



SEASIDE COUNTY SANITATION DISTRICT

440 HARCOURT AVE * SEASIDE, CA 93955

Telephone (831) 899-6825

BOARD MEMBER

Ralph Rubio

Chair

City of Seaside

440 Harcourt Ave

Seaside, CA 93955

(831) 899-6825

Jerry Blackwelder

First Vice Chair

City of Sand City

1 Sylvan Park

Sand City, CA 93955

(831) 394-3054

Pat Lintell

Second Vice Chair

City of Del Rey Oaks

650 Canyon Del Rey

Del Rey Oaks, CA

93940

(831) 394-8511

DISTRICT STAFF

Craig Malin

District Manager

440 Harcourt Avenue

Seaside, CA 93955

(831) 899-6701

Rick Riedl

District Engineer

440 Harcourt Avenue

Seaside, CA 93955

(831) 899-6884

Jesse Avila

Legal Counsel

County Counsel

168 West Alisal Street

Third Floor

Salinas, CA 93901

(831) 755-5045

Lesley Milton-Rerig

District Clerk

440 Harcourt Avenue

Seaside, CA 93955

(831) 899-6707

REGULAR MEETING AGENDA

Board of Directors

Tuesday, November 14, 2017 9:30 AM,

City of Seaside Conference Room

440 Harcourt Ave, Seaside, CA 93955

1. CALL TO ORDER

Ralph Rubio

Jerry Blackwelder

Pat Lintell

Chair

First Vice Chair

Second Vice Chair

2. ROLL CALL

3. ORAL COMMUNICATIONS COMMENTS

Members of the public may address the Board regarding any item within the subject matter jurisdiction of the Board; however, no action may be taken on off-agenda items unless authorized by law. To be able to properly identify those making comments in the meeting minutes, it would be helpful if speakers state their names. Comments shall be limited to matters not listed on the agenda. Members of the public may comment on any matter listed on the agenda at the time the Board considers that matter. Each person's presentation is limited to a maximum of three (3) minutes.

4. CONSENT AGENDA

A. APPROVAL OF MINUTES FROM THE OCTOBER 10, 2017 REGULAR MEETING.

PURPOSE: To review and approve the minutes from the October 10, 2017 Regular Meeting.

RECOMMENDATION: That the minutes be reviewed and approved.

**B. SEASIDE COUNTY SANITATION DISTRICT OPERATIONS
REPORT FOR OCTOBER 2017**

PURPOSE: Receive monthly report for sewer maintenance and stoppages for October 2017.

RECOMMENDATION: Accept reports. This item is presented for information only.

5. NEW BUSINESS

**A. APPROVE A RESOLUTION AUTHORIZING THE DISTRICT
MANAGER TO EXECUTE A SEWER EASEMENT
AGREEMENT WITH COMMUNITY HOSPITAL PROPERTIES
AT 1156 FREMONT BOULEVARD**

PURPOSE: Consider a resolution of the Seaside County Sanitation District authorizing the District Manager to execute an agreement with Community Hospital Properties accepting a sewer easement located at 1156 Fremont Boulevard.

RECOMMENDATION: It is recommended to approve a resolution authorizing the District Manager to execute an agreement with Community Hospital Properties accepting a sewer easement located at 1156 Fremont Boulevard.

6. STAFF REPORTS

Staff reports include items for which verbal reports/presentations will be provided. If a specific Seaside County Sanitation District presentation is planned, it will be listed and information included with the Agenda. Brief oral reports may be provided for items arising after the Agenda was prepared. The Board may wish to ask questions or discuss a staff report, but no action is appropriate other than referral to staff, or request that a matter be set as a future Agenda item.

A. FATS, OILS & GREASE (FOG) CORRESPONDENCE

**B. 942 ANGELUS WAY SANITARY SEWER OVERFLOW -
INFORMATION**

7. BOARD MEMBERS COMMENTS

8. **ADJOURNMENT**

Next Regularly Scheduled Meeting:
December 12, 2017
Seaside City Hall
9:30 a.m.

In compliance with the Americans with Disabilities Act (ADA), the Seaside County Sanitation District (SCSD) does not discriminate against persons with disabilities. SCSD's meetings are held at an accessible facility. Any person with a disability who requires a modification or accommodation to be able to participate in this meeting is asked to contact the office of the District Clerk at cityclerk@ci.seaside.ca.us 831-899-6707, no fewer than two business days prior to the meeting to allow for reasonable arrangements. Agenda related writings or documents provided to the SCSD Board of Directors are available for public inspection during the meeting or may be requested from the office of the District Clerk. This agenda is posted in compliance with California Government Code Section 54954.2(a) or Section 54956.

Agenda related writings or documents provided to the Board are available for public inspection during the meeting or may be requested from the office of the District Clerk.



FINAL MINUTES
SEASIDE COUNTY SANITATION DISTRICT
Tuesday, October 10, 2017 9:30 AM
REGULAR MEETING
Seaside Conference Room

1. CALL TO ORDER

The meeting was called to order at 9:30 a.m.

2. ROLL CALL

Present: Lintell, Blackwelder, Rubio

3. ORAL COMMUNICATIONS COMMENTS

There were no public comments.

4. CONSENT AGENDA

On motion by Second Vice Chair Lintell and seconded by First Vice Chair Blackwelder and passed by the following vote the Seaside County Sanitation District approved Consent Agenda.

RESULT:	Approved
MOVER:	Second Vice Chair Pat Lintell
SECONDER:	First Vice Chair Jerry Blackwelder
AYES:	Ralph Rubio, Jerry Blackwelder, Pat Lintell
NOES:	None
ABSENT:	None

A. APPROVAL OF MINUTES FROM THE SEPTEMBER 12, 2017 REGULAR MEETING.

Action: Approved

B. SEASIDE COUNTY SANITATION DISTRICT OPERATIONS REPORT FOR SEPTEMBER 2017

Action: Received

C. SEPTEMBER 2017 EXPENDITURE REPORT FOR SEASIDE COUNTY SANITATION DISTRICT

Action: Approved

5. NEW BUSINESS

A. ADOPT RESOLUTION APPROVING INFRASTRUCTURE ENGINEERING CORPORATION (IEC), WALLACE GROUP, AND CSG CONSULTANTS TO PROVIDE ENGINEERING DESIGN SERVICES TO IMPLEMENT THE APPROVED CAPITAL IMPROVEMENTS PROGRAM.

Item was presented by District Engineer, Rick Riedl. Mr. Riedl explained that the Seaside County Sanitation District retains professional services outside the district to design the

capital improvement program projects and in the past we have had two firms short listed and this time we are requesting three firms short listed. The way that that was decided is that RFP's were sent to 23 potential bidders and also posted on our website. There were 8 proposals received. The proposals were evaluated by a panel of professional engineers and they came to the conclusion that the three best firms were Infrastructure Engineering Corporation (IEC), Wallace Group and CSG Consultants. If approved by the Board, negotiations will take place with individual firms to ask that a master service agreement be signed. After signing it, it would be brought before the Board for review prior to approval. There were questions asked by the Board and answered by Mr. Riedl.

