



TOWN OF DISCOVERY BAY
COMMUNITY SERVICES DISTRICT
AGENDA PACKET

For the Meeting of Wednesday
February 6, 2013

7:00P.M. Regular Meeting

District Office
1800 Willow Lake Road



TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

President – Ray Tetreault • Vice-President – Mark Simon • Director – Kevin Graves • Director – Bill Pease • Director – Chris Steele

NOTICE OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE TOWN OF DISCOVERY BAY

Wednesday February 6, 2013

REGULAR MEETING 7:00 P.M.

1800 Willow Lake Road, Discovery Bay, California

Website address: www.todb.ca.gov

REGULAR MEETING 7:00 P.M.

A. ROLL CALL AND PLEDGE OF ALLEGIANCE

1. Call business meeting to order 7:00 p.m.
2. Pledge of Allegiance
3. Roll Call

B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)

During Public Comments, the public may address the Board on any issue within the District's jurisdiction which is not on the agenda. The public may comment on any item on the Agenda that is before the Board for consideration. Any person wishing to speak must come up and speak from the podium. There will be no dialog between the Board and the commenter. Any clarifying questions from the Board must go through the Chair.

C. PRESENTATIONS

D. AREA AGENCIES REPORTS / PRESENTATION

1. Sheriff's Office Report
2. CHP Report
3. Fire District Report
4. East Contra Costa Fire Protection District Report
5. Supervisor Mary Piepho, District III Report

E. COMMITTEE/LIAISON REPORTS

1. Trans-Plan Report
2. County Planning Commission Report
3. Code Enforcement Report
4. Special Districts Report**

***These meetings are held Quarterly*

F. CONSENT CALENDAR

All matters listed under the CONSENT CALENDAR are considered by the District to be routine and will be enacted by one motion.

1. DRAFT Minutes of previous special meeting dated January 23, 2013
2. DRAFT Minutes of previous regular meeting dated January 23, 2013
3. Approve Register of District Invoices
4. Accept the work performed by Conco West, Inc. for the construction of the Dewatering Facilities & Solar Dryer #3 Project
5. Rehabilitation of four existing Sewer Manholes Structures

G. NEW BUSINESS AND ACTION ITEMS

1. Approve and Adopt Resolution No. 2013-03 Establishing a Town of Discovery Bay Community and Recreation Center Fund
2. Approve and Adopt Resolution No. 2013-04 for the Purchase and Sale of the 7+/- Acre Discovery Bay Athletic Club parcel and Approve the Closing Agreement between the parties
3. Consider Replacing 8-inch Water Main for Portion of Discovery Bay Boulevard

H. VEOLIA REPORT

1. Monthly Operations Report for December 2012

I. PRESIDENT REPORT AND DIRECTORS' COMMENTS

J. MANAGER'S REPORT

K. GENERAL MANAGER'S REPORT

L. DISTRICT LEGAL COUNSEL REPORT

M. COMMITTEE UPDATES – Discussion and Possible Action

1. Report and Recommendations from the Community Center Committee

N. CORRESPONDENCE – Discussion and Possible Action

O. PUBLIC RECORD REQUESTS RECEIVED

P. FUTURE AGENDA ITEMS

Q. ADJOURNMENT

1. Adjourn to the next regular meeting on February 20, 2013 starting at 7:00 p.m. at 1800 Willow Lake Rd – Located behind the Delta Community Presbyterian Church.

"This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the American with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (California Government Code § 54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting should contact the Town of Discovery Bay, at (925)634-1131, during regular business hours, at least twenty-four hours prior to the time of the meeting."

"Materials related to an item on the Agenda submitted to the Town of Discovery Bay after distribution of the agenda packet are available for public inspection in the District Office located at 1800 Willow Lake Road during normal business hours."



No Back Up
Documentation For
Agenda Item # C



No Back Up
Documentation For
Agenda Item # D



No Back Up
Documentation For
Agenda Item # E



TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

President – Ray Tetreault • Vice-President – Mark Simon • Director – Kevin Graves • Director – Bill Pease • Director – Chris Steele

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS
OF THE TOWN OF DISCOVERY BAY
Wednesday, January 23, 2013
1800 Willow Lake Road, Discovery Bay, California
SPECIAL MEETING 6:30 P.M.
Website address: www.todb.ca.gov**

SPECIAL MEETING AT 6:30 P.M.

A. ROLL CALL

Call business meeting to order – 6:30 p.m. by President Tetreault
Roll Call – All present with the exception of Director Pease

B. PUBLIC COMMENT

None

**C. OPEN SESSION DISCLOSURE OF CLOSED SESSION AGENDA
(Government Code Section 54957.7)**

Legal Counsel Rod Attebery – The Board is adjourning into Closed Session Pursuant to Government Code section 54956.9(a): regarding Town of Discovery Bay Community Services District vs. SWWC Services, Inc., et al. Case No. C12-01259

D. CLOSED SESSION:

1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to Government Code section 54956.9(a):
Town of Discovery Bay Community Services District vs. SWWC Services, Inc., et al. Case No. C12-01259

**E. RETURN TO OPEN SESSION; REPORT ON CLOSED SESSION
(Government Code Section 54957.1)**

Legal Counsel Rod Attebery – The Board is reconvened from Closed Session regarding action item D-1 and there is no reportable action.

F. ADJOURNMENT

The meeting adjourned at 6:59 p.m. to the Regular Meeting on January 23, 2013 at 7:00 p.m.

//cmc – 01.24.13

<http://www.todb.ca.gov/content/agenda-and-minutes/>



TOWN OF DISCOVERY BAY

A COMMUNITY SERVICES DISTRICT

President – Ray Tetreault • Vice-President – Mark Simon • Director – Kevin Graves • Director – Bill Pease • Director – Chris Steele

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
OF THE TOWN OF DISCOVERY BAY
Wednesday January 23, 2013
REGULAR MEETING 7:00 P.M.
1800 Willow Lake Road, Discovery Bay, California
Website address: www.todb.ca.gov**

REGULAR MEETING 7:00 P.M.

A. ROLL CALL AND PLEDGE OF ALLEGIANCE

Call business meeting to order – 7:00 p.m. by President Tetreault
Pledge of Allegiance – Led by President Tetreault
Roll Call – All present with the exception of Director Pease

B. PUBLIC COMMENTS (Individual Public Comments will be limited to a 3-minute time limit)

There were 12 Public Comment Speakers.

C. PRESENTATIONS

None

D. PRESIDENT REPORT AND DIRECTORS' COMMENTS

Director Steele – Provided the report and details of the Byron Union School District meeting dated January 17, 2013.
Director Graves – Provided the report and details of the Contra Costa County Aviation Advisory Committee meeting dated January 10, 2013.
Director Graves – Provided the report and details of the East Contra Costa Fire Protection District meeting dated January 7, 2013.
General Manager Howard – Stated that three Board Members and the General Manager attended the State of the Town Event. Congratulated, former Board Member, Jim Mattison for being named Citizen of the Year.

E. CONSENT CALENDAR

All matters listed under the CONSENT CALENDAR are considered by the District to be routine and will be enacted by one motion.

1. DRAFT Minutes of previous regular meeting dated January 2, 2013
2. Approve Register of District Invoices
3. Discovery Bay Community Center Funding Authorization

Motion by: Director Simon to approve the Consent Calendar

Second by: Director Graves

Vote: Motion Carried – AYES: 4 – President Tetreault, Vice-President Simon, Director Graves, Director Steele, NOES: 0, ABSENT: 1 – Director Pease

F. NEW BUSINESS AND ACTION ITEMS

1. **Adoption of Ordinance No. 22 – An Ordinance of the Board of Directors of the Town of Discovery Bay adopting Rules & Regulations Governing Parks**

General Manager Howard – Provided details of item F-1

Parks and Landscape Manager Perez – Provided additional details of item F-1. There was discussion between the Parks and Landscape Manager, the General Manager, and the Board.

Motion by: Director Graves to Adopt Ordinance No. 22

Second by: Director Simon

Vote: Motion Carried – AYES: 4 – President Tetreault, Vice-President Simon, Director Graves, Director Steele, NOES: 0, ABSENT: 1 – Director Pease

General Manager Howard – Stated first reading of Ordinance No. 22 waived

Motion Amended by: Director Graves to Adopt Ordinance No. 22 and waive the first reading

Second Amended by: Director Simon

2. Introduction of DRAFT Ordinance No. 23 – An Ordinance of the Board of Directors of the Town of Discovery Bay adopting the establishment of compensation for the Board of Directors

General Manager Howard – Provided details of item F-2

Motion by: Director Graves to waive the first reading and set date for Adoption of Ordinance No. 23 as voted upon by the Board at the last meeting and that we move forward with the legal procedure

Second by: Director Steele

Vote: Motion Failed – AYES: 2 – Director Graves, Director Steele, NOES: 2 – President Tetreault, Vice-President Simon, ABSENT: 1 – Director Pease

G. VEOLIA REPORT

General Manager Howard – Stated that Project Manager Berney Sadler is out of Town and that the report will be part of the February 6, 2013 Agenda and the presentation will be provided on that date.

H. MANAGER'S REPORTS

None

I. GENERAL MANAGER'S REPORT – Discussion and Possible Action

General Manager Howard – Stated that the Handicapped access ramp was completed and that the office building will be painted on Monday, January 28, 2013

J. DISTRICT LEGAL COUNSEL REPORT

None

K. COMMITTEE UPDATES – Discussion and Possible Action

1. Adoption of Resolution No. 2013-02 Establishing a Community Center Advisory Committee and Appoint at-large Committee Members

General Manager Howard – Provided details on item K-1 and stated that Diane Alexander and Paul Emmett have been recommended for appointment to the Community Center Advisory Committee. There was discussion within the Board.

Motion by: Director Graves to Adopt Resolution No. 2013-02 Establishing a Community Center Advisory Committee; Reaffirm Appointment of Mr. Jim Mattison to the Committee, and appoint Two at-large public Committee members to the Advisory Committee – Diane Alexander and Paul Emmett.

Second by: Director Simon

Vote: Motion Carried – AYES: 4 – President Tetreault, Vice-President Simon, Director Graves, Director Steele, NOES: 0, ABSENT: 1 – Director Pease

2. Community Center Update

General Manager Howard – Provided details of item K-2. There was discussion between the Board and the General Manager. There was one Public Comment Speaker.

L. CORRESPONDENCE – Discussion and Possible Action

1. R – Contra Costa County Aviation Advisory Committee meeting minutes dated October 11, 2012
2. R – Discovery Bay P-6 Zone Citizen Advisory Committee meeting minutes dated October 30, 2012
3. R – East Contra Costa Fire Protection District meeting minutes dated December 3, 2012
4. R – Byron Municipal Advisory Council meeting minutes dated December 4, 2012
5. R – Contra Costa County Department of Conservation and Development regarding Draft Contra Costa County Climate Action Plan dated December 26, 2012
6. S – Letter to the Contra Costa County Department of Conservation and Development regarding County File Number LP12-2143 dated January 4, 2013
7. S – Letter to the Contra Costa County Department of Conservation and Development regarding County File Number DP12-3031 dated January 4, 2013
8. S – Letter to the Contra Costa County Department of Conservation and Development regarding Newport Pointe County File #'s GP08-0002, RZ09-3241, SD09-9278 & DP09-3029 dated January 16, 2013

M. PUBLIC RECORD REQUESTS RECEIVED

1. Request from William Richardson – Community Center PRR Dated 11.20.12 2nd batch or records – Request date December 26, 2012
2. Request from Bay Area News Group – 2012 Compensation – Request date January 8, 2013

N. FUTURE AGENDA ITEMS

None

O. ADJOURNMENT

The meeting adjourned at 7:49 p.m. to the next Regular meeting of February 6, 2013 starting at 7:00 p.m.

//cmc – 01.29.13

<http://www.todb.ca.gov/content/agenda-and-minutes/>



Town of Discovery Bay

"A Community Services District"

AGENDA REPORT

Meeting Date

February 06, 2013

Prepared By: Dina Breitstein, Finance Manager & Lesley Marable, Sr. Accounts Clerk
Submitted By: Rick Howard, General Manager

RA

Agenda Title

Approve Register of District Invoices

Recommended Action

Staff recommends that the Board approve the listed invoices for payment

Executive Summary

District invoices are paid on a regular basis, and must obtain Board authorization prior to payment. Staff recommends Board authorization in order that the District can continue to pay warrants in a timely manner.

