Agenda
Rio Linda / Elverta Community Water District
Executive Committee

August 12, 2026 @ 6:00 P.M.

THIS MEETING WILL BE PHYSICALLY OPEN TO THE PUBLIC

VISITORS / DEPOT CENTER
6730 FRONT STREET
RIO LINDA, CA 95673

Public documents relating to any open session items listed on this agenda that are distributed to the Committee members less than 72 hours before the meeting are available for public inspection on the counter of the District Office, 730 L St, Rio Linda, CA.
The public may address the Committee concerning any item of interest. Persons who wish to comment on either agenda or non-agenda items should address the Executive Committee Chair. The Committee Chair will call for comments at the appropriate time. Comments will be subject to reasonable time limits (3 minutes).
In compliance with the Americans with Disabilities Act, if you have a disability, and you need a disability related modification or accommodation to participate in this meeting, then please contact the District office at (916) 991-1000. Requests must be made as early as possible and at least one full business day before the start of the meeting.

Call to Order

Public Comment

This is an opportunity for the public to comment on non-agenda items within the subject matter jurisdiction of the Committee. Comments are limited to 3 minutes.

Items for Discussion:

1. Public Works Projects Update (Contract District Engineer)
2. CPS HR Invoice for GM Recruitment 7-24-26
3. Verizon Antenna & Radio Unit Replacement on District Water Tank
4. Discuss Expenditures for June 2026
5. Discuss Financial Reports for June 2026
6. Discuss Final Budget for Fiscal Year 2026/2027

Directors' and General Manager Comments:

Next Executive Committee meeting: 09-09-2026, 6:00 P.M. at Visitors / Depot, 6730 Front St Rio Linda, CA

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance or materials to participate in this meeting, please contact the District Office at 916-991-1000. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting and agenda materials.

Executive Committee
Agenda Item: 1

Date: August 12, 2026

Subject: General Status Update from the Contract District Engineer

Contact: Mike Vasquez, PE, PLS, Contract District Engineer

Recommended Committee Action:

Receive a status report on specific focus items currently being addressed by the District Engineer.

Current Background and Justification:

Subjects anticipated for discussion include:

1. Hexavalent Chromium Compliance Planning
2. 2025/2026 FY CIP Valve Replacement Project
3. 2026/2027 FY CIP Project
4. 2025 UWMP
5. 2026 Consumer Confidence Report
6. Water Meter Replacement Program
7. Development Review – Century Palms Estates

Conclusion:

I recommend the Executive Committee receive the status report from the Contract District Engineer. Then, if necessary and appropriate, forward an item(s) onto the August 24, 2026 Board of Directors Meeting agenda with recommendations as necessary.

State Water Resources Control Board
Division of Drinking Water

July 31, 2026 PWS No. 3410018

Timothy Shaw
General Manager
Rio Linda/Elverta Community Water District
730 L Street
Rio Linda, CA 95673

RIO LINDA/ELVERTA COMMUNITY WATER DISTRICT PUBLIC WATER SYSTEM (PWS No. 3410018) HEXAVALENT CHROMIUM MCL COMPLIANCE PLAN SECOND SUBMITTAL

On July 14, 2026, the Rio Linda/Elverta Community Water District (Water System) public water system (PWS No. 3410018) submitted to the California State Water Resources Control Board, Division of Drinking Water (Division) a revised Hexavalent Chromium Maximum Contaminant Level (MCL) Compliance Plan (Plan) in accordance with Section 64432(q), Article 4, Chapter 15, Division 4, Title 22 of the California Code of Regulations (CCR). The Plan is dated July 10, 2026, and is an update to the previously submitted Plan that the Division found unacceptable.

On October 1, 2024, the hexavalent chromium regulations went into effect. The MCL for hexavalent chromium is 10 ppb. In accordance with Section 64432(b), Article 4, Chapter 15, Division 4, Title 22 of the California Code of Regulations (CCR), each community and nontransient-noncommunity water system shall initiate monitoring for an inorganic chemical within six months following the effective date of the regulation establishing the MCL for the chemical.

In accordance with Section 64432(g), Article 4, Chapter 15, Division 4, Title 22 of the CCR, if the level of any inorganic chemical, except for nitrate, nitrite, nitrate plus nitrite, or perchlorate, exceeds the MCL, the water supplier shall monitor quarterly beginning in the next quarter after the exceedance occurred.

In accordance with Section 64432(i), Article 4, Chapter 15, Division 4, Title 22 of the CCR, compliance with the MCLs shall be determined by a running annual average.

In accordance with Section 64432(q), Article 4, Chapter 15, Division 4, Title 22 of the CCR, if before the applicable compliance date in Table 64432-B, a water system's monitoring for hexavalent chromium conducted pursuant to subsection (b) demonstrates an MCL exceedance as calculated in accordance with subsection (i), then no later than 90 days after the MCL exceedance a water system shall submit to the Division a Hexavalent Chromium MCL Compliance Plan (Plan) that is sufficient to demonstrate how the system will comply with the hexavalent chromium MCL.

In accordance with Section 64432(p), Article 4, Chapter 15, Division 4, Title 22 of the CCR, a water system shall comply with the hexavalent chromium MCL by the applicable compliance date in Table 64432-B. The compliance date for the Water System is **October 1, 2027**.

The revised Plan was reviewed by Sepideh Feizi, at this office. According to the Plan, the Water System intends to add treatment to three wells, change the status of certain wells, and drill a new well if needed. After review, the Division notes no exception to the Plan and the Plan is approved for implementation.

The Water System may submit a Plan amendment at any time. Any amendments to the Plan shall be submitted to the Division for review and approval prior to implementation.

If you have any questions, or if we can be of any assistance, please do not hesitate to contact Sepideh Feizi at: sepideh.feizi@waterboards.ca.gov or by telephone at (916) 341-5990.

Sincerely,

Austin Peterson, P.E.
Sacramento District Engineer
Division of Drinking Water
STATE WATER RESOURCES CONTROL BOARD

cc. Sepideh Feizi – Water Resource Control Engineer, DDW, SWRCB

Executive Committee
Agenda Item: 2

Date: August 12, 2026

Subject: CPS HR Invoice for GM Recruitment 7-24-26

Contact: Felix M. Felix, Interim General Manager

Recommended Committee Action:

The Executive Committee should make considerations and forward their recommendations to the Board.

Current Background and Justification:

On April 8, 2026, the engagement of CPS HR for GM recruitment services for the District was proposed. At the June 22, 2026 Board meeting, the Board was presented with the option to sign the revised contract agreement with CPS HR and pay the contracted agreement of $30,000 in phases or as a second option, have the current Interim GM recruit for a permanent replacement for free. To save the District money, the Board unanimously agreed to have the Interim GM conduct the recruitment. On 7-24-26, CPS HR submitted an Invoice for payment in the amount of $1,800, which was deducted from the quoted RFP amount of $30,000.

Conclusion:

The Committee should consider reviewing the invoice for payment and make a recommendation to be forwarded to the Board to either pay or not pay the invoiced amount.

CPS HR CONSULTING

Invoice

Invoice No.	0021010
Customer No.	RIOL001
Invoice Date	07/24/26

Bill To
Rio Linda/Elverta Community Water District
Attn: Timothy Shaw
730 L ST
Rio Linda, CA 95673

CPS HR Consulting
Lockbox#0134327
PO Box 884327
Los Angeles, CA 90088-4327
Tax ID: 68-0067209

Billing Period 05/31/26 to 06/27/26

Prime Cont. No.	Other Contract	Funded Amount	Fund. Rem.	Project No.	Due Date
		30,000	28,200.00	E6940	08/23/26

Rio Linda Elverta Community WD-GM

Description	Quantity	Billing
Professional Fee - 12 hrs @ $150	1	$1,800.00
Invoice Subtotal		**$1,800.00**
Invoice Total		**$1,800.00**

To pay by ACH/Credit Card, please visit https://www.e-billexpress.com/ebpp/CPSHR/

Executive Committee
Agenda Item: 3

Date: August 12, 2026

Subject: Verizon Antenna & Radio Unit Replacement on District Water Tank

Contact: Felix M. Felix, Interim General Manager

Recommended Committee Action:

The Executive Committee should make considerations and forward their recommendations to the Board.

Current Background and Justification:

Verizon is requesting to replace outdated antennas and radio units at their existing configuration/leased site on the RLECWD Water Tank. Per the Purchase and Sell Lease Agreement, Verizon has the right to replace communication equipment as needed. The Agreement has a Planned Reversion date of Nov. 1, 2034.

Conclusion:

The Committee should consider reviewing the Verizon site plans requesting replacement of antennas and radio equipment under the PSA agreement and make recommendations to be forwarded to the Board.

From: Kay Hennessy <khennessy@diamondcomm.com>
Sent: Tuesday, August 4, 2026 6:52 AM
To: Felix M. Felix <GM@rlecwd.com>
Cc: Anthony Cline <acline@rlecwd.com>
Subject: RE: CAB92 Rio Linda Verizon Site Modifications Notification

Hi Felix:

Please see the attached PSA and entity name changes for B Diamond Infra, LLC.

Verizon will be swapping out antennas and radio units at their existing configuration/lease areas as shown in the previously attached drawings.

Please let me know if you have any questions.

Thank you,

Diamond

Kay Hennessy
Asset Manager - West
(480) 204-8390
diamondcomm.com
khennessy@diamondcomm.com
Mail: PO Box 619, Springfield, NJ 07081
Carrier Package: 120 Mountain Avenue, Springfield, NJ 07081

verizon

RIO LINDA (FD-MIMO)

730 L STREET, RIO LINDA, CA 95673
MDG LOCATION ID: 5000219287
PROJECT ID: 17590981

PROJECT DESCRIPTION

A MODIFICATION OF AN (E) VERIZON WIRELESS UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF:

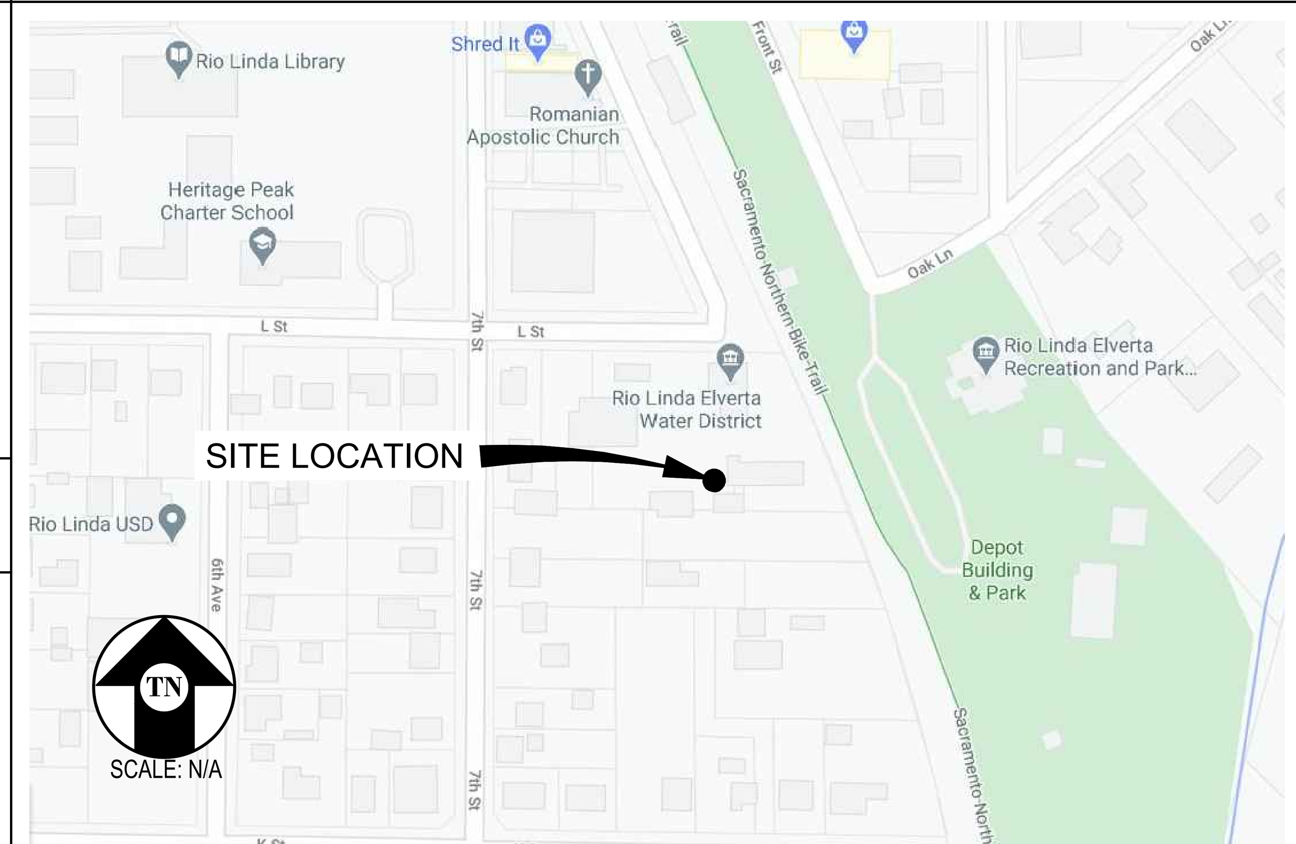
- REMOVING & REPLACING (6) (E) ANTENNAS W/ (6) (N) ANTENNAS
- REMOVING & REPLACING (3) (E) RADIO 4449 UNITS W/ (3) (N) RADIO 4490 UNITS @ ANTENNAS
- INSTALLING (1) (N) DC6672 UNIT IN (E) EQUIPMENT SHELTER
- INSTALLING (2) (N) DC6627 SURGE SUPPRESSORS, (1) @ ANTENNAS & (1) @ EQUIPMENT
- INSTALLING (2) (N) 6X12 HYBRID CABLES
- REMOVING (3) (E) RADIO 8843 UNITS @ ANTENNAS
- REMOVING (3) (E) 2X4 HYBRID CABLES
- RETAINING (3) (E) ANTENNAS
- RETAINING (1) (E) RAYCAP DC6627 SURGE SUPPRESSOR
- REMOVING (1) RAYCAP 3315 SURGE SUPPRESSOR @ EQUIPMENT

PROJECT INFORMATION

SITE NAME:	RIO LINDA
MDG LOCATION ID:	5000219287
COUNTY:	SACRAMENTO
JURISDICTION:	CITY OF SACRAMENTO
APN:	206-0253-029
SITE ADDRESS:	730 L STREET RIO LINDA, CA 95673
CURRENT ZONING:	RD-5
CONSTRUCTION TYPE:	I-B
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)
POWER:	SMUD
LATITUDE:	N 38° 41' 19.6584" NAD 83 N 38.688794° NAD 83
LONGITUDE:	W 121° 26' 55.8492" NAD 83 W 121.448847° NAD 83

PROPERTY OWNER:	RIO LINDA WATER DISTRICT P.O. BOX 400 RIO LINDA, CA 95673
APPLICANT:	VERIZON WIRELESS 2770 SHADELANDS DR, BLDG 11 WALNUT CREEK, CA 94598
SITE ACQUISITION COMPANY:	EPIC WIRELESS GROUP 605 COOLIDGE DRIVE, SUITE 100 FOLSOM, CA 95630
LEASING CONTACT:	ATTN: KELLEY CERVANTES (916) 755-2479 KELLEY.CERVANTES@EPICWIRELESS.NET
ZONING CONTACT:	ATTN: JOSH JORDAN (916) 704-0897 JOSH.JORDAN@EPICWIRELESS.NET
CONSTRUCTION CONTACT:	ATTN: JOSH JORDAN (916) 704-0897 JOSH.JORDAN@EPICWIRELESS.NET

VICINITY MAP



DRIVING DIRECTIONS

FROM: 2770 SHADELANDS DR, BLDG 11, WALNUT CREEK, CA 94598
TO: 730 L STREET, RIO LINDA, CA 95673

1.	HEAD TOWARD SHADELANDS DR	148 FT
2.	TURN LEFT TOWARD SHADELANDS DR	413 FT
3.	TURN RIGHT ONTO SHADELANDS DR	0.2 MI
4.	TURN LEFT ONTO N WIGET LN	0.2 MI
5.	TURN RIGHT ONTO YGNACIO VALLEY RD	0.6 MI
6.	TURN RIGHT ONTO BANCROFT RD	0.7 MI
7.	USE THE LEFT 2 LANES TO TURN LEFT ONTO TREAT BLVD	1.0 MI
8.	TURN RIGHT ONTO BUSKIRK AVE	0.2 MI
9.	USE THE LEFT LANE TO TAKE THE RAMP ONTO I-680 N	463 FT
10.	MERGE ONTO I-680 N	1.9 MI
11.	KEEP LEFT TO STAY ON I-680 N, FOLLOW SIGNS FOR MARTINEZ/SACRAMENTO	5.9 MI
12.	KEEP LEFT TO CONTINUE ON I-680 (TOLL ROAD)	14.4 MI
13.	USE ANY LANE TO TAKE EXIT 71A TO MERGE ONTO CA-12 E/I-80 E TOWARD FAIRFIELD/SACRAMENTO (CONTINUE TO FOLLOW I-80 E)	29.3 MI
14.	USE THE RIGHT 2 LANES TO TAKE EXIT 70 FOR CA-113 N TOWARD WOODLAND	1.2 MI
15.	CONTINUE ONTO CA-113 N	9.9 MI
16.	TAKE EXIT 37 FOR MAIN ST TOWARD DOWNTOWN/WOODLAND	0.5 MI
17.	TURN RIGHT ONTO E MAIN ST	0.2 MI
18.	USE THE RIGHT LANE TO MERGE ONTO I-5 S VIA THE RAMP TO SACRAMENTO	10.7 MI
19.	TAKE EXIT 525B FOR CA-99 N TOWARD YUBA CITY/MARYSVILLE	0.9 MI
20.	CONTINUE ONTO CA-99 N	0.4 MI
21.	TAKE EXIT 307 FOR ELKHORN BLVD	0.3 MI
22.	KEEP RIGHT AND MERGE ONTO W ELKHORN BLVD	128 FT
23.	MERGE ONTO W ELKHORN BLVD	4.6 MI
24.	TURN LEFT ONTO 6TH ST	0.4 MI
25.	TURN RIGHT ONTO L ST	0.2 MI

END AT: 730 L STREET, RIO LINDA, CA 95673

ESTIMATED TIME: 1 HOUR 37 MINUTES ESTIMATED DISTANCE: 83.8 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:
2025 CALIFORNIA ADMINISTRATIVE CODE (CAC) (PART 1, TITLE 24, C.C.R.)
2025 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1&2, (PART 2, TITLE 24, C.C.R.)
2025 CALIFORNIA ELECTRICAL CODE (CEC) (PART 3, TITLE 24, C.C.R.)
2025 CALIFORNIA MECHANICAL CODE (CMC) (PART 4, TITLE 24, C.C.R.)
2025 CALIFORNIA PLUMBING CODE (CPC) (PART 5, TITLE 24, C.C.R.)
2025 CALIFORNIA ENERGY CODE (CEC) (PART 6, TITLE 24, C.C.R.)
2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE (WUI) (PART 7, TITLE 24, C.C.R.)
2025 CALIFORNIA FIRE CODE (PART 9, TITLE 24, C.C.R.)
2025 CALIFORNIA EXISTING BUILDING CODE (CEBC) (PART 10, TITLE 24, C.C.R.)
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) (PART 11, TITLE 24, C.C.R.)
2025 CALIFORNIA REFERENCED STANDARDS CODE (PART 12, TITLE 24, C.C.R.)
TITLE 19 C.C.R, PUBLIC SAFETY, STATE FIRE MARSHALL REGULATIONS

APPLICABLE STANDARDS:
FOR A LIST OF ALL APPLICABLE STANDARDS, INCLUDING CALIFORNIA AMENDMENTS TO THE NFPA STANDARDS, REFER TO CBC CHAPTER 35 & CFC CHAPTER 80.
ANSI/TIA-222-I-2023
ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

Issued For:

RIO LINDA

730 L STREET
RIO LINDA, CA 95673

PREPARED FOR

verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

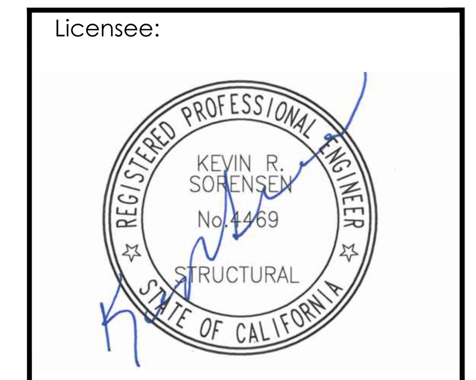
EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000219287
PROJECT ID:	17590981
DRAWN BY:	S. DAVIS
CHECKED BY:	S. SAVIG
APPROVED BY:	K. SORENSEN

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
1	05/27/26	CD 100%	C.C.
0	01/23/26	CD 90%	S.D.

Licensee:



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

ENGINEER:

Streamline Engineering and Design, Inc.
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1.1

PROJECT GENERAL NOTES

1. THIS FACILITY IS AN UNOCCUPIED WIRELESS TELECOMMUNICATION FACILITY.
2. PLANS ARE NOT TO BE SCALED AND ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE.
3. THE SCOPE OF WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
4. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS, AND CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR PERMIT FEES, AND TO OBTAIN SAID PERMITS AND TO COORDINATE INSPECTIONS.
6. THE CONTRACTOR SHALL RECEIVE, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
7. CALL BEFORE YOU DIG. CONTRACTOR IS REQUIRED TO CALL 811 (NATIONWIDE "CALL BEFORE YOU DIG" HOTLINE) AT LEAST 72 HOURS BEFORE DIGGING.
8. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
9. THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. CONTRACTOR SHALL ALSO COORDINATE ALL PORTIONS OF THE WORK UNDER THE CONTRACT; INCLUDING CONTACT AND COORDINATION WITH THE CONSTRUCTION MANAGER AND WITH THE LANDLORD'S AUTHORIZED REPRESENTATIVE.
10. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBS, GALVANIZED SURFACES, ETC., AND UPON COMPLETION OF WORK, REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF THE PROJECT MANAGER.
11. KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS AND RUBBISH. REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
12. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
13. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND ALL OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK SHALL BE PROTECTED AT ALL TIMES.
14. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
15. THE CONTRACTOR SHALL PROVIDE A TOILET FACILITY DURING ALL PHASES OF CONSTRUCTION.
16. SUFFICIENT MONUMENTATION WAS NOT RECOVERED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES SHOWN HEREON. THE BOUNDARY REPRESENTED ON THIS MAP IS BASED ON COMPILED RECORD DATA AND BEST FIT ONTO EXISTING IMPROVEMENTS. IT IS POSSIBLE FOR THE LOCATION OF THE SUBJECT PROPERTY TO SHIFT FROM THE PLACEMENT SHOWN HEREON WITH ADDITIONAL FIELD WORK AND RESEARCH. THEREFORE ANY SPATIAL REFERENCE MADE OR SHOWN BETWEEN THE RELATIONSHIP OF THE BOUNDARY LINES SHOWN HEREON AND EXISTING GROUND FEATURES, EASEMENTS OR LEASE AREA IS INTENDED TO BE APPROXIMATE AND IS SUBJECT TO VERIFICATION BY RESOLVING THE POSITION OF THE BOUNDARY LINES.
17. THE CONTRACTOR TO VERIFY THE LATEST/CURRENT RF DESIGN.
18. WHERE APPLICABLE, CONTRACTOR SHALL PROVIDE SEPARATE PLANS, SPECIFICATIONS, FEES AND PERMITS FOR ANY REVISION TO ANY FIRE SPRINKLER AND/OR ALARM SYSTEM ON THE PREMISES AS MAY BE NEEDED TO COMPLETE THE WORK DEPICTED HEREIN, USING A LICENSED SUBCONTRACTOR FOR ALL SUCH WORK.