On motion by Second Vice Chair Lintell and seconded by First Vice Chair Blackwelder and passed by the following vote the Seaside County Sanitation District adopt a revised Resolution approving Infrastructure Engineering Corporation (IEC), Wallace Group and CSG Consultants to provide engineering design services to implement the approved capital improvements program.

RESULT:	Approved
MOVER:	Second Vice Chair Pat Lintell
SECONDER:	First Vice Chair Jerry Blackwelder
AYES:	Ralph Rubio, Jerry Blackwelder, Pat Lintell
NOES:	None
ABSENT:	None

6. STAFF REPORTS

District Engineer Rick Riedl informed the Board that last month the sewer line was being cleaned out on Canyon del Rey and staff came back reporting that there were pieces of pipe coming up with cleaning equipment. Video inspection confirmed that the line is in bad shape, and although it is on the capital improvement program list, it is project number 18. Staff will return next meeting recommending that the project be moved to a higher priority project. There were questions asked by the Board and answered by Mr. Riedl. No further reports.

7. BOARD MEMBERS COMMENTS

None

8. ADJOURNMENT

On motion, the meeting was adjourned at 9:39 a.m.

Respectfully Submitted,

Lesley Milton-Rerig, District Clerk

Ralph Rubio, Chair



**SEASIDE COUNTY SANITATION DISTRICT
STAFF REPORT**

Item No.: 4.B.

TO: Seaside County Sanitation District

FROM: Craig Malin, District Manager

BY: Rick Riedl, City Engineer
Leslie Llantero, Assistant Engineer

DATE: November 14, 2017

**SUBJECT: SEASIDE COUNTY SANITATION DISTRICT OPERATIONS
REPORT FOR OCTOBER 2017**

PURPOSE

Receive monthly report for sewer maintenance and stoppages for October 2017.

RECOMMENDATION

Accept reports. This item is presented for information only.

BACKGROUND

Attached is the Seaside County Sanitation District Operations Report and Flush Map for October 2017.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

1. Monthly Operations Report
 2. Flush Map
-

Reviewed for Submission By:

Craig Malin, District Manager

Seaside County Sanitation District Operations Report

Fiscal Year 2017/2018 Month of October

	Del Rey Oaks (42,240)		Sand City (26,400)		Seaside (316,800)		District Totals (385,440 ft.)	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD
Maintenance								
Mainline Rodded		0		0		0	0	0
Main Line Flushed		15,672		0	16,439	71,954	16,439	87,626
Main Line Video		0		0		0	0	0
Main Lines Treated for Grease Controll (Jet Power II)	262	948	190	760	3,275	13,599	3,727	15,307
Stoppages								
Main Line		0		0	1	6	1	6
Laterals		0		0		2	0	2

Sewer Repairs

None

Sewers Video

None

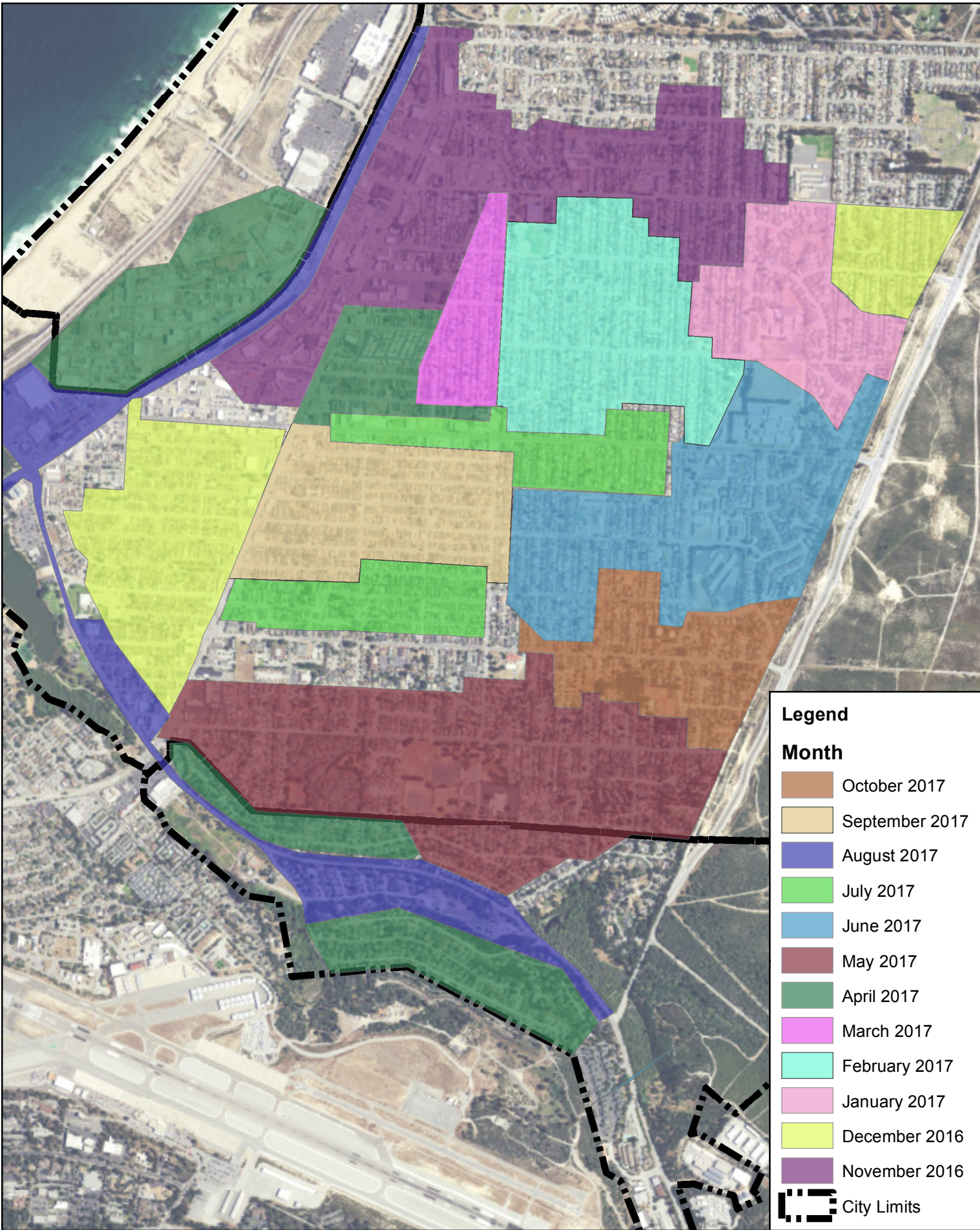
Stoppage Locations

Del Rey Oaks

Sand City

Seaside

1817 Noche Buena (ML-grease)



Legend

Month

- October 2017
- September 2017
- August 2017
- July 2017
- June 2017
- May 2017
- April 2017
- March 2017
- February 2017
- January 2017
- December 2016
- November 2016

City Limits



0 1,250 2,500
Feet

Source: SCSD, AMBAG

SEASIDE COUNTY SANITATION DISTRICT

Flush Map

Packet Page 8 Exhibit



**SEASIDE COUNTY SANITATION DISTRICT
STAFF REPORT**

Item No.: 5.A.