Fiscal Impact:

Amount Requested \$408,891.69

Sufficient Budgeted Funds Available?: Yes (If no, see attached fiscal analysis)

Prog/Fund # See listing of invoices. **Category:** Operating Expenses and Capital Improvements

Previous Relevant Board Actions for This Item

Attachments

Request For Authorization to Pay Invoices for the Town of Discovery Bay CSD 2012/2013
Request For Authorization to Pay Invoices for the Discovery Bay Lighting & Landscape District # 8 2012/2013
Request For Authorization to Pay Invoices for the Discovery Bay Lighting & Landscape District # 9 2012/2013

AGENDA ITEM: F-3

Request for authorization to pay invoices (RFA)
For the Meeting on February 06, 2013
Town of Discovery Bay CSD
For Fiscal Year's 7/12 - 6/13

<u>Vendor Name</u>	<u>Invoice Number</u>	<u>Description</u>	<u>Invoice Date</u>	<u>Amount</u>
Administration				
Accountemps	37076652	Office Temp Week Ending 01/04/13	01/07/13	\$432.00
Accountemps	37115280	Office Temp Week Ending 01/11/13	01/14/13	\$576.00
Accountemps	37160709	Office Temp Week Ending 01/18/13	01/21/13	\$720.00
Bill Pease	Jan 2013	Expense Report Jan 2013	01/24/13	\$100.00
Bill Pease	Jan 2013	Expense Report Jan 2013	01/24/13	\$9.99
Brentwood Reprographics	2013-4323	Slifer- garden area (Z61)	01/10/13	\$159.50
Chris Steele	Jan 2013	Expense Report Jan 2013	01/24/12	\$500.00
Delta Fence Company, Inc.	23969	Repair Fencing-Newport Dr, South of Slifer (Z61)	01/15/13	\$1,728.00
Discovery Pest Control	479200	Pest Control Service Jan 2013	01/15/13	\$68.00
Freedom Mailing Service, Inc	21913	Residential Water Billing Dec 2012	01/14/13	\$969.60
Gates & Associates	34501	Regatta Park Baseball Court (Z57)	01/11/13	\$1,374.70
Lesley Marable	Jan 2013	Expense Report Jan 2013	01/30/13	\$12.66
MailFinance	N3762918	Postage Machine Lease Feb-Mar 2013	01/18/13	\$69.68
Mark Simon	Jan 2013	Expense Report Jan 2013	01/25/13	\$300.00
Marples & Associates	3507 KEYSTONE LOOP	Closed Acct, refund overpayment	01/30/13	\$11.82
Michelle Traxler	6136 SENECA CIR	Closed Acct, refund overpayment	01/30/13	\$12.90
Neopost (Postage Account)	7900044908384658/011	Postage finance charge	01/07/13	\$5.72
Neumiller & Beardslee	253323	Legal Services through 12/31/12	01/10/13	\$3,856.31
Odyssey Landscape Co, Inc.	36038294	Monthly Maintenance (Z35,57,61)	01/20/13	\$7,397.47
Office Depot	637026780001	Office Supplies	12/14/12	\$96.80
Office Depot	639537179001	Office Supplies Return	01/08/13	-\$32.46
Office Depot	639760538001	Office Supplies	01/04/13	\$44.96
Office Depot	639760538001	Office Supplies (Z61)	01/04/13	\$13.28
Office Depot	639760682001	Office Supplies	01/09/13	\$36.87
Office Depot	639908197001	Office Supplies	01/10/13	\$15.63
Office Depot	639908300001	Office Supplies	01/10/13	\$35.79
Office Depot	639908301001	Office Supplies	01/10/13	\$28.85
Office Depot	641322696001	Office Supplies	01/17/13	\$43.57
Office Depot	641608429001	Office Supplies	01/18/13	\$4.79
Old Republic Title Company	1-4	Community Center Purchase	01/23/13	\$24,000.00
Old Republic Title Company	1-5	Community Center Purchase	01/23/13	\$164,000.00
Ray Tetreault	Jan 2013	Expense Report Jan 2013	01/24/13	\$300.00
ReliaStar Life Insurance Company	JR52 467(B) 021513	457(b) 01/16/13-02/15/13	01/31/13	\$2,725.34
Ricoh Americas Corporation	5024859656	Photocopier Dec-Jan 2013	01/20/13	\$207.85
Robert Capp Construction, Inc	2427	Public Access Ramp Replacement Project	01/15/13	\$14,567.40
SDRMA	12400	Ancillary Benefits Feb 2013	01/24/13	\$434.95
SDRMA	42141	Message Board Property/Liability 2012-2013	01/09/13	\$100.76
Shred-It	9401402101	Shredding Service date 01/11/13	01/11/13	\$71.31
Some Gave All	Jan 2013	Expense Report Jan 2013	01/24/13	\$600.00
Some Gave All	Jan 2013	Expense Report Jan 2013	01/24/13	\$55.37
Superior Concrete Products	8061-R-R2052	Fence Along Newport & Spares (Z61)	12/21/12	\$4,315.10
Town of Discovery Bay CSD	1	Reimb. Community Center Bank Acct for Purchase	01/23/13	\$12,000.00
Tracy Nelson	640 DICKINSON CT	Closed Account, Refund Overpayment	01/30/13	\$14.82
Western Mobile Service	6605	Siding for District Office	01/11/13	\$510.47
Western Mobile Service	6611	Install Vents in Siding	01/18/13	\$50.00
Zee Medical Service Company	724505320	First Aid Cabinet and Supplies	01/17/13	\$345.28
		Administration	Sub-Total	\$242,891.08
Water				
American Retrofit Systems	286	Replace Bulbs Willow Lake Site	01/25/13	\$140.00
County of Contra Costa Public Works Dept	915320	Encroachment Permit	06/14/10	\$2,372.78
County of Contra Costa Public Works Dept	915850	Encroachment Permit	04/06/11	\$4,350.93
Ferguson Waterworks	871425	1 Yellow Hydrant	01/14/13	\$1,081.75
Ferguson Waterworks	0871425-1	1 Yellow Hydrant	01/21/13	\$1,081.75
J.W. Backhoe & Construction, Inc.	1823	Water Leak Clipper Dr, Install pipe & saddle	01/09/13	\$11,813.15
J.W. Backhoe & Construction, Inc.	1825	Leak at Cherry Hill Dr	01/09/13	\$4,988.60
J.W. Backhoe & Construction, Inc.	1826	Broken Hydrant Schooner Loop	01/21/13	\$7,125.33
J.W. Backhoe & Construction, Inc.	1827	Hauled tons of cutback to Plant #2	01/21/13	\$1,222.94

Luhdorff & Scalmanini	28435	Water Level Monitoring Program Dec 2012	12/30/12	\$1,215.00
Luhdorff & Scalmanini	28438	Well 7 Evaluation, Booster Review	12/30/12	\$358.40
Luhdorff & Scalmanini	28440	Well 4 Destruction	12/30/12	\$853.00
Neumiller & Beardslee	253325	SWWC Litigation Services through 12/31/12	01/10/13	\$430.00
Pacific Gas & Electric	29437218075/010913	Electric & Gas Bill 15/08/12-01/09/13	01/09/13	\$13,007.06
Paul E. Vaz Trucking, Inc.	23374	Hauling & Material 01/03/13	01/11/13	\$394.47
Paul E. Vaz Trucking, Inc.	23375	Hauling 01/03/13	01/11/13	\$530.83
Paul E. Vaz Trucking, Inc.	23484	Hauling and Material 01/16/13	01/21/13	\$395.93
Paul E. Vaz Trucking, Inc.	23485	Hauling 01/16/13	01/21/13	\$532.79
ReliaStar Life Insurance Company	JR52 467(B) 021513	457(b) 01/16/13-02/15/13	01/31/13	\$275.00
SDRMA	12400	Ancillary Benefits Feb 2013	01/24/13	\$12.32
Underground Service Alert	13010296	Annual Membership	01/20/13	\$120.72
Univar	SJ529578	Chemicals delivered 01/03/13	01/03/13	\$267.34
Univar	SJ529579	Chemicals delivered 01/03/13	01/03/13	\$189.73
Univar	SJ531360	Chemicals delivered 11/28/12	11/28/12	\$155.23
Univar	SJ531366	Chemicals delivered 11/28/12	11/28/12	\$336.34
Veolia Water North America	24496	Monthly R&M October 2012 & November 2012	01/10/13	\$18,911.99
Veolia Water North America	24980	Monthly R&M December 2012 & January 2013	01/16/13	\$2,259.11

Water Sub-Total \$74,422.49

Wastewater

Discovery Locks & More, Inc.	9653	Install Locks Plant #2	01/15/13	\$205.20
Neumiller & Beardslee	253325	SWWC Litigation Services through 12/31/12	01/10/13	\$645.00
Pacific Gas & Electric	73121157587/011413	Electric & Gas Bill 12/08/12-01/09/13	01/14/13	\$23,668.79
R & B Company	S1335871.001	Items for Wetlands	01/23/13	\$310.96
ReliaStar Life Insurance Company	JR52 467(B) 021513	457(b) 01/16/13-02/15/13	01/31/13	\$412.50
SDRMA	12400	Ancillary Benefits Feb 2013	01/24/13	\$9.31
Solar Bee, Inc.	73504	Battery	01/08/13	\$774.53
Stantec Consulting Services Inc	655087	Complete Write Up Master Plan	01/15/13	\$1,571.00
Underground Service Alert	13010296	Annual Membership	01/20/13	\$120.72
Veolia Water North America	24496	Monthly R&M October 2012 & November 2012	01/10/13	\$28,790.53
Veolia Water North America	24980	Monthly R&M December 2012 & January 2013	01/16/13	\$12,404.92

Wastewater Sub-Total \$68,913.46

Community Center

Neumiller & Beardslee	253323	Legal Services through 12/31/12	01/10/13	\$928.00
Neumiller & Beardslee	253324	Community Center Legal Services through 12/31/12	01/10/13	\$1,591.00
Shawna Stephenson	Tile	Community Center Tile Refund	01/31/13	\$50.00

Community Center Sub-Total \$2,569.00

Grand Total \$388,796.03

Request For Authorization To Pay Invoices (RFA)
For the Meeting on February 06, 2013
Town of Discovery Bay, D.Bay L&L Park #8
For Fiscal Year's 7/12 - 6/13

<u>Vendor Name</u>	<u>Invoice Number</u>	<u>Description</u>	<u>Invoice Date</u>	<u>Amount</u>
Brentwood Reprographics	20143-4326	Pickle Ball	01/10/13	\$27.82
Brentwood Tire Company	27516	Tires for 2010 Ford Pickup F150	01/11/13	\$173.20
Brentwood Tire Company	27517	Tires for 1978 Trailer	01/11/13	\$172.90
Cleary Bros Landscape, Inc.	1-95574	Clipper Dr, Removed Trees	01/08/13	\$1,402.05
Gates & Associates	34492	Cornell Park, Solar Lighting	01/09/13	\$3,506.20
Neumiller & Beardslee	253323	Legal Services through 12/31/12	01/10/13	\$2,053.50
Office Depot	637026780001	Office Supplies	12/14/12	\$28.02
Office Depot	639760538001	Office Supplies	01/04/13	\$13.28
Office Depot	639908197001	Office Supplies	01/10/13	\$7.78
Office Depot	639908301001	Office Supplies	01/10/13	\$6.93
Pacific Gas & Electric	08692589941/010813	Electric & Gas Bill 12/07/12-01/08/13	01/08/13	\$584.43
Pacific Gas & Electric	59397344215/011513	Electric & Gas Bill 12/15/12-01/15/13	01/15/13	\$6,301.01
Sue Heintl	Jan 2013	Expense Report Jan 2013	01/29/13	\$32.21
Valley Crest Landscaping	1898564	Annual Color Installation at Entry	01/21/13	\$1,260.00
Valley Crest Landscaping	4167020	Installation of Grass Seed & Topdressing	01/21/13	\$190.00
Town of Discovery Bay CSD	9-900-000-004-2.01	Water Bill from 11/16/12-12/30/12	12/30/13	\$21.81
Town of Discovery Bay CSD	9-900-000-004-2.02	Water Bill from 11/16/12-12/30/12	12/30/13	\$5.94
Town of Discovery Bay CSD	9-900-000-004-2.03	Water Bill from 11/16/12-12/30/12	12/30/13	\$8.20
Town of Discovery Bay CSD	9-900-000-004-2.04	Water Bill from 11/16/12-12/30/12	12/30/13	\$12.75
Town of Discovery Bay CSD	9-900-000-004-2.05	Water Bill from 11/16/12-12/30/12	12/30/13	\$3.22
Town of Discovery Bay CSD	9-900-000-004-2.06	Water Bill from 11/16/12-12/30/12	12/30/13	\$45.41
Town of Discovery Bay CSD	9-900-000-004-2.07	Water Bill from 11/16/12-12/30/12	12/30/13	\$4.12
Town of Discovery Bay CSD	9-900-000-004-2.08	Water Bill from 11/16/12-12/30/12	12/30/13	\$38.15
Town of Discovery Bay CSD	9-900-000-004-2.09	Water Bill from 11/16/12-12/30/12	12/30/13	\$9.56
Town of Discovery Bay CSD	9-900-000-004-4.02	Water Bill from 11/16/12-12/30/12	12/30/13	\$6.84
Town of Discovery Bay CSD	9-900-000-004-4.03	Water Bill from 11/16/12-12/30/12	12/30/13	\$117.08
Town of Discovery Bay CSD	9-900-000-004-4.04	Water Bill from 11/16/12-12/30/12	12/30/13	\$39.65
Town of Discovery Bay CSD	9-900-000-004-4.05	Water Bill from 11/16/12-12/30/12	12/30/13	\$113.46
Total				\$16,185.52

Request For Authorization To Pay Invoices (RFA)
For the Meeting on February 06, 2013
Town of Discovery Bay, D.Bay L&L Park #9 (Ravenswood)
For Fiscal Year's 7/12 - 6/13

<u>Vendor Name</u>	<u>Invoice Number</u>	<u>Description</u>	<u>Invoice Date</u>	<u>Amount</u>
Brentwood Tire Company	27516	Tires for 2010 Ford Pickup F150	01/11/13	\$173.20
Brentwood Tire Company	27517	Tires for 1978 Trailer	01/11/13	\$172.89
Neumiller & Beardslee	253323	Legal Services through 12/31/12	01/10/13	\$490.00
Odyssey Landscape Co, Inc.	36038294	Monthly Maintenance	01/20/13	\$2,827.28
Office Depot	641322696001	Office Supplies	01/17/13	\$20.07
Pacific Gas & Electric	04033779523/010813	Electric & Gas Bill 12/07/12-01/07/13	01/08/13	\$43.76
Town of Discovery Bay CSD	9-900-000-004-3.01	Water Bill from 11/16/12-12/30/12	12/30/12	\$19.55
Town of Discovery Bay CSD	9-900-000-004-3.02	Water Bill from 11/16/12-12/30/12	12/30/12	\$141.58
Town of Discovery Bay CSD	9-900-000-004-3.03	Water Bill from 11/16/12-12/30/12	12/30/12	\$21.81
			Total	\$3,910.14



Town of Discovery Bay

"A Community Services District"

AGENDA REPORT

Meeting Date

February 6, 2013

Prepared By: Virgil Koehne, Water & Wastewater Manager
Submitted By: Rick Howard, General Manager

RH

Agenda Title

Accept the work performed by Conco West, Inc. for the construction of the Dewatering Facilities & Solar Dryer #3 Project

Recommended Action

Approve and Accept completion of the Dewatering Facilities & Solar Dryer #3 Project and direct staff to record "Notice of Completion" with the Contra Costa County Recorder's Office and to release the retention 35 days after filing the Notice of Acceptance

Executive Summary

The Dewatering Facilities & Solar Dryer #3 Project consisted of the construction of a new belt press pad and solar building concrete pads, and all specified utilities, connections, and improvement consistent with the project plans and specifications.