CONSTRUCTION NOTES

1. EXISTING BUILDING CONSTRUCTION CONDITIONS INDICATED ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH CONSTRUCTION OR ORDERING OF MATERIALS. IF EXISTING CONDITIONS DO NOT ALLOW FOR DETAILS OF CONSTRUCTION AS SHOWN ON THESE DRAWINGS, NOTIFY ENGINEER OF RECORD FOR RESOLUTION PRIOR TO PROCEEDING. CONTRACTOR SHALL EXPOSE AND REVIEW EXISTING CONDITIONS IN A TIMELY MANNER SUCH THAT ALTERNATE DESIGNS OR DETAILS, IF REQUIRED, MAY BE GENERATED WITHOUT DELAY TO THE PROJECT.
2. DURING CONSTRUCTION, THE CONTRACTOR SHALL NOT ALTER, DAMAGE OR REMOVE ANY PART OF THE EXISTING STRUCTURE UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS.
3. THE INTENT OF THESE DRAWINGS IS THAT THE WORK OF THE ADDITION, ALTERATION, REHABILITATION, OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH THE 2025 CBC. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NONCOMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH THE 2025 CBC, A CHANGE ORDER, OR A SEPARATE SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE PREPARED AND SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO PROCEEDING WITH THE WORK.
4. ALL WORK AND MATERIALS SHOWN ARE NEW UNLESS INDICATED AS EXISTING (E).
5. IT MAY BE NECESSARY TO REMOVE ARCHITECTURAL FINISHES, PLUMBING PIPES AND FIXTURES, ELECTRICAL CONDUIT, FIXTURES, PANELS, BOXES, TELEPHONE OR FIRE ALARM WIRING AND FIXTURES OR OTHER NON-STRUCTURAL ITEMS TO INSTALL STRUCTURAL WORK AND MATERIALS SHOWN ON THESE DRAWINGS. SUCH ITEMS SHALL BE REMOVED, REPAIRED AND/OR REPLACED TO MATCH PRE-CONSTRUCTION CONDITIONS AT THE CONTRACTORS EXPENSE.
6. ALL WEATHER PROOFING. INCLUDING BUT NOT LIMITED TO TORCH DOWN, CAULKING, Z-FLASHING OR ANY OTHER MATERIAL THAT MAY BE ALTERED DURING INSTALLATION SHALL BE REPAIRED REPLACED AND/OR MODIFIED TO ENSURE THE BUILDING AT THE INSTALLATION SITE IS WEATHER PROOF.
7. ANY PROPOSED SUBSTITUTIONS FOR STRUCTURAL MEMBERS, HARDWARE, ANCHOR TYPES, OR DETAILING INDICATED IN THESE DRAWINGS SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD PRIOR TO ORDERING MATERIALS. SUCH REVIEW SHALL BE BILLED ON A TIME AND MATERIALS BASIS TO THE CONTRACTOR WITH NO GUARANTEE THAT THE SUBSTITUTION WILL BE ALLOWED.
8. CONTRACTOR SHALL ENSURE ALL ROOF AREAS HAVE POSITIVE SLOPE TO ALL EXISTING ROOF DRAINS. PROVIDE ADDITIONAL CRICKETS OR BUILD UP ROOFING AS REQUIRED TO PROVIDE POSITIVE DRAINAGE AROUND ALL NEW CONSTRUCTION INCLUDING ANY CURBS, SLEEPERS, SUPPORT BASES, ETC.

STRUCTURAL STEEL NOTES

1. ALL STEEL CONSTRUCTION INCLUDING FABRICATION, ERECTION AND MATERIALS SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2022 AISC SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AND THE 2025 CBC.
2. ALL STRUCTURAL STEEL SHALL BE ASTM A36 UNLESS OTHERWISE NOTED. ALL WF (WIDE FLANGE) & WT (TEE) SHAPES TO BE ASTM A992 (F_Y=50,000 PSI) UNLESS NOTED OTHERWISE. ALL STRUCTURAL TUBING (TS OR HSS) SHALL BE ASTM A500 GRADE C (F_Y=50,000 PSI FOR RECT HSS & F_Y=46,000 PSI FOR ROUND HSS PER AISC MANUAL TABLE 2-4) ALL STEEL PIPE SHALL BE ASTM A53 (TYPE E OR S, GRADE B (F_Y=35,000 PSI)) SCHEDULE 40 WITH OUTSIDE DIAMETERS GIVEN UNLESS OTHERWISE NOTED.
3. ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES UNLESS OTHERWISE NOTED AND SHALL CONFORM TO AISC & AWS D1.4. WHERE FILLET WELD SIZES ARE NOT SHOWN PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC SPECIFICATION. PAINTED SURFACES SHALL BE TOUCHED UP.
4. ALL WELDING SHALL BE PERFORMED BY QUALIFIED, CERTIFIED WELDERS.
5. HIGH STRENGTH BOLTS SHALL BE GALVANIZED ASTM F3125/F3125M GRADE A325 MINIMUM. BOLTED CONNECTIONS SHALL BE BEARING TYPE. SEE PLANS FOR LOCATION, NUMBER, & SIZE OF BOLTS.
6. HIGH STRENGTH BOLT NUTS SHALL BE ASTM A563/A563M AND WASHERS SHALL BE ASTM F436/ F436M.
7. THREADED RODS SHALL BE ASTM F1554, GR 36 U.O.N. BOLTED CONNECTIONS SHALL BE BEARING TYPE.
8. ALL HOLES FOR BOLTED CONNECTIONS SHALL BE 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. USE STANDARD AISC GAGE AND PITCH FOR BOLTS EXCEPT AS NOTED OTHERWISE. HOLES FOR ANCHOR BOLTS IN BASE PLATES MAY BE AISC "OVERSIZE" HOLES WHERE ACCOMPANIED BY OVERSIZED HARDENED HOT DIPPED GALVANIZED WASHERS.
9. ALL SHOP FABRICATED STEEL STRUCTURAL MEMBERS FOR EXTERIOR USE SHALL BE HOT DIP GALVANIZED PER ASTM A123 AFTER FABRICATION & PAINTED PER CUSTOMER SPECIFICATIONS AS REQUIRED. STEEL FOR INTERIOR USE SHALL BE SHOP COAT OR GALVANIZED & PAINTED.
10. ALL FIELD FABRICATED GALVANIZED STEEL THAT IS CUT, GROUND, DRILLED, WELDED OR DAMAGED SHALL BE TREATED WITH "ZINC RICH" COLD GALVANIZING SPRAY OR COATING. NO RAW STEEL SHALL BE EXPOSED.
11. AT ALL WEB STIFFENER PLATES LEAVE ¾"ø (OR K, WHICHEVER IS LARGER) HOLE @ WEB/FLANGE INTERSECTION UNLESS NOTED OTHERWISE.
12. U-BOLTS AT ANTENNA & RRU MOUNT TO BE GALVANIZED SAE J429, GRADE 2 WITH J995 NUTS U.O.N.
13. ALL STRUT MEMBERS USED IN EXTERIOR APPLICATIONS SHALL BE HOT DIPPED GALVANIZED PER ASTM A123 OR ASTM A153.
14. ALL STAINLESS STEEL BOLTED CONNECTIONS SHALL BE ASTM F593-17 ALLOY GROUP 1 OR 2 AND STAINLESS STEEL NUTS SHALL BE ASTM F594-09 (2015).

Issued For:

RIO LINDA

730 L STREET
RIO LINDA, CA 95673

PREPARED FOR

verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC
WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000219287
PROJECT ID:	17590981
DRAWN BY:	S. DAVIS
CHECKED BY:	S. SAVIG
APPROVED BY:	K. SORENSEN

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
1	05/27/26	CD 100%	C.C.
0	01/23/26	CD 90%	S.D.

Licensee:

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ENGINEER:

Streamline Engineering and Design, Inc.

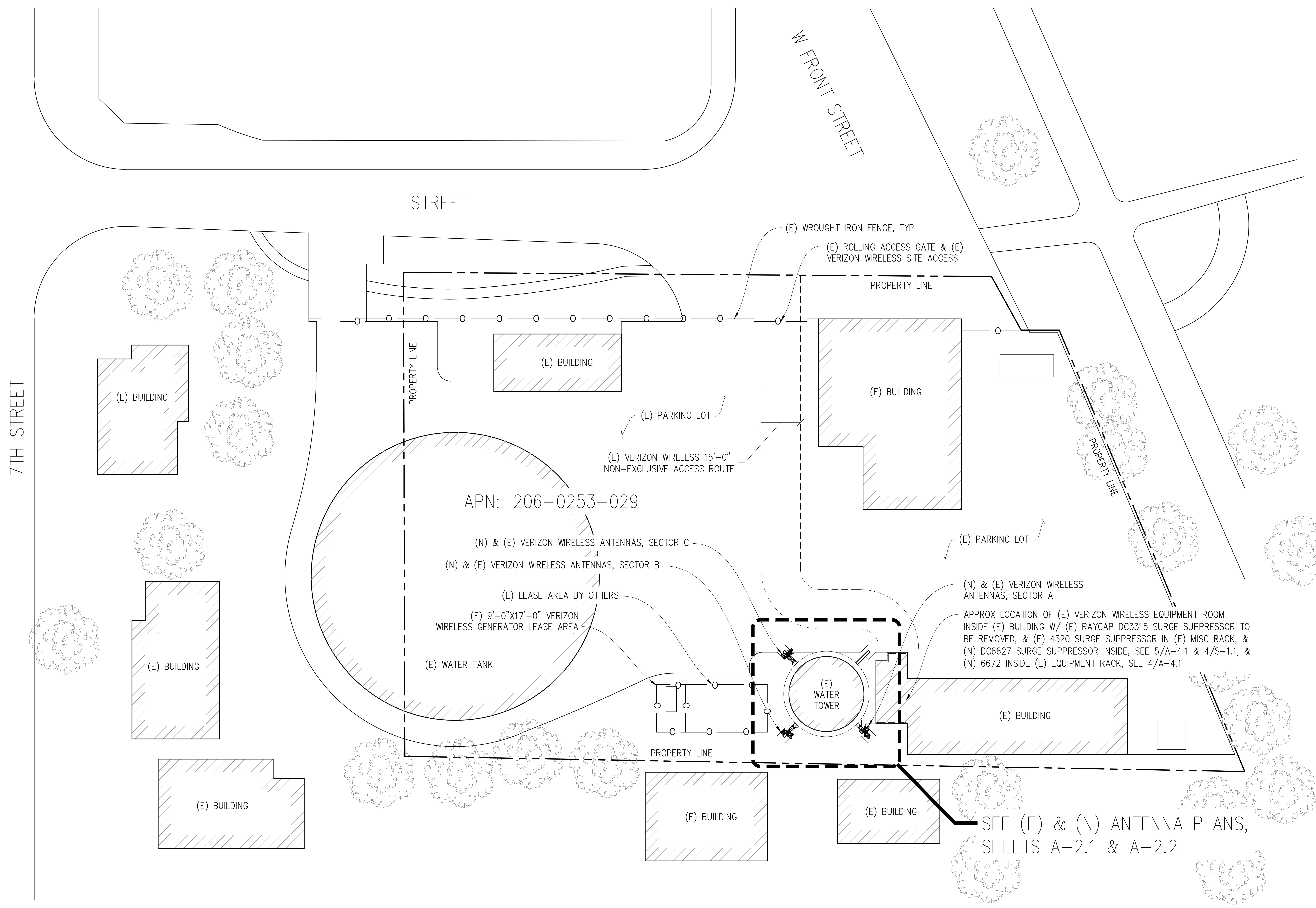
3843 Taylor Road, Suite A, Loomis, CA 95650
Contact: Kevin Sorensen Phone: 916-660-1930
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

T-1.2



OVERALL SITE PLAN

1"=20'-0"

0 10' 20' 40' 60' 100'

NOTICE

EXISTING TOWER TO BE ANALYZED BY OTHERS. STREAMLINE ENGINEERING & DESIGN INC. IS NOT RESPONSIBLE FOR THE EVALUATION OF THE EXISTING TOWER, BASE PLATE, ANCHOR BOLTS, FOUNDATION OR ANTENNA/RRU MOUNT FRAMING & CONNECTIONS FOR THE EXISTING AND NEW LOADING CONDITIONS.

NOTE: NO (N) BATTERIES REQUIRED FOR THIS MODIFICATION.

NOTE: NO (N) ELECTRICAL LOAD CONNECTIONS TO (E) ELECTRICAL PANEL REQUIRED FOR THIS MODIFICATION.

Issued For:

RIO LINDA

730 L STREET
RIO LINDA, CA 95673

PREPARED FOR

verizon

2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

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REGISTERED PROFESSIONAL ENGINEER
KEVIN R. SORENSEN
No. 4969
STRUCTURAL
STATE OF CALIFORNIA

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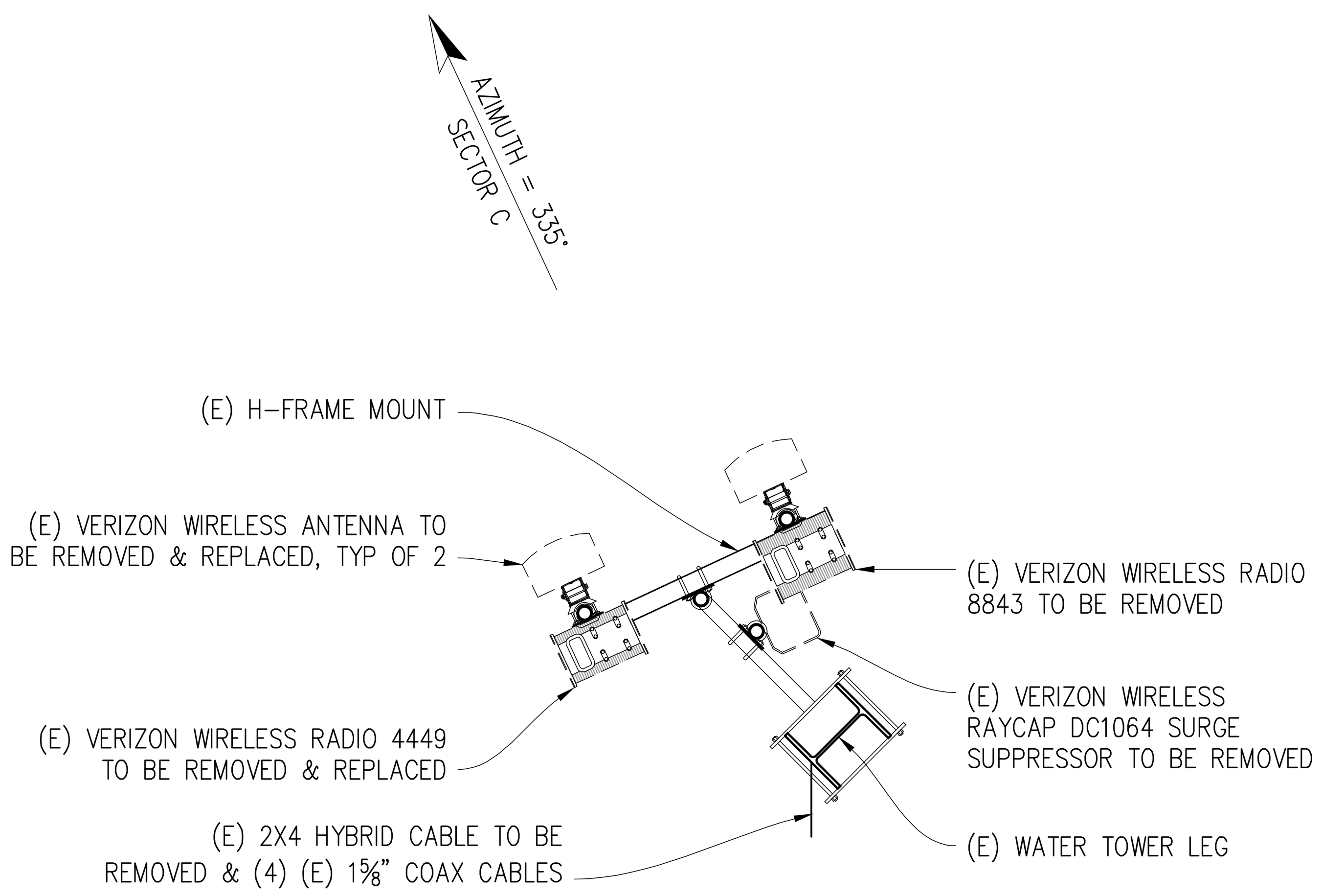
SHEET TITLE:

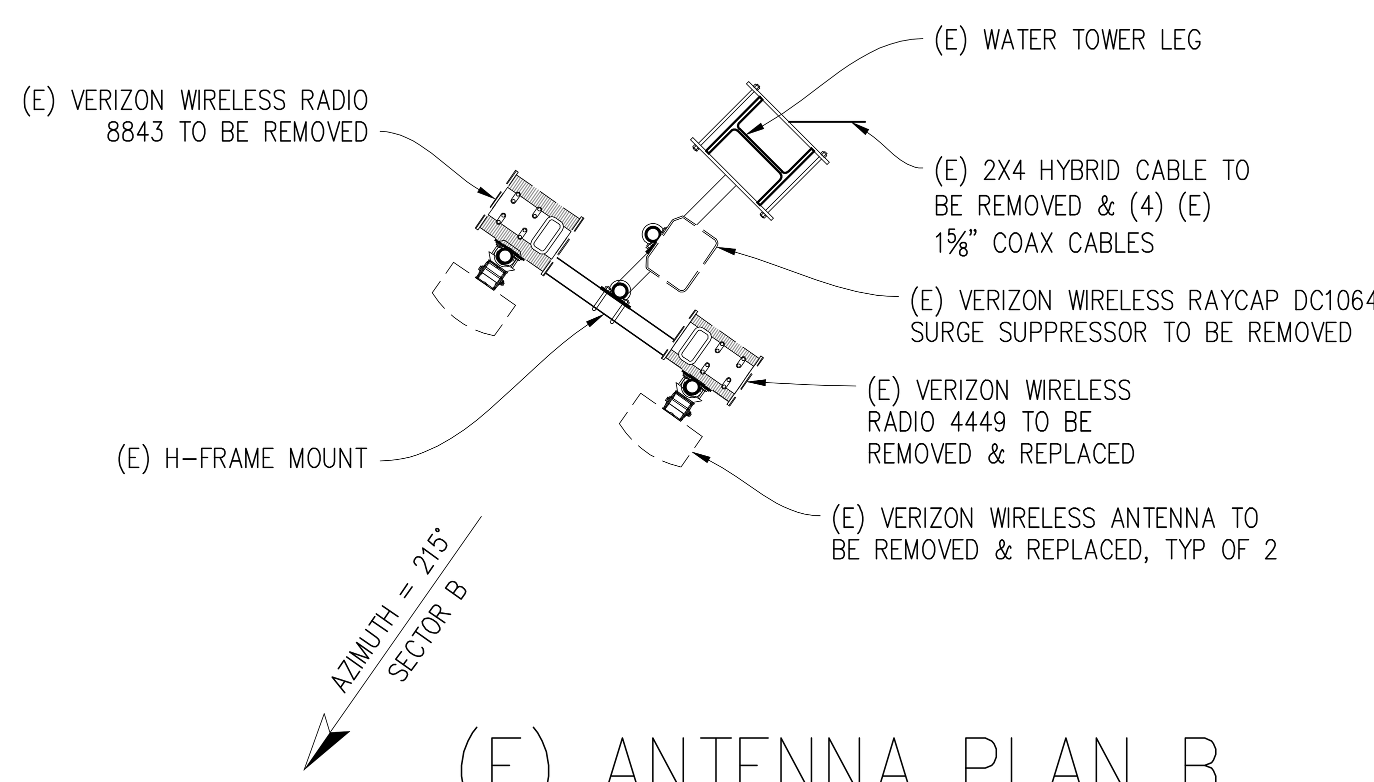
OVERALL SITE PLAN

SHEET NUMBER:

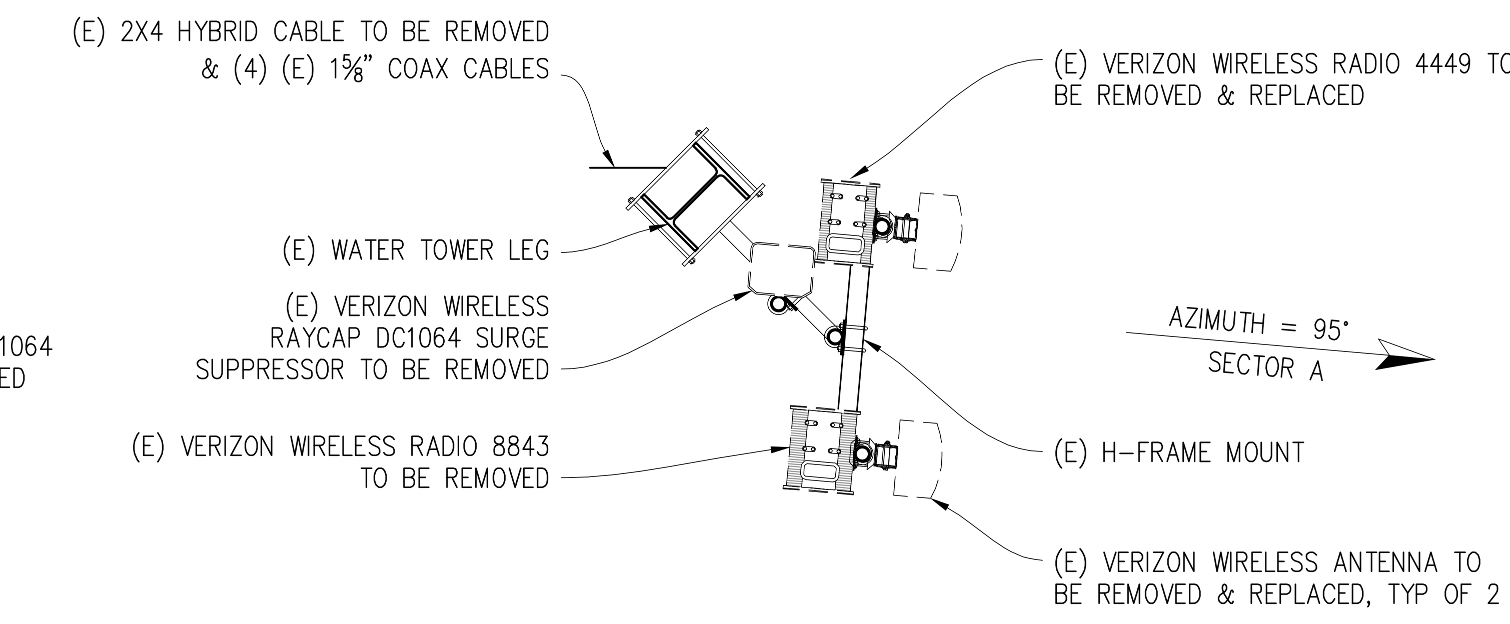
A-1.1



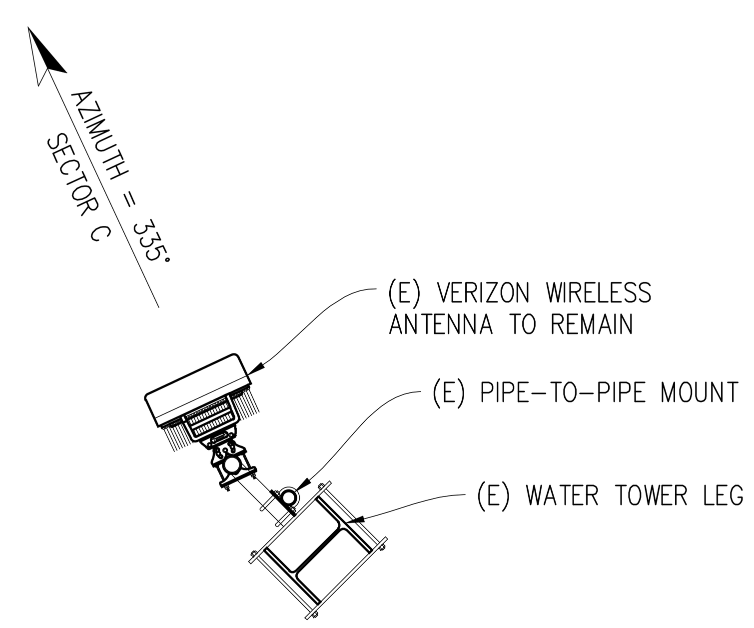
(E) ANTENNA PLAN C
RAD CENTER @ 82'
½"=1'-0"



(E) ANTENNA PLAN B
RAD CENTER @ 82'
½"=1'-0"

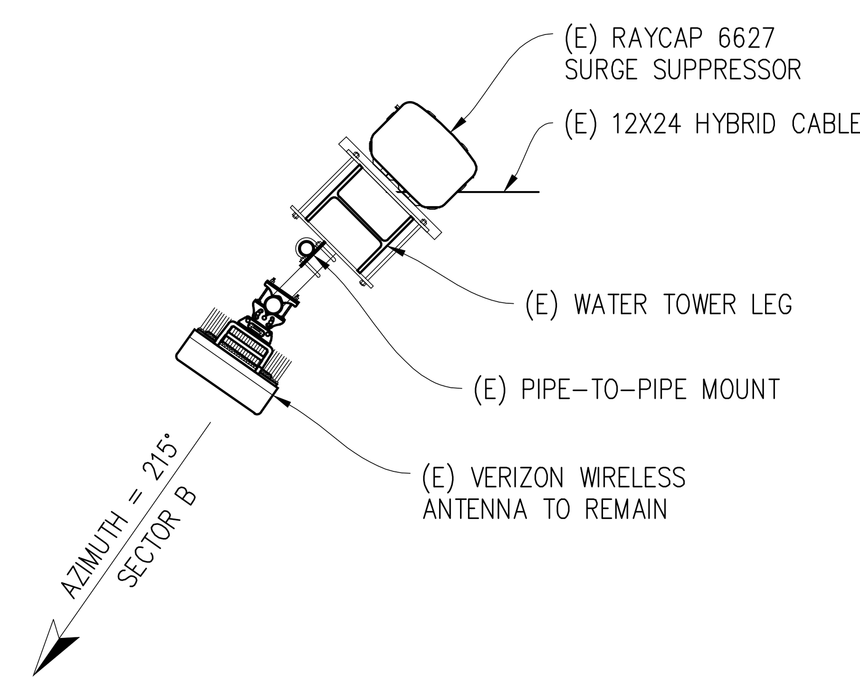


(E) ANTENNA PLAN A
RAD CENTER @ 82'
½"=1'-0"