TO: Seaside County Sanitation District

FROM: Craig Malin, District Manager

BY: Rick Riedl, City Engineer

DATE: November 14, 2017

**SUBJECT: APPROVE A RESOLUTION AUTHORIZING THE DISTRICT
MANAGER TO EXECUTE A SEWER EASEMENT AGREEMENT
WITH COMMUNITY HOSPITAL PROPERTIES AT 1156 FREMONT
BOULEVARD**

PURPOSE

Consider a resolution of the Seaside County Sanitation District authorizing the District Manager to execute an agreement with Community Hospital Properties accepting a sewer easement located at 1156 Fremont Boulevard.

RECOMMENDATION

It is recommended to approve a resolution authorizing the District Manager to execute an agreement with Community Hospital Properties accepting a sewer easement located at 1156 Fremont Boulevard.

BACKGROUND

The Monterey County Health Department operates the Seaside Family Health Center through a lease agreement with Community Hospital Properties. In the fall of 2014, Community Hospital Partners submitted a project to the City of Seaside to construct a new clinic at 1156 Fremont Boulevard. The project included acquisition of additional land, demolition of the existing building, construction of a new 18,640 square foot facility and new parking lot.

As part of the project design review process, district staff coordinated with the applicant's design engineer to evaluate the most efficient method of providing sanitary sewer service to the new facility. Based upon the site layout, the most effective means to provide sewer service is to utilize an existing 6" diameter sewer main located along the eastern property line of the newly acquired parcel. (see exhibit B to the sanitary sewer easement)

A review of documents confirmed that a sewer easement has not been established for this existing sewer main. The applicant agreed as a part of project approval to grant an easement in favor of the Seaside County Sanitation District.

It is recommended the District Board adopt a resolution authorizing the district manager to execute an agreement with Community Hospital Properties accepting a sewer easement located at 1156 Fremont Boulevard.

FISCAL IMPACT

There is no fiscal impact associated with the approval of the agreement accepting a sewer easement.

ATTACHMENTS

1. Resolution
 2. Sewer Easement Agreement
-

Reviewed for Submission By:

Craig Malin, District Manager

RESOLUTION NO. 17-

A RESOLUTION OF THE SEASIDE COUNTY SANITATION DISTRICT TO AUTHORIZE DISTRICT MANAGER TO EXECUTE A SEWER EASEMENT AGREEMENT WITH COMMUNITY HOSPITAL PROPERTIES ACCEPTING SEWER EASEMENT AT 1156 FREMONT BOULEVARD

WHEREAS, Community Hospital Properties is the owner of that certain real property commonly known and designated as 1156 Fremont Boulevard in the City of Seaside, situated in the County of Monterey, State of California, currently identified as County of Monterey Assessor's Parcel Numbers 012-371-063 and 012-371-023 (collectively "Property"); and

WHEREAS, the City of Seaside (City) has approved Community Hospital Properties proposed demolition of an existing two-story office/residential building and construction of a new 18,640 square foot medical/dental/office building and site improvements on the Property (collectively "Project"); and

WHEREAS, the most efficient means of sewer conveyance for the Project is via an existing sewer main owned by the Seaside County Sanitation District (District) located within Community Hospital Properties Property; and

WHEREAS, a review of records indicates a sewer easement was not established for the existing sewer main; and

WHEREAS, the City's approval of the Project was conditioned upon Community Hospital Properties granting to the District a sewer easement and right of entry for sewer operations and maintenance purposes on the Property; and

WHEREAS, Community Hospital Properties has agreed to convey a sewer easement to the District for the purpose of sewer operations and maintenance.

NOW, THEREFORE BE IT RESOLVED, that the Seaside County Sanitation District authorize the District Manager to execute and agreement with Community Hospital Properties accepting a sewer easement at 1156 Fremont Boulevard.

PASSED AND ADOPTED at a regular meeting of the Seaside County Sanitation District duly held on the 14th day of November, 2017 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Ralph Rubio, Chair
Seaside County Sanitation District

ATTEST:

Lesley Milton-Rerig
District Clerk

**Recording Requested by and When
Recorded Mail To:**

**District Clerk
Seaside County Sanitation District
440 Harcourt Avenue
Seaside, CA 93955**

SEWER EASEMENT AGREEMENT

This Sewer Easement Agreement (“Agreement”) is made and effective this __ day of November, 2017, by and between COMMUNITY HOSPITAL PROPERTIES, a non-profit public benefit corporation (“Grantor”), and the SEASIDE COUNTY SANITATION DISTRICT, a County Sanitation District (“Grantee”). Grantor and Grantee are collectively referred to herein as the “Parties” and sometimes individually as a “Party.”

RECITALS

WHEREAS, Grantor is the owner of that certain real property commonly known and designated as 1156 Fremont Boulevard in the City of Seaside, situated in the County of Monterey, State of California, currently identified as County of Monterey Assessor’s Parcel Numbers 012-371-063 and 012-371-023, and more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference (“Property”);

WHEREAS, Grantee has approved Grantor’s proposed demolition of an existing two-story office/residential building and construction of a new 18,640 square foot medical/dental/office building and site improvements on the Property (collectively “Project”);

WHEREAS, Grantee’s approval of the Project is conditioned upon Grantor granting to Grantee a sewer easement and right of entry for sewer operations and maintenance purposes on the Property as more particularly described herein below; and

WHEREAS, by this Agreement, Grantor desires and intends to grant and convey to Grantee, and Grantee desires and intends to acquire from Grantor, an easement in gross for sewer operations and maintenance purposes to the portion of the Property more particularly described in **Exhibit B** attached hereto and incorporated herein by this reference (“Easement Area”), as more fully set forth below.

NOW, THEREFORE, in consideration of the foregoing Recitals, which are incorporated into this Agreement by this reference, the mutual agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. Grant of Sewer Easement. Grantor hereby grants to Grantee a perpetual, non-exclusive easement in gross over, under, and across the Easement Area for the purpose of allowing Grantee to construct, reconstruct, install, operate, inspect, maintain, repair, replace, remove, and use a sewer line, sewer line connection to the sewer main owned by Grantee, and related subsurface appurtenances (collectively, "Sewer System"), together with reasonable access from Fremont Boulevard over the driveway areas of the Parking Lot to the Easement Area (collectively, "Easement"). Grantor agrees that the construction of permanent structures or planting of trees within the Easement Area shall not be permitted except by written approval of the City Engineer.

