



**ENGINEERING/OPERATIONAL COMMITTEE MEETING AGENDA**  
**TRABUCO CANYON WATER DISTRICT**  
**ADMINISTRATION FACILITY**  
**32003 DOVE CANYON DRIVE, TRABUCO CANYON, CA**  
**JUNE 7, 2023 AT 7:00 AM**

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**COMMITTEE MEMBERS**

Michael Safranski, Committee Chair  
Stephen Dopudja, Committee Member  
Don Chadd, Committee Member Alternate

**DISTRICT STAFF**

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

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**AGENDA NOTE:**

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

**Telephone Audio:** 1 (669) 900-6833

**Access Code:** 973-7562-7682

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

**CALL MEETING TO ORDER**

**VISITOR PARTICIPATION**

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

**ORAL COMMUNICATION**

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

**COMMITTEE MEMBER COMMENTS**

**REPORT FROM THE GENERAL MANAGER**

TRABUCO CANYON WATER DISTRICT  
ENGINEERING/OPERATIONAL COMMITTEE MEETING AGENDA | JUNE 7, 2023

ENGINEERING MATTERS

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

ITEM 1: ENGINEERING/OPERATIONAL COMMITTEE MEETING RECAP

**RECOMMENDED ACTION:**

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

1. May 3, 2023

ITEM 2: PRESENTATION OF MASTER PLAN REPORT BY HAZEN & SAWYER

**RECOMMENDED ACTION:**

*Committee to receive additional information at the time of the meeting.*

ITEM 3: SADDLECREST DEVELOPMENT GRANT DEED FOR THE WATER RESERVOIR AND PUMP STATION

**RECOMMENDED ACTION:**

*Recommend that the Board of Directors authorize the General Manager and District Secretary to accept the Grant Deed from Rutter Santiago, L.P. for the 1604 Zone Hydro-Pneumatic Booster Station and 1.5 MG Domestic Water Tank and Facilities for Tract 17388, TCWD Project No. 2400 in a form substantially similar to the attached Draft and approved by General Counsel (Action Calendar).*

ITEM 4: DOVE CANYON PLAZA UPGRADES

**RECOMMENDED ACTION:**

*Committee to receive additional information at the time of the meeting.*

ITEM 5: OTHER ENGINEERING AND OPERATIONS PROJECT UPDATES

1. Other Projects

**RECOMMENDED ACTION:**

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

OPERATIONAL MATTERS

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PRESENTER(S): GARY KESSLER, WATER SYSTEM SUPERINTENDENT  
OSCAR ULLOA, WASTEWATER OPERATIONS SUPERINTENDENT  
JASON STROUD, MAINTENANCE DEPARTMENT SUPERINTENDENT

ITEM 6: WATER SYSTEM UPDATES

**RECOMMENDED ACTION:**

*Committee to receive system status updates. No action required.*



**TRABUCO CANYON WATER DISTRICT  
ENGINEERING/OPERATIONAL COMMITTEE MEETING AGENDA | JUNE 7, 2023**

**ITEM 7: WASTEWATER SYSTEM UPDATES**

**RECOMMENDED ACTION:**

*Committee to receive system status updates. No action required.*

**ITEM 8: MAINTENANCE DEPARTMENT UPDATES**

**RECOMMENDED ACTION:**

*Committee to receive system status updates. No action required.*

**REGULATORY AND OTHER MATTERS**

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**ITEM 9: OTHER MATTERS/REPORTS**