The District's Board of Directors awarded the construction of this project on February 15, 2012, for a total bid amount of \$899,800.00. There was one change order to finish the solar slab (the concrete base of a completed solar drying shed) in the amount of \$250,768.00 on May 2, 2012. The final retention is in the amount of \$74,179.42; which shall be released to the Contractor 35 days after filing the Notice of Completion.

Staff has determined that the work specified in the contract has been completed pursuant to the plans and specifications and recommends acceptance of the work in accordance with the terms and conditions of the contract, including release of retention and performance bonds and recordation of the Notice of Completion.

Fiscal Impact:

Amount Requested \$74,179.42

Sufficient Budgeted Funds Available?: (If no, see attached fiscal analysis)

Prog/Fund #21-1170-13 Category: Pers. Optg. Cap. -or- CIP# Fund#

Previous Relevant Board Actions for This Item

November 16, 2011 – Belt Press Authorization; July 20, 2011 Award of Design Contract; Acceptance of Wastewater Master Plan

February 15, 2012 – Approval & award of Contract for Dewatering Facilities & Solar Dryer #3 Project

May 2, 2012 – Approval of Change Order for Solar Slab

Attachments

Notice of Completion

AGENDA ITEM: F-4

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

TOWN OF DISCOVERY BAY COMMUNITY
SERVICES DISTRICT
1800 Willow Lake Road
Discovery Bay, CA 94505-9376

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is the Owner who contracted for the work of improvement hereinafter described.

2. The full name of the undersigned is:

TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT,
a Political Subdivision of the State of California.

3. The full address of the undersigned is:

1800 Willow Lake Road
Discovery Bay, CA 94505-9376

4. The nature of the title of the undersigned is that of a fee holder.

5. A work of improvement on the property hereinafter described was completed on January 17, 2013.

6. The name of the contractor for such work of improvement is Conco West, Inc.

7. The property on which said work of improvement was completed is in the unincorporated portion of the County of Contra Costa, State of California, and is described as follows:

Wastewater Treatment Plant #2 – 17501 Highway 4, Discovery Bay, CA 94505

8. The work of improvement consists generally of:

A. Construction of a new belt press pad and solar building concrete pads, and all specified utilities, connections, and improvement consistent with the project plans and specifications.

RICHARD J. HOWARD, GENERAL MANAGER
FOR TOWN OF DISCOVERY BAY
COMMUNITY SERVICES DISTRICT

State of California)
)
County of Contra Costa)

On _____, before me, _____, a 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.



Town of Discovery Bay

"A Community Services District"

AGENDA REPORT

Meeting Date

February 06, 2013

Prepared By: Virgil Koehne, Water and Wastewater Manager
Submitted By: Rick Howard, General Manager

RH

Agenda Title

Rehabilitation of four existing Sewer Manholes Structures

Recommended Action

Approve quote from H&R Plumbing in the amount of \$15,000 .00 for the Rehabilitation of four existing sewer manholes structures

Executive Summary

As part of the annual Capital Improvement Program, there are approximately 1,000 of sewer manholes located throughout town. Most of those manholes are in good condition, and are not in need of maintenance. However, manholes that are in close proximity to lift stations and the wastewater plants suffer from increased degradation due to the build-up in corrosive gasses. These gasses severely alter the structural integrity of the manholes.

Staff has sought out a proposal to rehabilitate four manholes. Each of these sewer manholes vary in depth. This work consists of scraping loose concrete by sandblasting, the application of approximately 1" of new grout to the entire inside of the structure, the application of 1/8" epoxy coating over the new grout, thereby increasing the life of the structure by approximately 20 years.

The budget for this project is \$18,000.00.

Fiscal Impact: \$15,000.00

Amount Requested

Sufficient Budgeted Funds Available?: Yes (If no, see attached fiscal analysis)

Prog/Fund # 21-1170-40. **Category:** Structures & Improvements Wastewater

Previous Relevant Board Actions for This Item

Adoption of 2012-13 CIP Budget

Attachments

Proposal for Services

AGENDA ITEM: F-5



H & R PLUMBING AND DRAIN CLEANING
 3990 LA CIMA RD
 EL SOBRANTE, CA 94803
 PH :510 222 5556
 Fax:510 222 4627 LIC NO. 878364

www.handrplumbing.com

Estimate

Date	Estimate #
1/9/2013	1871

MBE, DBE, SB

BILL TO
TOWN OF DISCOVERY BAY CSD KOEHNE, VIRGIL 1800 WILLOW LAKE ROAD DISCOVERY BAY, CA. 94505

Job
Virgil Koehne Prestwice and Clubhose Discovery Bay, CA 94505

P.O.	Terms	PHONE NO.	FAX NO.	E-MAIL
	Due on receipt	925 634 1131	925 513 2705	VKOEHNE@TODDB.CA.G...

Item	Description	Qty	Rate	Total
MAN...	<p>MANHOLE REHAB</p> <p>Estimate to rehab a 4 manholes located at 2150 Prestwick Dr, 2115 Prestwick Dr, intersection of Prestwick Dr and Clubhouse Dr and the last one on Clubhouse Dr: Scope of work; Tech will clean the manhole using a power wash with up to 5000 psi if need it to remove all loose material to get to a good substrate, will request that costumer vac truck to vacuum derbies from the bottom of the Manhole. Will apply 1" of Mainstay ML-72 (Mainstay ML-72 is a Portland cement-based, microsilica-enhanced, high-strength structural restoration and resurfacing mortar designed to be applied at a minimum of 1/2", and up to 5" on vertical and overhead surfaces.) we will troll it to get a smooth finish. We will spray 150 mills of Mainstay DS-5 (Mainstay DS-5 is a 100% solids epoxy coating) and we finalize with at least 4" wide of Madewell 806, (Madewell 806 is a 100% solids flexible epoxy joint sealant that is applied by trowel to the joint between the chimney and the manhole frame, at a thickness of 1/4".) This will prevent premature cracks were the manhole frame and mortar meets. We will create a smooth transition between the bench and the walls of the Manhole to avoid debris accumulating.</p>	34.5	300.00	10,350.00
VAC...	<p>VACTOR SERVICES</p> <p>Estimate to bring vector truck to clean debris on Manholes mentioned above we request that the Town of Discovery Bay will provide a place to dump debris from the Vactor truck. This is bill base on hourly rate 4 hrs minimum. no travel time or mobilization will be charge this time.</p>	4	210.00	840.00
Sign	Total			\$11,190.00
Date				



Town of Discovery Bay

"A Community Services District"

AGENDA REPORT

Meeting Date

February 6, 2013

Prepared By: Calista Anderson, Executive Assistant
Submitted By: Rick Howard, General Manager *RH*

Agenda Title

Approve and Adopt Resolution No. 2013-03 Establishing a Town of Discovery Bay Community and Recreation Center Fund

Recommended Action

That the Board Authorize the creation of a Community and Recreation Center Fund and Adopt Resolution No. 2013-03 establishing the Community and Recreation Center Fund at ECC Bank.

Executive Summary

The creation of a Community and Recreation Center Fund is necessary in order to track and account for use fees paid to the Town of Discovery Bay by residents to utilize and participate in Community Center activities and programs.

A separate fund/account is necessary in order that payments can appropriately be tracked and accounted for.

Staff recommends the establishment of a Community and Recreation Center Fund at this time.

Fiscal Impact: N/A

Amount Requested

Sufficient Budgeted Funds Available?: (If no, see attached fiscal analysis)

Prog/Fund # . Category: n/a

Previous Relevant Board Actions for This Item

Attachments

Resolution No. 2013-03 Establishing a Town of Discovery Bay Community & Recreation Center Fund

AGENDA ITEM: G-1



**TOWN OF DISCOVERY BAY
COMMUNITY SERVICES DISTRICT
RESOLUTION 2013-03**

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE TOWN OF DISCOVERY BAY
COMMUNITY SERVICES DISTRICT
ESTABLISHING A TOWN OF DISCOVERY BAY
COMMUNITY AND RECREATION CENTER FUND

WHEREAS, Town of Discovery Bay Community Services District provides water, wastewater, recreational, and landscape services to the residents of the Town of Discovery Bay; and

WHEREAS, the revenue generated for water, wastewater, recreational and landscape services are restricted funds and can only be expended in their restricted enterprise; and

WHEREAS, it is necessary to properly track and account for use fees paid to the Town of Discovery Bay by residents utilizing and participating in Community Center activities and programs; and

WHEREAS, A separate fund/account is necessary in order that payments can appropriately be accounted.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the Board of Directors of the Town of Discovery Bay authorizes the establishment of a Community and Recreation Center Fund for purposes of receipt of revenues paid to the Town of Discovery Bay by residents utilizing and participating in Community Center programs and activities.

SECTION 2. That the referenced account be established at ECC Bank, the authorized depository of funds for the Town of Discovery Bay.

SECTION 3. The Board Secretary shall certify the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED THIS 6th DAY OF FEBRUARY 2013.

Ray Tetreault
Board President

I hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the Town of Discovery Bay Community Services District at a regularly scheduled meeting, held on February 6, 2013, by the following vote of the Board:

AYES:
NOES:
ABSENT:
ABSTAIN:

Richard J. Howard
Board Secretary



Town of Discovery Bay

"A Community Services District"

AGENDA REPORT

Meeting Date

February 6, 2013

Prepared By: Rick Howard, General Manager
Submitted By: Rick Howard, General Manager *RH*

Agenda Title

Approve and Adopt Resolution No. 2013-04 for the Purchase and Sale of the 7+/- Acre Discovery Bay Athletic Club parcel and Approve the Closing Agreement between the parties

Recommended Action

That the Board of Directors: 1) Adopt Resolution No. 2013-04 Approving the Purchase and Sale of the 7+/- Acre Discovery Bay Athletic Club parcel and; 2) Approve the Closing Agreement between the parties

Executive Summary

Prior to the Close of Escrow for the Discovery Bay Athletic Club property, the Board must adopt a Resolution memorializing the purchase of real property. This is a requirement of the County, and is a part of the Escrow process.

Additionally, the Purchase and Sale Agreement (PSA) between the parties provides for a specified time period in which all contingencies need to be satisfied by both the seller(s) and the buyer(s) in order effectuate the close of escrow. All purchase contingencies have been met effective January 25, 2013. Pursuant to the PSA, escrow is to close 15 days after the contingency period. February 11, 2013 is the target close of escrow date.

These actions are the final actions necessary for an on-time close of escrow.

Fiscal Impact:

Amount Requested
Sufficient Budgeted Funds Available?: (If no, see attached fiscal analysis)
Prog/Fund # Category:

Previous Relevant Board Actions for This Item

Attachments

Resolution No. 2013-04
Certificate of Acceptance
Exhibit "A" Lot Line Adjustment Approval
DRAFT Grant Deed
Closing Agreement

AGENDA ITEM: G-2



**TOWN OF DISCOVERY BAY
COMMUNITY SERVICES DISTRICT
RESOLUTION 2013-04**

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE TOWN OF DISCOVERY BAY
COMMUNITY SERVICES DISTRICT
ACCEPTANCE OF GRANT DEED AND CERTIFICATE OF ACCEPTANCE
OF A PORTION OF THE ADJUSTED PARCELS MORE COMMONLY KNOWN AS
THE DISCOVERY BAY ATHLETIC CLUB PROPERTY**

WHEREAS, Pilati Farms, a California general partnership ("Grantor") has executed a Grant Deed ("Grant Deed") conveying a portion of the adjusted parcels more commonly known as the Discovery Bay Athletic Club Property to the Town of Discovery Bay Community Services District ("District"), a copy of which is attached hereto as "Exhibit A;"

WHEREAS, pursuant to Government Code Section 27281, all deeds conveying any interest in real property to a governmental agency shall not be accepted for recordation without the consent of the grantee as evidenced by its Certificate of Acceptance.

NOW, THEREFORE, IT IS RESOLVED by the Board of Directors of the District that the Grant Deed and Certificate of Acceptance are hereby accepted by and on behalf of the District, and that the District's General Manager is hereby authorized to execute the Certificate of Acceptance on behalf of the District;

IT IS FURTHER RESOLVED, that the Board Secretary for the District is hereby instructed to affix the District Stamp and record the above mentioned Grant Deed and Certificate of Acceptance together with a copy of this Resolution in the office of the County Recorder of Contra Costa County, California

PASSED, APPROVED AND ADOPTED THIS 6th DAY OF FEBRUARY 2013.

Ray Tetreault
Board President

I hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the Town of Discovery Bay Community Services District at a regularly scheduled meeting, held on February 6, 2013, by the following vote of the Board:

AYES:
NOES:
ABSENT:
ABSTAIN:

Richard J. Howard
Board Secretary

CERTIFICATE OF ACCEPTANCE

This is to certify that the real property conveyed by the Grant Deed from PILATI FARMS, a California general partnership, to TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT, a community services district formed under the laws of California, is hereby accepted by authority granted in Resolution 2013-04 of the Board of the Town of Discovery Bay Community Services District adopted on February 6, 2013, and the grantee consents to recordation thereof by its duly authorized officer.