2. Term. The Easement granted herein shall be permanent and perpetual. However, Grantee agrees that in the event it shall abandon or cease to use said Sewer System within the Easement Area, or any portion thereof, that said Easement, or such portion thereof as may be abandoned or no longer used, shall thereupon revert to the Grantor. Grantee further agrees that in the event of such reversion it will execute and deliver to the Grantor, upon demand, a quit claim deed covering that parcel of land contained within the boundaries of the herein described Easement or such portion thereof as may be abandoned or no longer used.

3. Maintenance and Operation of the Sewer System. Grantee agrees that Grantor shall have no responsibility for any future construction, reconstruction, installation, operation, inspection, maintenance, repair, replacement, removal, or use of the Sewer System located within the Easement Area unless Grantor or its agents, employees, contractors, invitees, licensees, successors or assigns causes any such damage to the storm sewer line in which case Grantor shall be liable for any repairs or reconstruction.

4. Compliance with the Law. At no expense to Grantor, Grantee shall comply with all laws, regulations, and decisions applicable to the construction, reconstruction, installation, operation, inspection, maintenance, repair, replacement, removal, and use of the Sewer System and, except for providing reasonable cooperation as the underlying owner of the Property as needed by Grantee to use the Easement, Grantor shall have no responsibility for obtaining any permits or complying with any permit conditions necessary for such construction, reconstruction, installation, operation, inspection, maintenance, repair, replacement, removal, or use of the Easement by Grantee.

5. Insurance. Grantee agrees to keep in force commercial general liability insurance covering its operations, including use of the Easement pursuant to this Agreement, in the amount of at least \$1,000,000 per occurrence and \$3,000,000 in the aggregate.

6. Indemnification. Grantee shall save, defend, indemnify, and hold harmless Grantor and its agents, employees, contractors, invitees, licensees, successors, and assigns, from and against all claims, actions, causes of action, liabilities, damages, judgments, losses, costs, fees, fines, penalties, or other expenses, whether foreseeable or unforeseeable, including but not limited to attorneys' costs and fees, costs of defense, physical or economic loss or damage to Grantor or the Property, from any act or omission of Grantee or its agents, employees, contractors, invitees, licensees, successors or assigns, arising out of or resulting from Grantee's

maintenance and operation of the Easement Area, except to the extent of any error or omission of Grantor or its agents, employees, contractors, invitees, licensees, successors or assigns.

7. Attorneys' Fees. In the event of any action at law or in equity between the parties arising out of or in connection with this Agreement, the prevailing Party shall recover attorneys' fees and other costs of suit incurred in that action in addition to any other relief, and such attorneys' fees and costs shall be included in and as a part of any judgment therein.

8. Notices. All notices and other communications authorized or required herein shall be in writing and shall be given either: (i) by personal delivery; (ii) by mailing the same by certified mail or registered mail, return receipt requested, postage prepaid, or by United States Express Mail; or (iii) by delivery by commercially recognized courier service. Any such notice or other communication shall be deemed to have been given on the date of delivery or refusal to accept delivery if addressed as follows:

Grantor: Montage Health
Community Hospital Properties
Attn: Tim Nysten, Vice President
40 Ragsdale, Ste 150
Monterey, CA 93940

Grantee: District Manager
Seaside County Sanitation District
440 Harcourt Avenue
Seaside, CA 93955

Any Party to this Agreement may change its address by giving the other Party written notice of its new address as provided above.

9. Binding Effect. This Agreement and all the covenants and obligations of the Parties herein are intended to and shall run with the land and inure to the benefit of and be binding upon and enforceable by the Parties hereto and their respective successors and assigns.

10. Entire Agreement. This instrument contains the entire agreement between the parties with respect to the subject matter contained in it, and supersedes all prior and/or contemporaneous agreements, representations, or understandings of the Parties, whether written or oral. This Agreement may not be modified in whole or in part except by a writing signed by the Party to be charged.

11. Amendment. This Agreement may not be amended, modified or supplemented except by a written agreement executed by both Parties.

12. Authority. Each person executing this Agreement hereby warrants that he or she is authorized to do so for and on behalf of each of the above-named Parties.

13. Severability. If any of the provisions of this Agreement are held to be invalid or unlawful by the final judgment of a court of competent jurisdiction, that invalidity or illegality will not affect the validity of any other provision of Agreement.

14. Subject to Valid Laws. This Agreement is subject at all times to any and all valid laws, ordinances, and governmental regulations whether federal, state, county, or city, and any modification made to this Agreement by any such law or ordinance or regulation or to the conduct of the Parties under this Agreement shall not impose liability on either Party for breach of their duties under this Agreement.

15. Negation of Partnership. None of the terms or provisions of this Agreement shall be deemed to create a partnership between the Parties nor shall this Easement cause the parties to be considered or deemed to be joint venturers or members of any joint enterprise.

16. Recordation. This Agreement shall be recorded in the Official Records of Monterey County, California. The Parties consent to said recordation. The cost of recordation shall be paid by the Grantor.

17. Counterparts. This Agreement may be signed in one or more counterparts, each of which shall be deemed an original but all of which together shall constitute the same Easement. Facsimile or PDF signatures will have the same force and effect as original signatures.

18. Cooperation and Good Faith. The parties agree to do all acts and execute all documents reasonable or necessary to accomplish the purposes of this Agreement and the transfers of rights and easements contemplated by this Agreement. Each Party covenants to execute good faith and fair dealing in the performance of its obligations under this Agreement.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date first above written.

GRANTOR:

**Community Hospital Properties, a non-profit
public benefit corporation**

By: _____
Tim Nylan

Its: Vice President

GRANTEE:

**Seaside County Sanitation District, a Special
District**

By: _____
Craig Malin

Its: District Manager

**** NOTARY ACKNOWLEDGMENTS ON THE NEXT PAGE ****

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____
COUNTY OF _____

On _____, before me _____,
Notary Public, personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____
COUNTY OF _____

On _____, before me _____,
Notary Public, personally appeared _____
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public (Seal)

Exhibit "A"
Legal Description
Post Lot Line Adjustment

PARCEL 1

Certain real property situate in the State of California, County of Monterey, City of Seaside, and is described as follows:

Commencing at a point on the easterly line of Lot 2, in Block 2, as said lot and block are shown upon that certain map entitled, "Map Showing Villa Subdivision of Lot 4 of the Rancho Noche Buena, the property of the Del Rey Land Co., Monterey, Calif., as surveyed by W.C. Little, C. E. June 1905", filed on July 20, 1905 in the office of the County Recorder of the County of Monterey, State of California, and now on file and of record in said office in Map Book One, "Cities and Towns", at Page 66 ½ therein, 254 feet south of the northeast corner of Lot 1 in said Block 2; running thence southerly along the easterly line of Lot 2 in said Block 2, a distance of 123 feet; thence westerly and parallel with the northerly boundary line of said Lot 2, to the westerly boundary line thereof; thence northeasterly along the westerly boundary line of said Lot 2, a distance of 130.40 feet, more or less, to a point on the westerly line of said Lot 2, said point being also the southwest corner of the lot deeded to Isa Marie Avilla by Deed recorded in Book 596 of Official Records at Page 9; thence easterly along the south line of said lot deeded to Isa Marie Avilla and parallel to said northerly boundary line of said Lot 2, to the point of beginning.