**RECOMMENDED ACTION:**

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

**ADJOURNMENT**

**AVAILABILITY OF AGENDA MATERIALS**

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

**COMPLIANCE WITH THE REQUIREMENTS OF CALIFORNIA GOVERNMENT CODE SECTION 54954.2**

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



**TRABUCO CANYON WATER DISTRICT  
ENGINEERING/OPERATIONAL COMMITTEE MEETING | JUNE 7, 2023**

**ADMINISTRATIVE MATTERS**

**ITEM 1: ENGINEERING/OPERATIONAL COMMITTEE MEETING RECAP**

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**RECOMMENDED ACTION:**

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

1. *May 3, 2023 Committee Meeting*

**CONTACTS (staff responsible): PALUDI/PEREA/SANGI**



## TRABUCO CANYON WATER DISTRICT ENGINEERING/OPERATIONAL COMMITTEE MEETING RECAP | MAY 3, 2023

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### **DIRECTORS PRESENT**

Mike Safranski, Committee Chair  
Stephen Dopudja, Committee Member

### **STAFF PRESENT**

Fernando Paludi, General Manager  
Michael Perea, Assistant General Manager  
Lorrie Lausten, District Engineer  
Karen Warner, Principal Accountant  
Gary Kessler, Water Superintendent  
Oscar Ulloa, Wastewater Superintendent  
Jason Stroud, Maintenance Superintendent  
Lisa Sangi, Executive Assistant

### **PUBLIC PRESENT**

None

### **CONSULTANTS PRESENT**

None

### **CALL MEETING TO ORDER**

Director Safranski called the May 3, 2023 Engineering/Operational Committee Meeting to order at 7:00 a.m.

### **VISITOR PARTICIPATION**

No comments were received.

### **ORAL COMMUNICATION**

No comments were received.

### **COMMITTEE MEMBER COMMENTS**

No comments were received.

### **REPORT FROM THE GENERAL MANAGER**

Mr. Paludi reported that District staff have scheduled a tour of the Trabuco Creek Groundwater Treatment Facility for the Board of Directors later that day in the afternoon.

### **ITEM 1: ENGINEERING/OPERATIONAL COMMITTEE MEETING RECAP**

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Mr. Paludi presented the Engineering/Operational Committee Meeting Recap for Committee review in accordance with the agenda.

**MOTION:** Approve the Engineering/Operational Committee Meeting Recap and recommended that the Board receive and file the same (Consent Calendar) – Director Dopudja

**SECOND:** Director Safranski

**TRABUCO CANYON WATER DISTRICT  
ENGINEERING/OPERATIONAL COMMITTEE MEETING RECAP | MAY 3, 2023**

**AYES:** Directors Dopudja & Safranski  
**NOES:** None  
**ABSTAIN:** None  
**MOTION PASSED/FAILED:** Passed 2 – 0

**ITEM 2: TRABUCO CANYON WATER DISTRICT FISCAL YEAR 2023-24 CAPITAL IMPROVEMENT PROGRAM**

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Mr. Paludi presented this matter for Committee review, and he reported that District staff have prepared a proposed capital improvement program (CIP) for Fiscal Year 2023-24 based on information presented in the Hazen condition assessment report and consistent with the proposed rate adjustments. Ms. Lausten presented the proposed CIP projects for FY 2023-24, and she reviewed the individual projects and respective budgets. Discussion occurred certain projects and planned staffing enhancements for project management assistance. Mr. Paludi reported that additional information will be presented at the Special Board Meeting – Budget Workshop.

**MOTION:** None – Informational item only.

**ITEM 3: DEPARTMENT OF WATER RESOURCES EMERGENCY ACTION PLAN AND INUNDATION MAP DEVELOPMENT – DOVE AND TRABUCO DAMS**

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Mr. Paludi presented this matter for Committee consideration, and he reported that District staff has worked diligently on the preparation of these plans. Ms. Lausten provided an overview of the Department of Water Resources (DWR) statutory requirements for dam emergency action plans and inundation maps, and she provided a brief review of the mapping results. Ms. Lausten added that the updated requirements stem from lessons learned from the failure of the Oroville Dam in 2017. Discussion occurred concerning the reporting frequency requirements for this plan; Ms. Lausten reported that this plan needs to be updated annually and the mapping is to be updated every ten years.

**MOTION:** None – Informational item only.

**ITEM 4: OTHER ENGINEERING AND OPERATIONS PROJECT UPDATES**

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**1. Golf Club Sewer Lift Station Improvements–**

Ms. Lausten provided a brief project update, and she highlighted the updated project budget with the additional wet well construction costs. Ms. Lausten reported that District staff will request bids for this project in approximately six weeks.

**2. Oaks at Trabuco Development–**

Mr. Paludi provided a brief update on this development, ongoing discussions with the developer, and staff concerns with the site.

