Appendix J
AGENDA

Date: January 14, 2016
Time: 1:30 P.M.
Location: 1395 35th Avenue, Sacramento CA
Subject: SMUD 59th Street – Pre-Development Utility Meeting

1. Introductions

2. Project Summary

3. Planned City Utility Improvements
   • Are there any planned city utility improvements for this area

4. Combined Storm Sewer Confirmation
   The proposed project site appears to fall within both the combined storm-sewer system and the separated system.

5. Storm Drain
   • Existing site is 100% impervious. Proposed impervious areas will be same or less than existing condition.
   • What is the City’s Storm Drain Do No Harm policy requirements for this project site
   • Are there areas of historical flooding adjacent the project site
   • Are there existing offsite drainage issues affecting this site
   • Capacity of existing city main

6. Sanitary Sewer
   • Proposed development flows are not known at this time
   • Assuming proposed sanitary sewer flows exceed existing, what are city requirements
   • What is capacity of existing system

7. Water
   • Proposed site water demands are not known at this time
   • Obtained water supply tests for project site
   • May need to increase site flows and pressures. What are the potential improvements
to do so

8. **Stormwater Quality Requirements**
   - What are the stormwater quality requirements for this site
   - When will the city adopt the current draft guidelines

9. **Exhibits**
   - Aerial Exhibit
   - City of Sacramento Combined Sewer System map
   - City of Sacramento Drainage/ Sewer Map (2015)
   - City of Sacramento Water Map (2015)
   - Water Supply Tests
Meeting Minutes

Subject: January 14, 2016 City DOU Meeting Minutes

Prepared By: Charles Krafka, CEC

Date Prepared: January 19, 2016

Attendees:

Yanelis Rios, City of Sacramento DOU (YR)
Mark Dilley, City of Sacramento DOU (MD)
Josh Leachman, Stonebridge Properties (JL)
Grant Taylor, Stonebridge Properties (GT)
Charles Krafka, CEC (CK)

1. Project Summary
   CK and JL provided a project summary including project location, current progress level and general overview of potential development concepts.

2. Planned City Utility Improvements
   Neither YR nor MD were aware of any planned DOU improvements within the vicinity of the project site.

3. Combined Storm Sewer Confirmation
   • MD - The project site is unique in that a portion of the site storm drainage is currently served by the combined storm-sewer system (CSS) with the remainder of the site served by the separated system.
   • MD - The entire project site sanitary sewer flows are served by the CSS. This will require the project pay the CSS impact fee based on the proposed Equivalent Single Family (ESD) units. Credit will be given for existing ESDs.

4. Storm Drain
   • MD - The city’s priority is to transfer existing storm drain flows from the CSS to the separated system.
   • CK - Although the existing site is considered to be 100% impervious, and the total site post-development site runoff flows are not expected to exceed the existing site runoff flows, re-directing existing storm drain flows from the CSS to the separated system will decrease the existing flows on the CSS, but will increase the flows on
the separated system. If this re-direction of storm drain flows to the separated system requires the project to provide on-site detention to maintain post-development flow rates equal to or less than existing flow rates to the separated system, the redirection of flows may not be feasible for this project.

- MD - it was MD opinion the value to the City in re-directing the flows from the CSS to the separated system outweighs the increase in flows to the separated system. MD did not believe this project would be required to provide on-site detention to maintain pre-post flow conditions due to the re-direction of flows, but that would have to be confirmed by additional departments within the DOU.
- MD – the project’s willingness to re-direct flows to the separated system may provide the opportunity for negotiations with the city on other drainage requirements.
- YR provided the city Red Dot Map which identifies areas of historical flooding reported to the City.
- MD and YR were not aware of any offsite drainage issues affecting the project site.
- MD will inquire about existing mainline capacity serving the project site.

5. **Sanitary Sewer**
   - The project will be required to pay the CSS fee. Credit will be given for existing site ESDs.
   - MD will inquire about existing mainline capacity adjacent the project site.

6. **Water**
   - MD – Based on the results of the water supply test, it appears the existing mainlines are beyond their life of service and may need to be replaced.
   - MD – 59th Street has a parallel water main system; a 24” transmission mainline and a 6” distribution mainline.
   - MD – One possible option to increase site flows and pressures would be to remove the existing 6” distribution mainline within 59th Street adjacent the project boundary and replace it with a larger diameter pipe. This new distribution mainline could use two existing connections to the transmission main to increase available site water pressure and flow.

7. **Stormwater Quality Requirements**
   - YR it is not known when the new stormwater requirements will be adopted.
   - MD because this site is located in a developed infill situation, it is doubtful the new requirements will have that much of an effect of the project over existing requirements.