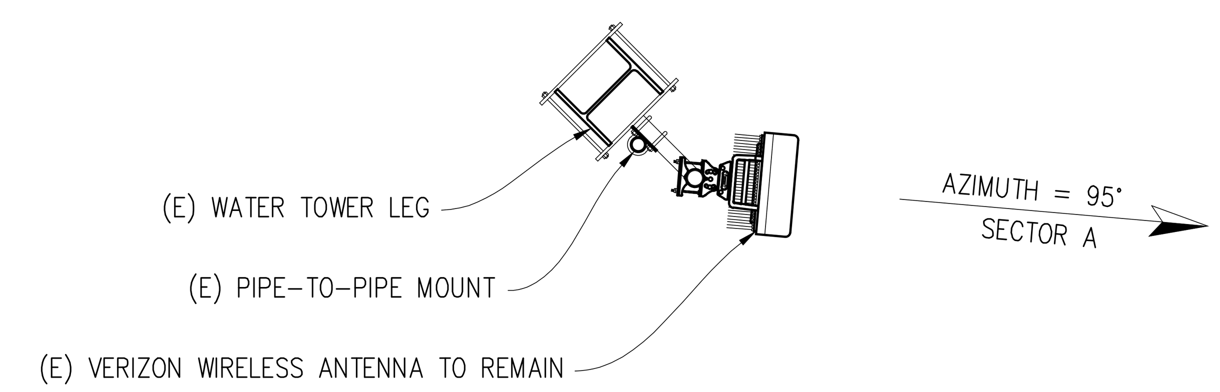
(E) ANTENNA PLAN C
RAD CENTER @ 75'
½"=1'-0"

NOTE:
NO CHANGES TO (E) ANTENNA PLAN @ THIS LEVEL



(E) ANTENNA PLAN B
RAD CENTER @ 75'
½"=1'-0"

NOTE:
NO CHANGES TO (E) ANTENNA PLAN @ THIS LEVEL



(E) ANTENNA PLAN A
RAD CENTER @ 75'
½"=1'-0"

NOTE:
NO CHANGES TO (E) ANTENNA PLAN @ THIS LEVEL

Issued For:
RIO LINDA
730 L STREET
RIO LINDA, CA 95673

PREPARED FOR
verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:
EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000219287
PROJECT ID:	17590981
DRAWN BY:	S. DAVIS
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Licensee:
REGISTERED PROFESSIONAL ENGINEER KEVIN R. SORENSEN No. [illegible]69 STRUCTURAL STATE OF CALIFORNIA

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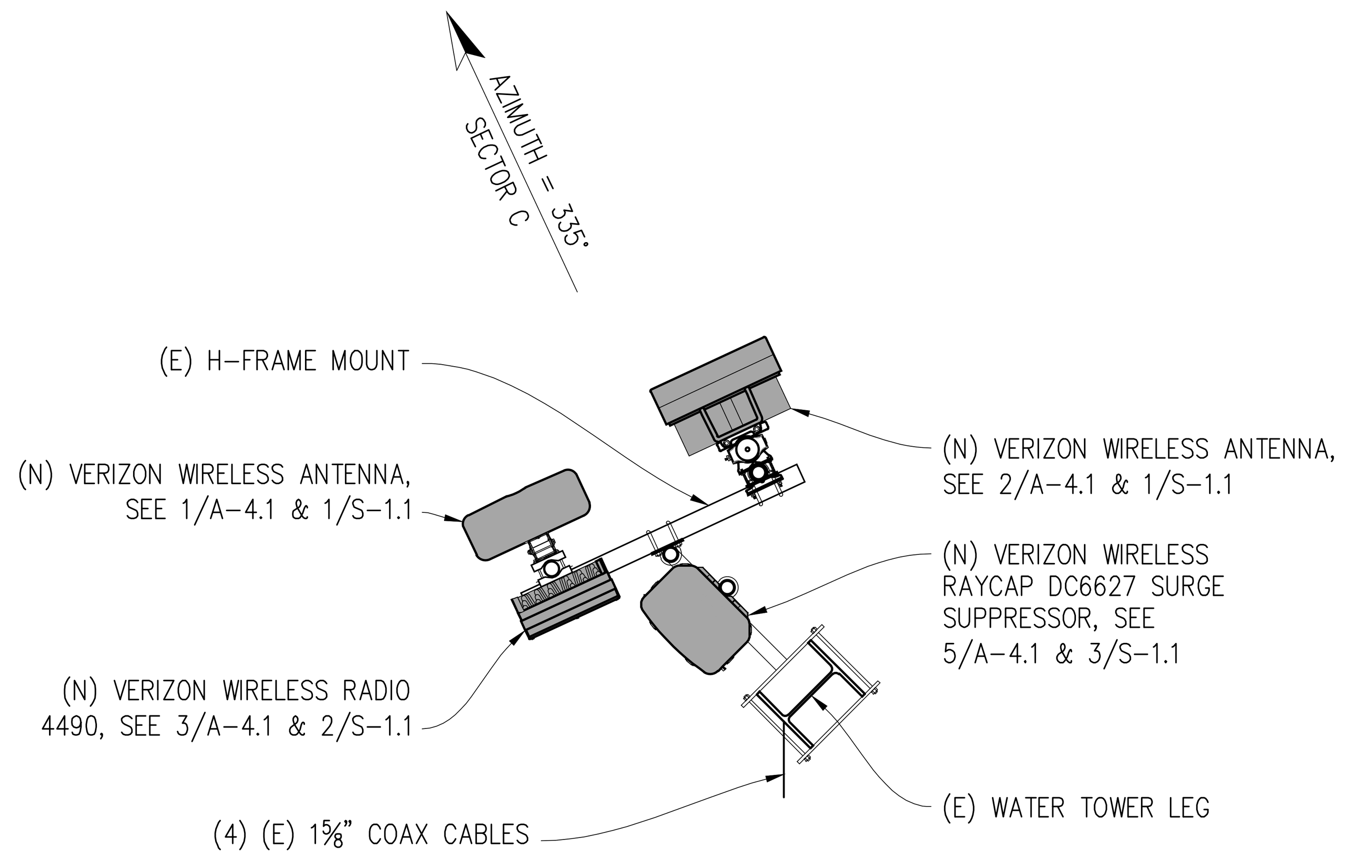
E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

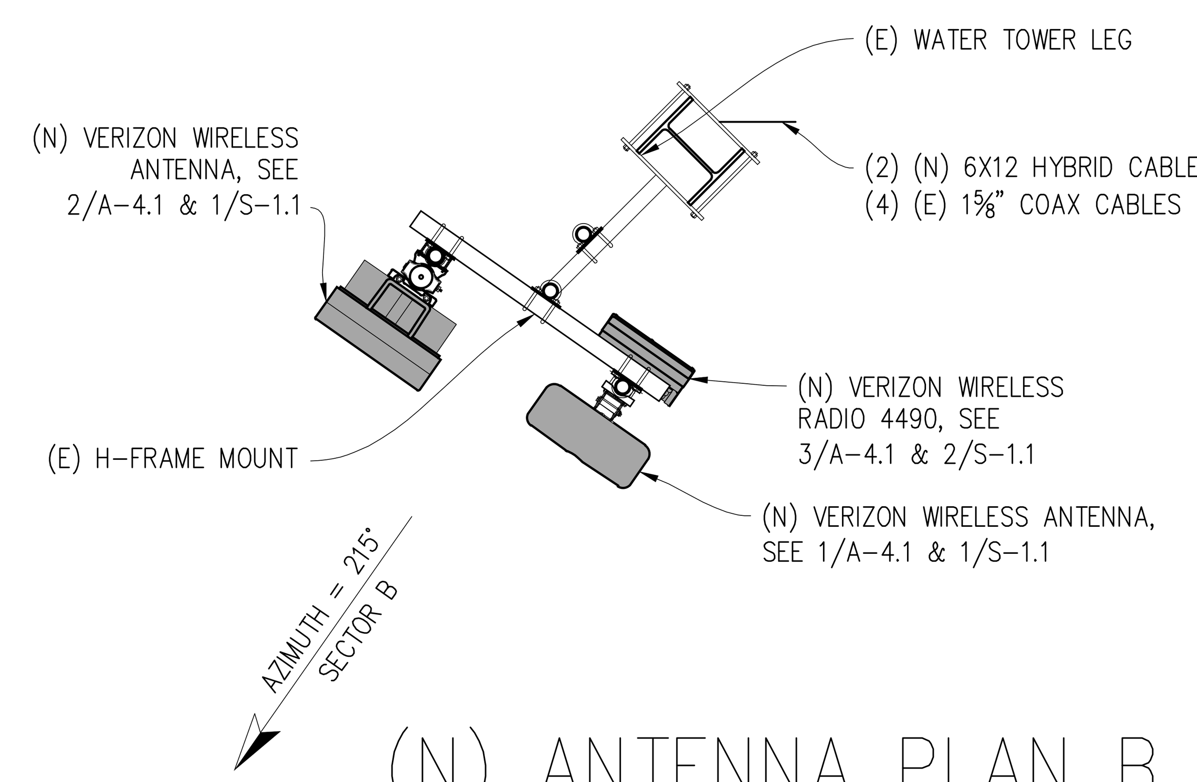
SHEET TITLE:
(E) ANTENNA PLANS

SHEET NUMBER:
A-2.1



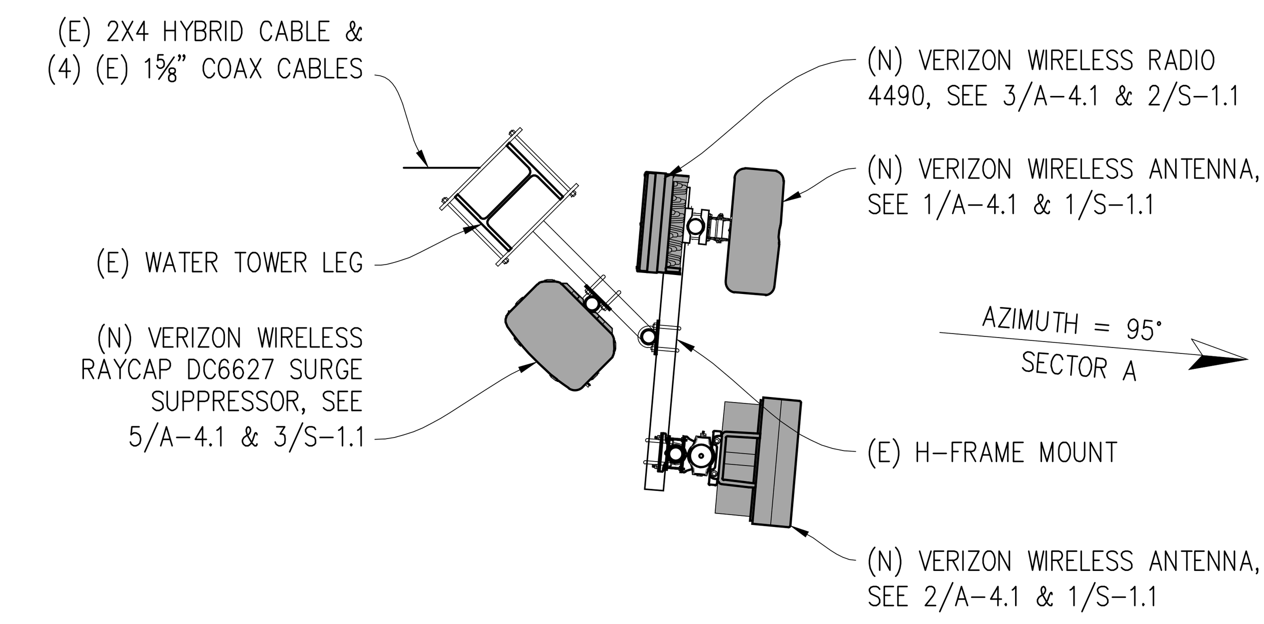
(N) ANTENNA PLAN C
RAD CENTER @ 82–83'
½"=1'-0"

NOTE:
PAINT OR 3M FILM WRAP ALL (N) ANTENNAS TO MATCH (E) WATER TANK.



(N) ANTENNA PLAN B
RAD CENTER @ 82–83'
½"=1'-0"

NOTE:
PAINT OR 3M FILM WRAP ALL (N) ANTENNAS TO MATCH (E) WATER TANK.

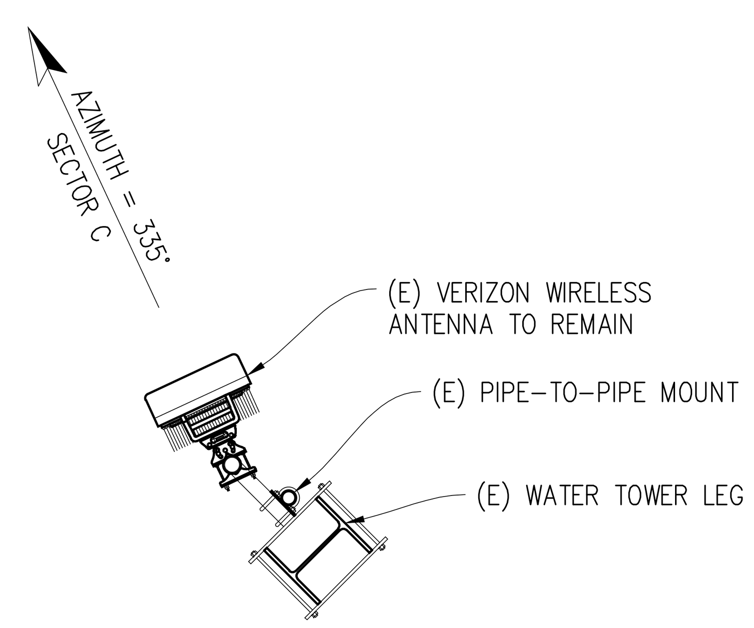


(N) ANTENNA PLAN A
RAD CENTER @ 82–83'
½"=1'-0"

NOTE:
PAINT OR 3M FILM WRAP ALL (N) ANTENNAS TO MATCH (E) WATER TANK.

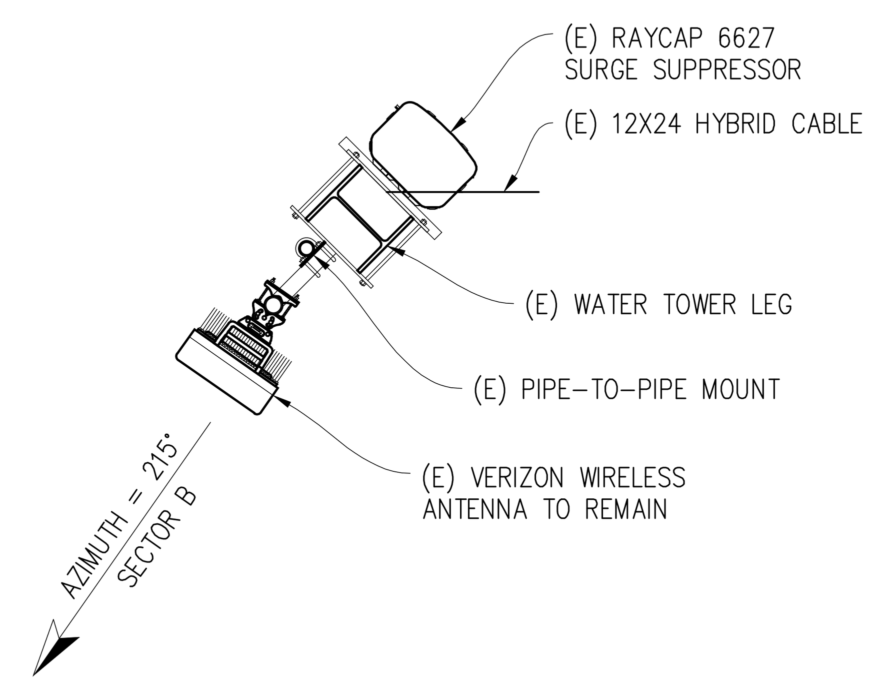
NOTE:

TOWER ENGINEERING SOLUTIONS. LLC IS PREPARING ALL MOUNT ANALYSIS AND MOUNT MODIFICATION DRAWINGS (WHEN REQUIRED). SEE SEPARATE PACKAGE FOR ALL DOCUMENTS.



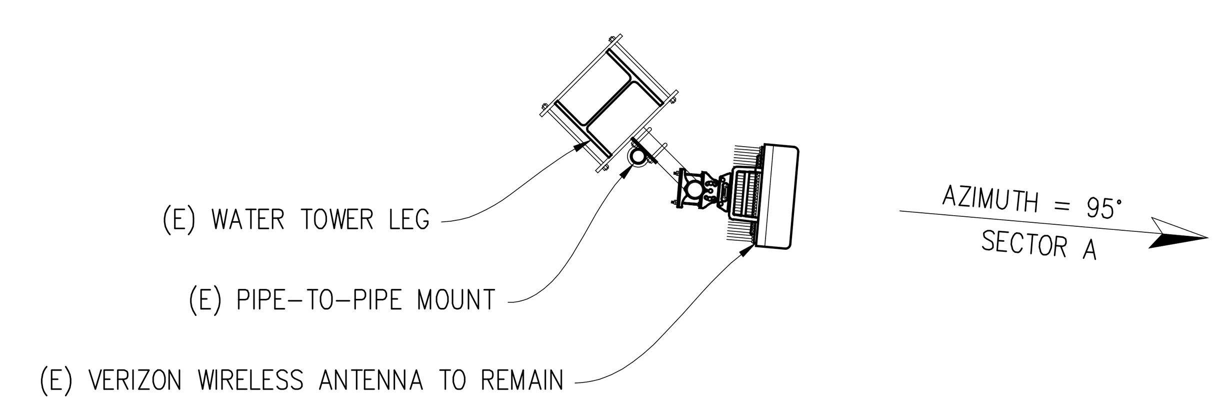
(E) ANTENNA PLAN C
RAD CENTER @ 75'
½"=1'-0"

NOTE:
NO CHANGES TO (E) ANTENNA PLAN @ THIS LEVEL



(E) ANTENNA PLAN B
RAD CENTER @ 75'
½"=1'-0"

NOTE:
NO CHANGES TO (E) ANTENNA PLAN @ THIS LEVEL



(E) ANTENNA PLAN A
RAD CENTER @ 75'
½"=1'-0"

NOTE:
NO CHANGES TO (E) ANTENNA PLAN @ THIS LEVEL

Issued For:

RIO LINDA

730 L STREET
RIO LINDA, CA 95673

PREPARED FOR

verizon
2770 SHADELANDS DR, BLDG 11
WALNUT CREEK, CA 94598

Vendor:

EPIC WIRELESS GROUP LLC
Connecting a Wireless World

MDG LOCATION ID:	5000219287
PROJECT ID:	17590981
DRAWN BY:	S. DAVIS
CHECKED BY:	S. SAVIG
APPROVED BY:	K. SORENSEN

ISSUE STATUS

REV	DATE	DESCRIPTION	CAD
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Licensee:

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KEVIN R. SORENSEN
STRUCTURAL
STATE OF CALIFORNIA

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E-Mail: kevin@streamlineeng.com Fax: 916-660-1941

SHEET TITLE:

(N) ANTENNA PLANS

SHEET NUMBER:

A-2.2

(N) RF SCHEDULE

SECTOR		ANTENNA MODEL NO.	AZIMUTH	CENTERLINE	RRU NO'S & MODEL #	# OF HYBRID CABLES	LENGTH OF CABLES	SURGE SUPPRESSOR	NO. OF DIPLEXERS	NO. OF COMBINERS
ALPHA	A1	NN-65B-HG-R1B	95°	±82'-0"	(1) RADIO 4490	SHARED	SHARED	SHARED	–	–
	A2	AIR 3283	95°	±83'-0"	INTEGRATED	(1) 6X12	±110'	(1) DC6627	–	–
	A3	AIR 6449	95°	±75'-0"	INTEGRATED	SHARED	SHARED	SHARED	–	–
BETA	B1	NN-65B-HG-R1B	215°	±82'-0"	(1) RADIO 4490	(1) 6X12	±134'	(1) DC6627	–	–
	B2	AIR 3283	215°	±83'-0"	INTEGRATED	SHARED	SHARED	SHARED	–	–
	B3	AIR 6449	215°	±75'-0"	INTEGRATED	SHARED	SHARED	SHARED	–	–
GAMMA	C1	NN-65B-HG-R1B	335°	±82'-0"	(1) RADIO 4490	SHARED	SHARED	SHARED	–	–
	C2	AIR 3283	335°	±83'-0"	INTEGRATED	SHARED	SHARED	SHARED	–	–
	C3	AIR 6449	335°	±75'-0"	INTEGRATED	(1) 12X24	±158'	(1) DC6627	–	–

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RIO LINDA, CA 95673

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WALNUT CREEK, CA 94598

Vendor:

EPIC
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KEVIN R. SORENSEN
No. 4469
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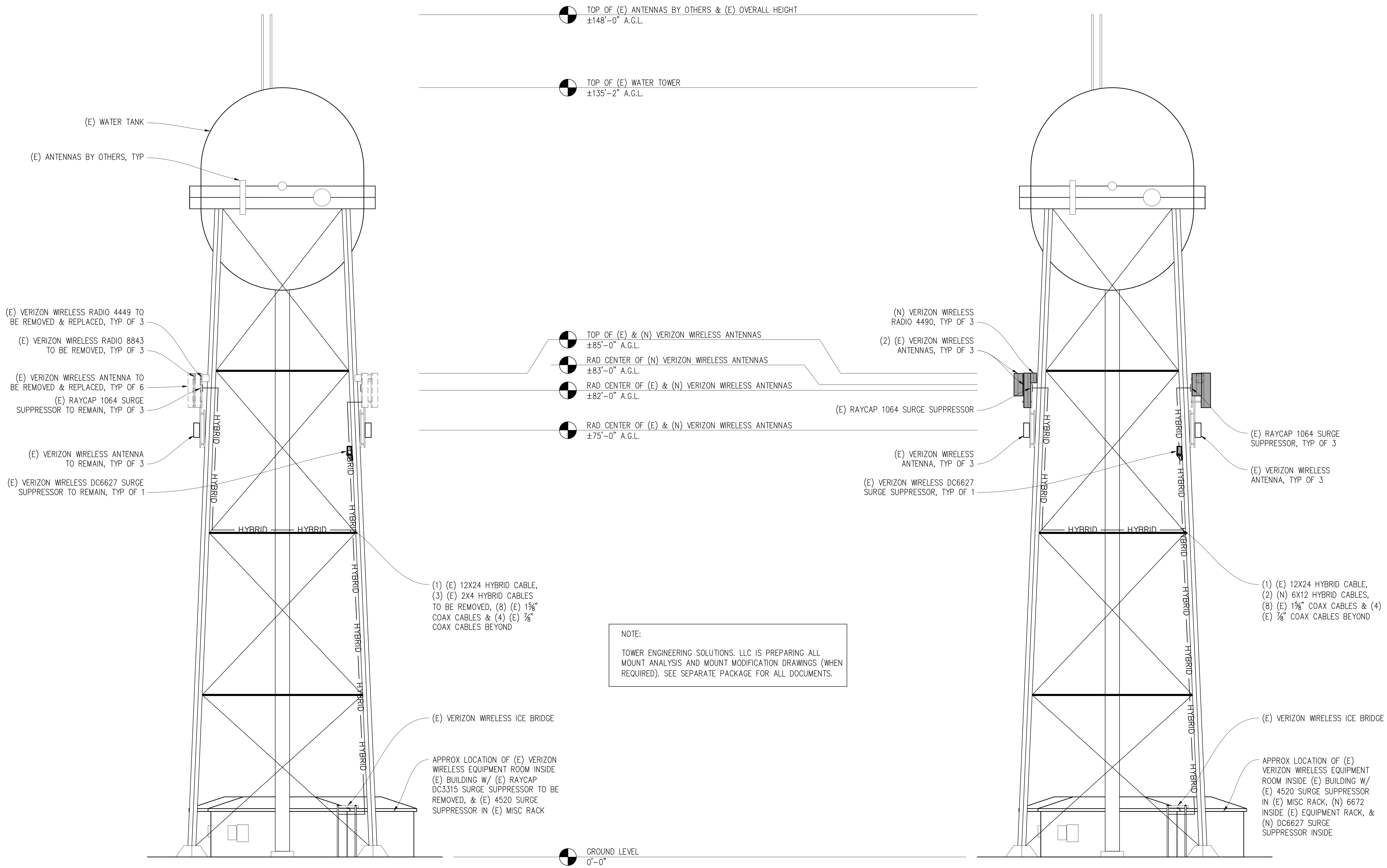
SHEET TITLE:

ANTENNA SCHEDULE

SHEET NUMBER:

A-2.3



NOTE:

TOWER ENGINEERING SOLUTIONS. LLC IS PREPARING ALL MOUNT ANALYSIS AND MOUNT MODIFICATION DRAWINGS (WHEN REQUIRED). SEE SEPARATE PACKAGE FOR ALL DOCUMENTS.