Dated: February 6, 2013

By: _____
Rick Howard
General Manager
Town of Discovery Bay Community Services District

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553-4601

Phone: 1-855-323-2626

EXHIBIT "A"
**Contra
Costa
County**



Catherine Kutsuris
Director

Aruna Bhat
Deputy Director
Community Development Division

Jason Crapo
Deputy Director
Building Inspection Division

Steven Goetz
Deputy Director
Transportation, Conservation and
Redevelopment Programs

January 25, 2013

Rick Howard
Town of Discovery Bay
1800 Willow Lake Road
Discovery Bay, CA 94505

**Re: Lot Line Adjustment Approval to Reconfigure Four Parcels in the Discovery Bay Area
Assessor's Parcel Numbers 008-200-011, 008-200-014, 008-200-015, 008-330-035
County File #LL12-0017**

Dear Mr. Howard:

We have reviewed your Lot Line Adjustment application submitted on November 19, 2012, and determined that the proposal to reconfiguration the above-referenced tax parcels:

- Does not constitute a subdivision of land;
- Involves the reconfiguration of four or fewer existing parcels; and
- Conforms to the County General Plan and Zoning Code.

Therefore, your Lot Line Adjustment application is administratively approved subject to the following conditions:

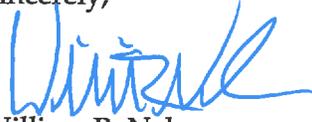
1. This approval is based on the plats and legal descriptions prepared by Kier & Wright, submitted on December 18, 2012.
2. This approval is valid for a period of six (6) months from the date of this letter.
3. Grant deeds shall be recorded to effectuate the real property transfers.
4. A copy of this letter shall be attached to the grant deeds as evidence of the County's approval of the real property transfers.
5. The property being transferred shall be combined with the receiving parcel and assessed as one parcel for tax purposes.

EXHIBIT "A"

6. The Department of Conservation and Development shall be provided with a copy of the recorded documents within 30 days from the date of recordation.

If you have any questions regarding this matter, please contact me at (925) 674-7791 or william.nelson@dcd.cccounty.us.

Sincerely,



William R. Nelson

Deputy Zoning Administrator

cc: Pilati Farms
1540 Discovery Bay Boulevard, Suite B
Discovery Bay, CA 94505

Presbytery of San Francisco
1900 Willow Lake Road
Discovery Bay, CA 94505

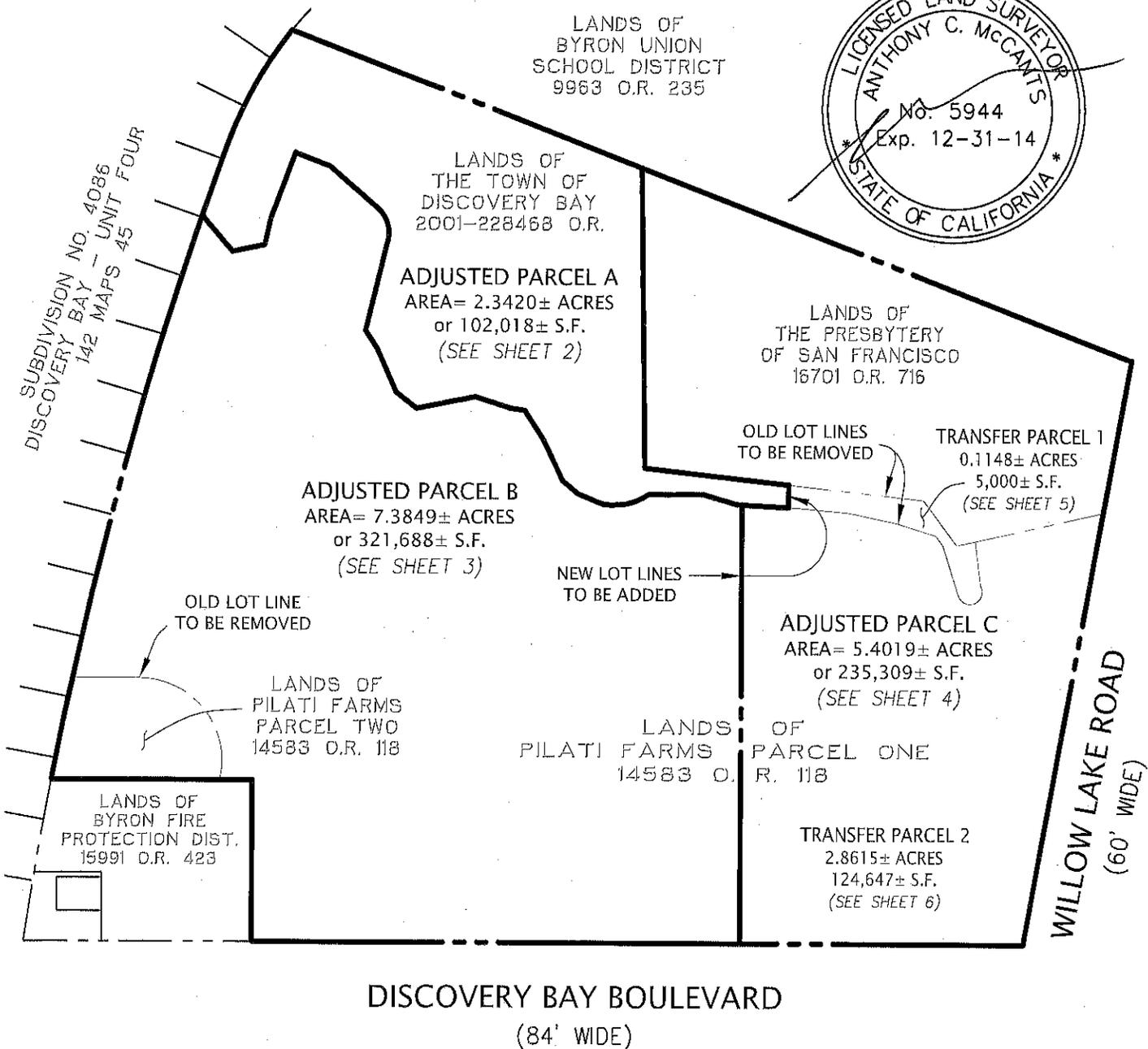
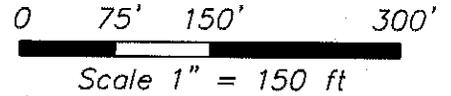
Tony McCants
Kier & Wright
2850 Collier Canyon Road
Livermore, CA 94551

Public Works – County Surveyor

Assessor's Office

INDEX SHEET

SCALE: 1" = 150'



LANDS OF
BYRON UNION
SCHOOL DISTRICT
9963 O.R. 235

LANDS OF
THE TOWN OF
DISCOVERY BAY
2001-228468 O.R.

ADJUSTED PARCEL A
AREA= 2.3420± ACRES
or 102,018± S.F.
(SEE SHEET 2)

LANDS OF
THE PRESBYTERY
OF SAN FRANCISCO
16701 O.R. 716

SUBDIVISION NO. 4086
DISCOVERY BAY - UNIT FOUR
142 MAPS 45

ADJUSTED PARCEL B
AREA= 7.3849± ACRES
or 321,688± S.F.
(SEE SHEET 3)

OLD LOT LINES
TO BE REMOVED

TRANSFER PARCEL 1
0.1148± ACRES
5,000± S.F.
(SEE SHEET 5)

OLD LOT LINE
TO BE REMOVED

NEW LOT LINES
TO BE ADDED

LANDS OF
PILATI FARMS
PARCEL TWO
14583 O.R. 118

ADJUSTED PARCEL C
AREA= 5.4019± ACRES
or 235,309± S.F.
(SEE SHEET 4)

LANDS OF
PILATI FARMS
PARCEL ONE
14583 O. R. 118

WILLOW LAKE ROAD
(60' WIDE)

LANDS OF
BYRON FIRE
PROTECTION DIST.
15991 O.R. 423

TRANSFER PARCEL 2
2.8615± ACRES
124,647± S.F.
(SEE SHEET 6)

DISCOVERY BAY BOULEVARD
(84' WIDE)

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KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796

EXHIBIT "B"
LOT LINE
ADJUSTMENT

CONTRA COSTA COUNTY, CALIFORNIA

SCALE	1" = 150'
DATE	DEC., 2012
BY	ACM/CH
JOB NO.	A05530-3
SHEET	1 OF 6

Agenda Item 02



0 50' 100' 200'
Scale 1" = 100 ft

POINT OF BEGINNING
ADJUSTED PARCEL A
NORTHEAST CORNER
2001-228468 O.R.

R=382.00'
D=19°02'30"
L=126.95'

R=4,012.00'
D=1°01'58"
L=72.32'

GENERAL EASTERLY LINE 2001-228468 O.R.
S22°02'51"W 362.72'

ADJUSTED PARCEL A
AREA=2.3420± ACRES
or 102,018± S.F.

R=32.02'
D=67°10'08"
L=37.54'

LANDS OF
THE TOWN OF
DISCOVERY BAY
2001-228468 O.R.

LANDS OF
THE PRESBYTERY
OF SAN FRANCISCO
16701 O.R. 716

SUBDIVISION NO. 4086
DISCOVERY BAY—UNIT FOUR
142 MAPS 45
S19°49'02"W(R)

N68°24'36"W 66.34'
L9
N41°49'08"E 62.85'
N22°34'02"E(R) 45.01'
L10
L11

S75°28'59"E 84.47'
L8
N66°56'58"E 45.55'
L7

N10°23'28"W 57.46'
L5

N89°49'57"W 288.40'

GENERAL WESTERLY LINE
2001-228468 O.R.

N56°52'16"E(R) 43.60'
L4
N64°50'31"E 49.53'
L3
L2

N88°49'11"W 21.78'

S7°12'14"W 140.08'

53.47' L1
N00°48'17"E
N4°06'23"E

R=60.57'
D=44°05'03"
L=46.60'

LANDS OF
PILATI FARMS
14583 O. R. 118

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 17°14'10" E	33.37'
L2	N 22°56'17" E	26.26'
L3	N 40°33'33" E	19.33'
L4	N 58°11'36" E	33.47'
L5	N 9°04'03" E	14.87'
L6	N 19°05'40" E	34.99'
L7	N 38°58'09" E	25.10'
L8	N 58°16'52" E	20.62'
L9	N 21°55'49" E	35.40'
L10	N 76°06'58" W	27.10'
L11	N 11°05'50" W	31.74'

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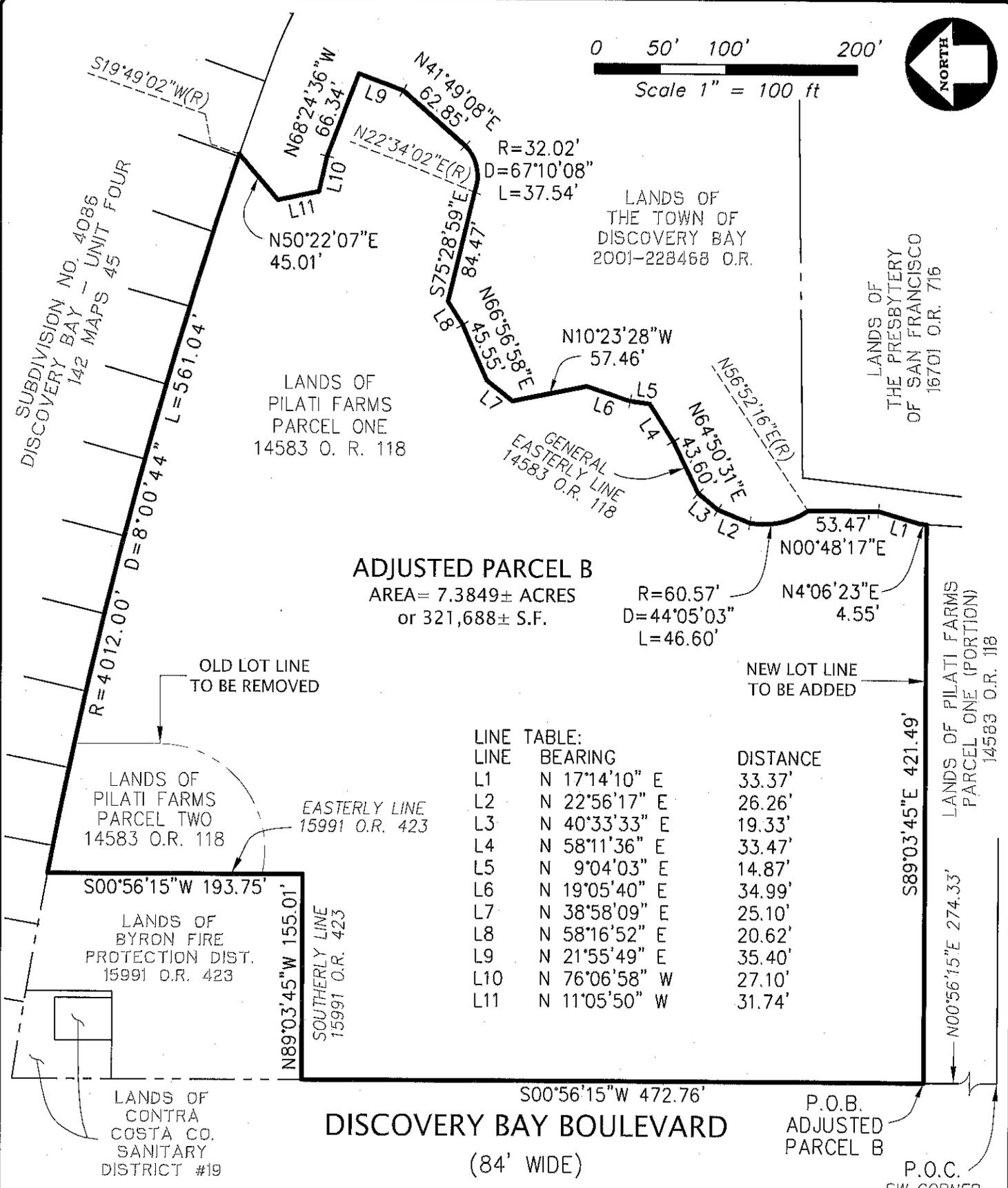
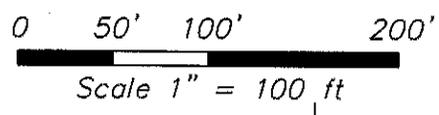
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796

EXHIBIT "B"
LOT LINE
ADJUSTMENT

CONTRA COSTA COUNTY, CALIFORNIA

SCALE	1" = 100'
DATE	DEC., 2012
BY	ACM/CH
JOB NO.	A05530-3
SHEET	2 OF 6

Agenda Item G-2



ADJUSTED PARCEL B
 AREA = 7.3849 ± ACRES
 or 321,688 ± S.F.