**3. Dove Center Update–**

Ms. Lausten provided a brief update on planned improvements and tenants for the Dove Center, and she reported that District staff is working with the property manager to complete certain site improvements consistent with District standards.

**4. Rose and Lang Wells Groundwater Treatment Facility Fence Project –**

Mr. Paludi provided an update on this project, and he reported that District staff is working with general counsel to prepare a letter of agreement for this project.

**TRABUCO CANYON WATER DISTRICT  
ENGINEERING/OPERATIONAL COMMITTEE MEETING RECAP | MAY 3, 2023**

**5. Other Projects –**

No other projects were presented to the Committee.

**MOTION:** None – Informational item only.

**ITEM 6: WATER SYSTEM UPDATES**

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

1. Replaced two fire hydrants in Dove Canyon and Santiago Estates communities.
2. Replaced a residential potable water service curb stop on Briarcliff in the Dove Canyon community.
3. Repaired a potable water system blow-off at Trabuco Marketplace.
4. Replaced a Pressure Reducing Valve (PRV) transducer on High Country Road.
5. Repaired the altitude valve at Rose Reservoir.
6. Repaired a potable water service leak on Wakonda in the Dove Canyon community.
7. Removed an air vacuum breaker and relocated a sample test port at the Dimension Water Treatment Plant (DWTP).
8. Continued to work with TESCO Controls and Hydrotech Electric at the GWTF.

Mr. Kessler presented the Water System Summary for Committee review, and he provided updates on the GWTF production and certain facility equipment upgrades.

**MOTION:** None – Informational item only.

**ITEM 7: WASTEWATER SYSTEM UPDATES**

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

1. Cleaned Bell Canyon Lift Station wet well.
2. Assisted TESCO Controls with VFD repairs at Dove Recycled Pump Station.
3. Assisted with Department Safety of Dams (DSOD) Dam inspections at Trabuco Dam and Dove Canyon Dam.
4. Performed weed abatement at Robinson Ranch Wastewater Treatment Plant (WWTP).
5. Replaced a submersible pump at Santiago Canyon Lift Station.

Mr. Ulloa presented the Recycled Water System Summary for Committee review.

**MOTION:** None – Informational item only.

**ITEM 8: MAINTENANCE DEPARTMENT UPDATES**

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Mr. Stroud reviewed the projects and repairs for the prior month, and he reported that Maintenance staff completed the following tasks:

**Water Operations**

1. Worked with Water Operations to remove sump pump at Trabuco Creek GWTF.

**Wastewater Operations**

1. Rented a Bobcat track steer and accessories to perform weed abatement at Robinson Ranch WWTP.

**TRABUCO CANYON WATER DISTRICT  
ENGINEERING/OPERATIONAL COMMITTEE MEETING RECAP | MAY 3, 2023**

2. Worked with Operations to install a new pump at Santiago SLS.
3. Worked with Operations and Hydrotech Electric to troubleshoot a failed Hoffman Blower. Discovered the power supply wires were split and causing the fuse to blow. Repaired and restored the blower.
4. Worked with pump vendor to repair pumps at Golf Club SLS and O’Neill SLS.

**District Fleet Upgrades & Other Projects**

1. Ordered new Heavy Duty Equipment Trailer (FY 2022-23 CIP Project).
2. Oil change and tire replacement on vehicle no. 4.
3. Started AQMD Emergency Diesel Emission Report.
4. Worked with vendor for District-wide Fire Extinguisher service.
5. Prepared for Water Awareness Day event.

**MOTION:** None – Informational item only.

**ITEM 9: OTHER MATTERS/REPORTS**

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No other matters or reports were presented to the Committee.

**MOTION:** None – Informational item only.

**ADJOURNMENT**

Director Safranski adjourned the May 3, 2023 Engineering/Operational Committee Meeting at 7:51 a.m.