Excepting therefrom all that portion thereof deeded to State of California, by deed dated April 11, 1944 and recorded June 6, 1944 in Volume 830 of Official Records of Monterey County at Page 223.

Together with

All the land lying south of and distant 242.00 feet as measured at right angles to the northerly line of Lot Number 5 in Block Number 2, as said Lot and Block are shown on said "Map Showing Villa Subdivision of Lot 4 of the Rancho Noche Buena".

Containing an area of 2.36 acres of land, more or less.

END OF DESCRIPTION

PREPARED BY:
WHITSON ENGINEERS



RICHARD P. WEBER P.L.S.
L.S. NO. 8002



Exhibit B

Legal Description 15' Sanitary Sewer Easement

Certain real property situate in the State of California, County of Monterey, City of Seaside, described as follows:

Being a portion of the parcel of land described in the deed filed on July 21, 2014 as Document Number 20140337099, Official Records of Monterey County, and being more particularly described as follows:

Beginning at a point on the easterly line of said parcel of land, from which the northeasterly corner of said parcel bears N 02° 56' 53" E, 242.00 feet; thence leaving said easterly line

1. N 87° 03' 07" W, 15.00 feet; thence
2. S 02° 56' 53" W, 95.00 feet; thence
3. S 87° 03' 07" E, 15.00 feet to a point on said easterly line of said parcel; thence along said easterly line
4. N 02° 56' 53" E, 95.00 feet to the **Point of Beginning**

Containing an area of 1,425 Square feet, more or less.

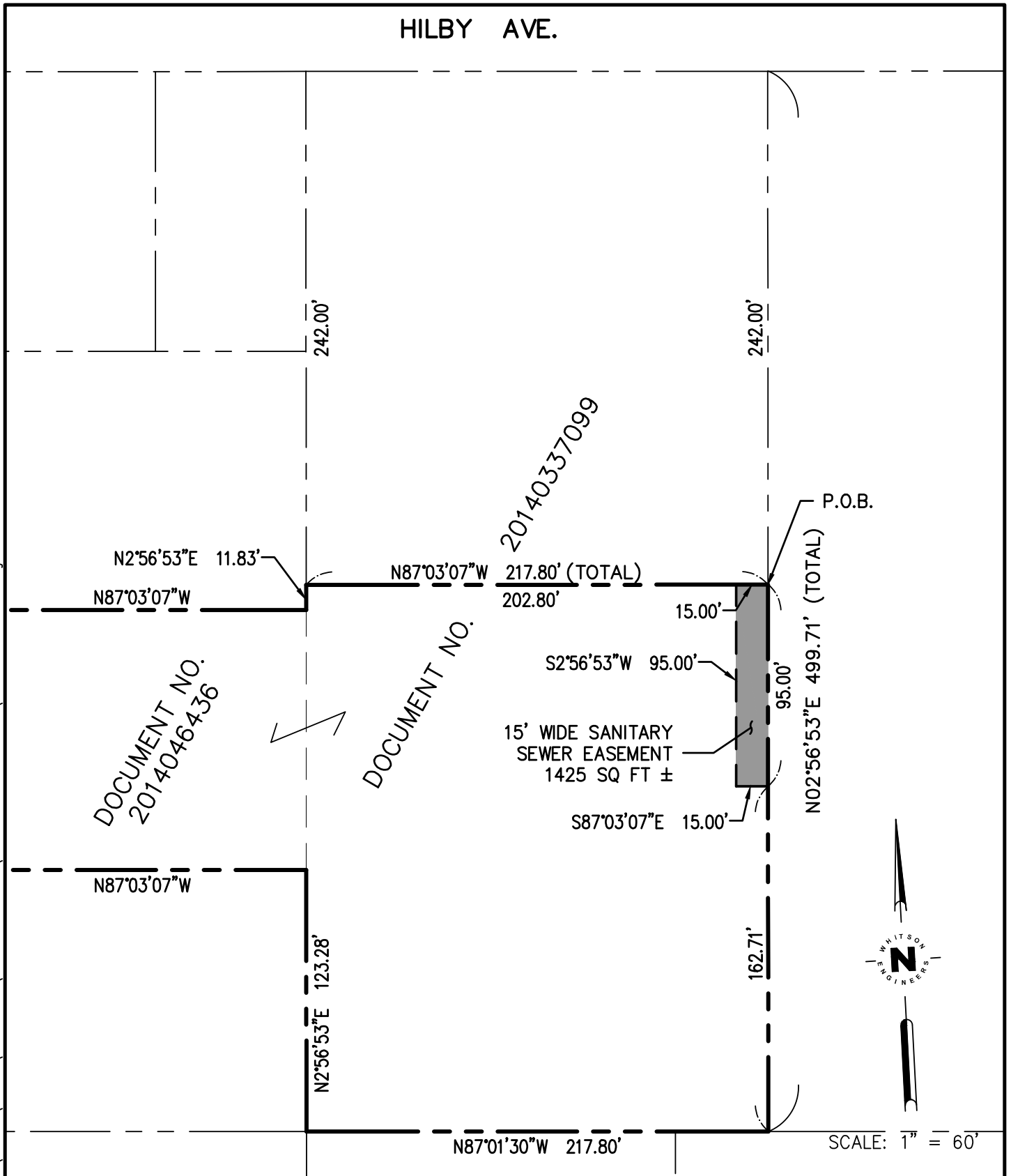
END OF DESCRIPTION

PREPARED BY:
WHITSON ENGINEERS



RICHARD P. WEBER P.L.S.
L.S. NO. 8002





SEASIDE COUNTY SANITATION DISTRICT

440 HARCOURT AVENUE * SEASIDE, CALIFORNIA 93955

Telephone (831) 899-6825 Fax (831) 899-6211

BOARD MEMBERS

Ralph Rubio **Chair**

*City of Seaside
440 Harcourt Ave
Seaside, CA 93955
(831) 899-6700*

Jerry Blackwelder **First Vice Chair**

*City of Sand City
1 Sylvan Park
Sand City, CA 93955
(831) 394-3054*

Pat Lintell **Second Vice Chair**

*City of Del Rey Oaks
650 Canyon Del Rey
Del Rey Oaks, CA 93940
(831) 394-8511*

DISTRICT STAFF

Craig Malin

*District Manager
440 Harcourt Avenue
Seaside, CA 93955
(831) 899-6203*

Rick Riedl

*District Engineer
440 Harcourt Avenue
Seaside, CA 93955
(831) 899-6825*

Jesse Avila

*Legal Counsel
Office of the County Counsel
168 West Alisal Street
Third Floor
Salinas, CA 93901
(831) 755-5045*

Lesley Milton

*District Clerk
440 Harcourt Ave
Seaside, CA 93955
(831) 899-6707*

November 1, 2017

Will Pappas
2140 California Ave
Sand City, CA 93955

Subject: Chipotle

Re: Grease Source Control Program Requirements

Dear Mr. Pappas,

The Seaside County Sanitation District (SCSD) has contracted with Monterey One Water to implement its Fats, Oils, and Grease (FOG) Source Control Program. This letter is a follow up to the recent inspection of your restaurant that was conducted September 28, 2017. The purpose of this letter is to inform you of the results of that inspection as well as relay ongoing requirements for the grease removal equipment.