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 17°14'10" E	33.37'
L2	N 22°56'17" E	26.26'
L3	N 40°33'33" E	19.33'
L4	N 58°11'36" E	33.47'
L5	N 9°04'03" E	14.87'
L6	N 19°05'40" E	34.99'
L7	N 38°58'09" E	25.10'
L8	N 58°16'52" E	20.62'
L9	N 21°55'49" E	35.40'
L10	N 76°06'58" W	27.10'
L11	N 11°05'50" W	31.74'

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P.O.C.
 SW CORNER
 14583 O.R. 118

KIER & WRIGHT
 CIVIL ENGINEERS & SURVEYORS, INC.
 2850 Collier Canyon Road Phone (925) 245-8788
 Livermore, California 94551 Fax (925) 245-8796

EXHIBIT "B"
LOT LINE
ADJUSTMENT

CONTRA COSTA COUNTY, CALIFORNIA

SCALE	1" = 100'
DATE	DEC., 2012
BY	ACM/CH
JOB NO.	A05530-3
SHEET	3 OF 6



0 50' 100' 200'
Scale 1" = 100 ft

LANDS OF
THE TOWN OF
DISCOVERY BAY
2001-228468 O.R.

S89°49'57"E 288.40'
NORTHERLY LINE 16701 O.R. 716

S22°02'51"W 508.71'
EASTERLY LINE 16701 O.R. 716

LANDS OF
THE PRESBYTERY OF
SAN FRANCISCO
16701 O.R. 716

S88°49'11"E 21.78'
(NEW LOT LINE
TO BE ADDED)

N7°12'14"E 140.08'

OLD LOT LINES
TO BE REMOVED

GENERAL WESTERLY LINE
2001-228468 O.R.

S4°06'23"W
44.98'

LANDS OF
THE TOWN OF
DISCOVERY BAY
2001-228468 O.R.

NEW LOT LINE
TO BE ADDED

S89°03'45"E
421.49'

ADJUSTED PARCEL C
AREA = 5.4019± ACRES
or 235,309± S.F.

N78°45'00"W 570.44'
WILLOW LAKE ROAD
(60' WIDE)

LANDS OF
PILATI FARMS
PARCEL ONE
(PORTION)
14583 O.R. 118

LANDS OF
PILATI FARMS
PARCEL ONE
(PORTION)
14583 O.R. 118

274.33'

N00°56'15"E

POINT OF BEGINNING
ADJUSTED PARCEL C
SOUTHWEST CORNER
14583 O.R. 118

DISCOVERY BAY BOULEVARD
(84' WIDE)

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KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796

EXHIBIT "B"
LOT LINE
ADJUSTMENT

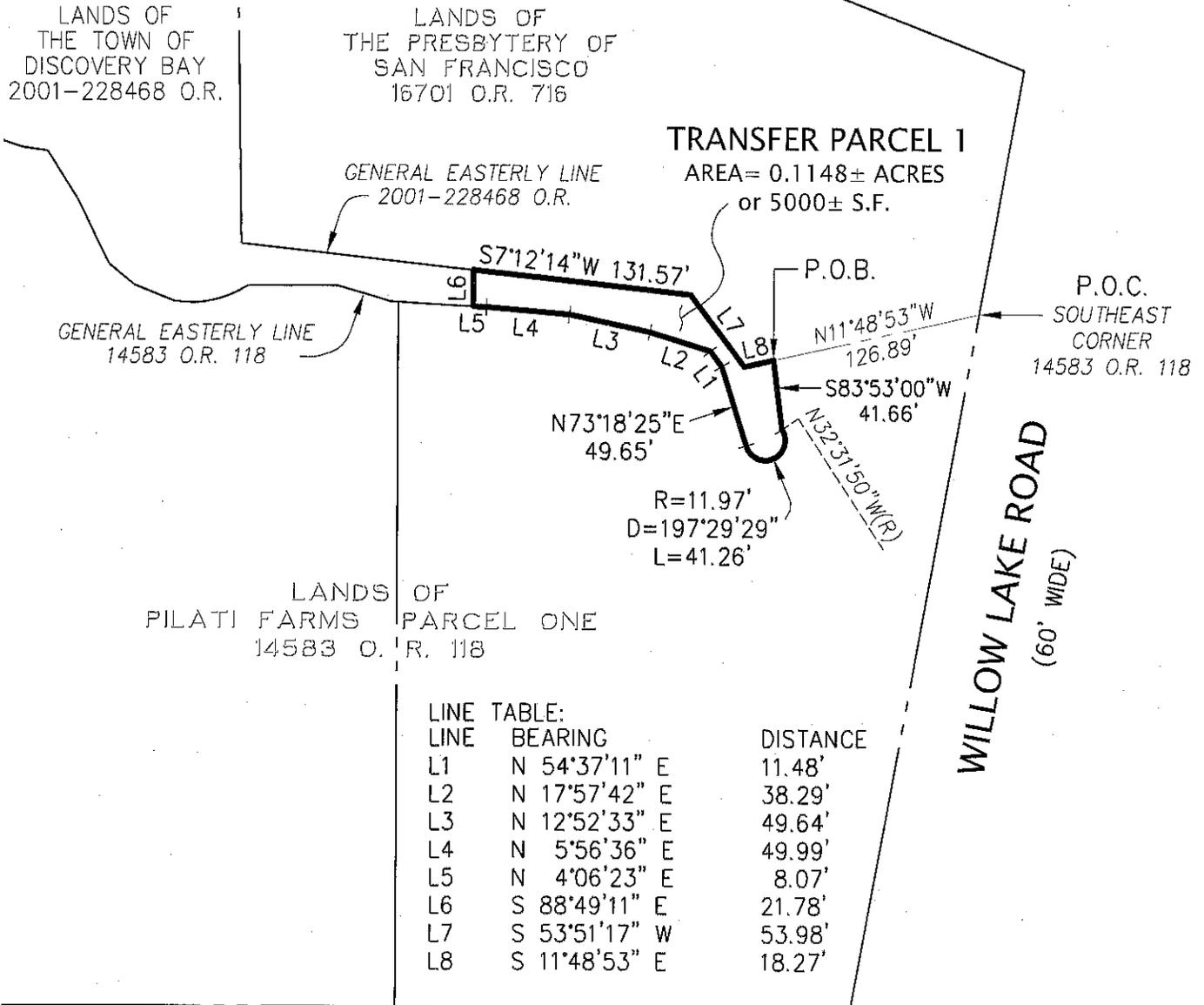
CONTRA COSTA COUNTY, CALIFORNIA

SCALE	1" = 100'
DATE	DEC., 2012
BY	ACM/CH
JOB NO.	A05530-3
SHEET	4 OF 6

Agenda Item G-2



0 50' 100' 200'
Scale 1" = 100 ft



DISCOVERY BAY BOULEVARD
(84' WIDE)

WILLOW LAKE ROAD
(60' WIDE)

LINE TABLE:		
LINE	BEARING	DISTANCE
L1	N 54°37'11" E	11.48'
L2	N 17°57'42" E	38.29'
L3	N 12°52'33" E	49.64'
L4	N 5°56'36" E	49.99'
L5	N 4°06'23" E	8.07'
L6	S 88°49'11" E	21.78'
L7	S 53°51'17" W	53.98'
L8	S 11°48'53" E	18.27'

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KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796

EXHIBIT "B"
LOT LINE
ADJUSTMENT

CONTRA COSTA COUNTY, CALIFORNIA

SCALE	1" = 100'
DATE	DEC., 2012
BY	ACM/CH
JOB NO.	A05530-3
SHEET	5 OF 6

Agenda Item G-2



0 50' 100' 200'
Scale 1" = 100 ft

LANDS OF
THE TOWN OF
DISCOVERY BAY
2001-228468 O.R.

LANDS OF
THE PRESBYTERY OF
SAN FRANCISCO
16701 O.R. 716

GENERAL EASTERLY LINE
14583 O.R. 118

LANDS OF
PILATI FARMS
PARCEL ONE
(PORTION)
14583 O.R. 118

TRANSFER PARCEL 2
AREA = 2.8615 ± ACRES
or 124,647 ± S.F.

LANDS OF
PILATI FARMS
PARCEL ONE
(PORTION)
14583 O.R. 118

SOUTHERLY LINE 14583 O.R. 118
N78°45'00"W 422.22'

WILLOW LAKE ROAD
(60' WIDE)

S89°03'45"E 421.49'

274.33'
N00°56'15"E

P.O.B.
SOUTHWEST CORNER
14583 O.R. 118

DISCOVERY BAY BOULEVARD
(84' WIDE)

LINE	BEARING	DISTANCE
L1	S 4°06'23" W	53.05'
L2	S 5°56'36" W	49.99'
L3	S 12°52'33" W	49.64'
L4	S 17°57'42" W	38.29'
L5	S 54°37'11" W	11.48'

Z:\2005\A05530-3\survey\A05530-3-LLA-PD.dwg 12/17/2012 9:42:17 AM PST



KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796

EXHIBIT "B"
LOT LINE
ADJUSTMENT

CONTRA COSTA COUNTY, CALIFORNIA

SCALE	1" = 100'
DATE	DEC., 2012
BY	ACM/CH
JOB NO.	A05530-3
SHEET	6 OF 6

Agenda Item G-2

EXHIBIT "A"
LEGAL DESCRIPTION
ADJUSTED PARCEL A

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED TO THE TOWN OF DISCOVERY BAY RECORDED ON AUGUST 3, 2001 AS DOCUMENT NUMBER 2001-228468, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL;

THENCE ALONG THE GENERAL EASTERLY LINE OF SAID PARCEL, THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 22° 02' 51" WEST, 362.72 FEET,
- 2) NORTH 89° 49' 57" WEST, 288.40 FEET, AND
- 3) SOUTH 7° 12' 14" WEST, 140.08 FEET;

THENCE LEAVING LAST SAID LINE NORTH 88° 49' 11" WEST, 21.78 FEET TO A POINT ON THE GENERAL WESTERLY LINE OF SAID PARCEL (2001-228468 O.R.);

THENCE ALONG SAID GENERAL WESTERLY LINE, THE FOLLOWING TWENTY-TWO (22) COURSES:

- 1) NORTH 4° 06' 23" EAST, 49.53 FEET,
- 2) NORTH 17° 14' 10" EAST, 33.37 FEET,
- 3) NORTH 00° 48' 17" EAST, 53.47 FEET,
- 4) ALONG THE ARC OF A NON-TANGENT 60.57 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH CURVE BEARS NORTH 56° 52' 16" EAST, THROUGH A CENTRAL ANGLE OF 44° 05' 03", AN ARC LENGTH OF 46.60 FEET,
- 5) NORTH 22° 56' 17" EAST, 26.26 FEET,
- 6) NORTH 40° 33' 33" EAST, 19.33 FEET,
- 7) NORTH 64° 50' 31" EAST, 43.60 FEET,
- 8) NORTH 58° 11' 36" EAST, 33.47 FEET,
- 9) NORTH 9° 04' 03" EAST, 14.87 FEET,
- 10) NORTH 19° 05' 40" EAST, 34.99 FEET,
- 11) NORTH 10° 23' 28" WEST, 57.46 FEET,
- 12) NORTH 38° 58' 09" EAST, 25.10 FEET,
- 13) NORTH 66° 56' 58" EAST, 45.55 FEET,
- 14) NORTH 58° 16' 52" EAST, 20.62 FEET,
- 15) SOUTH 75° 28' 59" EAST, 84.47 FEET,
- 16) ALONG THE ARC OF A NON-TANGENT 32.02 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH CURVE BEARS NORTH 22° 34' 02" EAST, THROUGH A CENTRAL ANGLE OF 67° 10' 08", AN ARC LENGTH OF 37.54 FEET,
- 17) NORTH 41° 49' 08" EAST, 62.85 FEET,
- 18) NORTH 21° 55' 49" EAST, 35.40 FEET,
- 19) NORTH 68° 24' 36" WEST, 66.34 FEET,
- 20) NORTH 76° 06' 58" WEST, 27.10 FEET,
- 21) NORTH 11° 05' 50" WEST, 31.74 FEET, AND

22) NORTH 50° 22' 07" EAST, 45.01 FEET TO A POINT ON THE SOUTHERLY LINE OF SUBDIVISION NUMBER 4086, FILED FOR RECORD ON DECEMBER 15, 1971, IN BOOK 142 OF SUBDIVISION MAPS AT PAGE 45, OFFICIAL RECORDS OF CONTRA COSTA COUNTY;

THENCE ALONG SAID SOUTHERLY LINE (142 M 45) THE FOLLOWING TWO (2) COURSES:

- 1) ALONG THE ARC OF A NON-TANGENT 4,012.00 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH CURVE BEARS SOUTH 19° 49' 02" WEST, THROUGH A CENTRAL ANGLE OF 1° 01' 58", AN ARC LENGTH OF 72.32 FEET, AND
- 2) ALONG THE ARC OF A TANGENT 382.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 19° 02' 30", AN ARC LENGTH OF 126.95 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 102,018± SQUARE FEET OR 2.3420± ACRES OF LAND, MORE OR LESS.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.