DRAFT



**TRABUCO CANYON WATER DISTRICT  
ENGINEERING/OPERATIONAL COMMITTEE MEETING | JUNE 7, 2023**

**ENGINEERING MATTERS**

**ITEM 2: PRESENTATION OF MASTER PLAN REPORT BY HAZEN & SAWYER**

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At the October 21, 2021 Regular Board Meeting, the Board of Directors authorized the General Manager to execute a contract with Hazen Sawyer (Hazen) for the Districts 2021 Systemwide Master Plan and Condition Assessment (Report). The Report includes updated hydraulic models of the domestic water, non-domestic water and sewer systems, a thorough condition assessment of all of the District’s facilities and provides tools to assist the District in planning, operating, and maintaining the aging water, non-domestic water systems and sewer infrastructure. The Report also identifies the needed system improvements with particular attention to the condition and operation of existing reservoirs, pump stations, lift stations, and treatment facilities and allowing sufficient time to plan, finance, and construct the improvements.

Hazen has completed the Report and will present the final finding at the Committee meeting.

**FUNDING SOURCE:**

General Fund

**FISCAL IMPACT (PROJECT BUDGET):**

Approved: \$591,520  
Revised: \$658,300

**ENVIRONMENTAL COMPLIANCE:**

Notice of Exemption

**RECOMMENDED ACTION(S):**

*Committee to receive additional information at the time of the meeting.*

**EXHIBIT(S):**

None

**CONTACTS (staff responsible): PALUDI/LAUSTEN**

**TRABUCO CANYON WATER DISTRICT  
ENGINEERING/OPERATIONAL COMMITTEE MEETING | JUNE 7, 2023**

**ENGINEERING MATTERS**

**ITEM 3: SADDLECREST DEVELOPMENT GRANT DEED FOR THE WATER RESERVOIR AND PUMP STATION**

The Saddle Crest project is located on the north side of Santiago Canyon Road just west of the existing Santiago Canyon Estates development. The proposed plan for the project calls for the development of 65 single family residences on approximately 35 acres, including private streets with the remainder of the total 113.6 acres of the project in slopes, open space, or utility sites/easements.

In April 2017, the District entered into a development agreement with Santiago Saddle Crest, LLC , which became Rutter Santiago, L.P. (Developer) in 2020. The development agreement required the construction of Zone 1604 Booster Pump Station and a 1.5 MG steel tank (Facilities). The Facilities have been completed since October 2019; however, due to the Developer’s schedule, the station was not tested and placed into service at that time.

The District is currently working with the Developer on repairs, warranty items and miscellaneous District requirements, with anticipated start-up on June 19, 2023. The development agreement, as indicated on the Tract Map, requires the developer to Deed over the reservoir and pump station to the District. The Draft Deed is attached for Committee review.

**FUNDING SOURCE:**

Developer Funded

**FISCAL IMPACT (PROJECT BUDGET):**

None

**ENVIRONMENTAL COMPLIANCE:**

Any required environmental compliance and permits are to be met by the Developer

**RECOMMENDED ACTION(S):**

*Recommend that the Board of Directors authorize the General Manager and District Secretary to accept the Grant Deed from Rutter Santiago, L.P. for the 1604 Zone Hydro-Pneumatic Booster Station and 1.5 MG Domestic Water Tank and Facilities for Tract 17388, TCWD Project No. 2400 in a form substantially similar to the attached Draft and approved by General Counsel (Action Calendar).*

**EXHIBIT(S):**

1. Draft Grant Deed to the Trabuco Canyon Water District by Rutter Santiago, L.P. for 1604 Zone Hydro-Pneumatic Booster Station and 1.5 MG Domestic Water Tank and Facilities for Tract 17388, TCWD Project No. 2400

**CONTACTS (staff responsible): PALUDI/LAUSTEN**

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Michael Perea, Secretary  
Trabuco Canyon Water District  
32003 Dove Canyon Dr.  
Trabuco Canyon, California 92679  
TCWD Doc. \_\_\_\_\_

ASSESSOR'S PARCEL NO.: \_\_\_\_\_

MAIL TAX STATEMENTS TO ADDRESS ABOVE

(Space Above For Recorder's Use)

EXEMPT from Documentary Transfer Tax per Revenue and Taxation Code §11922

FREE RECORDING REQUESTED -- Essential to acquisition by Trabuco Canyon Water District  
(Government Code §§6103 & 27383)

**GRANT DEED**

**1604 Zone Hydro-Pneumatic Booster Station and 1.5 Domestic Water Tank and Facilities for Tract 17388,  
TCWD Project No. 2400**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, \_\_\_\_\_  
\_\_\_\_\_, ("Grantor"), hereby grants to **TRABUCO CANYON WATER  
DISTRICT**, a County water district formed and existing pursuant to Division 12, Sections 30000-33901 of the  
California Water Code ("Grantee"), the following described real property (the "Land") in the County of Orange, State  
of California:

That certain real property described as Lot 68 of Tract No. 17388, recorded on April 30, 2019, in  
Miscellaneous Maps, Book 982, Pages 31 – 45 in records of said County.