The preliminary inspection by Monterey One Water personnel identified proper installation, equipment size and maintenance of the 1200 gallon grease trap. Please submit copies of the three (3) most recent manifests for pumping the interceptor and continue to submit all future maintenance records on an annual basis or as requested by the SCSD. Current pump out schedule is set at 3 months. Copies may be faxed to 831-899-6211, emailed to SCSD@ci.seaside.ca.us or mailed to 440 Harcourt Avenue, Seaside, CA 93955, attention SCSD.

If maintenance records are not submitted in a timely matter, the SCSD may take additional action. If necessary, additional inspections of your existing grease removal equipment may be conducted to ensure that the equipment is fully operational and in good repair.

Your attention to this matter is greatly appreciated and will help the Seaside County Sanitation District avoid costly main line stoppages and sewer overflows. Please contact Kristen Rice at krice@ci.seaside.ca.us or at 899-6727 to coordinate submittal of maintenance records.

Sincerely,



Scott Ottmar, Senior Civil Engineer

Cc: Rick Riedl, District Engineer

SEASIDE COUNTY SANITATION DISTRICT

440 HARCOURT AVENUE * SEASIDE, CALIFORNIA 93955

Telephone (831) 899-6825 Fax (831) 899-6211

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Lesley Milton

*District Clerk
440 Harcourt Ave
Seaside, CA 93955
(831) 899-6707*

November 1, 2017

Edi Yepez
1000 Broadway Ave.
Seaside, CA 93955

Subject: Mi Tierra

APN: 012-182-001

Re: Grease Source Control Program Requirements

Dear Mr. Yepez,

The Seaside County Sanitation District (SCSD) has contracted with Monterey One Water to implement its Fats, Oils, and Grease (FOG) Source Control Program. This letter is a follow up to the recent inspection of your restaurant that was conducted October 3, 2017. The purpose of this letter is to inform you of the results of that inspection as well as relay ongoing requirements for the grease removal equipment.

The preliminary inspection by Monterey One Water personnel identified proper installation, equipment size and maintenance of the 1,000 gallon grease interceptor. Please submit copies of the three (3) most recent manifests for pumping the interceptor and continue to submit all future maintenance records on an annual basis or as requested by the SCSD. Current pump out frequency is set at once a month. Copies may be faxed to 831-899-6211, emailed to SCSD@ci.seaside.ca.us or mailed to 440 Harcourt Avenue, Seaside, CA 93955, attention SCSD.

If maintenance records are not submitted in a timely matter, the SCSD may take additional action. If necessary, additional inspections of your existing grease removal equipment may be conducted to ensure that the equipment is fully operational and in good repair.

Your attention to this matter is greatly appreciated and will help the Seaside County Sanitation District avoid costly main line stoppages and sewer overflows. Please contact Kristen Rice at krice@ci.seaside.ca.us or at 899-6727 to coordinate submittal of maintenance records.

Sincerely,



Scott Ottmar, Senior Civil Engineer

Cc: Rick Riedl, District Engineer

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(831) 899-6707*

November 1, 2017

Margarita Jiminez
1142 Fremont Blvd
Seaside, CA 93955

Subject: Carl's Jr.

APN: 012-371-060

Re: Grease Source Control Program Requirements

Dear Ms. Jiminez,

The Seaside County Sanitation District (SCSD) has contracted with Monterey One Water to implement its Fats, Oils, and Grease (FOG) Source Control Program. This letter is a follow up to the recent inspection of your restaurant that was conducted October 5, 2017. The purpose of this letter is to inform you of the results of that inspection as well as relay ongoing requirements for the grease removal equipment.

The preliminary inspection by Monterey One Water personnel identified proper installation, equipment size and maintenance of the 1,000 gallon grease interceptor. Please submit copies of the three (3) most recent manifests for pumping the interceptor and continue to submit all future maintenance records on an annual basis or as requested by the SCSD. Current pump out frequency is set for every 3 months. Copies may be faxed to 831-899-6211, emailed to SCSD@ci.seaside.ca.us or mailed to 440 Harcourt Avenue, Seaside, CA 93955, attention SCSD.

If maintenance records are not submitted in a timely matter, the SCSD may take additional action. If necessary, additional inspections of your existing grease removal equipment may be conducted to ensure that the equipment is fully operational and in good repair.

Your attention to this matter is greatly appreciated and will help the Seaside County Sanitation District avoid costly main line stoppages and sewer overflows. Please contact Kristen Rice at krice@ci.seaside.ca.us or at 899-6727 to coordinate submittal of maintenance records.

Sincerely,



Scott Ottmar, Senior Civil Engineer

Cc: Rick Riedl, District Engineer

SEASIDE COUNTY SANITATION DISTRICT

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November 1, 2017

Maria Esquivel
1180 Fremont Blvd
Seaside, CA 93955

Subject: Wendy's

APN: 012-371-001

Re: Grease Source Control Program Requirements

Dear Ms. Esquivel,

The Seaside County Sanitation District (SCSD) has contracted with Monterey One Water to implement its Fats, Oils, and Grease (FOG) Source Control Program. This letter is a follow up to the recent inspection of your restaurant that was conducted September 28, 2017. The purpose of this letter is to inform you of the results of that inspection as well as relay ongoing requirements for the grease removal equipment.

The preliminary inspection by Monterey One Water personnel identified proper installation, equipment size and maintenance of the 750 gallon grease interceptor. Please continue to submit all future maintenance records on an annual basis or as requested by the SCSD. Current pump out frequency is set for every 2 months. Copies may be faxed to 831-899-6211, emailed to SCSD@ci.seaside.ca.us or mailed to 440 Harcourt Avenue, Seaside, CA 93955, attention SCSD.

If maintenance records are not submitted in a timely matter, the SCSD may take additional action. If necessary, additional inspections of your existing grease removal equipment may be conducted to ensure that the equipment is fully operational and in good repair.

Your attention to this matter is greatly appreciated and will help the Seaside County Sanitation District avoid costly main line stoppages and sewer overflows. Please contact Kristen Rice at krice@ci.seaside.ca.us or at 899-6727 to coordinate submittal of maintenance records.

Sincerely,



Scott Ottmar, Senior Civil Engineer

Cc: Rick Riedl, District Engineer

SEASIDE COUNTY SANITATION DISTRICT

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*District Clerk
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(831) 899-6707*

Rodolfo Perez
1220 Broadway Ave
Seaside, CA 93955

Subject: La Preciosa

APN: 012-193-031

Re: Grease Source Control Program Requirements

Dear Mr. Perez,

The Seaside County Sanitation District (SCSD) sets forth the policies, procedures and requirements for Food Service Establishments (FSE) to install and maintain fats, oils, and grease (FOG) removal equipment. To assist with the implementation of the FOG program, the SCSD has contracted with Monterey One Water to complete a written evaluation of each business in regards to the existing grease removal equipment.

