

Olivehurst Public Utility District



Agenda Item Staff Report

Meeting Date: 11/21/24

Item description/summary:

Consider request from Pacific West Builders (PWB) for occupancy of River Oaks Apartments prior to Electrical onsite at the lift station which OPUD will not accept without.

Olivehurst Public Utility District (OPUD) was requested by PWB to allow occupancy at the River Oaks Apartments for 48 units intended for low-income housing. The current restriction to OPUD taking over the facility is that the property has not been Grant Deeded over to OPUD nor is Electricity via PG&E expected until End of January (Soft probability) at the earliest. PWB would like to have occupancy sometime after Thanksgiving. Note also underground has not been approved yet to date.

*PWB would like to provide following information and their plan of attack to present the board:
Ross Ranch Lift Station Start Up:*

- *System start-up and operation scheduled for 11/25 – 11/27 using temporary generator.*
- *OPUD onsite and observes start up, OPUD will not accept system until PG&E power is completed.*
- *Once start up is confirmed, PWB will hire third part operator (OPUD) to operate the system until PG&E power is hooked up. PG&E (soft) scheduled for 1/23/25.*
 - o *System to be started and pumped down every 2 to 3 days by 3rd party operator to keep waste from becoming septic. System will need to run for 5 to 10 minutes to draw down waste levels.*
 - o *Lift Station system designed to handle flow from major subdivision, system will support 48 multifamily units or 40.15 EDU, no other connections will be made to lift station during temporary generator operation period.*
 - o *Start up and shut down requirements/sequence to be provided to 3rd party (OPUD) operator.*
- *PWB will still own system and operate at risk.*
- *OPUD has requested PWB produce letter of indemnification covering OPUD during temporary operation of lift station, if this option is accepted.*
- *Once PG&E connection is complete, PWB will be required to perform another start up test, prior to OPUD accepting the system.*
- *PWB will coordinate with FEATHER RIVER AIR QUALITY MANAGEMENT DISTRICT to operate the system on a portable generator.*

Fiscal Analysis:

n/a

Employee Feedback

Nick Pomeroy, Chief Plant Operator, is hesitant due to no SCADA or Monitoring of facility and will require staff time to be diverted. This request has the potential for overtime and weekend staffing needs.

Sample Motion:

Reject request from Pacific West Builders to allow occupancy of the River Oaks Apartments due to lack of overall completeness and Electricity at the Lift Station.

Prepared by: Swarnjit Boyal, Public Work Engineer