SUBJECT TO:

1. General and special taxes and assessments for the current fiscal tax year and any and all non-delinquent bonds and/or assessments.
2. All other covenants, conditions, restrictions, reservations, rights, rights-of-way, easements, dedications, offers of dedications and other matters of record or apparent.
3. The following covenants, conditions, rights, and restrictions, which shall remain in effect in perpetuity unless sooner terminated or modified as hereinafter provided
4. The Land is conveyed by Grantor to Grantee and shall be used for the purpose of construction, maintenance and operation of the **1604 Zone Hydro-Pneumatic Booster Station and 1.5 MG Domestic Water Tank and Facilities for Tract 17388, TCWD Project No. 2400**, with the necessary water transmission mains, steel water storage tank, 1604 Zone pump station, vaults and valve structures and any other facilities associated therewith or incidental thereto, including, but not limited to, site improvements, drains, electrical and radio telemetry equipment associated with operation of such facilities within Lot 68 of Tract No. 17388, (collectively, the "Facilities").
5. The area dedicated as Lot U for open space/landscape purposes as shown on Tract No. 17388 shall be operated and maintained by the Grantor or its designate and shall include but not limited to landscaping, irrigation, retaining walls, footings, fencing, drainage, and appurtenances, hereafter referred to as "Off-Site Facilities".
  - a. If any of the Off-Site Facilities are at any time and in any manner damaged or in need of repair, then the Grantor or its designate, at its sole expense, shall replace or repair the Off-Site Facilities as soon as practicable with coordination for access with the Grantee.
  - b. Offsite footings of the walls adjacent to the 1604 Zone Hydro-Pneumatic Booster Station that encroach into Grantee property are the responsibility of the Grantor or its designate. Any repairs or replacement of the footings shall be replaced or repaired at no cost to Grantee.
  - c. Offsite footings of the MSE walls adjacent to the 1.5 MG Domestic Water Tank that encroach into Grantee property are the responsibility of the Grantor or its designate. Any repairs or replacement of the footings shall be replaced or repaired at no cost to Grantee.
6. The easement for scenic/resource preservation purposes that is dedicated on Tract No. 17388 to the County of Orange shall be operated and maintained by the Grantor or its designate.
7. Any easements dedicated for Fuel Modification Inspection Purposes on Tract No. 17388 that are adjacent to Lot 68 of Tract No. 17388 shall be maintained by the Grantor or its designate.

IN WITNESS WHEREOF, the undersigned has executed this Grant Deed as of the date written.

DATED: \_\_\_\_\_

GRANTOR: SANTIAGO SADDLE CREST, LLC

By: \_\_\_\_\_  
Name

\_\_\_\_\_  
Title

a \_\_\_\_\_ corporation,

GRANTEE: TRABUCO CANYON WATER DISTRICT

By: \_\_\_\_\_  
Name

\_\_\_\_\_  
Title

By: \_\_\_\_\_  
Name

\_\_\_\_\_  
Title

DRAFT



TRABUCO CANYON WATER DISTRICT

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by deed or grant dated \_\_\_\_\_  
from \_\_\_\_\_  
to TRABUCO CANYON WATER DISTRICT, a County water district, is hereby accepted by the undersigned officer  
on behalf of the Board of Directors, pursuant to authority conferred by Resolution No. 99-894 of the Board of  
Directors, adopted on June 16, 1999, and the TRABUCO CANYON WATER DISTRICT consents to recordation  
thereof by its duly authorized officer.