(E) WEST ELEVATION

⅛"=1'-0"

0 2' 4' 8' 12' 20' 28' 50'

(N) WEST ELEVATION

⅛"=1'-0"

0 2' 4' 8' 12' 20' 28' 50'

Issued For:

RIO LINDA

730 L STREET
RIO LINDA, CA 95673

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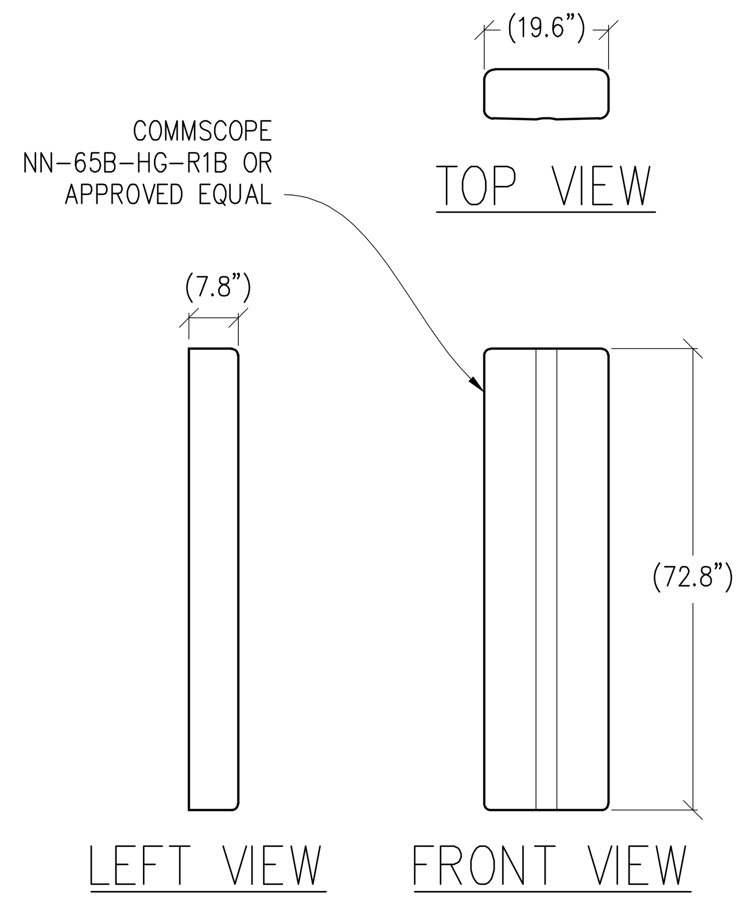
SHEET TITLE:

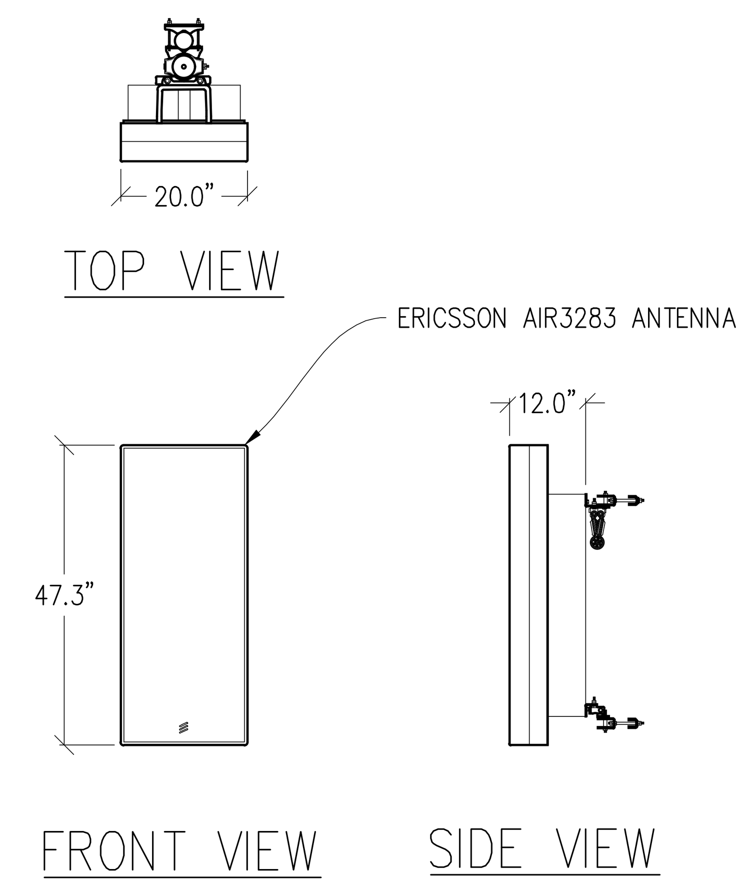
ELEVATIONS

SHEET NUMBER:

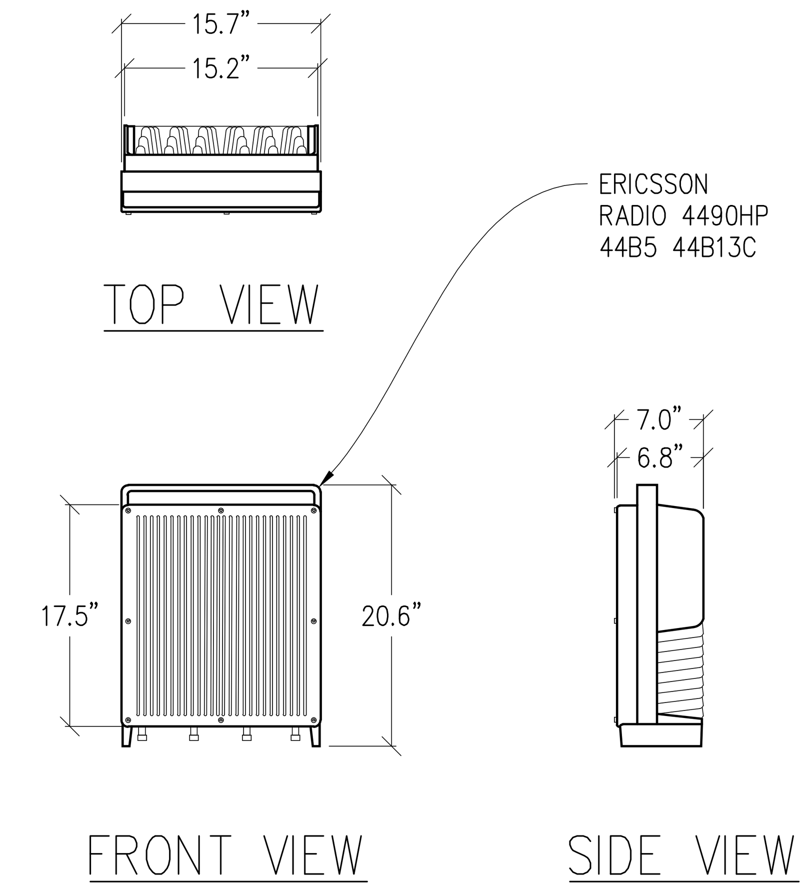
A-3.1



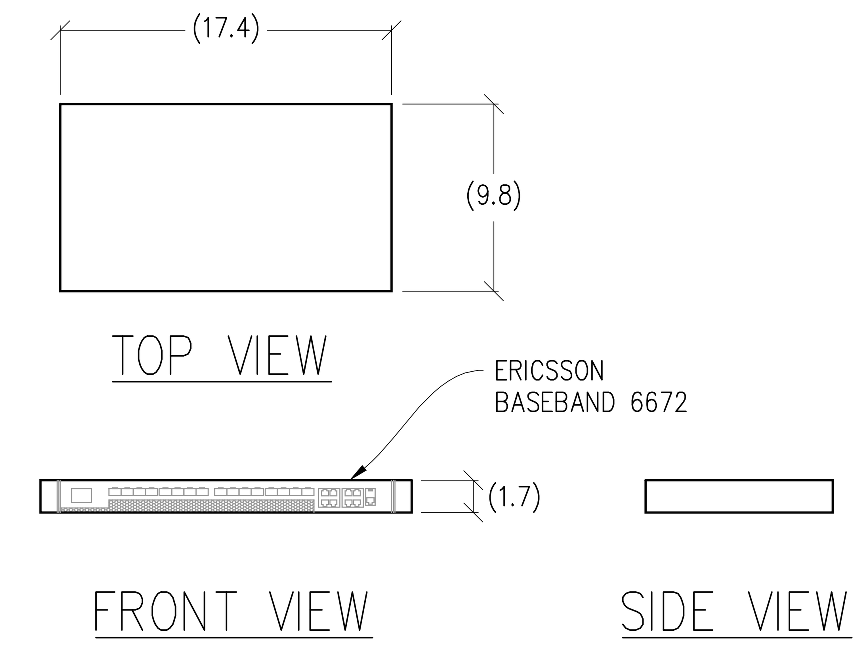
1 ANTENNA DETAIL
½"=1' MAX WEIGHT: 58.4 LBS



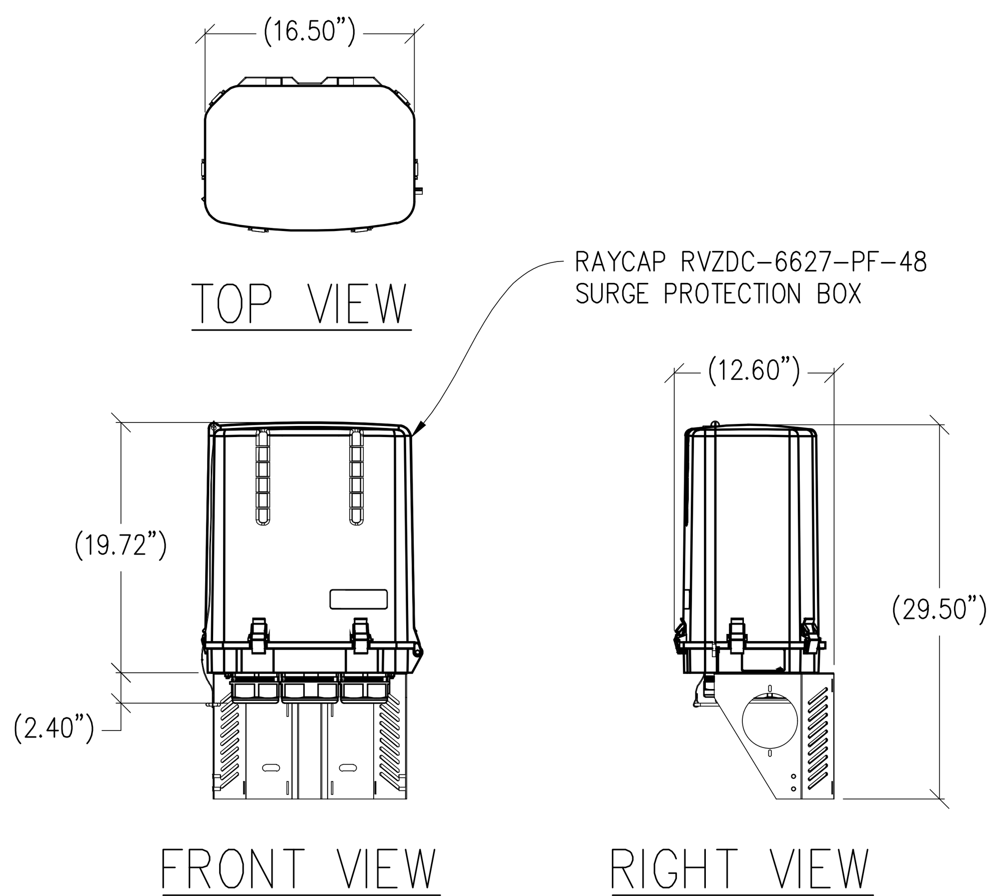
2 ANTENNA DETAIL
½"=1'-0" MAX WEIGHT: 110 LBS



3 RADIO 4490HP DETAIL
1"=1'-0" MAX WEIGHT: 68.4 LBS



4 RP 6672 UNIT
1½"=1'-0" WEIGHT: 13.2 LBS



5 SURGE PROTECTION BOX
1"=1'-0" MAX WEIGHT: 32.0 LBS

Issued For:

RIO LINDA

730 L STREET
RIO LINDA, CA 95673

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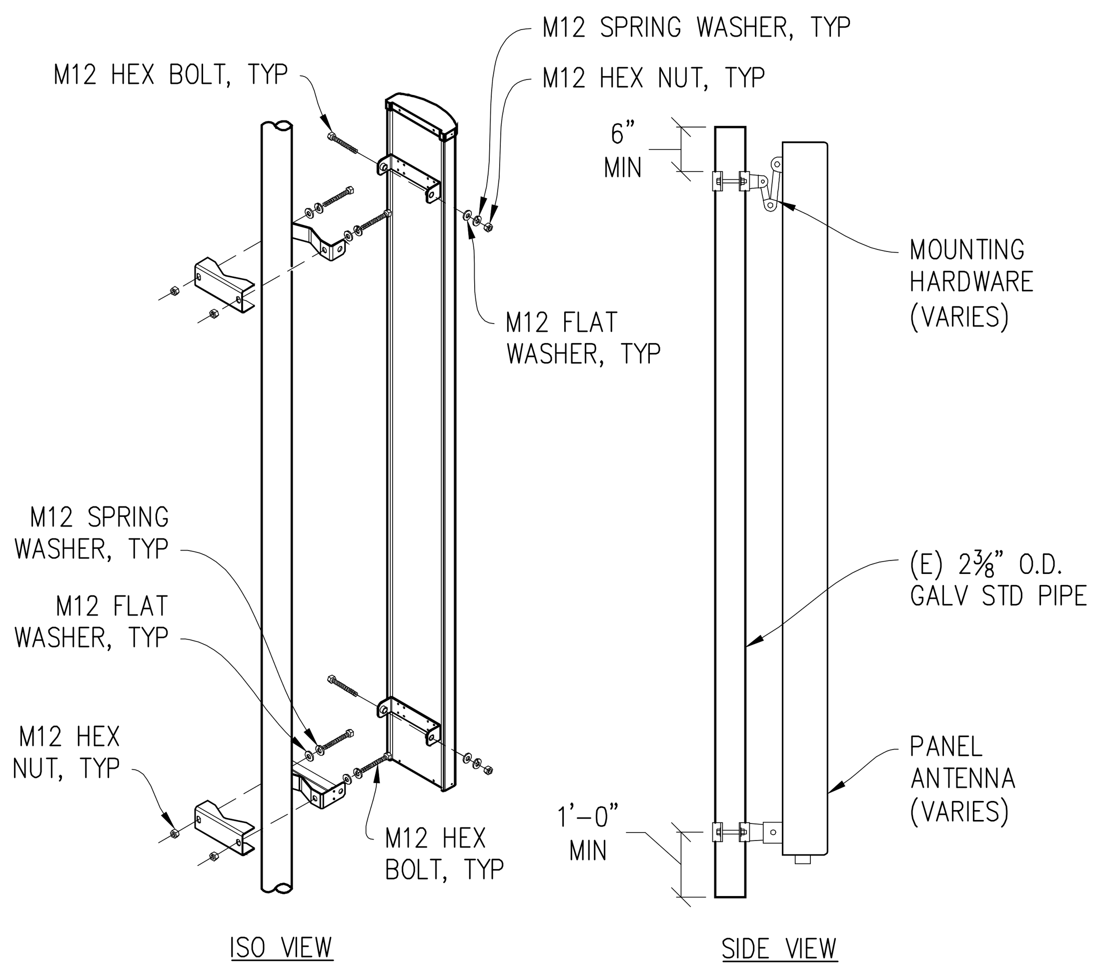
SHEET TITLE:

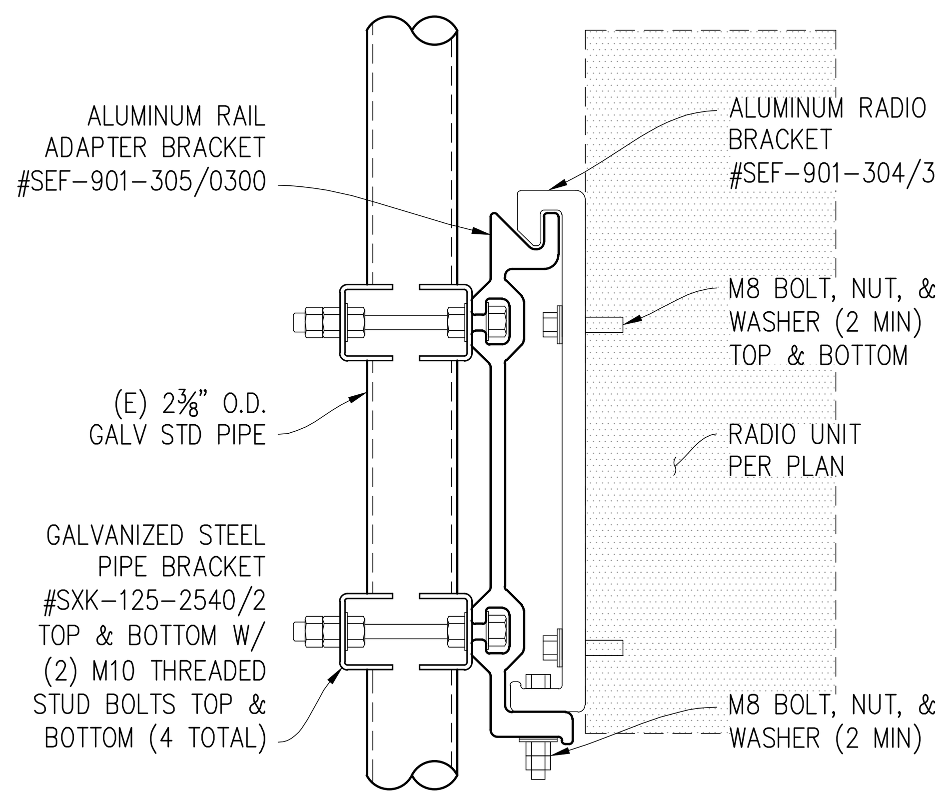
DETAILS

SHEET NUMBER:

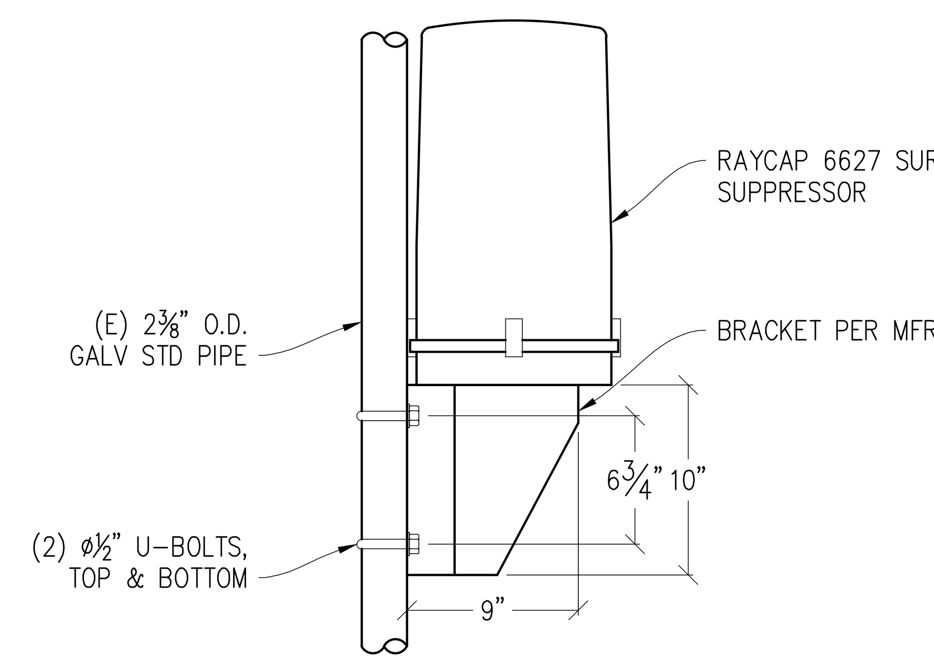
A-4.1



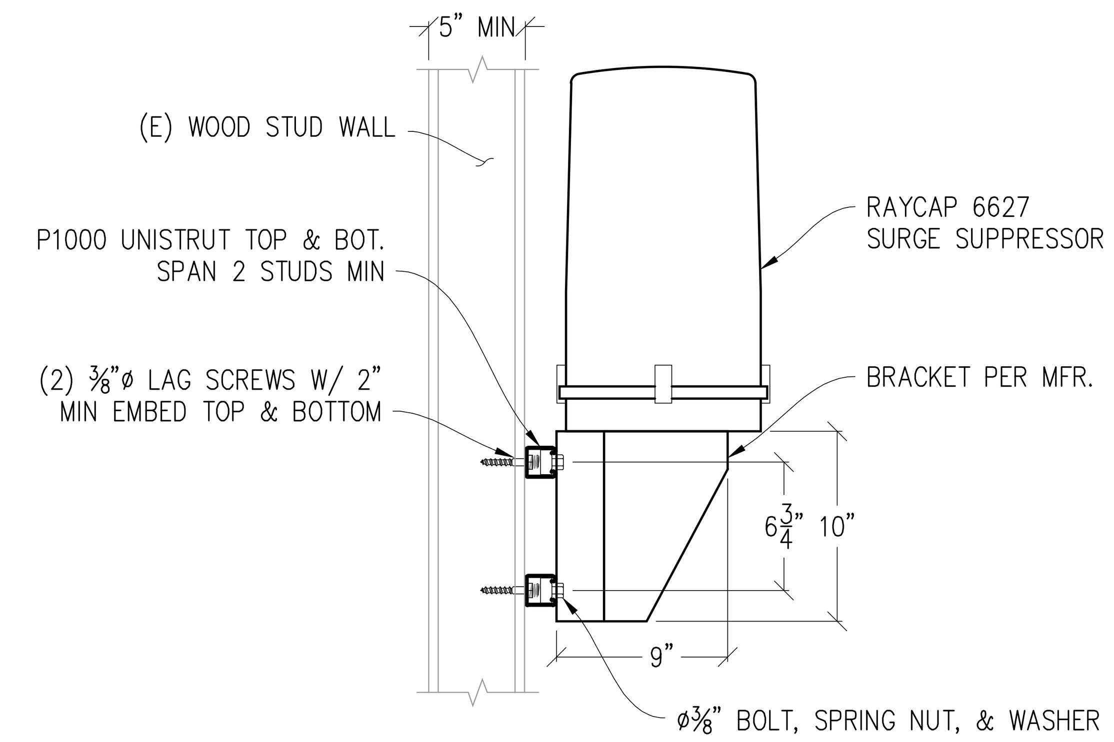
1 ANTENNA MOUNT
1"=1'-0"



2 RADIO UNIT MOUNTING
3"=1'-0"



3 SURGE PIPE MOUNT
1½"=1'-0"



4 SURGE WALL MOUNT DETAIL
1½"=1'-0"

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SHEET TITLE:

STRUCTURAL DETAILS

SHEET NUMBER:

S-1.1

PURCHASE AND SALE OF LEASE AGREEMENT

This Purchase and Sale of Lease Agreement (this "Agreement") is made as of the later of the dates set forth below the signatures to this Agreement (such date, the "Effective Date") by and between the party identified as "Buyer" on the signature page to this Agreement (such party, "Buyer") and the party identified as "Landlord" on the signature page to this Agreement (such party, "Landlord"). For valuable consideration, the receipt and sufficiency of which are acknowledged, Buyer and Landlord hereby agree as follows:

1. Definitions / Assignment of the Lease.

(a) For purposes of this Agreement, the following terms shall have the following meanings: (i) "Lease" shall mean, collectively, the documents and instruments attached hereto as Exhibit A; (ii) "Premises" shall mean the premises described in and leased to Tenant in accordance with the terms of the Lease; (iii) "Tenant" shall mean the lessee under the Lease as of the Effective Date (or any successor or assignee thereof); (iv) "Purchase Price" shall mean $285,000.00; (v) "Reversion Date" shall mean the earlier to occur of (A) the expiration or termination of the Lease (as may be extended through the Planned Reversion Date by Buyer pursuant to the rights granted hereunder), or (B) the Planned Reversion Date; (vi) "Agreement Term" shall mean the period commencing on the Effective Date and ending on the Reversion Date; (vii) "Planned Reversion Date" shall mean November 1, 2034; (viii) "Rent" shall mean all rent, income, charges, interest, penalties, fees and other revenue payable to Landlord under the Lease during the Agreement Term and with respect to the occupancy, use or enjoyment of the Premises whether described as base rent, additional rent, colocation rent, or holdover rent (including the Current Rent Payment), other than payments in respect of real property taxes and assessments payable by Tenant to lessor or the taxing authority pursuant to the Lease; (ix) "Person" shall mean any entity, trust, association or individual; and (x) the "Current Rent Payment" shall mean $1,847.34 (the amount of monthly or annual rent (as applicable) being paid by Tenant to Landlord as of the Effective Date).

