatment plants. (Excluding individual premises)	RP
32. Radioactive materials or substances	RP
33. Restricted classified or closed facilities	RP
34. Restaurants with automatic dishwashers or steam tables	DC
35. Sand, gravel, cement and ready mix plants	DC
36. Secondary schools and colleges	DC
37. Tank or Construction Water	AG or RP*
(*Customer maintained & certified; District inspected)	

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 9-B
EFFECTIVE JANUARY 1, 2020

BACKFLOW PREVENTION DEVICE - INSTALLATION CHARGES

ASSEMBLY SIZE	DCV ¹	RP ²
3/4"	\$ 717.00	\$ 1,222.00
1"	723.00	1,366.00
1 1/2"	1,153.00	2,231.00
2"	1,194.00	2,856.00
3"	4,363.00	9,478.00
4"	12,251.00	12,056.00
6"	15,991.00	16,527.00
8"	23,093.00	20,877.00
10" AND UP	Actual Cost	Actual Cost

¹ Double Check Valve Assembly
² Reduced Pressure Principle Device

NOTE

Charges covering double detector checks which are utilized on high risk private fire services can be found in Schedule 8-B.

Add 25% to all charges above for accounts serving lands outside the District (amount rounded to the nearest dollar.)

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 9-C
EFFECTIVE JANUARY 01, 2020

BACKFLOW PREVENTION DEVICE – MONTHLY CHARGE

ASSEMBLY SIZE	INSIDE DISTRICT DCV*	OUTSIDE DISTRICT DCV*
3/4"	\$7.40	\$ 9.30
1"	7.60	9.50
1 1/2"	8.20	10.30
2"	8.50	10.60
3"	23.90	29.90
4"	27.90	34.90
6"	43.90	54.90
8"	56.70	70.90

* Double check valve assembly

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 9-D
EFFECTIVE JANUARY 01, 2020

BACKFLOW PREVENTION DEVICE - MONTHLY CHARGE

ASSEMBLY SIZE	INSIDE DISTRICT RP*	OUTSIDE DISTRICT RP*
3/4"	\$ 8.50	\$ 10.60
1"	9.60	12.00
1 1/2"	12.80	16.00
2"	12.90	16.10
3"	27.20	34.00
4"	30.40	38.00
6"	41.50	51.90
8"	63.80	79.80

* Reduced pressure principle device

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 10-A
EFFECTIVE JANUARY 1, 2020

DISTRICT CONSTRUCTED MAINLINE EXTENSIONS

The District will estimate all costs not included in the basic charge listed below and add this to the basic charge. The final cost to the applicant will be the summation of these two installation costs, however, unexpected costs associated with required right of ways or encroachment permits will be added to the total.

BASIC CHARGE

SIZE	COST/FOOT	ADD ON FOR SHORT LENGTHS
6"	\$ 108.60	\$ 30.30
8"	138.90	30.30
10"	173.70	30.30
12"	208.60	30.30

- Any condition, which, in the opinion of the District, will result in estimated costs of more than twenty-five percent of those charges shown in this Schedule, will be installed on an estimated cost basis. Pipe sizes in excess of twelve inches will be accomplished on an estimated cost basis.
- The basic charge includes all necessary pipe, air and vacuum valves, blow-offs, thrust block and engineering work. Not included in the basic charge are mainline valves, service settings, existing pipe tie-in, fire hydrant assemblies, right of way and all other items not specifically mentioned as covered under the basic charge.
- If total length of installation is less than 100 feet, add indicated amounts on to per-foot costs; however, the cost as so determined will not exceed the cost of a 100-foot extension.
- The District will determine, prior to start of construction, if adequate funds have been provided in the estimated cost to cover right of way purchases, associated legal and court fees, as well as to cover requirements mandated in any encroachment permits the District must obtain from other public entities for the mainline extension. The developer will be required to pay any of these additional costs prior to start of construction.

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 10-B
EFFECTIVE JANUARY 1, 2020

**TREATED WATER DISTRIBUTION MAIN CHARGES FOR CALCULATING
TEMPORARY SERVICE LOCATION TREATED WATER MAIN CONTRIBUTIONS**

Multiplier

\$121.50

The Treated Water Distribution Main (TWDM) Charge as shown herein will be determined by the District and revised or amended periodically to reflect updated estimates for the cost to provide and install distribution pipelines.

The administrative processing fee for the Temporary Service Location application shall be \$175.00.

The processing fee for the renewal of an Approved Temporary Service Location shall be \$90.00.

SCHEDULE OF RATES AND CHARGES
BY NEVADA IRRIGATION DISTRICT

SCHEDULE 12-A
EFFECTIVE SEPTEMBER 26, 1984

**PENALTIES FOR
UNAUTHORIZED TAKING OF WATER**

<u>OFFENSE</u>	<u>PENALTY</u>
FIRST	\$250.00
SECOND	\$500.00

Appendix D – PCWA LETTER OF HISTORICAL PCGC USAGE

PCWA Letter of Historical Usage for PCGC



PLACER COUNTY WATER AGENCY
SINCE 1957

BOARD OF DIRECTORS

Gray Allen, District 1

Primo Santini, District 2

Mike Lee, District 3

Robert Dugan, District 4

Joshua Alpine, District 5

Andrew Fecko, General Manager

BUSINESS CENTER

144 Ferguson Road

MAIL

P.O. Box 6570

Auburn, CA 95604

PHONE

(530) 823-4850

(800) 464-0030

WWW.PCWA.NET

June 1, 2020

File No. General Engineering

Paul Breckenridge, Senior Architect
Placer County
Facilities Management | Capital Projects
11476 C Avenue
Auburn, CA 95603

RE: Placer County Government Center, Water Service

Dear Paul:

You have requested documentation on PCWA's ability to provide water service to the Placer County Government Center (PCGC).

PCWA has researched our billing records and determined that the historic peak daily flow was 489,825 gallons per day, which I have rounded to 490,000 gallons per day for purposes of establishing a historic baseline. This water demand was observed during July 2000.

During October 2006, Placer County made application to PCWA for new water commitments within DeWitt representing two new Jail expansion projects and a new Auburn Justice Center. These applications represented 12.8 equivalent dwelling units (EDUs) of demand and were approved by PCWA at the October 19, 2006 Board of Directors Meeting. An EDU is defined as 1,150 gallons per day and therefore, 14,720 gallons per day of additional commitment were approved. Placer County made payment to PCWA for the additional water commitment shortly thereafter. No increase in water commitment has been requested by the County since that time, and therefore the total current water supply entitlement of Placer County for the DeWitt Center remains 504,720 gallons per day.

As we have discussed previously, I believe it would be prudent for PCWA and Placer County to work on entering into an agreement that would memorialize Placer County's baseline water demand and establish a common understanding of actions to guide our respective paths forward over the next several years as the Placer County Government Center is implemented respective to water service and infrastructure.

I'm happy to submit a rough outline of draft terms and elements and schedule time to work on this. I look forward to continued progress on your PCGC project.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Brent Smith". The signature is stylized with a large, sweeping "S" and a distinct "T" at the end.

R. Brent Smith, P.E.
Director of Technical Services

RBS:ts

Exhibit C - PCGC Water Service Area Map