This letter is a follow up to the recent inspection of your restaurant that was conducted October 26, 2017. The results of the inspection revealed an unmaintained grease interceptor. Furthermore, maintenance records for the grease trap were not available. We have received the receipt for pump out service on October 31, 2017 and the pictures showing it emptied and clean. Thank you for your prompt attention to the inspection report requirement. You are also requested to complete the following actions:

1. Provide maintenance records for the last 3 pump outs of the existing grease trap within 30 days from the date of this letter. The *new* pump out frequency is required to be every (3) three months.
2. Submit maintenance records on an annual basis. Submit information to SCSD@ci.seaside.ca.us, by fax to 899-6211 or mail to 440 Harcourt Ave Seaside, CA 93955, attention SCSD.

Your attention to this matter is greatly appreciated and will help the Seaside County Sanitation District avoid costly main line stoppages and sewer overflows. Failure to complete actions by the deadlines specified may result in additional action by the SCSD. Please contact Kristen Rice at krice@ci.seaside.ca.us or at 899-6727 to coordinate submittal of maintenance record and document completion of action items.

Sincerely,



Scott Ottmar, Senior Engineer

Cc: Rick Riedl, District Engineer

SEASIDE COUNTY SANITATION DISTRICT

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Seaside, CA 93955
(831) 899-6707*

November 1, 2017

Luis Vasquez
1257 Fremont Blvd
Seaside, CA 93955

Subject: La Tortuga

APN: 011-335-016

Re: Grease Source Control Program Requirements

Dear Ms. Esquivel,

The Seaside County Sanitation District (SCSD) has contracted with Monterey One Water to implement its Fats, Oils, and Grease (FOG) Source Control Program. This letter is a follow up to the recent inspection of your restaurant that was conducted October 19, 2017. The purpose of this letter is to inform you of the results of that inspection as well as relay ongoing requirements for the grease removal equipment.

The preliminary inspection by Monterey One Water personnel identified proper installation, equipment size and maintenance of the 1200 gallon grease trap. Please submit copies of the three (3) most recent manifests for pumping the interceptor and continue to submit all future maintenance records on an annual basis or as requested by the SCSD. Current pump out frequency is set at every 3 months. Copies may be faxed to 831-899-6211, emailed to SCSD@ci.seaside.ca.us or mailed to 440 Harcourt Avenue, Seaside, CA 93955, attention SCSD.

If maintenance records are not submitted in a timely matter, the SCSD may take additional action. If necessary, additional inspections of your existing grease removal equipment may be conducted to ensure that the equipment is fully operational and in good repair.

Your attention to this matter is greatly appreciated and will help the Seaside County Sanitation District avoid costly main line stoppages and sewer overflows. Please contact Kristen Rice at krice@ci.seaside.ca.us or at 899-6727 to coordinate submittal of maintenance records.

Sincerely,



Scott Ottmar, Senior Civil Engineer

Cc: Rick Riedl, District Engineer

SEASIDE COUNTY SANITATION DISTRICT

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*District Clerk
440 Harcourt Ave
Seaside, CA 93955
(831) 899-6707*

November 1, 2017

Ana Zavala

1534 Fremont Blvd #D
Seaside, CA 93955

Subject: Subway/ Baskin Robbins

APN: 012-183-001

Re: Grease Source Control Program Requirements

Dear Ms. Zavala,

The Seaside County Sanitation District (SCSD) has contracted with Monterey One Water to implement its Fats, Oils, and Grease (FOG) Source Control Program. This letter is a follow up to the recent inspection of your restaurant that was conducted September 28, 2017. The purpose of this letter is to inform you of the results of that inspection as well as relay ongoing requirements for the grease removal equipment.

The preliminary inspection by Monterey One Water personnel identified proper installation, equipment size and maintenance of the 60 gallon grease trap. Please continue to submit all future maintenance records on an annual basis or as requested by the SCSD. Current pump out frequency is set for every 6 months. Copies may be faxed to 831-899-6211, emailed to SCSD@ci.seaside.ca.us or mailed to 440 Harcourt Avenue, Seaside, CA 93955, attention SCSD.

If maintenance records are not submitted in a timely matter, the SCSD may take additional action. If necessary, additional inspections of your existing grease removal equipment may be conducted to ensure that the equipment is fully operational and in good repair.

Your attention to this matter is greatly appreciated and will help the Seaside County Sanitation District avoid costly main line stoppages and sewer overflows. Please contact Kristen Rice at krice@ci.seaside.ca.us or at 899-6727 to coordinate submittal of maintenance records.

Sincerely,



Scott Ottmar, Senior Civil Engineer

Cc: Rick Riedl, District Engineer

SEASIDE COUNTY SANITATION DISTRICT

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*District Clerk
440 Harcourt Ave
Seaside, CA 93955
(831) 899-6707*

November 1, 2017

Sandy Ni
1732 Fremont Blvd.
Seaside, CA 93955

Subject: Grand China Buffet

APN: 012-072-045

Re: Grease Source Control Program Requirements

Dear Ms. Ni,

The Seaside County Sanitation District (SCSD) has contracted with Monterey One Water to implement its Fats, Oils, and Grease (FOG) Source Control Program. This letter is a follow up to the recent inspection of your restaurant that was conducted October 5, 2017. The purpose of this letter is to inform you of the results of that inspection as well as relay ongoing requirements for the grease removal equipment.

The preliminary inspection by Monterey One Water personnel identified proper installation and equipment size of the 1,500 gallon grease interceptor. Please continue to submit all future maintenance records on an annual basis or as requested by the SCSD. Current pump out frequency is set for every 3 months. Copies may be faxed to 831-899-6211, emailed to SCSD@ci.seaside.ca.us or mailed to 440 Harcourt Avenue, Seaside, CA 93955, attention SCSD.

If maintenance records are not submitted in a timely matter, the SCSD may take additional action. If necessary, additional inspections of your existing grease removal equipment may be conducted to ensure that the equipment is fully operational and in good repair.

Your attention to this matter is greatly appreciated and will help the Seaside County Sanitation District avoid costly main line stoppages and sewer overflows. Please contact Kristen Rice at krice@ci.seaside.ca.us or at 899-6727 to coordinate submittal of maintenance records.