(b) Effective upon the Effective Date, Landlord hereby sells, assigns, sets over, conveys and transfers to Buyer all of Landlord's right, title and interest in and to the Lease for the Agreement Term. In connection with the foregoing, Landlord agrees that prior to the Planned Reversion Date, Buyer shall have the exclusive right to exercise and enjoy all of the rights and benefits of Landlord under the Lease (including, without limitation, the sole right to (A) receive and collect all Rent; (B) enter into amendments of the Lease (subject to the other provisions of this Agreement); (C) enforce all of the lessor's rights and remedies under the Lease and applicable law at such time, in such manner, and in such order or combination as Buyer deems appropriate in Buyer's sole and absolute discretion; and (D) pursue, commence, defend and compromise any action or adversary proceeding relating to Tenant's obligations under the Lease). In the event that Buyer proposes to enter into any amendment of the Lease that materially alters or expands the obligations or liabilities of Landlord under the Lease as of the Effective Date, then prior to the execution of any such amendment, Buyer shall obtain the consent of Landlord, which consent shall not be unreasonably withheld, conditioned or delayed, and Landlord shall not be entitled to receive any additional consideration in exchange for such consent, unless mutually agreed to by the parties. Landlord shall reasonably cooperate in connection with any such amendment executed by Buyer (and approved by Landlord, to the extent required hereunder), including, without limitation, applying for and obtaining permits therefor. The foregoing sale and assignment is an absolute, unconditional and irrevocable sale and assignment.

2. Purchase Price.

(a) Upon the Effective Date, Buyer shall pay to Landlord, in consideration for the rights and interests granted by Landlord to Buyer herein, a one-time lump-sum amount equal to the Purchase Price, less applicable pro-rations of Rent. Buyer shall be responsible for applicable state and county transfer taxes imposed as a result of the consummation of the transactions set forth in this Agreement.

(b) In addition to the Purchase Price, Buyer shall pay to Landlord, on or before the fifteenth (15^{th}) calendar day of any calendar month, in arrears, an amount equal to fifty percent (50%) of the Extension Period Monthly Increase Amount (as hereinafter defined) in respect of the immediately preceding calendar month. For the purposes hereof, (a) the term "Extension Period Monthly Increase Amount" shall mean, in respect of any calendar month during the Extension Period, an amount equal to the positive difference, if any, between (i) the monthly base rent which Buyer actually receives during such calendar month under and pursuant to the terms of an Extension

Agreement, minus (ii) the Final Monthly Rent Amount; (b) the term "Extension Period" shall mean the period, if any, after the Full Expiration Date of the Lease; (c) the term "Full Expiration Date" shall mean the date on which the Lease would expire by its terms after taking into account all options which Tenant may have as of the Effective Date to extend or renew the term of the Lease, and assuming for the purposes hereof timely and proper exercise by Tenant of all such options; (d) the term "Extension Agreement" shall mean a written agreement executed after the Effective Date and delivered by Buyer and Tenant pursuant to which Buyer agrees to extend the term of the Lease to a date which is later than the Full Expiration Date but prior to the Planned Reversion Date; and pursuant to which Tenant agrees to pay to Buyer a monthly base rent in excess of the Final Monthly Rent Amount during the Extension Period; (e) the term "Final Monthly Rent Amount" shall mean, subject to the adjustments and exclusions as hereinafter set forth in this Section, the monthly base rent required of Tenant under the Lease in respect of the calendar month immediately preceding the calendar month in which the Full Expiration Date occurs, without taking into account any credits or abatements thereof in favor of Tenant, including without limitation any right to abate rent in the final month of the Lease or to have some or all of a security deposit applied to rent in the final month of the Lease. The Final Monthly Rent Amount shall be adjusted from time to time to reflect any cost of living adjustments, fixed percentages adjustments or other similar adjustments which would have had the effect of increasing the monthly base rent payable after the Full Expiration Date if the Extension Agreement had not been executed and delivered. The Extension Period shall not include any kind of holdover tenancy expressly provided or referenced in the Lease in respect of the period after the Full Expiration Date.

3. Landlord's Obligations.

(a) Notwithstanding the assignment of Landlord's rights under the Lease to Buyer, Landlord shall continue to pay, perform and otherwise discharge all obligations and liabilities of the lessor under the Lease and in respect of the Premises, whether arising prior to, on, or after the Effective Date. By way of illustration and not limitation, Landlord shall (i) fully, faithfully and timely perform all covenants to be performed by the lessor under the Lease; (ii) not suffer or allow any breach, default or event of default by the lessor to occur thereunder; and (iii) not take any action for the purpose, or with the effect, of inducing or causing Tenant to terminate the Lease (including, but not limited to, denying Tenant access to the Premises), or exercise, or not exercise, a right to renew or extend the Lease. Landlord hereby indemnifies and holds Buyer harmless from and against any and all claims, expenses, costs, obligations or other liabilities with respect to the performance (or lack of performance) of Landlord's obligations under the Lease, arising or incurred prior to, on, or after the Effective Date. Landlord agrees that nothing contained herein, and no action or forbearance on the part of Buyer (including, without limitation, the collection of Rent), shall constitute or be construed as an assumption by Buyer of any obligation or liability of Landlord under the Lease or in respect of the Premises, whether arising or accruing prior to, on, or after the Effective Date. Landlord further agrees that Buyer shall not have any liability or obligation with respect to the care, management or repair of the Premises or any land adjacent thereto, or any improvements thereon, or for any injury or damage sustained by any Person in, on, under, or about the Premises.

(b) Notwithstanding the foregoing, Landlord shall be entitled to enforce those rights and remedies of lessor under the Lease with respect to any obligation or covenant of Tenant under the Lease which is not related to the payment of Rent (collectively, "Tenant Obligations" and each, a "Tenant Obligation"). If Landlord desires to enforce any rights or remedies of lessor under the Lease with respect to a default of any Tenant Obligation, then Landlord shall deliver to Buyer a written notice of a default by Tenant (a "Tenant Default Notice") which Landlord believes to exist under the Lease, identifying which Tenant Obligation is in default by Tenant, and describing in reasonable detail the manner and time in which the default by Tenant occurred or arose. Buyer may elect, in its sole and absolute discretion, by delivery of written notice (a "Buyer Notice") to Landlord within twenty (20) days after receipt of the Tenant Default Notice, to enforce the rights and remedies of lessor under the Lease against Tenant with respect to the applicable default (provided that if the applicable default is that Tenant's activities or improvements are outside of the boundaries of the Premises or if the applicable default has caused or is reasonably likely to cause (i) damage to or overloading of the Premises or its systems, (ii) bodily injury or death, or (iii) Landlord or the Premises to be in violation of law, then Landlord may (exclusively) immediately proceed to enforce any remedies available to it and notify Buyer as soon as reasonably possible thereafter, provided that Landlord shall in no event seek or threaten to terminate the Lease or evict or dispossess Tenant from the Premises). Subject to the immediately preceding sentence, if Buyer delivers the applicable Buyer Notice, then Buyer shall have the right to enforce the rights and remedies of lessor under the Lease with respect to such default, and shall diligently pursue the enforcement thereof to the extent commercially reasonable at Buyer's sole cost and expense. If Buyer does not deliver the applicable Buyer Notice in accordance with the requirements hereof, then Landlord shall have the right, in addition to any other rights that it may have at law or in equity, to bring a court action for specific performance or money damages, provided that Landlord shall not seek or threaten to terminate the Lease or evict or dispossess Tenant from the Premises. Should Buyer elect, within a Buyer Notice, to enforce a breach of any Tenant Obligation, then any legal fees or other costs incurred to enforce any such Tenant Obligation shall be Buyer's responsibility.

4. Cooperation. Landlord shall promptly (i) furnish to Buyer such information as Buyer reasonably requests (including documents and records in Landlord's possession, custody or control) regarding the Lease, the Premises or Tenant; (ii) provide access to the Premises (to the extent not prohibited by the Lease) for the purpose of Buyer's inspection of the Premises and improvements thereon, and such other purposes as Buyer reasonably deems appropriate; and (iii) deliver to Buyer any written communications between Landlord and Tenant, and any notices or written communications from any other Person relating to the Lease or the Premises.

5. Notice to Tenant. On or prior to the Effective Date, Landlord has executed and furnished to Buyer three (3) originals of a notification letter to Tenant (the "Tenant Notification Letter") directing Tenant to pay Rent directly to Buyer. Landlord shall be responsible for taking any action requested by Buyer as is appropriate to give Tenant notice of the sale and assignment of the Lease and to cause Tenant to commence payment of Rent directly to Buyer. After the Effective Date, Landlord shall notify Buyer by facsimile transmission, within ten (10) calendar days of Landlord's receipt, of any payment in respect of Rent that is applicable to any period after November 1, 2014, and Landlord shall forward such payment to Buyer within ten (10) business days. If Landlord fails or refuses to forward any such payment to Buyer that is applicable to any period after November 1, 2014, then, in addition to its other rights and remedies hereunder, Buyer shall be entitled to receive a processing fee equal to $250.

6. Impositions. Landlord shall pay and perform in a timely manner all mortgages that are liens against the Premises. Landlord shall pay or cause to be paid, prior to delinquency, all taxes, charges and other obligations (collectively, "Impositions") that are, or could become, liens against any portion of the Premises, whether existing as of the Effective Date or are thereafter created or imposed, and Buyer shall have no obligation or liability therefor. If any Imposition, or any installment thereof, is not paid within the time hereinabove specified, then Buyer shall have the right, but not the obligation, in addition to its other rights under this Agreement and applicable law, to pay and/or discharge such Imposition, together with any penalty and interest thereon, and Landlord shall reimburse Buyer therefor immediately upon payment by Buyer thereof and if Buyer so elects by written notice to Landlord, then such amount shall constitute a lien upon Landlord's right, title and interest in the real property upon which the Premises are located. Buyer shall be subrogated to the rights of the Person to whom the Imposition was due, and such lien shall have priority, benefit, or rights and remedies, as were formerly available to such Person with respect to the Imposition.

7. Remedies. If Buyer determines in its reasonable discretion that Landlord has failed to perform any covenant, obligation or duty which Landlord is bound to perform under the Lease or any other agreement or applicable law relating to the Lease or the Premises, Buyer shall deliver to Landlord a written notice of a default (a "Default Notice") and Landlord shall have thirty (30) days from receipt of such Default Notice to cure the applicable default (such period, the "Cure Period"). If Landlord fails to cure the applicable default within the Cure Period, then, in addition to Buyer's rights and remedies in Section 6, Buyer shall have the right to perform such covenant, obligation or duty, and Landlord shall, within thirty (30) days of receipt of an invoice therefor, reimburse Buyer for all costs and expenses incurred by Buyer in connection therewith, together with a fee in an amount not less than $250, as reasonably determined by Buyer. In addition to all other rights and remedies of Buyer under this Agreement, Buyer may enforce this Agreement in an action for specific performance, injunction, and any other equitable rights and remedies under applicable law, other than the appointment of a receiver (it being agreed by Landlord that money damages may not be an adequate remedy for the harm caused to Buyer by a breach or default by Landlord under this Agreement).

8. Representations. Landlord hereby represents and warrants to Buyer, that as of the Effective Date (and Landlord agrees that each of the representations, warranties and agreements made by it in this Section 8 and elsewhere in this Agreement is material to Buyer):

(a) The Lease and each Closing Document (as hereinafter defined) constitute the legal, valid and binding obligation of Landlord, enforceable against Landlord in accordance with their terms.

(b) The execution, delivery and performance by Landlord of the Lease did not, and the Closing Documents do not, violate or conflict with the terms of Landlord's organizational documents (if applicable) or any agreement to which Landlord is a party or by which Landlord or the Premises is bound and do not violate or conflict with any law, rule, regulation, judgment, order or decree to which Landlord is subject.

(c) Any permits, licenses, consents, approvals and other authorizations which are necessary or appropriate in connection with Landlord's execution, delivery or performance of the Lease were obtained by Landlord and are in full force and effect. Any permits, licenses, consents, approvals and other authorizations which are necessary or appropriate in connection with Landlord's execution, delivery or performance of the Closing Documents have been obtained by Landlord and are in full force and effect.

(d) There is no pending or threatened action, suit or proceeding that, if determined against Landlord, would adversely affect Landlord's ability to enter into the Closing Documents or to perform its obligations thereunder.

(e) A true, correct, and complete copy of the Lease (including all amendments, modifications, supplements, waivers, renewals and extensions thereof) and of each memorandum of lease, memorandum of commencement, non-disturbance agreement, estoppel certificate, assignment, sublease and other instrument or agreement executed by Landlord or Tenant in connection therewith or relating thereto, together with all amendments or supplements thereof (if any) is attached hereto as Exhibit A.

(f) Landlord owns one-hundred percent (100%) of the fee title to the Premises, subject to no claim, lien, encumbrance or exception to title other than those, if any, disclosed in the preliminary title report (the "Title Report") obtained by Buyer and provided to Landlord in connection with the transactions set forth herein. Landlord owns one-hundred percent (100%) of the lessor's right, title and interest in and to the Lease, subject to no claim, lien, encumbrance or exception to title other than those, if any, disclosed on the Title Report. Except as disclosed on the Title Report, Landlord has not previously deeded, granted, assigned, mortgaged, pledged, hypothecated, alienated or otherwise transferred any of its right, title and interest in and to the Lease or the Premises, or any part thereof, to any other Person.

(g) Other than the Lease, there are no agreements, arrangements or understandings (oral or written) to which Landlord is a party or by which it is bound, relating to the Lease or to the Premises. The Lease constitutes the legal, valid and binding obligation of Tenant, enforceable against Tenant in accordance with its terms.

(h) The Current Rent Payment is the true and accurate sum due and payable under the Lease as of the Effective Date in respect of base rent. The Current Rent Payment is subject to adjustment or re-calculation only at the time and in the manner, if any, set forth in the Lease. Tenant has no right of offset, abatement, or deduction, and, except as set forth in the Lease, no period of free or reduced Rent. Except to the extent the Current Rent Payment is made on an annual basis, Tenant has not paid, and Landlord has not collected, any Rent in respect of any period more than thirty (30) calendar days from the Effective Date, nor has Landlord received any security deposit, letter of credit, guaranty or other security for Tenant's obligation for payment of Rent.

(i) Landlord has not breached or defaulted upon Landlord's obligations under the Lease, and no fact or circumstance presently exists which, with the giving of notice or the lapse of an applicable cure period, or both, would constitute a breach or default by Landlord under the Lease. To the best of Landlord's knowledge, Tenant has not breached or defaulted upon Tenant's obligations under the Lease, and no fact or circumstance presently exists which, with the giving of notice or lapse of an applicable cure period, or both, would constitute a breach or default by Tenant under the Lease. At no time on or prior to the Effective Date has Landlord delivered or received notice of a breach or default by either Landlord or Tenant under the Lease or notice of the existence of a fact or circumstance which, with the giving of notice or the lapse of an applicable cure period, or both, would constitute a breach or default by either Landlord or Tenant under the Lease. Tenant is currently occupying the Premises and has not notified Landlord of any intention or desire to terminate the Lease or surrender or abandon the Premises. Without limiting the generality of the foregoing, Tenant has not notified Landlord of the existence of a fact or circumstance the continuance of which would cause Tenant (or would have a reasonable likelihood of causing Tenant) to terminate the Lease or surrender or abandon the Premises, or to withhold payment of any Rent or fail to extend or renew the Lease.

(j) To the best of Landlord's knowledge and belief, Tenant is not in the process of negotiating any sublease of the Premises with any person or entity that is unaffiliated with Tenant.

(k) Tenant's use and enjoyment of the Premises does not depend upon any license, easement or similar agreement (other than licenses and easements that may be granted in the Lease) for access or utility purposes. If Tenant's use and enjoyment of the Premises depends upon any such license, easement or similar agreement, then Landlord hereby assigns all of its right, title and interest in and to such license, easement or similar agreement to Buyer and such license, easement or similar agreement shall, for the purposes of this Agreement, be deemed to be included in the term "Lease".

9. Memorandum. On or prior to the Effective Date, Landlord has executed and delivered to Buyer three (3) originals of a memorandum of this Agreement in recordable form (the "Memorandum"; together with this Agreement, the "Closing Documents" and each, a "Closing Document"). Buyer may record the Memorandum in the real property records of the jurisdictions in which the Premises are located, and in such other place or places as Buyer deems appropriate. Buyer's interest in the Lease and the Premises is intended to and shall be an interest in real property. Notwithstanding the foregoing, Buyer may elect to file in such place or places as Buyer deems appropriate one or more financing and continuation statements under the Uniform Commercial Code naming Landlord as debtor and the Lease, the Rent, and the proceeds thereof as collateral, and in the event that Buyer's interest in such collateral is later determined to be an interest in personal property rather than in real property, then Landlord agrees that this Agreement shall constitute a pledge and security agreement with respect to such collateral and that Buyer shall have a perfected security interest in such collateral.

10. Casualty and Eminent Domain. Landlord shall promptly notify Buyer of any casualty to the Premises or the exercise of any power of eminent domain, or threat thereof, relating to the Premises, or any portion thereof. Buyer shall be entitled to receive any condemnation award attributable to the value of the lessor's interest under the Lease for the Agreement Term. Landlord shall not settle or compromise any condemnation award relating to the Premises except upon thirty (30) days prior written notice to Buyer.

11. Notices. Any notice required or permitted to be given hereunder shall be in writing and shall be served by personal delivery, facsimile transmission, Federal Express or another reputable overnight courier service, addressed to the party to be notified. If there is any dispute regarding the receipt of notice, the party giving such notice shall bear the burden of providing reasonably satisfactory evidence of such delivery. For the purposes of the foregoing, the parties' notice contact information shall be as set forth below the names on the signature page hereof.

12. Successor and Assigns. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto. The obligations of Landlord hereunder shall burden the land upon which the Premises are located, and shall run with such land. Notwithstanding the foregoing, Landlord may not assign or otherwise transfer, voluntarily or involuntarily, any of its rights under this Agreement to any person other than to a successor owner of all of Landlord's fee title in and to the Premises without Buyer's written consent, which consent shall not be unreasonably withheld. Buyer may from time to time sell, convey, assign, mortgage, pledge, encumber, hypothecate, securitize or otherwise transfer some or all of Buyer's obligation (if any), right, title and interest in and to the Lease, this Agreement, and/or any other Closing Document without notice to or consent of Landlord.

13. Governing Law. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE IN WHICH THE PREMISES ARE LOCATED, WITHOUT REGARD TO PRINCIPLES OF CONFLICTS OF LAWS THEREOF. EACH PARTY SUBMITS TO THE NON-EXCLUSIVE JURISDICTION OF THE SUPERIOR COURT OF SACRAMENTO COUNTY AND FOR THE U.S. DISTRICT COURT -- EASTERN DISTRICT OF CALIFORNIA, AND EACH PARTY WAIVES ANY OBJECTION WHICH IT MAY HAVE TO THE LAYING OF VENUE IN SUCH COURT, WHETHER ON THE BASIS OF INCONVENIENT FORUM OR OTHERWISE.

14. Attorney's Fees. In any action or proceeding brought to enforce, the prevailing party shall be entitled to an award of its reasonable attorney's fees and costs.

15. Miscellaneous. The parties shall, from time to time, upon the written request of the other party, promptly execute and deliver such certificates, instruments and documents and take such other actions as may be appropriate to effectuate or evidence the terms and conditions of this Agreement or to enforce all rights and remedies hereunder or under the Lease. The Closing Documents constitute the entire agreement between Landlord and Buyer with respect to the subject matter hereof. Without limiting the generality of the foregoing, Landlord agrees that it has not received or relied upon any representations or warranties by Buyer or its representatives, or any advice of Buyer or

its representatives, regarding transactions contemplated herein, including, without limitation, the tax treatment or attributes of such transaction. This Agreement may be executed in counterparts each of which, when taken together, shall constitute a single agreement. This Agreement may be amended, modified or terminated only by a writing signed by the party against whom it is to be enforced. No act or course of dealing shall be deemed to constitute an amendment, modification or termination hereof. If any provision of this Agreement is invalid, illegal or unenforceable in any respect, such provision shall be ineffective only to the extent of such invalidity, illegality or unenforceability, and the remaining provisions shall remain in full force and effect so long as the economic and legal substance of the transactions contemplated hereby, taken as a whole, are not affected thereby in a materially adverse manner with respect to either party. Nothing express or implied in this Agreement is intended to confer any rights or benefits on any Person other than Landlord and Buyer, and their permitted successors and assigns.

[Signatures Appear on the Following Page]

IN WITNESS WHEREOF, the undersigned, intending to be legally bound, have caused this Agreement to be duly executed as of the Effective Date.

Buyer:

Valentine Capital, LLC,
a Delaware limited liability company

By: ______________________
Name: Joshua L. Wade
Title: Authorized Signatory

Date: 8/25/2014

Address:

c/o Wireless Capital Partners, LLC
11900 West Olympic Boulevard, Suite 400
Los Angeles, California 90064
Attention: Operations Manager
Facsimile: (310) 481-8701
Buyer Asset #: 399854

Landlord:

Rio Linda/Elverta Water District,
a special district of the State of California, which acquired title as Rio Linda Water District, a county water district

By: ______________________
Name: Matt Longo
Title: President

By: ______________________
Name: Mary Henrici
Title: General Manager

Date: 8/21/14

Address:

730 L Street
Rio Linda, California 95673
Attention: General Manager
Facsimile: (916) 991-6616

Exhibit A

The Lease

(Attached hereto)

Final Draft 05/15/02

SITE AGREEMENT

Site Name **Rio Linda**

This Site Agreement (**"Lease"** or **"Agreement"**) dated as of August 2, 2002, is made by and between Sacramento-Valley Limited Partnership d/b/a Verizon Wireless (**"Tenant"**), and the RIO LINDA/ELVERTA COMMUNITY WATER DISTRICT, a special district of the State of California, (**"Owner"**), who agree as follows:

1. **Premises and Use.**

(a) Premises. Owner owns the real property legally described on **Exhibit A**, commonly known as the Rio Linda Water District Water Tank, 724 L Street, Rio Linda, Sacramento County, California 95673 (Assessors Parcel Number 206-0253-030) (**"Owner's Property"**). Subject to the terms and conditions of this Agreement, Owner leases to Tenant that portion of Owner's Property consisting of an area on the ground of approximately 20' by 40' or approximately 800 square feet and space anticipated to be between the 70' foot and 90' foot level on the water tower (the **"Tower"**) located on Owner's Property, with the non-exclusive right for ingress and egress, seven (7) days a week twenty-four (24) hours a day, on foot or motor vehicle, including trucks, and for the installation and maintenance of utility wires, poles, cables, conduits, and pipes over, under, or along a right-of-way extending from the nearest public right-of-way to the demised premises, said demised premises and right-of-way for access being substantially as depicted on **Exhibit B** (collectively, the **"Site"**) attached hereto and made a part hereof.

(b) Use. The Site will be used by Tenant for the purpose of installing, removing, replacing, modifying, maintaining and operating, at its expense, a communications facility including, without limitation, antennas, equipment, cable wiring and related fixtures. Owner agrees to cooperate with Tenant, at no expense to Owner, with respect to obtaining any required zoning approvals for the Site and such improvements and shall take no action which would adversely affect the status of Owner's Property with respect to the proposed use by Tenant.

2. **Term.** The term of this Agreement (the **"Initial Term"**) is 10 years, commencing on August 15,2002 (**"Commencement Date"**) ~~both Tenant and Owner have executed this Agreement~~. This Agreement will be automatically renewed for three additional terms (each, a **"Renewal Term"**) of five years each, unless Tenant provides Owner with notice of intention not to renew not less than 90 days prior to the expiration of the Initial Term or the Renewal Term.

Initial

3. **Rent.**

(a) Initial Rent. Commencing on the Commencement Date, rent shall be paid in equal monthly installments of One Thousand Two Hundred and No/100 Dollars ($1,200.00) (until increased as set forth herein), partial months to be prorated, in advance. Rent shall be paid to Owner at Owner's address specified in Section 16 below, without demand, notice, deduction or setoff in lawful United States funds. Upon full execution of this Agreement, Tenant shall also pay to Owner as additional consideration a one-time only fee in the amount of Fifty Thousand and No/100 Dollars ($50,000.00) on, or before July 15, 2002.