Date: \_\_\_\_\_

TRABUCO CANYON WATER DISTRICT

By: \_\_\_\_\_  
Michael Perea  
District Secretary  
Trabuco Canyon Water District

DRAFT

**TRABUCO CANYON WATER DISTRICT  
ENGINEERING/OPERATIONAL COMMITTEE MEETING | JUNE 7, 2023**

**ENGINEERING MATTERS**

**ITEM 4: DOVE CANYON PLAZA UPGRADES**

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Dove Canyon Recovery Acquisition, aka Raintree Investments (Raintree), is actively leasing out the vacant buildings in the center. In January 2023, staff were contacted by two prospective tenants, (1) Hoag, which is opening an urgent care center, and (2) Pharmamia, which is opening a retail pharmacy. Staff has provided first plan check comments to Raintree which includes a requirement to upgrade the fire service detector check assemblies to bring them up to District standards. The original center was built in 1990 and the buildings currently have a buried check valve, bypass meters in meter boxes, above-ground post indicator valves and fire department connections (FDCs). The new devices will be above-ground double detector checks with FDCs and bypass meters. Due to the long lead time on equipment, Raintree is requesting that the District provide a conditional will serve letter and allow the two tenants to move in prior to completing the upgrade work. In addition, staff discovered that the irrigation meter services the entire center and is owned by the District; the plan check comments require the irrigation facilities to be separated so that Raintree is paying for irrigating its own property. Staff has communicated that Raintree must enter into an agreement with and provide a bond to the District to guarantee the completion of the upgrades.

**FUNDING SOURCE:**

Developer Funded

**FISCAL IMPACT (PROJECT BUDGET):**

None

**ENVIRONMENTAL COMPLIANCE:**

Any required environmental compliance and permits are to be met by the Developer

**RECOMMENDED ACTION:**

*Committee to receive additional information at the time of the meeting.*

**EXHIBIT(S):**

None

**CONTACTS (staff responsible): PALUDI/LAUSTEN**

**TRABUCO CANYON WATER DISTRICT  
ENGINEERING/OPERATIONAL COMMITTEE MEETING | JUNE 7, 2023**

**ENGINEERING MATTERS**

**ITEM 5: OTHER ENGINEERING AND OPERATIONS PROJECT UPDATES**

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1. Other Projects

**RECOMMENDED ACTION:**

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

**EXHIBIT(S):**

None

**CONTACTS (staff responsible): PALUDI/PEREA/LAUSTEN**



**TRABUCO CANYON WATER DISTRICT  
ENGINEERING/OPERATIONAL COMMITTEE MEETING | JUNE 7, 2023**

**OPERATIONAL MATTERS**

**ITEM 6: WATER SYSTEM UPDATES**

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The following is a brief report of the water system for **May 2023**.

**Projects and Repairs**

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

1. Replaced a potable water service on Wakonda in the Dove Canyon community.
2. Removed an abandoned and leaking potable water service on Trabuco Oaks Drive.
3. Worked with contractors to bring Saddle Crest reservoir and pump station online.
4. Replaced a leaking fire hydrant on High Point in the Dove Canyon community.
5. Completed the fifth monitoring cycle of the Unregulated Contaminant Monitoring Rule (UCMR 5) [EPA].
6. Worked to prepare, complete, and submit the Electronic Annual Report (eAR) [CA SWRCB]
7. Continued to work with TESCO Controls and Hydrotech Electric to keep GWTF running.

**Monthly Water System Operations Summary**

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

**RECOMMENDED ACTION:**

*Committee to receive system status updates. No action required.*

**EXHIBITS**

1. Monthly Water System Operations Summary

**CONTACTS (staff responsible): PEREA/KESSLER**



**TRABUCO CANYON WATER DISTRICT**  
**MONTHLY WATER SYSTEM OPERATIONS SUMMARY - 2022**

<b>System Demands**</b>													
AF/Day	3.0	4.0	2.8	4.3									3.5
Daily Average, CFS	1.5	2.0	1.4	2.2									1.8
<b>Other Water Deliveries/Purchases</b>													
Ridgeline (DWTP Delivery)	85.2	103.0	8.9	24.9									222.0
El Toro (Interconnection Purchase)	0.0	0.0	0.0	0.0									0.0
Baker WTP (CSC Delivery)	115.0	108.0		55.2									278.2
Portola Hills (Wholesale Purchase)	8.0	8.4		7.7									24.1
Skyridge (Wholesale Purchase)	1.5	1.5		1.9									4.9
* Usage estimated	** Excludes Operational use, losses, and supplement to Recycled Water Reservoir (RW)												