ANTHONY C. McCANTS, L.S. 5944
LICENSE EXPIRES: 12-31-2014

1-30-13
DATE

EXHIBIT "A"
LEGAL DESCRIPTION

ADJUSTED PARCEL B

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE PARCELS OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED TO PILATI FARMS, A PARTNERSHIP, RECORDED ON SEPTEMBER 15, 1988 IN BOOK 14583 AT PAGE 118 OFFICIAL RECORDS OF CONTRA COSTA COUNTY, EXCEPTING THEREFROM, ANY PORTION THEREOF, LYING WITHIN THOSE CERTAIN PARCELS OF LAND DESCRIBED IN THOSE CERTAIN DOCUMENTS RECORDED ON JUNE 20, 1972 IN BOOK 6678 AT PAGE 365 AND ON JULY 3, 1980 IN BOOK 9900 PAGE 809 AND ON JANUARY 2, 1981 IN BOOK 10153 PAGE 624 AND JULY 18, 1990 IN BOOK 15991 PAGE 423 AND ON AUGUST 3, 2001 AS INSTRUMENT NUMBER 2001-0228468, ALL OFFICIAL RECORDS OF CONTRA COSTA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL (14583 O.R. 118), SAID SOUTHWEST CORNER BEING LOCATED ON THE EASTERLY LINE OF DISCOVERY BAY BOULEVARD (84 FEET WIDE) AS SHOWN ON THE AMENDED MAP OF SUBDIVISION NUMBER 3653, FILED FOR RECORD ON JUNE 13, 1974 IN BOOK 169 OF SUBDIVISION MAPS AT PAGE 42 CONTRA COSTA COUNTY RECORDS;

THENCE ALONG SAID EASTERLY LINE OF DISCOVERY BAY BOULEVARD, NORTH 00° 56' 15" EAST, 274.33' TO THE **POINT OF BEGINNING**.

THENCE LEAVING LAST SAID LINE, SOUTH 89° 03' 45" EAST, 421.49 FEET TO A POINT ON THE GENERAL EASTERLY LINE OF SAID PILATI FARMS PARCEL (14583 O.R. 118);

THENCE ALONG SAID GENERAL EASTERLY LINE, THE FOLLOWING TWENTY-TWO (22) COURSES:

- 1) NORTH 4° 06' 23" EAST, 4.55 FEET,
- 2) NORTH 17° 14' 10" EAST, 33.37 FEET,
- 3) NORTH 00° 48' 17" EAST, 53.47 FEET,
- 4) ALONG THE ARC OF A NON-TANGENT 60.57 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH CURVE BEARS NORTH 56° 52' 16" EAST, THROUGH A CENTRAL ANGLE OF 44° 05' 03", AN ARC LENGTH OF 46.60 FEET,
- 5) NORTH 22° 56' 17" EAST, 26.26 FEET,
- 6) NORTH 40° 33' 33" EAST, 19.33 FEET,
- 7) NORTH 64° 50' 31" EAST, 43.60 FEET,
- 8) NORTH 58° 11' 36" EAST, 33.47 FEET,
- 9) NORTH 9° 04' 03" EAST, 14.87 FEET,
- 10) NORTH 19° 05' 40" EAST, 34.99 FEET,
- 11) NORTH 10° 23' 28" WEST, 57.46 FEET,
- 12) NORTH 38° 58' 09" EAST, 25.10 FEET,
- 13) NORTH 66° 56' 58" EAST, 45.55 FEET,
- 14) NORTH 58° 16' 52" EAST, 20.62 FEET,
- 15) SOUTH 75° 28' 59" EAST, 84.47 FEET,
- 16) ALONG THE ARC OF A NON-TANGENT 32.02 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH CURVE BEARS NORTH 22° 34' 02" EAST, THROUGH A CENTRAL ANGLE OF 67° 10' 08", AN ARC LENGTH OF 37.54 FEET,
- 17) NORTH 41° 49' 08" EAST, 62.85 FEET,
- 18) NORTH 21° 55' 49" EAST, 35.40 FEET,

- 19) NORTH 68° 24' 36" WEST, 66.34 FEET,
- 20) NORTH 76° 06' 58" WEST, 27.10 FEET,
- 21) NORTH 11° 05' 50" WEST, 31.74 FEET, AND
- 22) NORTH 50° 22' 07" EAST, 45.01 FEET TO A POINT ON THE SOUTHERLY LINE OF SUBDIVISION NUMBER 4086, FILED FOR RECORD ON DECEMBER 15, 1971, IN BOOK 142 OF SUBDIVISION MAPS AT PAGE 45, OFFICIAL RECORDS OF CONTRA COSTA COUNTY;

THENCE ALONG SAID SOUTHERLY LINE, ALONG THE ARC OF NON-TANGENT 4012.00 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH CURVE BEARS SOUTH 19° 49' 02" WEST, THROUGH A CENTRAL ANGLE OF 8° 00' 44", AN ARC LENGTH OF 561.04 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO THE BYRON FIRE PROTECTION DISTRICT RECORDED ON JULY 18, 1990 IN BOOK 15991 AT PAGE 423 OFFICAL RECORDS OF CONTRA COSTA COUNTY;

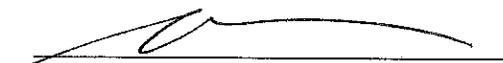
THENCE ALONG SAID EASTERLY LINE (15991 O.R. 423), SOUTH 00° 56' 15" WEST, 193.75 FEET TO A POINT ON THE SOUTHERLY LINE OF LAST SAID PARCEL (15991 O.R. 423);

THENCE ALONG SAID SOUTHERLY LINE (15991 O.R. 423), NORTH 89° 03' 45" WEST, 155.01 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY LINE OF DISCOVERY BAY BOULEVARD (169 M 42);

THENCE ALONG SAID EASTERLY LINE, SOUTH 00° 56' 15" WEST, 472.76 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 321,688± SQUARE FEET OR 7.3849± ACRES OF LAND, MORE OR LESS.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.


ANTHONY C. McCANTS, L.S. 5944
LICENSE EXPIRES: 12-31-2014

1-30-13
DATE

EXHIBIT "A"
LEGAL DESCRIPTION
ADJUSTED PARCEL C

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING ALL OF THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED TO THE PRESBYTERY OF SAN FRANCISCO, RECORDED ON JUNE 28, 1991 IN BOOK 16701 AT PAGE 716, AND BEING A PORTION OF THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED TO THE TOWN OF DISCOVERY BAY RECORDED ON AUGUST 3, 2001 AS DOCUMENT NUMBER 2001-228468, AND BEING A PORTION OF THE PARCELS OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED TO PILATI FARMS, A PARTNERSHIP, RECORDED ON SEPTEMBER 15, 1988 IN BOOK 14583 AT PAGE 118, EXCEPTING THEREFROM, ANY PORTION THEREOF, LYING WITHIN THOSE CERTAIN PARCELS OF LAND DESCRIBED IN THOSE CERTAIN DOCUMENTS RECORDED ON JUNE 20, 1972 IN BOOK 6678 AT PAGE 365 AND ON JULY 3, 1980 IN BOOK 9900 PAGE 809 AND ON JANUARY 2, 1981 IN BOOK 10153 PAGE 624 AND JULY 18, 1990 IN BOOK 15991 PAGE 423 AND ON AUGUST 3, 2001 AS INSTRUMENT NUMBER 2001-0228468, ALL OFFICIAL RECORDS OF CONTRA COSTA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PILATI FARMS PARCEL (14583 O.R. 118), SAID SOUTHWEST CORNER BEING LOCATED ON THE EASTERLY LINE OF DISCOVERY BAY BOULEVARD (84 FEET WIDE) AS SHOWN ON THE AMENDED MAP OF SUBDIVISION NUMBER 3653, FILED FOR RECORD ON JUNE 13, 1974 IN BOOK 169 OF SUBDIVISION MAPS AT PAGE 42 CONTRA COSTA COUNTY RECORDS:

THENCE ALONG SAID EASTERLY LINE OF DISCOVERY BAY BOULEVARD, NORTH 00° 56' 15" EAST 274.33 FEET;

THENCE LEAVING LAST SAID LINE, SOUTH 89° 03' 45" EAST, 421.49 FEET TO A POINT ON THE GENERAL WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO THE TOWN OF DISCOVERY BAY RECORDED ON AUGUST 3, 2001 AS DOCUMENT NUMBER 2001-228468 OFFICIAL RECORDS;

THENCE ALONG SAID GENERAL WESTERLY LINE (2001-228468), SOUTH 4° 06' 23" WEST, 44.98 FEET;

THENCE LEAVING LAST SAID LINE, SOUTH 88° 49' 11" EAST, 21.78 FEET TO A POINT ON THE GENERAL WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO THE PRESBYTERY OF SAN FRANCISCO RECORDED ON JUNE 28, 1991 IN BOOK 16701 AT PAGE 716, OFFICIAL RECORDS OF CONTRA COSTA COUNTY;

THENCE ALONG LAST SAID LINE (16701 O.R. 716), NORTH 7° 12' 14" EAST, 140.08 FEET TO A POINT ON THE NORTHERLY LINE OF SAID DEED (16701 O.R. 716);

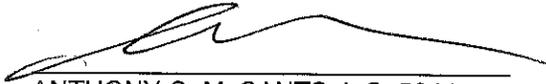
THENCE ALONG LAST SAID LINE (16701 O.R. 716), SOUTH 89° 49' 57" EAST, 288.40 FEET TO A POINT ON THE EASTERLY LINE OF SAID DEED (16701 O.R. 716);

THENCE ALONG LAST SAID LINE (16701 O.R. 716), SOUTH 22° 02' 51" WEST, 508.71 FEET TO THE SOUTHEASTERLY CORNER OF SAID DEED (16701 O.R. 716), SAID POINT BEING ON THE NORTHERLY LINE OF WILLOW LAKE ROAD (60 FEET WIDE) AS SHOWN ON THE MAP OF SUBDIVISION 6698 FILED FOR RECORD ON MAY 13, 1986 IN BOOK 303 OF SUBDIVISION MAPS AT PAGE 7, CONTRA COSTA COUNTY RECORDS;

THENCE ALONG SAID NORTHERLY LINE OF WILLOW LAKE ROAD, NORTH 78° 45' 00" WEST,
570.44 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 235,309± SQUARE FEET OR 5.4019± ACRES OF LAND, MORE OR LESS.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.



ANTHONY C. McCANTS, L.S. 5944
LICENSE EXPIRES: 12-31-2014

1-30-13
DATE

EXHIBIT "A"
LEGAL DESCRIPTION

TRANSFER PARCEL 1

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE PARCEL OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED TO THE TOWN OF DISCOVERY BAY RECORDED ON AUGUST 3, 2001 AS DOCUMENT NUMBER 2001-228468, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE PARCELS OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED TO PILATI FARMS, A PARTNERSHIP, RECORDED ON SEPTEMBER 15, 1988 IN BOOK 14583 AT PAGE 118 OFFICIAL RECORDS OF CONTRA COSTA COUNTY, SAID SOUTHEAST CORNER BEING LOCATED ON THE NORTHERLY LINE OF WILLOW LAKE ROAD (60 FEET WIDE) AS SHOWN ON THE MAP OF SUBDIVISION 6698 FILED FOR RECORD ON MAY 13, 1986 IN BOOK 303 OF SUBDIVISION MAPS AT PAGE 7, CONTRA COSTA COUNTY RECORDS;

THENCE LEAVING SAID NORTHERLY LINE OF WILLOW LAKE ROAD, ALONG THE GENERAL EASTERLY LINE OF THE PILATI FARMS PARCEL (14583 O.R. 118), NORTH 11° 48' 53" WEST, 126.89 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID GENERAL EASTERLY LINE (14583 O.R. 118), THE FOLLOWING EIGHT (8) COURSES:

- 1) SOUTH 83° 53' 00" WEST, 41.66 FEET,
- 2) ALONG THE ARC OF A NON-TANGENT 11.97 FOOT RADIUS CURVE TO THE RIGHT, THE CENTER OF WHICH CURVE BEARS NORTH 32° 31' 50" WEST, THROUGH A CENTRAL ANGLE OF 197° 29' 29", AN ARC LENGTH OF 41.26 FEET,
- 3) NORTH 73° 18' 25" EAST, 49.65 FEET,
- 4) NORTH 54° 37' 11" EAST, 11.48 FEET,
- 5) NORTH 17° 57' 42" EAST, 38.29 FEET,
- 6) NORTH 12° 52' 33" EAST, 49.64 FEET,
- 7) NORTH 5° 56' 36" EAST, 49.99 FEET, AND
- 8) NORTH 4° 06' 23" EAST, 8.07 FEET;

THENCE LEAVING LAST SAID LINE, SOUTH 88° 49' 11" EAST, 21.78 FEET TO A POINT ON THE GENERAL EASTERLY LINE OF SAID TOWN OF DISCOVERY BAY PARCEL (2001-228468);

THENCE ALONG SAID GENERAL EASTERLY LINE (2001-228468), SOUTH 7° 12' 14" WEST, 131.57 FEET;

THENCE SOUTH 53° 51' 17" WEST, 53.98 FEET;

THENCE SOUTH 11° 48' 53" EAST, 18.27 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5000± SQUARE FEET OR 0.1148± ACRES OF LAND, MORE OR LESS.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.