(b). Adjustments to Rent. Rent shall be increased annually, including any Renewal Term, as of each anniversary of the Commencement Date by 4% of the rent paid during the previous year.

4. **Title and Quiet Possession.** Owner warrants that it has full right, power and authority to execute this Lease and is seized of good and sufficient title and interest to Owner's Property. Owner further warrants that, upon Tenant's paying the rent and observing and performing its obligations hereunder, Tenant shall have quiet enjoyment of the Site during the Term of this Lease or any Renewal Term, without disturbance by Owner or anyone claiming by, through or under Owner.

5. **Assignment/Subletting.** Tenant will not assign or transfer this Agreement or sublet all or any portion of the Site without the prior written consent of Owner, which consent will not be unreasonably withheld, delayed or conditioned; provided, however, Tenant shall have the right to sublease or assign its rights under this Agreement without the prior consent of Owner to any of its principals, subsidiaries, affiliates or successor legal entities or to any entity acquiring substantially all of the assets of Tenant in the market defined by the FCC in which Owner's Property is located or to any entity which acquires or receives an interest in the majority of communications towers of Tenant in the market defined by the FCC in which Owner's Property is located.

6. **Improvements; Access.**

(a) Tenant, at Tenant's sole cost, shall have the right (but not the obligation) at any time following the full execution of this Agreement and prior to the Full Rent Commencement Date, subject to the provisions of this Agreement, to enter the Site for the purpose of making such inspections and engineering surveys (and soil tests where applicable) and other similar tests (collectively, "**Tests**") as Tenant shall deem appropriate to determine the suitability of the Site for Tenant's Facilities (as defined herein) and for the purpose of preparing for the construction of Tenant's Facilities. During any Tests or pre-construction work, Tenant shall have insurance as set forth in Section 12 (Insurance). Tenant shall notify Owner of any proposed Tests or pre-construction work and will coordinate the scheduling of same with Owner. If Tenant determines, in Tenant's sole discretion, that the Site is unsuitable for Tenant's contemplated use, then Tenant shall notify Owner prior to the Commencement Date and this Agreement shall terminate.

(b) Tenant has the right, subject to the provisions of this Agreement, to construct, maintain and operate on the Site radio communications facilities, including, but not limited to, radio frequency transmitting and receiving equipment, batteries, utility lines, transmission lines and radio frequency transmitting and receiving antennae and improvements ("**Tenant's Facilities**"), provided that Owner has previously approved drawings depicting the nature and location of such facilities. Tenant's Facilities on the Tower shall be located attached or adjacent to the catwalk railing with appropriate cabling from the antennae to the remainder of the Site, all pursuant to drawings approved in advance by Owner. In connection therewith, Tenant has the right to do all work necessary to prepare, maintain and alter the Site for Tenant's communications operations and to install utility lines and transmission lines connecting antennae to transmitters and receivers. All of Tenant's construction and installation work shall be performed at Tenant's sole cost and expense and in a good and workmanlike manner. Title to Tenant's Facilities and any equipment placed on the Site by Tenant shall be held by Tenant. All of Tenant's Facilities shall remain the property of Tenant and shall not be fixtures. Tenant has the right to remove all Tenant's Facilities at its sole expense on or before the expiration or termination of this Agreement, provided that Tenant repairs any damage to Owner's Property or the Site caused by a removal in order to surrender the Site to Owner pursuant to Section 6(f). For the purpose of this subsection, Owner hereby approves Tenant's plans to the extent shown on Exhibit B. Tenant shall have the right to otherwise use such property if such equipment or use would measurably interfere with Tenant's use of the Site as described in Section 8(a) above. Owner expressly reserves the right to enter into leases, licenses and other agreements for the occupancy or use by third parties of Owner's Property or any part of Owner's Property other than the Site, including for activities related to the provision of mobile/wireless communications services, so long as Tenant reasonably determines that the activities contemplated by any such lease, license or other agreement will not measurably interfere with Tenant's use of the Site in accordance with this Agreement. Tenant's determination will be made promptly following Owner's written request. The parties acknowledge that there will not be an adequate remedy at law for non-compliance with the non-interference provisions of this Agreement and therefore, Tenant shall have the right to equitable remedies such as, without limitation, injunctive relief and specific performance.

9. **Utilities.** Tenant shall have the right to install utilities, at Tenant's expense, and to improve the present utilities on the Site (including, but not limited to, the installation of emergency back-up power). Notwithstanding the foregoing, Tenant shall consider the possibility of obtaining back-up power through Owner's generator on Owner's Property on terms satisfactory to Tenant and Owner rather than installing another emergency back-up power source. Subject to Owner's approval of the location of said utilities, which approval shall not be unreasonably withheld or delayed, Tenant shall have the right to place utilities on (or to bring utilities across) Owner's Property in order to service the Site and Tenant's Facilities. Upon Tenant's request, Owner shall execute recordable easement(s) in form and substance reasonably satisfactory to Owner evidencing such rights. Tenant shall pay for all utilities used by it at the Site.

10. **Termination.** This Agreement may be terminated without further liability on as follows: (a) by either party upon a default of any covenant, condition or term hereof by the other party, which default is not cured within 30 days of receipt of written notice of default, provided that the cure period for a monetary default is 15 days after receipt of written notice of default; (b) by Tenant for any reason or for no reason, provided Tenant delivers written notice of termination to Owner prior to the Commencement Date; (c) by either party if Tenant does not maintain licenses, permits or other approvals necessary to the construction or operation of Tenant's Facilities; (d) by Tenant if Tenant is unable to occupy or utilize the Site due to ruling or directive of the FCC or other governmental or regulatory agency, including, but not limited to, a take back of channels or change in frequencies; and (e) by Tenant if Tenant determines, in Tenant's sole discretion, that the Site is not appropriate for its operations for economic, environmental or technological reasons, including, without limitation, signal strength or interference; or (f) by Owner if for any reason Owner intends to remove the Tower from Owner's Property. Nothing in this agreement requires Owner to maintain the Tower if it is no longer useful for Owner's water district purposes. In the event that Owner determines that the Tower is no longer useful for such purposes, the parties shall meet and negotiate in good faith regarding Tenant's ability to maintain the Tower itself, or to construct replacement facilities on Owner's Property. Notwithstanding anything to the contrary contained herein, and provided Tenant is not in default hereunder and shall have paid all rents and sums due and payable to Owner by Tenant, Tenant shall have the right to terminate this Agreement upon the annual anniversary of this Agreement provided that three (3) months prior notice is given to Owner.

11. **Default.** If either party is in default under this Agreement for a period of (a) 15 days following receipt of notice from the nondefaulting party with respect to a default which may be cured solely by the payment of money, or (b) 30 days following receipt of notice from the nondefaulting party with respect to a default which may not be cured solely by the payment of money, then, in either event, the nondefaulting party may pursue any remedies available to it against the defaulting party under applicable law, including, but not limited to, the right to terminate this Agreement. If the nonmonetary default may not reasonably be cured within a 30-day period, this Agreement may not be terminated if the defaulting party commences action to cure the default within such 30-day period and proceeds with due diligence to fully cure the default.

replace, repair, add or otherwise modify Tenant's Facilities or any portion thereof, whether Tenant's Facilities are specified or not on any exhibit attached hereto, during the term of this Agreement. It is understood and agreed that Tenant's ability to use the Site is contingent upon its obtaining after the Commencement Date all of the certificates, permits and other approvals (collectively the "Governmental Approvals") that may be required by any Federal, State or Local authorities as well as satisfactory soil boring tests which will permit Tenant's use of the Site as set forth above.

(c) Owner shall provide access to Tenant, Tenant's employees, agents, contractors and subcontractors to the Site 24 hours a day, seven days a week, at no additional charge to Tenant, except as set forth below. Tenant shall give Owner telephonic notice of each access to the Site that Tenant intends to make, using Owner's emergency phone number after normal business hours. Owner represents and warrants that it has full rights of ingress to and egress from the Site, and hereby grants such rights to Tenant to the extent required to construct, maintain, install and operate Tenant's Facilities on the Site. Tenant's exercise of such rights shall not cause undue inconvenience to Owner or Owner's other lessees or licensees. If Owner's personnel are required to be present on Owner's Property at the request of Tenant at any time during the term of this Agreement, Tenant shall pay the labor costs for such personnel.

(d) Owner shall maintain all access roadways from the nearest public roadway to the Site in a manner sufficient to allow access. Owner shall be responsible for maintaining and repairing such roadways, at its sole expense, except for any damage caused by Tenant's use of such roadways and use by Tenant's agents, assigns, contractors and subcontractors. If Tenant or any of Tenant's agents, assigns, contractors or subcontractors cause any such damage, Tenant shall promptly repair same at Tenant's cost.

(e) Tenant shall remove all Tenant's Facilities, at its sole expense, within ninety (90) days after the expiration or earlier termination of the Term or any Renewal Term. Tenant shall repair any damage to the Site or Owner's Property caused by such removal and shall return the Site to its original condition, including removal of any foundation installed by Tenant unless Owner approves leaving such foundation, reasonable wear and tear excepted.

(f) Tenant shall operate Tenant's Facilities in a manner that will not unreasonably interfere with access to or the security of Owner's Property. Tenant shall reasonably cooperate with Owner and any other lessee or licensee of all or any portion of Owner's Property, including, without limitation, Sprint Spectrum L.P. and AT&T Broadband, with regard to any security and/or access concerns identified by Owner.

7. **Compliance with Laws.** Tenant shall substantially comply with all applicable laws relating to its possession and use of the Site. Owner agrees to keep Owner's Property in conformance with all applicable laws and agrees to reasonably cooperate with Tenant regarding any compliance required by Tenant in respect to Tenant's use of the Site.

8. **Interference with Communications.**

(a) Tenant shall operate Tenant's Facilities in a manner that will not cause interference to communications operations or installations existing prior to commencement of Tenant's operations at the Site pursuant to that certain Ground and Tower Lease Agreement dated August 15, 1991, by and between Owner and Tenant. All Tenant's Facilities and operations by Tenant shall be in compliance with all Federal Communications Commission ("FCC") and Federal Aviation Administration ("FAA") requirements. Owner shall reasonably cooperate with Tenant in order to avoid any interference described herein.

(b) After the installation of Tenant's Facilities, Owner shall not permit its employees, agents, lessees or licensees to install new equipment on Owner's Property or the Site or

12. **<u>Indemnity and Insurance</u>.**

(a) Tenant shall maintain the following insurance: (i) Commercial General Liability with limits of $2 million per occurrence insuring, on an occurrence basis, against all liability of Tenant, its employees and agents arising out of or in connection with Tenant's use of the Site and Owner's Property; (ii) Automobile Liability with a combined single limit of $1 million per accident; (iii) Workers' Compensation as required by law; and (iv) standard form property insurance (all-risk coverage) equal to 90% of replacement cost covering Tenant's Facilities. Each policy maintained by Tenant will provide that cancellation will not occur without at least 15 days' prior written notice to Owner.

(b) Tenant and Owner waive any rights of recovery against the other for injury or loss due to hazards covered by their respective insurance policies and shall require their insurance policies to reflect the foregoing waiver of claims. Tenant shall name Owner as an additional insured with respect to the above Commercial General Liability insurance and provide to Owner, upon request, a copy of the certificate of insurance as satisfactory evidence of the coverages required by this Section 12.

(c) Tenant shall defend, indemnify, hold and save Owner harmless from and against any and all loss, costs, liability or damage (including reasonable attorneys' fees and court costs) to the extent arising by reason of the willful misconduct or negligence of Tenant, or its agents or employees in connection with its use of the Site, except to the extent of any willful misconduct or negligence of Owner, its agents or employees.

(d) Owner shall defend, indemnify, hold and save Tenant harmless from and against any and all loss, costs, liability or damage (including reasonable attorneys' fees or court costs) to the extent arising by reason of the willful misconduct or negligence of Owner, or Owner's agents or employees, except for any negligence or willful misconduct or omission of Tenant, its agents or employees.

(e) The foregoing indemnities in (c) and (d) will survive the termination, cancellation or expiration of this Agreement.

13. **<u>Environmental</u>.**

(a) <u>Owner's Property</u>. Owner routinely maintains certain Hazardous Materials, as defined below, on Owner's Property. However, Owner represents to Tenant that it has no knowledge of any such Hazardous Materials present on Owner's Property in violation of an applicable federal, state or local law, rule, regulations or governmental directive. Owner shall hold Tenant harmless and indemnify Tenant from and assume all duties, responsibility and liability at Owner's sole cost and expense, for all duties, responsibilities, and liability (for payment of penalties, sanctions, forfeitures, losses, costs, or damages) and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding which is in any way related to (a) failure to comply with environmental or industrial hygiene law, including without limitation any regulations, guidelines, standards or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene concerns or conditions as may now or at any time hereafter be in effect, unless such non-compliance results from conditions caused by Tenant; and (b) any environmental or industrial hygiene conditions arising out of or in any way related to the condition of Owner's Property or activities conducted thereon, unless such environmental conditions are caused by Tenant.

(b) <u>Definition of "Hazardous Materials"</u>. For purposes of this Agreement, the term "**Hazardous Materials**" shall include, but not be limited to, any flammable, corrosive or ignitable material, any explosives, or petroleum by-products, any radioactive materials, waste or substances or any toxic substances and other substances defined as "hazardous substances," "hazardous wastes," "extremely hazardous wastes," "hazardous materials" or "toxic substances" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 USC Sections 9601, et seq., the Toxic Substances Control Act, 15 USC Sections 2601, et seq.; Hazardous Materials Transportation Act, 49 USC Sections 1801, et seq., the Resource Conservation and Recovery Act, 42 USC Sections 6901, et seq., and/or in the regulations, compliance and guidance documents promulgated pursuant to such laws and any similar federal, state or local law.

(c) Tenant's Warranty. Tenant shall not bring any Hazardous Materials onto the Site except for reasonable quantities of common materials used in telecommunications operations, e.g., cleaning solvents. Tenant will use, handle, store, dispose of and treat all Hazardous Materials brought onto the Site by it in accordance with all federal, state and local laws and regulations.

14. Taxes. Tenant shall pay personal property taxes assessed against Tenant's Facilities. Tenant acknowledges and agrees that (a) Owner, as a public agency, is generally exempt from real and personal property taxation, (b) Tenant's leasehold interest under this Agreement may be subject to property taxation, (c) Tenant may be subject to the payment of property taxes on such possessory leasehold interest, and (d) Tenant shall pay all such possessory interest taxes prior to delinquency.

15. Maintenance.

(a) By Tenant. Tenant will be responsible for repairing and maintaining Tenant's Facilities and any other improvements installed by Tenant at the Site in a proper operating and reasonably safe condition.

(b) By Owner. Owner will maintain and repair all other portions of Owner's Property of which the Site is a part in a proper operating and reasonably safe condition, including, but not limited to, the Tower.

(c) Cooperation by Tenant. Notwithstanding any other provision of this Agreement, Owner reserves the right to maintain the Tower for its primary purpose as a water tower. Owner will attempt to immediately notify Tenant and take reasonable care not to damage Tenant's Facilities in case of emergency maintenance by Owner.

16. Notices. Any notice or demand required to be given herein shall be made by certified or registered mail, return receipt requested, or reliable overnight mail to the address of the respective parties set forth below:

Owner: Rio Linda/Elverta Community Water District
730 L Street
Rio Linda, CA 95673
Attn: General Manager

Phone for Access Notice: (916) 991-1000

Tenant: Sacramento-Valley Limited Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attn: Network Real Estate

17. Casualty. In the event of damage by fire or other casualty to the Site that cannot reasonably be expected to be repaired within forty-five (45) days following same or, if Owner's Property is damaged by fire or other casualty so that such damage may reasonably be expected to disrupt Tenant's operations at the Site for more than forty-five (45) days, then Tenant may at any time following such fire or other casualty, provided Owner has not completed the restoration required to permit Tenant to resume its operation at the Site, terminate this Agreement upon fifteen (15) days written notice to Owner. Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the parties shall make an appropriate adjustment, as of such termination date, with respect to payments due to the other under this Agreement. Notwithstanding the foregoing, all rent shall abate during the period of repair following such fire or other casualty.

18. **Condemnation.** In the event of any condemnation of Owner's Property, Tenant may terminate this Agreement upon fifteen (15) days written notice to Owner if such condemnation may reasonably be expected to disrupt Tenant's operations at the Site for more than forty-five (45) days. Tenant may on its own behalf make a claim in any condemnation proceeding involving the Site for losses related to antennas, equipment, its relocation costs and its damages and losses (but not for the loss of its leasehold interest). Any such notice of termination shall cause this Agreement to expire with the same force and effect as though the date set forth in such notice were the date originally set as the expiration date of this Agreement and the parties shall make an appropriate adjustment as of such termination date with respect to payments due to the other under this Agreement.

19. **Subordination & Non-Disturbance.** At Owner's option, this Agreement shall be subordinate to any mortgage or other security interest by Owner which from time to time may encumber all or part of Owner's Property or right-of-way; provided, however, every such mortgage or other security interest shall recognize the validity of this Agreement in the event of a foreclosure of Owner's interest and also Tenant's right to remain in occupancy of and have access to the Site as long as Tenant is not in default of this Agreement. Tenant shall execute whatever instruments may reasonably be required to evidence this subordination clause. In the event Owner's Property is encumbered by a mortgage or other security interest, Owner immediately after this Agreement is executed, will obtain and furnish to Tenant, a non-disturbance agreement for each such mortgage or other security interest in recordable form. In the event Owner defaults in the payment and/or other performance of any mortgage or other security interest encumbering Owner's Property, Tenant, may, at its sole option and without obligation, cure or correct Owner's default and upon doing so, Tenant shall be subrogated to any and all rights, titles, liens and equities of the holders of such mortgage or security interest and Tenant shall be entitled to deduct and setoff against all rents that may otherwise become due under this Agreement the sums paid by Tenant to cure or correct such defaults.

20. **Miscellaneous.**

(a) This Agreement applies to and binds the heirs, successors, executors, administrators and assigns of the parties to this Agreement.

(b) This Agreement is governed by the laws of the State of California.

(c) Upon request either party may require that a Memorandum of Agreement be recorded in the Official Records of Sacramento County in the form of **Exhibit C**. The cost of recording shall be paid by the party requesting that the Memorandum of Agreement be recorded.

(d) This Agreement (including the Exhibits) constitutes the entire agreement between the parties and supersedes all prior written and verbal agreements, representations, promises or understandings between the parties, including without limitation, that certain Ground and Tower Lease Agreement dated August 15, 1991, between Owner and Tenant. Any amendments to this Agreement must be in writing and executed by both parties.

(e) If any provision of this Agreement is invalid or unenforceable with respect to any party, the remainder of this Agreement or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, will not be affected and each provision of this Agreement will be valid and enforceable to the fullest extent permitted by law.

(f) The prevailing party in any action or proceeding in court or mutually agreed upon arbitration proceeding to enforce the terms of this Agreement is entitled to receive its reasonable attorneys' fees and other reasonable enforcement costs and expenses from the nonprevailing party.

(g) Terms and conditions of this Agreement which, by their sense and context, survive the termination, cancellation or expiration of this Agreement will so survive.

(h) All exhibits attached to this Agreement are incorporated herein by this reference.

The following Exhibits are attached to and made a part of this Agreement: Exhibits A, B and C.

OWNER

RIO LINDA/ELVERTA COMMUNITY WATER DISTRICT, a special district of the State of California

By_______________

Print Name: Doug Cater
President, Board of Directors
S.S./Tax No.68-0107697
Address: 730 L Street
Rio Linda, CA 95673
Date August 2, 2002

TENANT

SACRAMENTO-VALLEY LIMITED PARTNERSHIP d/b/a VERIZON WIRELESS

By AirTouch Cellular, Its General Partner

By: _______________

Name: Robert F. Swaine

Its: Area Vice President - Network West

Date 7-15-02

EXHIBIT A
to
SITE AGREEMENT

<u>DESCRIPTION OF OWNER'S PROPERTY</u>

Site Name <u>Rio Linda</u>

The real property situated in the Community of Rio Linda, County of Sacramento, State of California, commonly described as 724 L Street and more particularly described as follows:

That portion of the Northerly 330 feet of Lot 68, Rio Linda Subdivision No. 2, recording in Book 14 of Maps, Map No. 47, records of said County, described as follows:

BEGINNING at a point in the center of a County road on the Northerly boundary line of said Lot 68 running North 89° 1 1/2' East 150 feet from the Northwest corner of said Lot 68; thence South 1° 46 1/2' East 200 feet; thence Easterly North 89° 1 1/2' East on a line to the point of intersection with the West line of the right of way of the Sacramento Northern Railroad as shown on the plat of Rio Linda Subdivision No. 2; thence Northerly on a curve to the left along the Easterly boundary line of said Lot 68 to the North East corner of said Lot 68; thence Westerly along the North line of said Lot 68 to the North East corner of said Lot 68; thence Westerly along the North line of said Lot 68, 223.58 feet to the point of beginning.

Owner Initials ______

Tenant Initials ______

MEMORANDUM OF SITE AGREEMENT

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Sacramento-Valley Limited Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate
(Re: Rio Linda Cell Site)

(Space above this line for Recorder's use.)

MEMORANDUM OF SITE AGREEMENT

THIS MEMORANDUM OF SITE AGREEMENT evidences that a Site Agreement ("Lease") was entered into as of August 15, 2002, by and between Rio Linda/Elverta Community Water District, a special district of the State of California ("Owner"), and Sacramento-Valley Limited Partnership d/b/a Verizon Wireless ("Tenant") concerning certain real property located in the County of Sacramento, State of California, Assessors Parcel Number 206-0253-030 ("Owner's Property"), as more particularly described in Exhibit "A1" attached hereto, together with a grant of rights of access thereto and to electric and telephone facilities for an initial term of ten (10) years, which term is subject to certain rights to extend by Tenant.

IN WITNESS WHEREOF, Owner and Tenant have duly executed this Memorandum of Site Agreement as of the day and year first above written.

OWNER:

Rio Linda/Elverta Community Water District, a special district of the State of California

By:
Name: DOUG CATER
Title: BOARD PRESIDENT

TENANT:

Sacramento-Valley Limited Partnership
d/b/a Verizon Wireless

By AirTouch Cellular, Its General Partner
By:
Name: Robert F. Swaine
Title: Area Vice President – Network West

403102.1

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Orange } ss.

On 7-15-02 (Date), before me, Carolyn J. Wilson, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),
personally appeared Robert F. Swaine (Name(s) of Signer(s)),

☐ personally known to me
☒ proved to me on the basis of satisfactory evidence

CAROLYN J. WILSON
Commission # 1284499
Notary Public - California
Orange County
My Comm. Expires Dec 15, 2004

Place Notary Seal Above

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.

WITNESS my hand and official seal.

Carolyn J. Wilson
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: ______

Document Date: ______ Number of Pages: ______

Signer(s) Other Than Named Above: ______

Capacity(ies) Claimed by Signer

Signer's Name: ______

☐ Individual
☐ Corporate Officer — Title(s): ______
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: ______

Signer Is Representing: ______

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

EXHIBIT "A1"

DESCRIPTION OF OWNER'S PROPERTY

Site Name Rio Linda

The real property situated in the Community of Rio Linda, County of Sacramento, State of California, commonly described as 724 L Street and more particularly described as follows:

That portion of the Northerly 330 feet of Lot 68, Rio Linda Subdivision No. 2, recording in Book 14 of Maps, Map No. 47, records of said County, described as follows:

BEGINNING at a point in the center of a County road on the Northerly boundary line of said Lot 68 running North 89° 1 1/2' East 150 feet from the Northwest corner of said Lot 68; thence South 1° 46 1/2' East 200 feet; thence Easterly North 89° 1 1/2' East on a line to the point of intersection with the West line of the right of way of the Sacramento Northern Railroad as shown on the plat of Rio Linda Subdivision No. 2; thence Northerly on a curve to the left along the Easterly boundary line of said Lot 68 to the North East corner of said Lot 68; thence Westerly along the North line of said Lot 68 to the North East corner of said Lot 68; thence Westerly along the North line of said Lot 68, 223.58 feet to the point of beginning.

State of California)
) ss.
County of Sacramento)

On August , 2002, before me, Michael Costa, notary public, personally appeared ______________________________, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature __________________________ (Seal)

MICHAEL COSTA
Commission # 1344109
Notary Public - California
Sacramento County
My Comm. Expires Mar 20, 2006

State of ____________________)
) ss.
County of ____________________)

On _______________, 20___, before me, ____, notary public, personally appeared ______________________________, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature __________________________ (Seal)

State of ____________________)
) ss.
County of ____________________)

On _______________, 20___, before me, ____, notary public, personally appeared ______________________________, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature __________________________ (Seal)

EXHIBIT C
to
SITE AGREEMENT

MEMORANDUM OF SITE AGREEMENT

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Sacramento-Valley Limited Partnership
d/b/a Verizon Wireless
180 Washington Valley Road
Bedminster, New Jersey 07921
Attention: Network Real Estate
(Re: Rio Linda Cell Site)

(Space above this line for Recorder's use.)