Sincerely,



Scott Ottmar, Senior Civil Engineer

Cc: Rick Riedl, District Engineer



CITY OF SEASIDE BUILDING DIVISION

440 Harcourt Avenue
Seaside, CA 93955

Telephone (831) 899-6737
FAX (831) 899-6211
TDD (831) 899-6207

October 25, 2017

Weineng Zhu DBA Lucky Bamboo
1784 Fremont Blvd.
Seaside, CA 93955

Re: Temporary and Conditional Certificate of Occupancy for **Lucky Bamboo Restaurant** located at: **1784 Fremont Blvd., Seaside, CA.**

This letter may be used to verify that the above facility has been inspected and is being granted a **temporary and conditional safe to occupy**. The issuance of this temporary C of O is conditional upon the facility owner and/or operator completing all corrections associated with the handling and retention of grease within the time-frame identified herein. This conditional occupancy will expire and it is therefore the owner's responsibility to contact the City of Seaside Building Department and request clearance inspections prior to the expiration dates below.

As it is the business owner's responsibility to control and prevent all grease produced at the facility from entering city systems, the following work must be completed before a standard C of O can be granted.

- 1. Restore a fully operational baffel at the existing grease trap by Nov. 30, 2017**
- 2. Submit an application to the Building Department to install a 3-compartment sink connected to a grease trap, or other SCSD approved grease device within 180 days of the date of this letter.**
- 3. The business owner will provide written documentation monthly to the SCSD that the on-site grease trap(s) are serviced once per month until the 3-compartment sink is functional or SCSD District Engineer determines an alternative cleaning and reporting schedule.**

Sincerely,

A handwritten signature in black ink, appearing to read "David Little", with a stylized flourish at the end.

David Little
Building Official
City of Seaside

SEASIDE COUNTY SANITATION DISTRICT

440 HARCOURT AVENUE * SEASIDE, CALIFORNIA 93955

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*District Clerk
440 Harcourt Ave
Seaside, CA 93955
(831) 899-6707*

November 1, 2017

Maria Garcia
1830 Fremont Blvd.
Seaside, CA 93955

Subject: Taco Bell

APN: 012-051-023

Re: Grease Source Control Program Requirements

Dear Ms. Garcia,

The Seaside County Sanitation District (SCSD) has contracted with Monterey One Water to implement its Fats, Oils, and Grease (FOG) Source Control Program. This letter is a follow up to the recent inspection of your restaurant that was conducted October 3, 2017. The purpose of this letter is to inform you of the results of that inspection as well as relay ongoing requirements for the grease removal equipment.

The preliminary inspection by Monterey One Water personnel identified proper installation of the 60 gallon grease trap; however our minimum size standards require an 80 gallon trap. Because of this size difference, you are requested to increase your pump out frequency to every 2 months. Please continue to submit copies of those maintenance records on an annual basis or as requested by the SCSD. Copies may be faxed to 831-899-6211, emailed to SCSD@ci.seaside.ca.us or mailed to 440 Harcourt Avenue, Seaside, CA 93955, attention SCSD.

If maintenance records are not submitted in a timely matter, the SCSD may take additional action. If necessary, additional inspections of your existing grease removal equipment may be conducted to ensure that the equipment is fully operational and in good repair.

Your attention to this matter is greatly appreciated and will help the Seaside County Sanitation District avoid costly main line stoppages and sewer overflows. Please contact Kristen Rice at krice@ci.seaside.ca.us or at 899-6727 to coordinate submittal of maintenance records.

Sincerely,

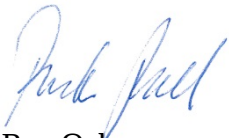


Scott Ottmar, Senior Civil Engineer

Cc: Rick Riedl, District Engineer

Date: November 6, 2017

To: Craig Malin, District Manager

From: Rick Riedl, District Engineer 

Copy: Dino Pick, City Manager, Del Rey Oaks
Dave Fortune, Maintenance & Utilities Superintendent

Subject: Sanitary Sewer Spill – 942 Angelus Way, Del Rey Oaks

On Sunday November 5, 2017, the sewer main crossing the creek at the private residence at 942 Angelus Way in Del Rey Oaks experienced a blockage that caused sewage to spill from a relief valve in the sewer lateral to said residence. SCSD staff along with Seaside Fire and Del Rey Oaks Police were notified of the spill. On-call staff for the SCSD was unable to immediately secure sufficient additional staff to properly respond to the incident and called the City of Monterey for assistance. City of Monterey staff were successful in clearing the blockage but also may have aggravated the failure of the metal pipe crossing the creek. SCSD staff requested assistance from Monterey One Water, also known as MRWPCA, to help stop the spill of sewage into the creek. Monterey One Water staff provided equipment and staff to pump sewage out of the sewer main and around the broken pipe, thereby stopping the sewer spill. The broken pipe was temporarily repaired with external band clamps and patch materials (see photos attached).

SCSD staff set up a sand bag dike within the creek about 30 ft. downstream of the sewer main break to help contain the sewage spill. A pump was setup in this diked area and contaminated water from the creek was pumped into the sewer. SCSD staff also setup another pump about 230 ft. downstream of the sewer main break to pump contaminated water from the creek into the sewer (see photos). Water samples were retrieved from the creek for analysis immediately below the break, and at about 100 ft. upstream and 100 ft. downstream from the break. The samples were sent to the laboratory and will be analyzed for bacteria indicative of sewage, ammonia, and pH. Monterey County Health Department staff monitored pH of the creek both upstream and downstream and found no variation. A temporary sign warning of potential health hazard was posted notifying people to stay out of the creek pending laboratory analytical results for the water samples sent to the lab.

On site during the incident included the following (during some or the entire incident).

1. Police Officer from Del Rey Oaks
2. Seaside Fire Department
3. SCSD staff
4. Dino Pick, Del Rey Oaks City Manager
5. Robert Fernandez, Environmental Health Specialist, Monterey County Health
6. Monterey One Water staff

Sanitary Sewer Spill – 942 Angelus Way, Del Rey Oaks

7. Homeowner to the affected residence at 942 Angelus Way

Proposed Improvements

The sewer main will be video inspected on Wednesday November 8. The video will be evaluated by SCSD staff and shared with potential contractors to determine what additional temporary repairs may be required. Potential contractors, including companies specializing in slip lining sewer mains, have been contacted to determine available schedules.

The design documents for the permanent repair to the sewer main are about 90% complete. The permanent repair would include excavation within the limits of the creek, and installing concrete piers and new pipe and a support structure across the creek. The permanent repair needs careful consideration considering the complexity of performing the proposed repairs within the creek, especially during the rainy season. SCSD staff are working with an environmental consultant to ensure the proposed work is properly communicated to and permitted by environmental resource agencies.

Additional Considerations

To more effectively respond to potential future incidents, SCSD staff is immediately purchasing additional equipment, such as trash pumps, pipe plugs and hose fittings that could be used to pump sewage around broken sewer mains and other areas. Staff also recommends increasing the number on on-call personnel from one person to two people. This would ensure that sufficient staff are available to effectively respond to a similar spill. To implement this change it is necessary to meet and confer with LIUNA to modify the contract to for additional on-call staff.

Attachments

Photos

Photo Documentation



External band clamps and patch materials being installed on the pipe crossing the creek.



Vactor pump set at about 230 ft. downstream of the sewer main break to pump contaminated water from the creek into the sewer.