



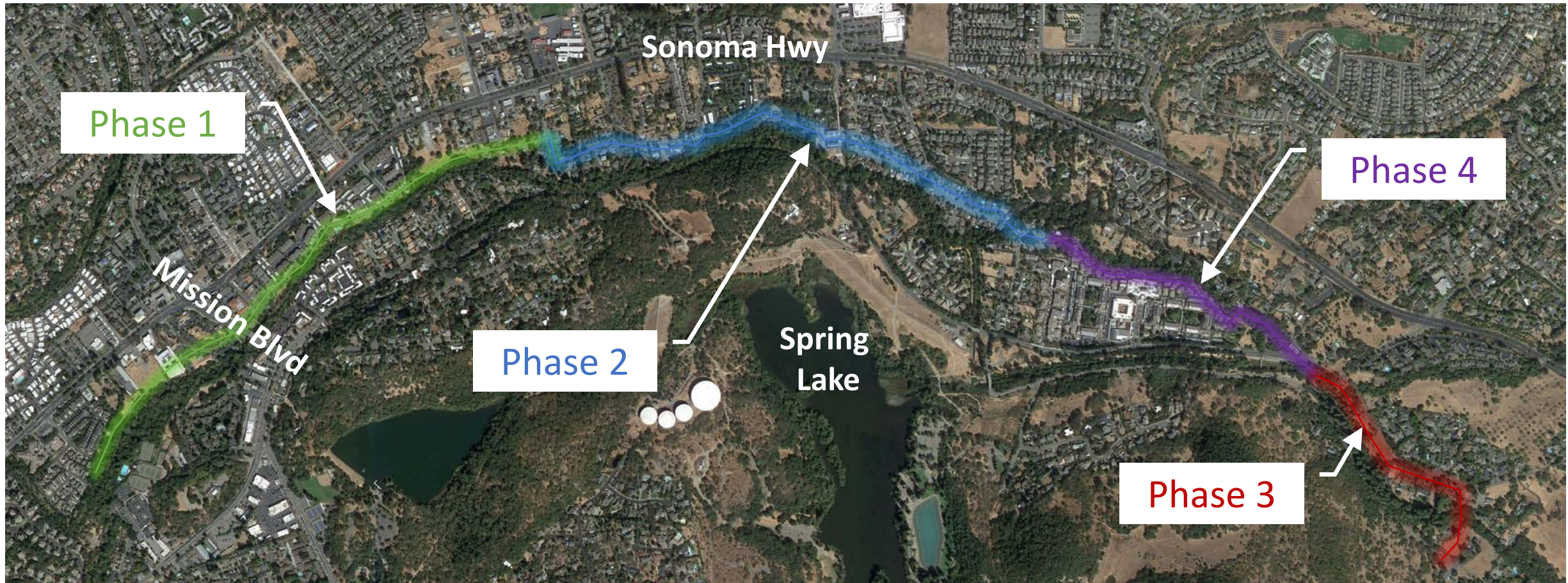
# Storage Pro II Reimbursement Agreement

Emma Walton | Deputy Director  
Board of Public Utilities  
June 20, 2019



# Los Alamos Trunk Replacement

- Need Identified in 2014 Master Plan
- Installed in 1950's, Poor Condition
- Undersized for Future Demands
- Four Phases, 3-miles Total







# Los Alamos Trunk Replacement - Phase 1

---

- First of Four Phases
- Streamside Dr. to Elaine Dr.  
5000-lf of 15-in RCP to 24-in PVC
- Currently in Design
- Engineer's Estimate \$5-6M
- Construction Summer 2020



Approximate  
Location of Los  
Alamos Trunk  
Phase 1

Lake  
Ralphine

Elaine Dr

Sonoma Hwy

Mission Blvd

Proposed  
Storage Pro II  
Development

Streamside Dr







# Proposed Storage Pro II Development

---

- Submitted Plans Jan. 2019
- 3-story, 30-unit Apartment Building
- 149,000-sf Self-Storage Facility
- Currently in Entitlement Process
- Construction Spring 2020





Approximate  
Location of Los  
Alamos Trunk

Existing  
Storage Pro  
Facility

Proposed  
Storage Pro II  
Development

Mission Blvd

Sonoma Hwy



# Guide to Potable Water, Recycled Water, & Wastewater Policy

## First Adopted by BPU in 1995

- Updated in 2000, 2003, 2005, 2007, 2014
- Article III, Section C  
Reimbursement for Oversized Facilities
  - Require Developer to install improvements of greater size, capacity, number, or length
  - As identified in the General Plan, Master Plans, Specific Area Plans, other benefit
  - Reimburse Developer for costs above those necessary to serve the development

Recommended  
Approach  
Developer Constructs  
Improvements

Require and Reimburse Developer  
to Construct Improvements

- Benefits
  - Avoid Conflicts
  - Avoid Delays
  - Avoid Rework
- Drawbacks
  - Potential for Increased Cost



# Alternative Approaches

City Constructs  
Improvements

## Delay/Phase City's Project

- Drawbacks: Project Delays, Coordination Complexities, Rework

## Concurrent Construction

- Drawbacks: Potential Delays, Coordination Complexities

\*Benefits: City Maintains Control, Potential for Lower Cost



# Recommendation

It is recommended by the Water and Planning and Economic Development Departments that the Board, by resolution, approve staff to require the proposed StoragePRO II New Multifamily Housing and Self-Storage Facilities project located at 4332-4374 Sonoma Highway to **construct a portion of the Los Alamos Trunk** and delegate signature authority to the Director of Santa Rosa Water to approve a **reimbursement agreement** with Storage Pro of Santa Rosa, LLC to construct the required improvements.