ANTHONY C. McCANTS, L.S. 5944
LICENSE EXPIRES: 12-31-2014

1-30-13
DATE

EXHIBIT "A"
LEGAL DESCRIPTION
TRANSFER PARCEL 2

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE PARCELS OF LAND DESCRIBED IN THAT CERTAIN GRANT DEED TO PILATI FARMS, A PARTNERSHIP, RECORDED ON SEPTEMBER 15, 1988 IN BOOK 14583 AT PAGE 118, EXCEPTING THEREFROM, ANY PORTION THEREOF, LYING WITHIN THOSE CERTAIN PARCELS OF LAND DESCRIBED IN THOSE CERTAIN DOCUMENTS RECORDED ON JUNE 20, 1972 IN BOOK 6678 AT PAGE 365 AND ON JULY 3, 1980 IN BOOK 9900 PAGE 809 AND ON JANUARY 2, 1981 IN BOOK 10153 PAGE 624 AND JULY 18, 1990 IN BOOK 15991 PAGE 423 AND ON AUGUST 3, 2001 AS INSTRUMENT NUMBER 2001-0228468, ALL OFFICIAL RECORDS OF CONTRA COSTA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL (14583 O.R. 118), SAID SOUTHWEST CORNER BEING LOCATED ON THE EASTERLY LINE OF DISCOVERY BAY BOULEVARD (84 FEET WIDE) AS SHOWN ON THE AMENDED MAP OF SUBDIVISION NUMBER 3653, FILED FOR RECORD ON JUNE 13, 1974 IN BOOK 169 OF SUBDIVISION MAPS AT PAGE 42 CONTRA COSTA COUNTY RECORDS;

THENCE ALONG SAID EASTERLY LINE OF DISCOVERY BAY BOULEVARD, NORTH 00° 56' 15" EAST 274.33 FEET;

THENCE LEAVING LAST SAID LINE, SOUTH 89° 03' 45" EAST, 421.49 FEET TO A POINT ON THE GENERAL EASTERLY LINE OF SAID PARCEL (14583 O.R. 118);

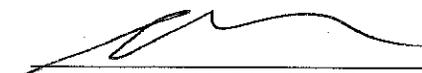
THENCE ALONG SAID GENERAL EASTERLY LINE (14583 O.R. 118), THE FOLLOWING NINE (9) COURSES:

- 1) SOUTH 4° 06' 23" WEST, 53.05 FEET,
- 2) SOUTH 5° 56' 36" WEST, 49.99 FEET,
- 3) SOUTH 12° 52' 33" WEST, 49.64 FEET,
- 4) SOUTH 17° 57' 42" WEST, 38.29 FEET,
- 5) SOUTH 54° 37' 11" WEST, 11.48 FEET,
- 6) SOUTH 73° 18' 25" WEST, 49.65 FEET,
- 7) ALONG THE ARC OF A NON-TANGENT 11.97 FOOT RADIUS CURVE TO THE LEFT, THE CENTER OF WHICH CURVE BEARS SOUTH 15° 02' 21" EAST, THROUGH A CENTRAL ANGLE OF 197° 29' 29", AN ARC LENGTH OF 41.26 FEET,
- 8) NORTH 83° 53' 00" EAST, 41.66 FEET, AND
- 9) SOUTH 11° 48' 53" EAST, 126.89 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL (14583 O.R. 118), SAID LINE ALSO BEING THE NORTHERLY LINE OF WILLOW LAKE ROAD (60 FEET WIDE) AS SHOWN ON THE MAP OF SUBDIVISION 6698 FILED FOR RECORD ON MAY 13, 1986 IN BOOK 303 OF SUBDIVISION MAPS AT PAGE 7, CONTRA COSTA COUNTY RECORDS;

THENCE ALONG LAST SAID LINE, NORTH 78° 45' 00" WEST, 422.22 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 124,647± SQUARE FEET OR 2.8615± ACRES OF LAND, MORE OR LESS.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.



ANTHONY C. McCANTS, L.S. 5944
LICENSE EXPIRES: 12-31-2014

1-30-13
DATE

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0120011220-CS
APN: 008-200-011, 088-200-014 (portions)

When Recorded Mail Document and Tax Statements to:

Town of Discovery Bay
1800 Willow Lake Road
Discovery Bay, CA 94505

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

Grant Deed

The undersigned grantor(s) declare(s):
Documentary Transfer Tax is \$891.00
(X) computed on full value of property conveyed, or
() computed on full value less of liens and encumbrances remaining at time of sale.
(X) Unincorporated area: () City of

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Pilati Farms a California Partnership

hereby GRANT(S) to
Town of Discovery Bay, a Community Services District

that property in Unincorporated area of Contra Costa County, State of California, described as follows:
See "Exhibit A" attached hereto and made a part hereof.

Date: February 01, 2013

Pilati Farms, a General/Limited Partnership

By: _____
, General Partner

State of _____

County of _____

On _____ before me, _____, a
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.

Signature _____

Name _____
(typed or printed)

(Area reserved for official notarial seal)

**AGREEMENT REGARDING
CLOSING MATTERS**

This AGREEMENT REGARDING CLOSING MATTERS (the "Closing Agreement"), dated for reference purposes as of January 29, 2013, is entered into by and between **Pilati Farms, a partnership** ("Seller"), and the **Town of Discovery Bay, a community services district** ("Buyer"), who agree as follows:

RECITALS

- A. Seller and Buyer (referred to herein together as the "Parties") have entered into a PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS (as amended with all addenda, the "Purchase Contract") dated as of September 6, 2012, with respect to certain property located in the unincorporated area of the County of Contra Costa, State of California, and more particularly described on Pages 1 and 2 of the referenced Purchase Contract. Unless otherwise defined in this Closing Agreement, all capitalized terms used in this Closing Agreement shall have the meanings as set forth in the Purchase Contract.
- B. The Parties are preparing to Close Escrow on the Purchase Contract and desire to enter into this Closing Agreement for the purpose of facilitating the Closing.
- C. Seller and Church have entered into a purchase sale agreement which provides that Escrow for the sale to the Church of the Remainder Land will close concurrently with the Escrow for the sale to Buyer under the Purchase Contract.

NOW, THEREFORE, in consideration of the execution of the Purchase Contract, and the terms set forth hereafter, the sufficiency of which consideration the parties hereby acknowledge, the parties hereto agree as follows:

AGREEMENT

- 1. The above Recitals are agreed to be true and correct.
- 2. The provisions of this Agreement are intended to be interpreted in a manner that is consistent with the terms and conditions of the Purchase Contract.
- 3. Buyer and Seller acknowledge and agree that all Buyer's and Seller's Closing Conditions set forth in Article 7 of the Purchase Contract must be satisfied prior to Closing. Among those conditions are Buyer's and Seller's approval of the contingencies in Articles 3 and 4:
 - a. Buyer hereby approves all contingencies set out in Article 3 of the Purchase Contract.
 - b. Seller hereby approves all contingencies set out in Article 4 of the Purchase Contract.
- 4. Buyer and Seller shall coordinate to promptly deliver a signed copy of the Purchase Contract with all addenda to Escrow Holder with a request that Escrow Holder acknowledge receipt and execute the "Consent of Escrow Holder" at page 28 of the Purchase Contract. Seller and Buyer will cooperate with Escrow Holder to provide other consistent instructions and documents as reasonably necessary to convey the Property and to fulfill the requirement that Escrow shall Close concurrently with the escrow of the Church and Seller.

(Text Continues on the Following Page)

5. Buyer and Seller will cooperate, and Seller will coordinate with Church, to achieve the goal of an early Closing to occur on or about February 11, 2013.
6. The effectiveness of this Closing Agreement is subject to the acknowledgment and consent of the Church as set forth below.

AGREED AND ACCEPTED:

SELLER:

Pilati Farms, a California general partnership

By: _____
Name:
Its General Partner

By: _____
Name:
Its General Partner

By: _____
Name:
Its General Partner

BUYER:

Town of Discovery Bay, a Community Services District

By: _____
Richard J. Howard
Its: General Manager

ACKNOWLEDGMENT AND CONSENT OF CHURCH

The Presbytery of San Francisco in trust for Delta Community Presbyterian Church (the "Church") hereby consents to the foregoing Closing Agreement, acknowledges that it has entered into a purchase agreement for the acquisition of the Remainder Land, and that it is prepared to close escrow for that acquisition to occur concurrently with the close of escrow by Seller and Buyer for the Property described in the Purchase Contract above, with closing to occur on or about February 11, 2013.

Dated: January 29, 2013

Presbytery of San Francisco in trust for Delta Community Presbyterian Church

By: _____
Name:
Title:



Town of Discovery Bay

"A Community Services District"

AGENDA REPORT

Meeting Date

February 06, 2013

Prepared By: Virgil Koehne, Water and Wastewater Manager
Submitted By: Rick Howard, General Manager

RH

Agenda Title

Consider Replacing 8-inch Water Main for Portion of Discovery Bay Boulevard

Recommended Action

Direct staff to go ahead and obtain bids for this project

Executive Summary

When Discovery Bay was first developed in the early 1970's, a number of the water and sewer mains were placed approximately 10 feet into the property line of the parcel. Normally, water and sewer mains are installed and placed within the public right-of-way, and not on private property.

Recently, there was a water leak in the 700 Block of Discovery Bay Boulevard that required repair. Once the location of the leak was identified, it was determined that both the water and sewer mains were located within the property lines of approximately 10 homes. Consequently, it was necessary to repair the broken water line by digging up part of the homeowner's property.

The water main in this area of Discovery Bay Boulevard is located within the private property of 10 homes. It is recommended that due to the age of the water main, that the main be abandoned in place without further disruption to the private properties and relocated into the public right-of-way.

Staff is recommending that bids be sought to replace the section of main that is located within the private property limits. Please see attached drawing for the location.

Funding for this project, once awarded, would be from the Infrastructure Reserve Fund – Water. It is estimated that the cost will be approximately \$60,000.00.

Fiscal Impact: None at this time (Estimated \$60,000.00)

Amount Requested

Sufficient Budgeted Funds Available?: Yes (If no, see attached fiscal analysis)

Prog/Fund # 20-1180-49. **Category:** Infrastructure Replacement Fund (water)

Previous Relevant Board Actions for This Item

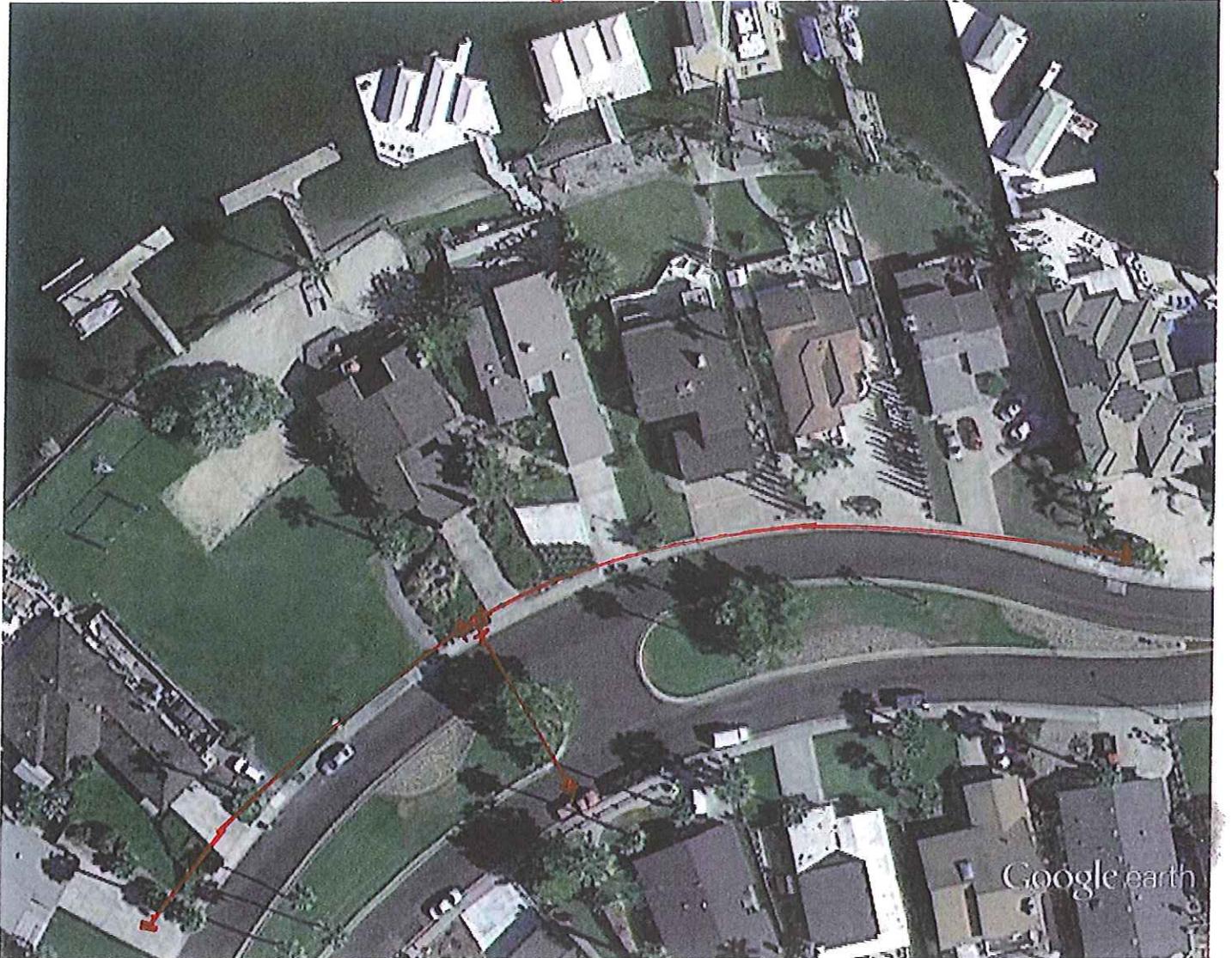
N/A

Attachments

Site/Location Exhibits

AGENDA ITEM: G-3

(EXISTING)