MEMORANDUM OF SITE AGREEMENT

THIS MEMORANDUM OF SITE AGREEMENT evidences that a Site Agreement ("Lease") was entered into as of August 15, 2002, by and between Rio Linda/Elverta Community Water District, a special district of the State of California ("Owner"), and Sacramento-Valley Limited Partnership d/b/a Verizon Wireless ("Tenant") concerning certain real property located in the County of Sacrament, State of California, Assessors Parcel Number 206-0253-030 ("Owner's Property"), as more particularly described in Exhibit "A1" attached hereto, together with a grant of rights of access thereto and to electric and telephone facilities for an initial term of ten (10) years, which term is subject to certain rights to extend by Tenant.

IN WITNESS WHEREOF, Owner and Tenant have duly executed this Memorandum of Site Agreement as of the day and year first above written.

OWNER:

Rio Linda/Elverta Community Water District, a special district of the State of California

By:____________________
Name: Doug Cater
Title: President, Board of Directors

TENANT:

Sacramento-Valley Limited Partnership
d/b/a Verizon Wireless

By AirTouch Cellular, Its General Partner
By:____________________
Name: Robert F. Swaine
Title: Area Vice President – Network West

EXHIBIT "A1"

DESCRIPTION OF OWNER'S PROPERTY

Site Name **Rio Linda**

The real property situated in the Community of Rio Linda, County of Sacramento, State of California, commonly described as 724 L Street and more particularly described as follows:

That portion of the Northerly 330 feet of Lot 68, Rio Linda Subdivision No. 2, recording in Book 14 of Maps, Map No. 47, records of said County, described as follows:

BEGINNING at a point in the center of a County road on the Northerly boundary line of said Lot 68 running North 89° 1 1/2' East 150 feet from the Northwest corner of said Lot 68; thence South 1° 46 1/2' East 200 feet; thence Easterly North 89° 1 1/2' East on a line to the point of intersection with the West line of the right of way of the Sacramento Northern Railroad as shown on the plat of Rio Linda Subdivision No. 2; thence Northerly on a curve to the left along the Easterly boundary line of said Lot 68 to the North East corner of said Lot 68; thence Westerly along the North line of said Lot 68 to the North East corner of said Lot 68; thence Westerly along the North line of said Lot 68, 223.58 feet to the point of beginning.

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "B MELTEL LLC", CHANGING ITS NAME FROM "B MELTEL LLC" TO "B DIAMOND INFRA LLC", FILED IN THIS OFFICE ON THE FIFTEENTH DAY OF JUNE, A.D. 2021, AT 8:58 O`CLOCK A.M.

Jeffrey W. Bullock, Secretary of State

SECRETARY'S OFFICE 1793 DELAWARE 1855

5038286 8100
SR# 20212447393

Authentication: 203446131
Date: 06-15-21

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "T10 MELTEL LLC", CHANGING ITS NAME FROM "T10 MELTEL LLC" TO "B MELTEL LLC", FILED IN THIS OFFICE ON THE FIFTEENTH DAY OF APRIL, A.D. 2019, AT 11:47 O`CLOCK A.M.

Jeffrey W. Bullock, Secretary of State

SECRETARY'S OFFICE 1793 DELAWARE 1855

5038286 8100
SR# 20192825370

Authentication: 202642205
Date: 04-15-19

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"MELTEL II VALENTINE LLC", A DELAWARE LIMITED LIABILITY COMPANY,

WITH AND INTO "T10 MELTEL LLC" UNDER THE NAME OF "T10 MELTEL LLC", A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE ON THE FIFTEENTH DAY OF APRIL, A.D. 2019, AT 11:45 O`CLOCK A.M.

Jeffrey W. Bullock, Secretary of State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF AMENDMENT OF "VALENTINE CAPITAL, LLC", CHANGING ITS NAME FROM "VALENTINE CAPITAL, LLC" TO "MELTEL II VALENTINE LLC", FILED IN THIS OFFICE ON THE TWENTY-SIXTH DAY OF JANUARY, A.D. 2015, AT 5:32 O'CLOCK P.M.

SECRETARY OF STATE
1776 DELAWARE 1970

Jeffrey W. Bullock, Secretary of State

5095635 8100

150099551

AUTHENTICATION: 2072979

DATE: 01-27-15

Executive Committee
Agenda Item: 4

Date: August 12, 2026

Subject: June 2026 Expenditure Report

Staff Contact: Felix M. Felix, Interim General Manager

Recommended Committee Action:

The Executive Committee should review the Expenditures of the District for the month of June 2026, then forward the report onto the upcoming Board agenda with the Committee's recommendation for Board approval.

Current Background and Justification:

The Expenditures report summarizes all payments made by the District for the reporting period.

Conclusion:

Consistent with District policies, Expenditures are to be reviewed by this committee and presented to the Board of Directors to inform Board Members and the public of all expenditures of public funds.

Cash Basis

Rio Linda Elverta Community Water District
Expenditure Report
June 2026

EFT's and Checks

Date	Num	Name	Memo	Amount
06/10/2026	EFT	QuickBooks Payroll Service	For PP Ending 06/06/26 Pay date 06/11/26	23,760.78
06/11/2026	EFT	CalPERS	For PP Ending 06/06/26 Pay date 06/11/26	2,717.52
06/11/2026	EFT	CalPERS	For PP Ending 06/06/26 Pay date 06/11/26	557.75
06/11/2026	EFT	Internal Revenue Service	Employment Taxes	6,726.34
06/11/2026	EFT	Employment Development	Employment Taxes	1,111.11
06/11/2026	EFT	Empower	Deferred Compensation Plan: Employer & Employee Share	1,941.26
06/10/2026	EFT	ABS Direct	Printing/Postage	8,190.15
06/10/2026	EFT	ACWA/JPIA Powers Insurance Authority	EAP	17.36
06/10/2026	EFT	Adept Solutions	Monthly Computer Maintenance & Repair	1,605.40
06/10/2026	EFT	BSK Associates	Lab Fees	622.12
06/10/2026	EFT	Buckmaster Office Solutions	Printing	341.41
06/10/2026	EFT	Cater, Doug	Backflow Certified Testing	1,450.00
06/10/2026	EFT	CivicPlus LLC	Website	105.00
06/10/2026	EFT	Columbia Bank Credit Card	May 2026	4,848.17
06/10/2026	EFT	Comcast	Telephone-Landline	132.71
06/10/2026	EFT	CoreLogic Solutions	Subscription	109.27
06/10/2026	EFT	ICONIX Waterworks	Distribution Supplies	2,568.30
06/10/2026	EFT	Kronick Moskovitz, Tiedermann & Girard	Legal - May 2026 includes $17,626.95 for Public Records Request	23,180.45
06/10/2026	EFT	PG&E	Utilities	58.14
06/10/2026	EFT	Ramos Oil Inc.	Transportation Fuel	1,186.81
06/10/2026	EFT	Rawles Engineering	Paving Repairs	32,735.28
06/10/2026	EFT	Republic Services	Utilities	221.13
06/10/2026	EFT	Sierra Chemical Company	Treatment	4,192.54
06/10/2026	EFT	SMUD	Utilities	17,157.24
06/10/2026	EFT	Tesco Controls	Field IT Repairs	2,331.45
06/10/2026	EFT	Thrasher Bros Automotive	Transportation Maintenance	1,811.14
06/10/2026	EFT	UniFirst Corporation	Uniforms	551.20
06/10/2026	EFT	USA Bluebook	Safety	538.52
06/10/2026	EFT	Van Dermyden Makus	Legal - May 2026 Personnel	944.50
06/10/2026	EFT	Vanguard Cleaning Systems	Janitorial	195.00
06/10/2026	EFT	Vasquez Engineering	Engineering	5,000.00
06/10/2026	EFT	Verizon Business	Internet	45.02
06/10/2026	EFT	Verizon Connect	Field IT	63.80
06/10/2026	EFT	Provost & Pritchard Consulting Group	Capital Improvement: Cr6 Schematic Design	2,166.50
06/10/2026	EFT	Rawles Engineering	Capital Improvement - Meter Replacements	25,920.00
06/24/2026	EFT	QuickBooks Payroll Service	For PP Ending 06/20/26 Pay date 6/25/26	15,806.60
06/25/2026	EFT	Internal Revenue Service	Employment Taxes	5,469.90
06/25/2026	EFT	Employment Development	Employment Taxes	1,058.09
06/25/2026	EFT	Wageworks	FSA Administration Fee	86.75
06/25/2026	EFT	CalPERS	For PP Ending 06/20/26 Pay date 6/25/26	2,796.70
06/25/2026	EFT	CalPERS	For PP Ending 06/20/26 Pay date 6/25/26	557.75

Rio Linda Elverta Community Water District
Expenditure Report
June 2026

06/25/2026	EFT	Empower	Deferred Compensation Plan: Employer & Employee Share	2,001.47
06/25/2026	EFT	Affordable Heating & Air	Pump Maintenance	3,710.00
06/25/2026	EFT	Cater, Doug	Backflow Testing	1,550.00
06/25/2026	EFT	Felix and Associates LLC	Interim General Manager Contract	9,230.76
06/25/2026	EFT	ICONIX Waterworks	Distribution Supplies	1,134.05
06/25/2026	EFT	Kaiser Permanente	Health Insurance	2,832.00
06/25/2026	EFT	Principal	Dental & Vision Insurance	1,417.50
06/25/2026	EFT	Ramos Oil Inc.	Transportation Fuel	834.03
06/25/2026	EFT	RDO Equipment Co	Construction Equipment Repairs	4,670.61
06/25/2026	EFT	Rio Linda Hardware & Building Supply	Shop Supplies	1,125.15
06/25/2026	EFT	USA BlueBook	Safety	80.74
06/25/2026	EFT	Vasquez Engineering	Engineering	9,000.00
06/25/2026	EFT	Verizon Wireless	Field Communication	533.13
06/25/2026	EFT	Western Health	Health Insurance	6,438.64
06/25/2026	EFT	Customer	Final Bill Refund	76.14
06/25/2026	EFT	Customer	Final Bill Refund	14.28
06/25/2026	EFT	Customer	Final Bill Refund	14.92
06/25/2026	EFT	Customer	Final Bill Refund	221.52
06/25/2026	EFT	Customer	Final Bill Refund	73.92
06/25/2026	EFT	Customer	Final Bill Refund	100.00
Total 10020 · Operating Account Budgeted Expenditures				**245,938.02**

Board Member Compensation

Date	Meeting Date	Name	Memo	Amount
06/11/2026	05/18/2026	Vicky Young	RLECWD Board Meeting	100.00
05/14/2026	06/10/2026	Vicky Young	Executive Committee Meeting	100.00
Total Credit Card Expenditures				**200.00**

Credit Card Transactions

Date	Num	Name	Memo	Amount
05/01/2026	CC	Harbor Freight Tools	Shop Supplies	526.82
05/02/2026	CC	Walmart	Office Expense	34.22
05/07/2026	CC	USPS	Postage	11.00
05/07/2026	CC	USPS	Postage	11.00
05/08/2026	CC	Walmart	Office Expense	380.40
05/11/2026	CC	Paddle.net	Office Expense-App to comply with PRA Request	29.99
05/14/2026	CC	Zoom Video Communications	Computer Systems - Zoom monthly subscription	16.99
05/14/2026	CC	Walmart	Office Expense	44.92
05/19/2026	CC	Walmart	Office Expense	97.49
05/21/2026	CC	Home Depot	Shop Supplies	548.45
05/22/2026	CC	Crexendo Business Solutions	Telephone	80.20
05/23/2026	CC	Intuit	Payroll Service Fee	29.50
05/28/2026	CC	Capital Barricade	Safety Equipment	1,800.03
05/28/2026	CC	Home Depot	Shop Supplies	865.31

Rio Linda Elverta Community Water District
Expenditure Report
June 2026

05/29/2026	CC	Walmart	Uniforms: Boot Allowance	148.56
05/29/2026	CC	Amazon	Safety Equipment & Field IT	223.29
Total Credit Card Expenditures				**4,848.17**

Employee Paid Pass-throughs

Date	Num	Name	Memo	Amount
06/10/2026	EFT	Teamsters	Union Dues	561.00
06/11/2026	EFT	California State Disbursment Unit	Employee Garnishment	332.00
06/15/2026	EFT	AFLAC	Employee Funded Premiums	401.94
06/25/2026	EFT	California State Disbursment Unit	Employee Garnishment	332.00
06/30/2026	EFT	WageWorks	FSA Expenditures - Employee Funded	724.49
Total 10020 · Operating Account Non-Budgeted Expenditures: Employee Paid Pass-throughs				**2,351.43**

Other Expeditures
Transfers

Date	Num	Memo	Account	Amount
06/10/2026	Transfer	Monthly Debt Service Transfer	10020 · Operating Fund	(17,000.00)
06/10/2026	Transfer	Monthly Debt Service Transfer	10350 · Umpqua Bank Debt Service	17,000.00
06/10/2026	Transfer	Monthly CIP Transfer	10020 · Operating Fund	(54,092.00)
06/10/2026	Transfer	Monthly CIP Transfer	10480 · General	54,092.00
06/10/2026	Transfer	CIP Checks Written from Operating Account	10480 · Capital Improvement: General	(25,920.00)
06/10/2026	Transfer	CIP Checks Written from Operating Account	10020 · Operating Fund	25,920.00
06/10/2026	Transfer	CIP Checks Written from Operating Account	10481 · Cr6 Mitigation	(2,166.50)
06/10/2026	Transfer	CIP Checks Written from Operating Account	10020 · Operating Fund	2,166.50
06/10/2026	Transfer	Annual Budget Transfer - Future Capital Imp Program	10480 · General	(381,701.41)
06/10/2026	Transfer	Annual Budget Transfer - Future Capital Imp Program	10491 · Future Cap Funds	381,701.41
06/10/2026	Transfer	Annual PERS ADP Loan Payment	10020 · Operating Fund	(31,406.00)
06/10/2026	Transfer	Annual PERS ADP Loan Payment	10491 · Future Cap Funds	31,406.00
06/22/2026	Transfer	Surcharge 1 Bi-Monthly Wire Transfer	10020 · Operating Fund	(88,469.71)
06/22/2026	Transfer	Surcharge 1 Bi-Monthly Wire Transfer	10020 · Surcharge 1 Account	88,469.71

Executive Committee
Agenda Item: 5

Date: August 12, 2026

Subject: June 2026 Financial Statements

Staff Contact: Felix M. Felix, Interim General Manager

Recommended Committee Action:

The Executive Committee should review the Financial Reports of the District for the month of June 2026, then forward the report onto the upcoming Board agenda with the Committee's recommendation for Board approval.

Current Background and Justification:

The financial reports are the District's balance sheet, profit and loss, budget performance, and capital improvements year to date. This report provides a snapshot of the District's fiscal health for the period covered.

Once each quarter, staff provides an expanded version of the Finance Reports to provide additional finance details to the Board and public.

Conclusion:

Consistent with District policies, these financials are to be reviewed by this committee and presented to the Board of Directors to inform the Board Members and the public on the District's financial condition.

Rio Linda Elverta Community Water District
Unaudited Balance Sheet
As of June 30, 2026

ASSETS	
Current Assets	
100 · Cash & Cash Equivalents	
10000 · Operating Account	
10020 · Operating Fund	1,343,893.31
Total 10000 · Operating Account	1,343,893.31
10475 · Capital Improvement	
10480 · General	679,040.55
10485 · Vehicle Replacement Reserve	57,948.49
Total 10450 · Capital Improvement	736,989.04
Total 100 · Non-Restricted Cash & Cash Equivalents	**2,080,882.35**
102 · Restricted Assets	
102.2 · Restricted for Debt Service	
10700 · ZIONS Inv/Surcharge 1 Reserve	569,522.63
10300 · Surcharge 1 Account	1,112,002.75
10350 · Revenue Bond	42,632.50
10380 · Surcharge 2 Account	790,501.64
Total 102.2 · Restricted for Debt Service	2,514,659.52
102.4 · Restricted Other Purposes	
10385 · Available Funding Cr6 Projects #1	464,134.83
10481 · Available Funding Cr6 Projects #2	437,799.25
10491 · Future Capital Imp Projects	2,740,827.60
10492 · Cr6 Settlement	4,264,232.66
10600 · LAIF Account - Capacity Fees	1,062,344.06
10650 · Operating Reserve Fund	340,058.37
Total 102.4 · Restricted Other Purposes	9,309,396.77
Total 102 · Restricted Assets	**11,824,056.29**
Accounts Receivable	422.67
Other Current Assets	
12000 · Water Utility Receivable	57,548.86
12200 · Accrued Revenue	600,138.95
12250 · Accrued Interest Receivable	6,267.80
16000 · Prepaid Expense	35,330.80
16075 · OPEB GASB 75	25,135.00
Total Other Current Assets	724,421.41
Total Current Assets	14,629,782.72
Capital Assets	
17000 · General Plant Assets	670,138.83
17100 · Water System Facilites	26,493,804.48
17300 · Intangible Assets	383,083.42
17500 · Accum Depreciation & Amort	-13,245,957.33
18000 · Construction in Progress	325,195.83
18100 · Land	576,672.45
Total Capital Assets	15,202,937.68
Other Assets	
18500 · ADP CalPERS Receivable	350,000.00
19000 · Deferred Outflows	562,294.00
19900 · Suspense Account	0.00
Total Other Assets	912,294.00
TOTAL ASSETS	**30,745,014.40**

Rio Linda Elverta Community Water District
Unaudited Balance Sheet
As of June 30, 2026

LIABILITIES & NET POSTION	
Liabilities	
Current Liabilities	
Accounts Payable	265,280.88
Other Current Liabilities	963,271.51
Total Current Liabilities	1,228,552.39
Long Term Liabilities	
23500 · Lease Buy-Back	361,012.27
25000 · Surcharge 1 Loan	1,910,290.67
25050 · Surcharge 2 Loan	1,580,040.16
26000 · Water Rev Refunding	1,017,460.00
26500 · ADP CalPERS Loan	350,000.00
29000 · Net Pension Liability	934,369.00
29500 · Deferred Inflows-Pension	106,857.00
29600 · Deferred Inflows-OPEB	28,354.00
Total Long Term Liabilities	6,288,383.10
Total Liabilities	7,516,935.49
Net Position	
31500 · Invested in Capital Assets, Net	10,531,059.46
31800 · Restricted for OPEB Asset	25,135.00
32000 · Restricted for Debt Service	705,225.24
38000 · Unrestricted	11,414,085.51
Net Revenue	552,573.70
Total Net Position	23,228,078.91
TOTAL LIABILITIES & NET POSTION	**30,745,014.40**

Rio Linda Elverta Community Water District
Unaudited Operating Profit & Loss Budget Performance
June 2026

	Annual Budget	June 26	Jul 25 - Jun 26 YTD	% of Annual Budget	YTD Annual Budget Balance
Ordinary Income/Expense					
Income					
40000 · Operating Revenue					
40100 · Water Sales					
40101 · Basic Service Charge	1,248,294.00	144,334.75	1,252,893.92	100.37%	-4,599.92
40102 · Usage Charge	2,001,237.00	339,385.80	1,888,767.68	94.38%	112,469.32
40105 · Backflow Charge	32,300.00	3,728.25	33,050.48	102.32%	-750.48
40106 · Fire Prevention	26,600.00	3,210.35	30,181.94	113.47%	-3,581.94
40110 · Bi-Monthly Accrual	0.00	0.00	0.00	0.00%	0.00
Total 40100 · Water Sales	3,308,431.00	490,659.15	3,204,894.02	96.87%	103,536.98
40200 · Water Services					
40201 · Application Fees	6,500.00	806.00	4,368.00	67.20%	2,132.00
40202 · Delinquency	70,000.00	12,002.32	69,401.80	99.15%	598.20
40209 · Misc. Charges	7,000.00	1,212.03	8,541.85	122.03%	-1,541.85
Total 40200 · Water Services	83,500.00	14,020.35	82,311.65	98.58%	1,188.35
40300 · Other Water Service Fees					
40301 · New Construction QC	5,000.00	0.00	3,000.00	60.00%	2,000.00
40302 · Service Connection Fees	5,000.00	0.00	28,620.75	572.42%	-23,620.75
40304 · Other Operating Revenue	6,000.00	974.69	3,246.58	54.11%	2,753.42
Total 40300 · Other Water Service Fees	16,000.00	974.69	34,867.33	217.92%	-18,867.33
Total 40000 · Operating Revenue	3,407,931.00	505,654.19	3,322,073.00	97.48%	85,858.00
41000 · Nonoperating Revenue					
41110 · Investment Revenue					
41112 · Interest Revenue	35.00	3.11	40.99	117.11%	-5.99
Total 41110 · Investment Revenue	35.00	3.11	40.99	117.11%	-5.99
41120 · Property Tax	137,000.00	0.00	141,486.27	103.28%	-4,486.27
Total 41000 · Nonoperating Revenue	137,035.00	3.11	141,527.26	103.28%	-4,492.26
Total Operating & Non-Operating Revenue	3,544,966.00	505,657.30	3,463,600.26	97.71%	81,365.74
Expense					
60000 · Operating Expenses					
60010 · Professional Fees					
60011 · General Counsel-Legal	362,345.00	60,235.12	362,344.16	100.00%	0.84
60012 · Auditor Fees	23,300.00	0.00	23,300.00	100.00%	0.00
60013 · Engineering Services	91,090.00	21,231.25	91,090.00	100.00%	0.00
60015 · Other Professional Fees	26,814.00	14,505.48	26,813.16	100.00%	0.84
Total 60010 · Professional Fees	503,549.00	95,971.85	503,547.32	100.00%	1.68
60100 · Personnel Services					
60110 · Salaries & Wages					
60111 · Salary - General Manager	169,063.00	9,725.00	169,062.46	100.00%	0.54
60112 · Staff Regular Wages	765,562.00	17,922.11	694,105.92	90.67%	71,456.08
60114 · Staff Standby Pay	20,800.00	1,525.00	20,600.00	99.04%	200.00
60115 · Staff Overtime Pay	7,600.00	815.89	7,569.75	99.60%	30.25
Total 60110 · Salaries & Wages	963,025.00	29,988.00	891,338.13	92.56%	71,686.87
60150 · Employee Benefits & Expense					
60151 · PERS Retirement	175,946.00	12,374.36	163,834.98	93.12%	12,111.02
60152 · Workers Compensation	14,000.00	643.95	11,736.78	83.83%	2,263.22
60153 · Group Insurance	249,240.00	14,790.47	213,312.02	85.59%	35,927.98
60154 · Retirees Insurance	5,280.00	0.00	5,280.00	100.00%	0.00
60155 · Staff Training	3,555.00	0.00	3,555.00	100.00%	0.00
60157 · Uniforms	8,847.00	620.46	8,846.55	100.00%	0.45
60158 · Payroll Taxes	73,268.00	5,700.66	73,267.21	100.00%	0.79
60159 · Payroll Service	713.00	89.93	713.01	100.00%	-0.01
60160 · 457 Employer Contribution	21,125.00	1,501.69	20,860.70	98.75%	264.30
Total 60150 · Employee Benefits & Exp	551,974.00	35,721.52	501,406.25	90.84%	50,567.75
Total 60100 · Personnel Services	1,514,999.00	65,709.52	1,392,744.38	91.93%	122,254.62

Rio Linda Elverta Community Water District
Unaudited Operating Profit & Loss Budget Performance
June 2026

	Annual Budget	June 26	Jul 25 - Jun 26 YTD	% of Annual Budget	YTD Annual Budget Balance
60200 · Administration					
60205 · Bank & Merchant Fees	1,850.00	74.20	1,319.45	71.32%	530.55
60207 · Board Meeting Fee	7,770.00	300.00	7,770.00	100.00%	0.00
60210 · Building Expenses					
60211 · Office Utilities	7,500.00	741.27	7,382.76	98.44%	117.24
60212 · Janitorial	2,340.00	195.00	2,340.00	100.00%	0.00
60213 · Maintenance	1,258.00	95.00	837.62	66.58%	420.38
60214 · Security	500.00	0.00	468.00	93.60%	32.00
Total 60210 · Building Expenses	11,598.00	1,031.27	11,028.38	95.09%	569.62
60220 · Computer & Equipment Maint.					
60221 · Computer Systems	32,500.00	3,383.37	32,313.03	99.43%	186.97
60222 · Office Equipment	1,534.00	186.06	1,533.07	99.94%	0.93
Total 60220 · Computer & Equipment Maint.	34,034.00	3,569.43	33,846.10	99.45%	187.90
60230 · Office Expense	9,800.00	523.47	9,761.92	99.61%	38.08
60240 · Postage and Delivery	28,500.00	1,329.75	28,209.11	98.98%	290.89
60250 · Printing	12,560.00	287.80	12,556.29	99.97%	3.71
60255 · Meetings & Conferences	385.00	0.00	385.00	100.00%	0.00
60260 · Publishing	350.00	0.00	344.25	98.36%	5.75
60270 · Telephone & Internet	3,500.00	257.93	3,050.41	87.16%	449.59
60430 · Insurance					
60431 · General Liability	37,837.00	3,226.49	37,836.09	100.00%	0.91
60432 · Property	19,450.00	1,697.61	19,440.33	99.95%	9.67
Total 60430 · Insurance	57,287.00	4,924.10	57,276.42	99.98%	10.58
60500 · Water Memberships					
60503 · SGA	35,503.00	0.00	35,503.00	100.00%	0.00
60504 · ACWA	13,465.00	0.00	13,465.00	100.00%	0.00
60507 · CRWA	1,662.00	0.00	1,662.00	100.00%	0.00
Total 60500 · Water Memberships	50,630.00	0.00	50,630.00	100.00%	0.00
60550 · Permits & Fees	52,000.00	0.00	51,598.54	99.23%	401.46
60555 · Subscriptions & Licensing	2,120.00	140.27	1,600.90	75.51%	519.10
60560 · Elections	0.00	0.00	0.00	0.00%	0.00
60565 · Uncollectible Accounts	2,640.00	0.00	2,285.59	86.58%	354.41
60570 · Other Operating Expenses	500.00	0.00	0.00	0.00%	500.00
Total 60200 · Administration	275,524.00	12,438.22	271,662.36	98.60%	3,861.64