**TRABUCO CANYON WATER DISTRICT  
ENGINEERING/OPERATIONAL COMMITTEE MEETING | JUNE 7, 2023**

**OPERATIONAL MATTERS**

**ITEM 7: WASTEWATER SYSTEM UPDATES**

The following is a brief report of the wastewater system for **May 2023**.

**Projects and Repairs**

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

1. Installed upgraded level control systems at Golf Club, El Toro, and Santiago sewer lift stations.
2. Assisted TESCO Controls with the SCADA upgrades at Golf Club, El Toro, and Santiago sewer lift stations.
3. Installed new suction line for future tank cleaning at the Robinson Ranch Wastewater Treatment Plant.
4. Cleaned El Toro and Santiago sewer lift station wet well.

**Sewer System Management Plan (SSMP) Report**

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

<b>Sewer System Management Plan (SSMP) Monthly Update</b>	
Total Sewer Line, Feet*	212,045
<b>Total Sewer Line Cleaned (Ft) – Month</b>	<b>9,144</b>
Total Sewer Line Cleaned (Ft) – Cleaning Cycle	81,272
Cleaning Cycle Period (Mos.) [Start date: 9/1/22]	8
<b>Total Sewer Line Cleaned, %</b>	<b>38%</b>
The Oaks at Trabuco – Pumping Frequency for the Month	14
O’Neill Park Sewer System Status	Ok
O’Neill Park Sewer System Repairs	None
SSMP Quarterly Report – <i>Next Quarterly Report</i>	2Q 2023
SSMP Program Audit – <i>Next Audit Report**</i>	February 2024

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

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

**Monthly Recycled Water System Operations Summary**

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

**RECOMMENDED ACTION:**

*Committee to receive system status updates. No action required.*

**EXHIBITS**

1. Monthly Recycled Water System Operations Summary

**CONTACTS (staff responsible): PEREA/ULLOA**

**TRABUCO CANYON WATER DISTRICT | NON-DOMESTIC WATER SYSTEM SUMMARY - 2023**

<b>RECYCLED WATER SUPPLY</b>															
	MAX	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	FIVE YEAR AVG
WWTP Reclaimed Water Production, AF	78.3	58.6	37.8	34.6	29.2	38.2								198.3	529.1
Reclaimed Reservoir Level, FT	1274.5	1,273.0	1,274.0	1,272.5	1,272.2	1,272.0								-	-
Reclaimed Reservoir Free Board, FT	25.5	1.5	0.5	2.0	2.3	2.5								-	-
Reclaimed Reservoir Storage, AF	145.5	135.7	139.3	132.1	130.0	128.6								-	-
Supplemental Domestic Water Added, AF	N/A	0.0	0.0	0.0	0.0	0.0								0.0	35.5

<b>RECYCLED WATER SYSTEM DEMAND</b>															
NON DOMESTIC WATER USER	ALLOC. AF	8% JAN	17% FEB	25% MAR	33% APR	42% MAY	50% JUN	58% JUL	67% AUG	75% SEP	83% OCT	92% NOV	100% DEC	TOTAL	ALLOC. %
Dahlia Court	8.2	0.07	0.1	0.0	0.3	0.2								0.71	8.7%
Dove Canyon Golf Course	106.7	0.29	5.9	0.2	17.4	15.0								38.87	36.4%
Dove Canyon Master Association	279.3	0.28	1.1	0.1	7.6	16.6								25.72	9.2%
Robinson Ranch	80.2	0.25	1.4	0.3	0.8	1.4								4.10	5.1%
Trabuco Highlands	159.7	2.25	5.9	0.1	6.5	8.5								23.20	14.5%
City of RSM	0.1	0.00	0.03	0.00	0.04	0.05								0.12	89.2%
Construction Water	N/A	0.00	0.0	0.0	0.0	0.0								0.00	N/A
Sakaida Nursery	1.1	0.00	0.0	0.0	0.0	0.0								0.00	0.0%
SMWD	N/A	41.74	40.6	7.7	0.0	2.3								92.41	N/A
TY Nursery	17.9	0.00	0.05	0.0	0.0	0.0								0.05	0.3%
<b>TOTAL, AF</b>	<b>653.2</b>	<b>44.9</b>	<b>55.1</b>	<b>8.4</b>	<b>32.7</b>	<b>44.1</b>								<b>185.18</b>	<b>28.3%</b>
<b>PERCENTAGE OF NDW ALLOCATION/YEAR</b>		<b>6.9%</b>	<b>15.3%</b>	<b>16.6%</b>	<b>21.6%</b>	<b>28.3%</b>									
<b>TOTAL ANNUAL AVG. NDW AVAILABLE**</b>	<b>774.36</b>														