Google earth



CPT103 #1

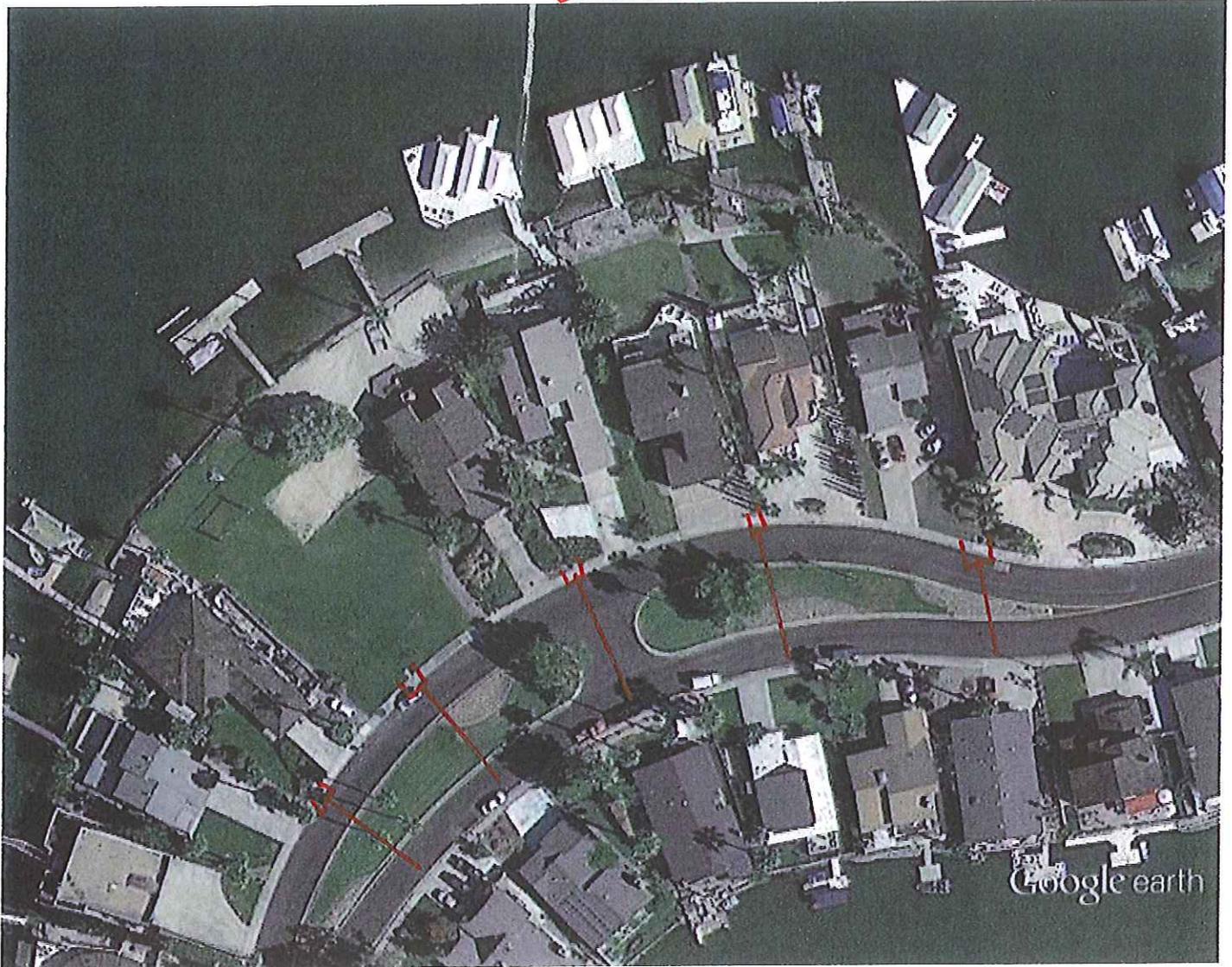


Google earth



- 200' ^{FT} C900-AVE PIPE
- 120' ^{FT} 1 1/4" PVC PIPE

OPTION #2



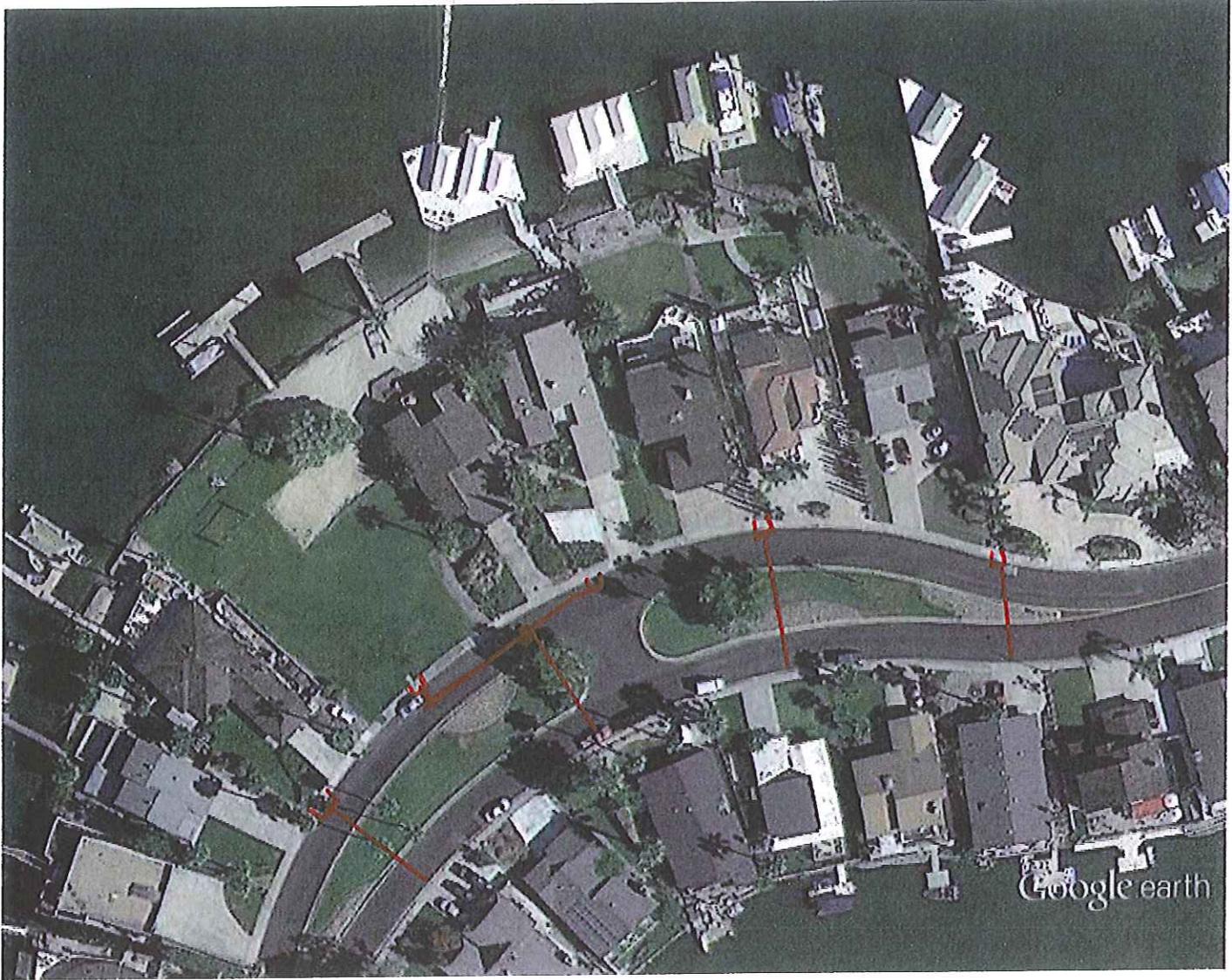
Google earth



*368 +/- FT
3" COPPER / PVC PIPE*



OPTION #3



Google earth



- 160 +/- FT 6" PVC CS900 PIPE
- 220 +/- FT 2" COVER / PVC PIPE



MONTHLY OPERATIONS REPORT

December 2012

Town of Discovery Bay, CA

1221 Days of Safe Operations

52749 worked hours since last recordable incident

TRAINING:

Safety, Operations, & Equipment

Safety	Hours
Protect You Hearing Haz Mat Awareness Winter Driving	2.0
Operation	
New Wasting Actuator Valves	1.0

WATER SERVICES

# of Active Wells	Water Produced (MG)	Chemical Usage/Delivered	Fire Hydrant Flushing
5	51.5	820	0

Note: Well 4 in lead and Well 5 in lag to offset specific conductivity

Bacteriological Test Results:

Routine Bacteria Samp Collected	No. Total Coliform Positives	No. Fecal/E. coli Positives	Brown Water Calls
16	0	0	0

WASTEWATER SERVICE

Wastewater Laboratory Analysis

<i>WW Effluent Parameter</i>	<i>Permit Limits</i>	<i>November Lab Data</i>	<i>December Lab Data</i>
Flow, MG Effluent, monthly total		37.6	44.4
Flow, MG Daily Discharge Flow, avg.	2.1	1.30	1.43
Effluent BOD ₅ , lbs/d, monthly avg.	350	17	21
Effluent TSS, lbs/d, monthly avg.	525	41	51
Effluent BOD ₅ , mg/L, monthly avg.	20	2	2
Effluent TSS, mg/L, monthly avg.	30	4	4
Total Coli form 7 day Median Max	23	7	7
Total Coli form Daily Maximum	240	13	17
% Removal BOD ₅ , monthly avg.	85% min.	99	99
% Removal, TSS, monthly avg.	85% min.	98	98
Electrical Conductivity, umhos/cm annual avg.	2100	2132(YTD)	2105(YTD)

Red – new parameter added

# of Active Lift Stations	# of Inactive Lift Stations	Chemical Usage Polymer-gals	SSO	Wastewater Received (MG)
15	0	19.3	0	44.8

COLLECTION:

- Flushed **806 ft** of sanitary sewer. YTD **21,856 ft. 33%** completed
- CCTV **21,856 ft. 33%** completed
- Inspected **4** manhole & covers. YTD **64**
- Cleaned out L/S “S”
- Cleaned out L/S “F”

MAINTENANCE

Wastewater

- Installed new level control in V 4 L/S
- De-ragged RAS pump 4 Plant #1
- Inspected bearings on Rotor #3 & #4 at Plant 2 (need replacing)
- Greased old belt press
- Trouble shoot scum arm Clarifier # 3 Plant 2. (burnt wires)
- Installed new pump sump in rotor #2 pit.
- Troubleshoot L/S “A”

Water

- Filters at WLWTP inspected & evaluated
- Repaired air leak at NPWTP on filter “B”
- Replaced batteries on PLC at NPWTP

Preventive and Corrective

Total # of WO’s Completed	Total Hours
234	128

Call & Emergency Responses

Call Outs	Emergencies
10	0

Personnel Hours & Overtime:

Regular Hours	Overtime
1886	87

TERM

WWTP	WASTEWATER TREATMENT PLANT
WTP	WATER TREATMENT PLANT
WL	WILLIOW LAKE
NP	NEWPORT
VFD	VARIABLE FREQUENCY DRIVE
WO	WORK ORDER
PLC	PROGRAMMABLE LOGIC CONTROLLER
L/S	LIFT STATION
BOD	BIOLOGICAL OXYEN DEMAND
TSS	TOTAL SUSPENDED SOLIDS
MGD	MILLION GALLONS DAY
mg/L	MILLIGRAMS PER LITRE
CCTV	CLOSED CIRCUIT TELEVISION
PPM	PART PER MILLION
RAS	RETUEN ACTIVITIED SLUDGE
WAS	WATSE ACTIVITIED SLUDGE



No Back Up
Documentation For
Agenda Item # I



No Back Up
Documentation For
Agenda Item # J



No Back Up
Documentation For
Agenda Item # K



No Back Up
Documentation For
Agenda Item # L



Town of Discovery Bay

"A Community Services District"

AGENDA REPORT

Meeting Date

February 6, 2013

Prepared By: Rick Howard, General Manager
Submitted By: Rick Howard, General Manager *RH*

Agenda Title

Report and Recommendations for the Community Center Committee

Recommended Action

As Necessary (Recommended Action To Be Presented to the Board of Directors prior to the Regular Meeting of the Board on February 6, 2013)

Executive Summary

The Community Center Committee will meet on Monday, February 4, 2013. As the Agenda packet had been distributed prior to the Community Center Committee meeting, the recommended action was not available at the time the Agenda packet was prepared and distributed.

A revised Agenda Report with a recommended action will be presented to the Board and public at the February 6, 2013 meeting.

Fiscal Impact:

Amount Requested
Sufficient Budgeted Funds Available?: (If no, see attached fiscal analysis)
Prog/Fund # Category:

Previous Relevant Board Actions for This Item

Attachments

Report and Recommendations will be provided prior to February 6, 2013 meeting.

AGENDA ITEM: M-1



No Back Up
Documentation For
Agenda Item # N



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Documentation For
Agenda Item # 0



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Documentation For
Agenda Item # P