

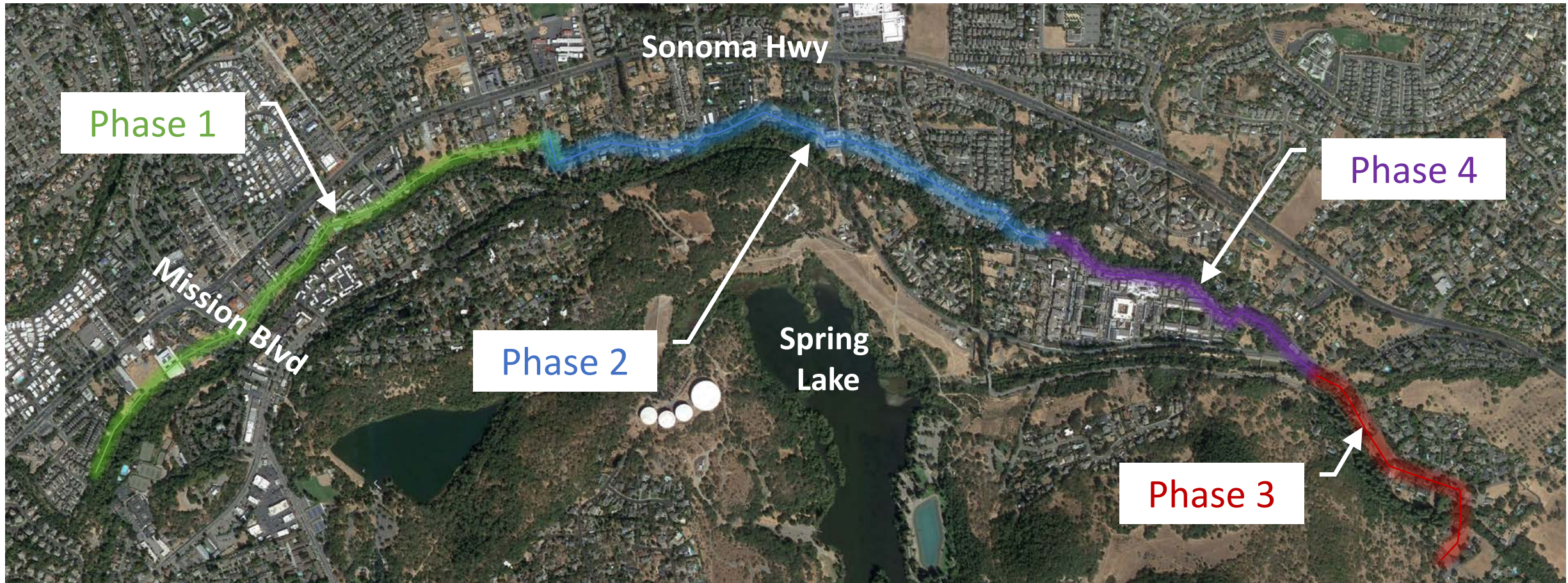


Storage Pro II Reimbursement Agreement

Emma Walton | Deputy Director
Board of Public Utilities
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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

The image is an aerial photograph of a suburban neighborhood. A green highlighted path, representing the Los Alamos Trunk Phase 1, runs diagonally from the top left towards the bottom right. It passes near Elaine Dr, Sonoma Hwy, and Mission Blvd. A blue highlighted rectangular area, representing the Proposed Storage Pro II Development, is located in the lower right quadrant, near Streamside Dr. Lake Ralphine is visible in the upper right. The surrounding area is densely populated with houses and trees.

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.

