



San Rafael Sanitation District

Update No.12, March 7, 2024

Hello Bayside Acres Homeowners and Stakeholders: This edition provides a brief update on the projects and answers to recent questions about the sump, pump, and lateral project.

Updates on Phases B1 and B2

B1, the First Set of Homes: The owners of the first set of four homes to have new sump/pump and laterals to be constructed began meeting with the contractor at their homes as construction nears.

B2, the Second Set of Homes. The owners of the five homes in the B2 Group have all reviewed their plans with the engineers, and most have signed off. That project will be moving toward construction soon.

B3, The Third Set of Homes. The District's engineering team will be reaching out to the four homeowners in the B3 group later this spring to begin looking at their plans.

Overall, the project remains on schedule.

Answers to Recent Questions About the Project

HOMEOWNER QUESTION: Who is the Contractor for the first group (B1) of sump / pump systems? Tell me a little bit more about them and how they were selected.

DISTRICT ANSWER: The contractor is Pat Nelson Construction, Inc. They were awarded the project by the Board of Directors at the January 19, Board meeting as the low bidder among four bidders.

Before being recommended to the Board, Nute Engineering checked contractors and subcontractors with the Department of Consumer Affairs Contractor's State License Board and the Department of Industrial Relations. These agencies track contractors' license status, any complaints about the company or individuals, Prevailing Wage registration, and other areas that assess a contractor's capabilities. In addition, the Project's consulting engineer, Mark, made several calls to companies that Nelson Construction had worked for and received all positive feedback before recommending them as the lowest responsive bidder.

In addition, Pat Nelson Construction Inc. designated the following specialized subcontractors with their bid: Sonoma Marin Electric, Icon Plumbing, and Forster Pump & Well. It appears that the contractor has put together a team with the experience and expertise necessary to complete the project.

HOMEOWNER QUESTION: How does the maintenance contract work? Who is responsible?

DISTRICT ANSWER: The District Board agreed to pay for a one-year residential maintenance contract for each property. Since each property owner is responsible for their new system and most likely able to closely observe the operation of the system if they live on the property, or direct their tenants to observe the system operation, the owner will be responsible for directly contacting the maintenance contractor when there is a problem with the pump system. This is no different than

what all homeowners do when they have a plumbing issue and call a plumber. The only difference in this case is that the District will pay for the maintenance service for a year.

HOMEOWNER QUESTION: Is the BCDC permit you talked about in Update 11 news new? Also, what are the homeowner's responsibilities for this permit?

DISTRICT ANSWER: The San Francisco Bay Conservation and Development Commission was created in 1965. The jurisdiction of the BCDC is the area within 100 feet of the Bay shoreline. A San Francisco Bay Conservation and Development permit must be obtained before any of the actions below occur within the Commission's jurisdiction, among others:

- Place solid material; dispose of material; build or repair docks, pile-supported, or cantilevered structures; or, moor a vessel for an extended period.
- Dredge or extract material from the Bay bottom.
- Substantially change the use of any structure or area.
- Construct, remodel, or repair a structure.
- Subdivide property or grade land.

Based on the above permit actions, any house built within the BCDC jurisdiction since 1965 was permitted by BCDC. Likewise, any property owner putting in their own sump and lateral within the BCDC area would have to obtain a permit from BCDC in the same way they would need a city or county permit. Therefore, complying with the BCDC permit requirements is not a “brand new item” as described in the recent project update, but just a statement of your property development requirements, which have existed for 60+ years under BCDC.

HOMEOWNER QUESTION: What do we need to do to be able to work with BCDC?

DISTRICT ANSWER: For any future work you plan for your house, you can work directly with BCDC or have a contractor do it on your behalf in the same way you would get a city or county permit for work on your home.

HOMEOWNER QUESTION: Does the BCDC permit expire or get reviewed?

DISTRICT ANSWER: No, only if new work will substantially change the existing structure or area.

HOMEOWNER QUESTION: Can we see the BCDC permit?

DISTRICT ANSWER: For the current B1 project, the BCDC application is complete and BCDC has 90 days to issue the permit. When permits are issued, SRSD will post them as a project update on the website. The District will be submitting the permit application for project Phase B2 to BCDC in the near future.

HOMEOWNER QUESTION: Are there periodic checks of our property for the BCDC permit?

DISTRICT ANSWER: The District currently does not have the final permit, but we do not expect there will be periodic checks required.

HOMEOWNER QUESTION: Is it the homeowner's responsibility to make sure the contractor builds the sump/pump system correctly?

DISTRICT ANSWER: The District's contractor is responsible for constructing the project per the contract plans and specifications. The District will provide the construction management of the contractor and the project will not be determined completed by the construction manager until the contractor has successfully completed all requirements of the project and it is fully functioning correctly.

HOMEOWNER COMMENT: Why are homeowners responsible for the sump and pump systems after they are built? This responsibility belongs with the District.

DISTRICT ANSWER: District policy and a typical practice throughout the SF Bay Area Region makes the property owner responsible for connecting the sewer line in the street. We understand that this is a change for the Bayside residents. However, most homeowners in the Bay Area have been doing this for years. We believe that the District's offer to design, pay for, and build these systems for you, is generous, especially considering that it will cost the District well over \$100,000 for some of the 19 properties in the project. District policy does not allow the District to maintain these private systems and it would be unfair to the many other District customers who already do.

As a reminder, there is an Opt-Out Clause, which you or any of the residents may sign if desired. If you decline the offer, you will then need to take responsibility for designing, constructing, and paying for a lateral pump yourself.

HOMEOWNER COMMENT: You are equipped to handle these things and, more importantly, equipped to deal with the BCDC.

DISTRICT ANSWER: As described earlier, installing a sump, pump, and lateral system is something that individual homeowners undertake all the time with the help of a plumbing contractor. Obtaining the needed permits can readily be undertaken by the homeowner or by their contractor. There are no rare or unusual skills needed.

Please Let Us Know of Changes to Your Contact Information and Schedule

To stay in communication with you, it would be helpful to let Barbara know of any changes to your contact information and any known vacations or days you would not be available for reviews and construction.

Barbara can be reached by phone at (415) 453-4480 or by email at b.dabney@nute-engr.com

For Assistance, Comments, and Information:

Call: (415) 453-4480

Email: b.dabney@nute-engr.com (Office Administrator)

Web. The [main project page is here](#), and [project updates are posted here](#).