<b>URBAN RUNOFF CAPTURE AND REUSE</b>															
DISTRICT FACILITY		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL	FIVE YEAR AVG
Shadow Rock Detention Basin Production		0.15	0.00	0.00	0.00	0.00								0.15	14.2
Dove   Tick Creek Production*	<i>Dry Season</i>	0.0	0.0	0.0	0.0	0.0								0.0	58.8
	TCWD Portion	0.0	0.0	0.0	0.0	0.0								0.0	-
	SMWD Portion	0.0	0.0	0.0	0.0	0.0								0.0	-
Dove Lake Water Pumped		0.0	0.0	0.0	0.0	0.0								0.0	185.8
Dove Lake Free Board, Ft		0.0	0.0	0.0	0.0	0.0								-	-
Dove Lake Storage, AF		331.0	331.0	331.0	331.0	331.0								-	-
Total Rainfall, In.		8.1	2.1	10.3	0.0	1.1								21.5	14.7

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

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

**TRABUCO CANYON WATER DISTRICT  
ENGINEERING/OPERATIONAL COMMITTEE MEETING | JUNE 7, 2023**

**OPERATIONAL MATTERS**

**ITEM 8: MAINTENANCE DEPARTMENT UPDATES**

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The following is a brief report of work completed by Maintenance staff for **May 2023**.

**Projects and Repairs**

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

**Water Operations**

1. Completed preventative maintenance on pumps/motors at Dimension Water Treatment Plant (DWTP), including oil changes and grease Dezurik fittings.

**Wastewater Operations**

1. Assisted Operations in Robinson Ranch WWTP SBR tank preparations for new air header.
2. Assisted Operations with the installation of a new transducer/level indication system at Golf Club sewer lift station.
3. Assisted Operations in cleaning the El Toro sewer lift station wet well.
4. Worked with TESCO Controls and Hydrotech Electric on the El Toro sewer lift station PLC upgrade.
5. Worked with TESCO Controls and Hydrotech Electric on Santiago sewer lift station upgraded level control system.
6. Attended Cornell Pump factory witness test for Golf Club sewer lift station replacement pump in Portland, Oregon.

**District Fleet Upgrades & Other Projects**

1. Changed oil on motors at Robinson Ranch booster pump station.
2. Worked with TESCO Controls on the annual EMASS program.
3. Completed AQMD Reporting for permitted diesel engines districtwide [new regulatory annual reporting requirement].
4. Delivered two District vehicles to Elite Auto for repairs. One for emission system repairs, and one for the replacement of certain steering components. Both vehicles are back in service.
5. Worked with vendor for District-wide Fire Extinguisher service.
6. Prepared for Water Awareness Day event.

**RECOMMENDED ACTION:**

*Committee to receive system status updates. No action required.*

**EXHIBITS**

None

**CONTACTS (staff responsible): PEREA/STROUD**

**TRABUCO CANYON WATER DISTRICT  
ENGINEERING/OPERATIONAL COMMITTEE MEETING | JUNE 7, 2023**

**REGULATORY AND OTHER MATTERS  
ITEM 9: OTHER MATTERS/REPORTS**

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

**RECOMMENDED ACTION:**

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

**EXHIBITS**

None

**CONTACTS (staff responsible): PALUDI/PEREA**