Rio Linda Elverta Community Water District
Unaudited Operating Profit & Loss Budget Performance
June 2026

	Annual Budget	June 26	Jul 25 - Jun 26 YTD	% of Annual Budget	YTD Annual Budget Balance
64000 · Conservation					
64001 · Community Outreach	500.00	0.00	0.00	0.00%	500.00
Total 64000 · Conservation	500.00	0.00	0.00	0.00%	500.00
65000 · Field Operations					
65100 · Other Field Operations					
65110 · Back Flow Testing	31,600.00	2,950.00	11,550.75	36.55%	20,049.25
65120 · Construction Equip Maintenance	21,500.00	12,791.18	21,498.28	99.99%	1.72
65130 · Field Communication	3,800.00	305.12	3,794.33	99.85%	5.67
65140 · Field IT	35,000.00	4,891.46	33,201.99	94.86%	1,798.01
65150 · Laboratory Services	51,900.00	2,501.09	28,660.75	55.22%	23,239.25
65160 · Safety Equipment	10,100.00	5,757.87	10,067.19	99.68%	32.81
65170 · Shop Supplies	8,100.00	335.37	8,044.21	99.31%	55.79
Total 65100 · Other Field Operations	162,000.00	29,532.09	116,817.50	72.11%	45,182.50
65200 · Treatment	34,500.00	3,753.10	29,635.00	85.90%	4,865.00
65300 · Pumping					
65310 · Maintenance	32,716.00	9,597.45	27,922.33	85.35%	4,793.67
65320 · Electricity & Fuel	277,000.00	43,208.17	276,470.71	99.81%	529.29
Total 65300 · Pumping	309,716.00	52,805.62	304,393.04	98.28%	5,322.96
65400 · Transmission & Distribution					
65410 · Distribution Supplies	57,500.00	2,014.93	57,105.41	99.31%	394.59
65430 · Tank Maintenance	1,000.00	0.00	1,000.00	100.00%	0.00
65440 · Contract Repairs	162,932.00	12,035.34	140,520.82	86.25%	22,411.18
65450 · Valve Replacements	0.00	0.00	0.00	0.00%	0.00
65460 · Paving Repairs	56,400.00	10,998.70	55,734.42	98.82%	665.58
Total 65400 · Transmission & Distribution	277,832.00	25,048.97	254,360.65	91.55%	23,471.35
65500 · Transportation					
65510 · Fuel	13,300.00	1,850.27	13,280.22	99.85%	19.78
65520 · Maintenance	9,768.00	1,826.14	9,767.99	100.00%	0.01
Total 65500 · Transportation	23,068.00	3,676.41	23,048.21	99.91%	19.79
Total 65000 · Field Operations	807,116.00	114,816.19	728,254.40	90.23%	78,861.60
Total 60000 · Operating Expenses	3,101,688.00	288,935.78	2,896,208.46	93.38%	205,479.54
69000 · Non-Operating Expenses					
69010 · Debt Service					
69100 · Revenue Bond					
69105 · Principle	169,641.00	0.00	169,641.00	100.00%	0.00
69110 · Interest	34,408.00	0.00	34,408.33	100.00%	-0.33
Total 69100 · Revenue Bond	204,049.00	0.00	204,049.33	100.00%	-0.33
69200 · PERS ADP Loan					
69205 · Principle	30,000.00	30,000.00	30,000.00	100.00%	0.00
69210 · Interest	1,406.00	1,406.00	1,406.00	100.00%	0.00
Total 69100 · PERS ADP Loan	31,406.00	31,406.00	31,406.00	100.00%	0.00
Total 69010 · Debt Service	235,455.00	31,406.00	235,455.33	100.00%	-0.33
69400 · Other Non-Operating Expense	2,300.00	0.00	0.00	0.00%	2,300.00
Total 69000 · Non-Operating Expenses	237,755.00	31,406.00	235,455.33	99.03%	2,299.67
Total Operating & Non-Operating Expense	3,339,443.00	320,341.78	3,131,663.79	93.78%	207,779.21
Net Revenue	205,523.00	185,315.52	331,936.47		

RIO LINDA ELVERTA COMMUNITY WATER DISTRICT
UNAUDITED CAPITAL BUDGET 2025-2026
June 2026

Description	Annual Budget	June 26	YTD Jul 25- Jun 26	% of Annual Budget	YTD Budget Balance
Raising/Lowering Valve Covers	60,000.00	0.00	57,900.00	96.50%	2,100.00
Well 15 Cr6 Treatment Design and CEQA	140,070.00	3,316.00	52,946.75	37.80%	87,123.25
Vacuum Trailer	90,000.00	0.00	0.00	0.00%	90,000.00
Total Continued Ongoing Projects	**290,070.00**	**3,316.00**	**110,846.75**	**38.21%**	**179,223.25**
Annual Miscellaneous Pump Replacements	27,000.00	0.00	17,978.34	66.59%	9,021.66
Annual Meter Replacements	158,000.00	25,920.00	157,697.40	99.81%	302.60
Annual Pipeline Replacement	245,000.00	0.00	0.00	0.00%	245,000.00
Total New Annual Projects	**430,000.00**	**25,920.00**	**175,675.74**	**40.86%**	**254,324.26**
Well 15 Cr6 Treatment Bidding and Construction	1,100,000.00	0.00	**0.00**	0.00%	1,100,000.00
2025 Urban Water Management Plan	85,000.00	0.00	**0.00**	0.00%	85,000.00
District Office Roof	40,000.00	0.00	**0.00**	0.00%	40,000.00
Total New Projects	**1,225,000.00**	**0.00**	**0.00**	**0.00%**	**1,225,000.00**
Total	**$1,945,070.00**	**$29,236.00**	**$286,522.49**	**14.73%**	**$1,658,547.51**

Rio Linda Elverta Community Water District
Unaudited Cr6 Settlement Profit & Loss Budget Performance
June 2026

	Annual Budget	June 26	Jul 25 - Jun 26 YTD	% of Annual Budget	YTD Annual Budget Balance
Income					
41000 · Non-Operating Revenue					
41110 · Investment Revenue					
41112 · Interest Revenue	120,000.00	9,466.09	125,492.31	104.58%	-5,492.31
	120,000.00	9,466.09	125,492.31	104.58%	-5,492.31
44110 · Other Non-Operating Revenue	0.00	0.00	0.00	0.0%	0.00
Total Income	120,000.00	9,466.09	125,492.31	104.58%	-5,492.31
Gross Income	120,000.00	9,466.09	125,492.31	104.58%	-5,492.31
Net Income	**120,000.00**	**9,466.09**	**125,492.31**		

NOTE:	Date	Amount
Beginning Balance	5/31/2026	4,254,766.57
Interest	6/30/2026	9,466.09
GL 10492 Cr6 Settlement	6/30/2026	4,264,232.66

Accrual Basis

Rio Linda Elverta Community Water District
Unaudited Capacity Revenue Profit & Loss Budget Performance
April - June 2026

	Annual Budget	Apr-Jun 26 Current QTR	Jul 25- Jun 26 YTD	% of Annual Budget	YTD Annual Budget Balance
Income					
41000 · Non-Operating Revenue					
41110 · Investment Revenue					
41112 · Interest Revenue	40,000.00	10,282.12	42,524.30	106.31%	-2,524.30
	40,000.00	10,282.12	42,524.30	106.31%	-2,524.30
44100 · Capacity Fee Revenue	50,000.00	18,237.58	54,712.74	109.43%	-4,712.74
Total Income	90,000.00	28,519.70	97,237.04	108.04%	-7,237.04
Gross Income	90,000.00	28,519.70	97,237.04	108.04%	-7,237.04
Net Income	**90,000.00**	**28,519.70**	**97,237.04**		

Accrual Basis

Rio Linda Elverta Community Water District
Unaudited Surcharge 1 Profit & Loss Budget Performance
April - June 2026

	Annual Budget	Apr-Jun 26 Current QTR	Jul 25- Jun 26 YTD	% of Annual Budget	YTD Annual Budget Balance
Income					
41000 · Non-Operating Revenue					
41110 · Investment Revenue					
41111 · Dividend Revenue	0.00	106.38	575.88	100.0%	-575.88
41112 · Interest Revenue	12,000.00	7,510.44	31,521.45	262.68%	-19,521.45
41113 · Market Value Adjustment	0.00	-1,192.48	-1,456.84	100.0%	1,456.84
	12,000.00	6,424.34	30,640.49	255.34%	-18,640.49
43010 · Surcharge 1 Revenue	532,380.00	148,595.93	530,981.19	99.74%	1,398.81
Total Income	544,380.00	155,020.27	561,621.68	103.17%	-17,241.68
Gross Income	544,380.00	155,020.27	561,621.68	103.17%	-17,241.68
Expense					
69150 · Surcharge 1 Loan					
69155 · Principle	409,631.69	206,123.74	409,631.69	100.0%	0.00
69160 · Interest	51,722.95	24,553.58	51,722.95	100.0%	0.00
69170 · Admin Fees	2,300.00	568.50	2,246.38	97.67%	53.62
Total 69150 · Surcharge 1 Loan	463,654.64	231,245.82	463,601.02	99.99%	53.62
Total Expense	463,654.64	231,245.82	463,601.02		
Net Income	**80,725.36**	**-76,225.55**	**98,020.66**		

Rio Linda Elverta Community Water District
Unaudited Surcharge 2 Profit & Loss Budget Performance
April - June 2026

	Annual Budget	Apr-Jun 26 Current QTR	Jul 25- Jun 26 YTD	% of Annual Budget	YTD Annual Budget Balance
Income					
41000 · Non-Operating Revenue					
41110 · Investment Revenue					
41112 · Interest Revenue	100.00	30.96	118.48	118.48%	-18.48
	100.00	30.96	118.48	118.48%	-18.48
43050 · Surcharge 2 Revenue	442,716.00	123,569.23	441,555.69	99.74%	1,160.31
Total Income	442,816.00	123,600.19	441,674.17	99.74%	1,141.83
Gross Income	442,816.00	123,600.19	441,674.17	99.74%	1,141.83
Expense					
69175 · Surcharge 2 Loan					
69180 · Principle	255,000.00	130,000.00	255,000.00	100.0%	0.00
69185 · Interest	58,139.00	28,044.66	58,139.32	100.0%	-0.32
Total 69175 · Surcharge 2 Loan	313,139.00	158,044.66	313,139.32	100.0%	-0.32
Total Expense	313,139.00	158,044.66	313,139.32		
Net Income	**129,677.00**	**-34,444.47**	**128,534.85**		

Executive Committee
Agenda Item: 6

Date: August 12, 2026

Subject: Final Budget for Fiscal Year 2026/2027

Contact: Felix M. Felix, Interim General Manager

Recommended Committee Action:

The Committee needs to review the Final Budget for 2026/2027, recommend forwarding it onto the August 24 Board meeting/Public Hearing for consideration as the Final Budget.

Current Background and Justification:

District policy prescribes a preliminary budget adoption prior to the beginning of each fiscal year. The essence of this practice is to allow for Board authorized spending after July 1st (beginning of the next fiscal year), and before the prior fiscal year end balances are available due to invoices and revenues received at or near June 30th. The Board also customarily schedules the public hearing for consideration of adopting the Final Budget at the August regular meeting.

Conclusion:

The Executive Committee should forward the Final Budget for 2026/2027 to the August 24, 2026 Board meeting for consideration.

DRAFT Operating and Capital Budget

2026-2027

Budget prepared by
Felix M. Felix, Interim General Manager, District Staff, and District Engineer

Contents

Executive Summary

August 24, 2026

Board of Directors
Rio Linda Elverta Community Water District

I hereby submit the Rio Linda/Elverta Community Water District's Fiscal Year 2026–2027 Operating and Capital Budget. The budget document provides detailed information regarding the District's anticipated revenues, operating expenditures, debt obligations, and capital improvement needs for the upcoming fiscal year. The budget also addresses the principal financial considerations, operational priorities, and major decisions used in developing the District's financial plan.

The District's overall operation is achieved, in part, by regularly reviewing its goals, regulatory and compliance mandates, infrastructure needs, and the resources necessary to accomplish its mission. These considerations, together with continued increases in the cost of providing water service, are evaluated throughout the budget development process. The resulting budget provides a framework for prioritizing the District's operational activities, staffing needs, infrastructure maintenance, capital improvements, and financial resources.

Monitoring the budget and responding to anticipated and unanticipated events is a continuous process. The District maintains a proactive approach by regularly reviewing budget performance and adjusting when necessary. The District's budget adoption policy provides for minor budget revisions by the General Manager when the overall level of authorized spending is not increased. This flexibility allows staff to reallocate available funding from relatively overfunded line items to underfunded line items while maintaining the Board-approved overall expenditure level.

Operating Revenue and Water Rates

Water service rate revenue for Fiscal Year 2026–2027 remains unchanged because the District does not currently have new water rates in place. The District's previous water rate study was adopted in October 2020 and established rates for five fiscal years through Fiscal Year 2025–2026. The District has initiated a Request for Proposals for a qualified water rate consultant to complete a new water rate study.

The District's water service fees and other water service fees also remain substantially unchanged and are based on the prior fiscal year's budget. Property tax revenue is estimated to increase by approximately $10,000 based on current fiscal year revenue. Total revenue for Fiscal Year 2026–2027 is projected at approximately $3.555 million.

The District recognizes that, without updated water rates, future revenue may not be sufficient to meet the District's long-term financial obligations and the increasing costs associated with operating, maintaining, and improving the water system. Completion of the water rate study will provide the District with the information necessary to evaluate future revenue requirements and maintain the financial resources needed to continue providing reliable water service to its ratepayers.

Operating Expenses

Total operating expenses are projected to increase due to continuing inflationary pressures, rising costs for professional services, insurance, administration, energy, infrastructure maintenance, and other essential operational requirements.

Professional fees are projected to increase primarily because of the continued need for legal services associated with ongoing litigation, the use of an Interim General Manager, and the cost of completing a new water rate study. The budget includes approximately $350,000 for general counsel and legal services, $160,000 for the Interim General Manager contract, and $60,000 for water rate consulting services.

Personnel services are projected to decrease from the prior year budget because the District does not currently have a permanent General Manager. Funding previously budgeted for the General Manager position has been reallocated to professional services to support the Interim General Manager contract. The budget continues to provide funding for regular staff wages, employee benefits, retirement obligations, training, and other personnel-related expenses necessary to maintain District operations.

Administrative expenses are projected to increase because of rising costs and the anticipated expenses associated with an election year. The budget also reflects increases in general liability and property insurance, water association memberships, office expenses, and other administrative requirements.

Field operations are projected to increase to address rising operational costs and the continuing need to maintain the District's aging infrastructure and assets. Increased funding is included for backflow testing, construction equipment maintenance, safety equipment, shop supplies, pumping electricity and fuel, distribution supplies, valve replacements, paving repairs, and transportation-related expenses. These expenditures are necessary to maintain the reliability, safety, and operational condition of the District's water production and distribution systems.

The Fiscal Year 2026–2027 budget projects total operating expenses of approximately $3.263 million. Including non-operating expenses and debt service, total District expenses are projected at approximately $3.505 million. The District anticipates net income of approximately $49,878, representing a decrease of approximately $155,645 from the prior-year budget. The reduction is primarily attributable to the absence of water rate increases to offset inflation and the continued increase in the cost of operating and maintaining the District.

Regulatory Compliance and Hexavalent Chromium Treatment

The State Water Resources Control Board's re-establishment of the Hexavalent Chromium (Cr6) Maximum Contaminant Level continues to have a significant effect on the District's operating and capital planning. The District must continue evaluating and implementing treatment solutions necessary to maintain regulatory compliance and provide safe, reliable drinking water.

The Fiscal Year 2026–2027 Capital Budget includes continued funding for the Well 15 Cr6 Treatment Design and California Environmental Quality Act compliance. The budget also includes substantial funding for the construction and implementation of Cr6 treatment facilities at Well 15, Well 10, and Well 2A. These projects include anticipated costs associated with design, environmental compliance, bidding, construction, construction management, permitting, inspection, and related project requirements.

The District will continue to monitor available grant, loan, and other funding opportunities that may assist with the costs of Cr6 treatment and other regulatory compliance projects. Because the cost of treatment facilities and related construction may change as projects advance, the District will continue to evaluate project estimates and funding requirements throughout the budget cycle.

Capital Improvement Program

The District's capital improvement program is intended to provide a planned and transparent approach to maintaining, rehabilitating, and replacing essential infrastructure and equipment. Because capital improvement needs are directly connected to the District's long-term operational and financial capacity, the operating and capital budgets must be evaluated together.

The Fiscal Year 2026–2027 Capital Budget includes total capital expenditures of $8,781,454.00. These investments support continued regulatory compliance, water quality improvements, infrastructure replacement, equipment needs, and the long-term reliability and sustainability of the District's water system.

The Fiscal Year 2026–2027 Capital Budget includes continued funding for the Well 15 Cr6 Treatment Design and CEQA project, replacement of the District office roof, and replacement of the aging vacuum trailer. The office roof has experienced recurring leaks, and prior temporary repairs have not provided a long-term solution. The vacuum trailer replacement remains necessary because of the age and declining condition of the existing equipment.

The budget also establishes or continues annual infrastructure replacement programs, including annual hydrant replacements for hydrants that are no longer operational or cannot be repaired because replacement parts are unavailable; annual miscellaneous pump and motor replacements; annual water meter replacements for aging or non-operational meters; and annual pipeline replacement projects.

Additional capital funding is included for the replacement of aging maintenance equipment and tools, as well as the replacement of a District truck. These investments are intended to support efficient field operations, reduce the risk of equipment failures, and maintain the District's ability to respond to operational and maintenance needs.

The capital program also includes the District's major water treatment investments for the Well 15, Well 10, and Well 2A Cr6 treatment facilities. These projects represent a significant long-term commitment to regulatory compliance, water quality, and the continued reliability of the District's groundwater supply.

Financial Management and Long-Term Planning

The District continues to improve its financial planning and budget development practices by identifying future obligations earlier, evaluating the full cost of maintaining District assets, and incorporating long-term infrastructure needs into the budget process. The District will continue to review its financial policies, investment practices, debt obligations, reserve requirements, and capital funding strategies to support long-term fiscal sustainability.

The District also continues to use cost-control and cost-avoidance strategies whenever practical. These efforts include the use of cooperative and Joint Powers purchasing agreements available to public agencies, evaluation of equipment purchases that may reduce long-term costs, efficient use of District resources, and the use of outside professional services when outsourcing provides an operational or financial benefit.

The District's budget will continue to be monitored throughout the fiscal year. Staff will provide the Board with financial information and budget updates and will recommend adjustments when necessary to respond to changing conditions, unexpected operational needs, regulatory requirements, or changes in project costs.

Conclusion

In summary, the Fiscal Year 2026–2027 Operating and Capital Budget reflects the Board of Directors' priorities and provides a financial framework for maintaining reliable water service, meeting regulatory obligations, addressing aging infrastructure, and advancing critical water treatment and capital improvement projects.

The budget recognizes the financial challenges created by rising operating costs and the absence of updated water rates while continuing to support essential District operations and long-term infrastructure investments. Completion of the new water rate study will be an important component of the District's future financial planning and its ability to meet ongoing and future obligations.

The District remains committed to responsible financial management, transparency, cost control, and long-term planning. Continued progress will depend on the coordinated efforts of the Board of Directors, District staff, legal counsel, engineers, financial professionals, consultants, and other partners working toward the shared goal of providing safe, reliable, and sustainable water service to the District's customers.

In Service,

Felix M. Felix

Felix M. Felix
Interim General Manager
RLECWD

Introduction

On an annual basis, the District's Board of Directors adopts a budget for the subsequent fiscal year. The budget is an instrument used by management to present the proposed plan of financial operations of the District to the Board of Directors. The budget incorporates Operating, Capital, and includes all supporting statements, details, summaries, and other information deemed appropriate by the General Manager.

Fund Structure

The District's resources are allocated to and accounted for in basic financial statements as an enterprise fund type of the proprietary fund group.

The enterprise fund is used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges, or where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other policies.

Net position for the enterprise fund represents the amount available for future operations.

Budgetary Control and Process

Budgetary Control

The District prepares budgets as a matter of policy and financial control. The budget is a financial plan detailing operating expenses, capital infrastructure investments, debt obligations, and designation of reserves. The following items are reviewed as part of preparing the budget:

- Assess current conditions and needs, including system quality and safety.
- Develop goals, objectives, policies, and plans based upon the assessment.
- Prioritize projects and develop work programs, based upon short-term and long-term cost effectiveness.
- Implement plans, policies, and assess shortcomings.

Budget Process

The District follows an incremental budgetary process (see glossary), which is prepared on an accrual basis and is used as a management tool for projecting and measuring revenues and expenses. To commence the process, the Finance committee provides an extensive review of the proposed budget. After review, the District invites customers to a public hearing so that the District can provide budget information and receive feedback. Public hearings are designed to educate and inform customers about the District's financial operations and requirements. It is during this forum that the budget is adopted by the Board of Directors.

Budget Policy

The District's guideline for its policy, procedures, and timeline involved in creating and approving the annual budget is outlined below.

Presentation and Review

In June of each year, the General Manager shall present the draft budget documents to the Board of Directors, including the "Preliminary Budget, for the following fiscal year. The Board may adopt the Preliminary Budget and schedule a Public Hearing for consideration of the Final Budget (typically August regular Board of Directors meeting).

Public Hearing

On or before the regular Board meeting in August, the Board of Directors shall hold a public hearing to adopt the Final Budget. Copies of the Budget document shall be available to the public.

Adoption

During or before the regular Board meeting in August, the Board of Directors shall make any changes it deems desirable to the Preliminary Budget and shall adopt by resolution the Budget as finally determined. The resolution shall include all adopted revenue and expenditure figures.

Revisions

Occasionally, it is necessary and appropriate for the Board of Directors to revise the budget. Examples of necessary budget revisions include but are not limited to unforeseen regulatory requirements and expenses, operational costs beyond those originally budgeted, and catastrophic equipment/facilities failures. As required, the General Manager will present budget revisions to the Board and the Board will consider these revisions at regular meetings of the Board of Directors.

Minor Allocations and Revisions Between Line Items

When the budget revisions are minor in scope and/or consist merely of reallocating a surplus from one line item to cover reasonably anticipated shortfalls in another line item, the General Manager is authorized to make such minor budget revisions and report the revision, including submitting the revised budget to the Board to review at the subsequent Board of Directors meeting. General Manager authorized minor budget revisions are limited in that the total budgeted expenses must remain unchanged.

District Profile

District History and Service Description

The Rio Linda/Elverta Community Water District (RLECWD) was formed in 1948 after a public vote under County Water District Law (Water Code section 30000 et seq.). The District is governed by a Board of Directors that consists of five (5) members elected at large. The District includes the communities of Rio Linda and Elverta and encompasses approximately 17.8 square miles. The District has 10 full-time employees, a contracted engineer, and an attorney.

The District water system consists of 12 wells and 61.72 miles of distribution mains. The overall system capacity is currently 14.4 MGD. The District pumps approximately 2,600 acre-feet of water annually to its 4,670 customers with a daily average of approximately 2.6 million gallons.

To improve the water system and ensure the delivery of high-quality drinking water to customers, the District constructed Well # 15 in 2012 and a 1.2-million-gallon reservoir tank in 2014. To de-emphasize the District's reliance on wells with elevated hexavalent chromium concentrations, the District constructed the Well 16 pumping station in 2021.

District Mission Statement

The mission of the Rio Linda/Elverta Community Water District is to provide, in a manner responsive to District customers, a water supply that is adequate, safe, and potable (according to state and federal standards) and that meets both current and future needs.

District Officials

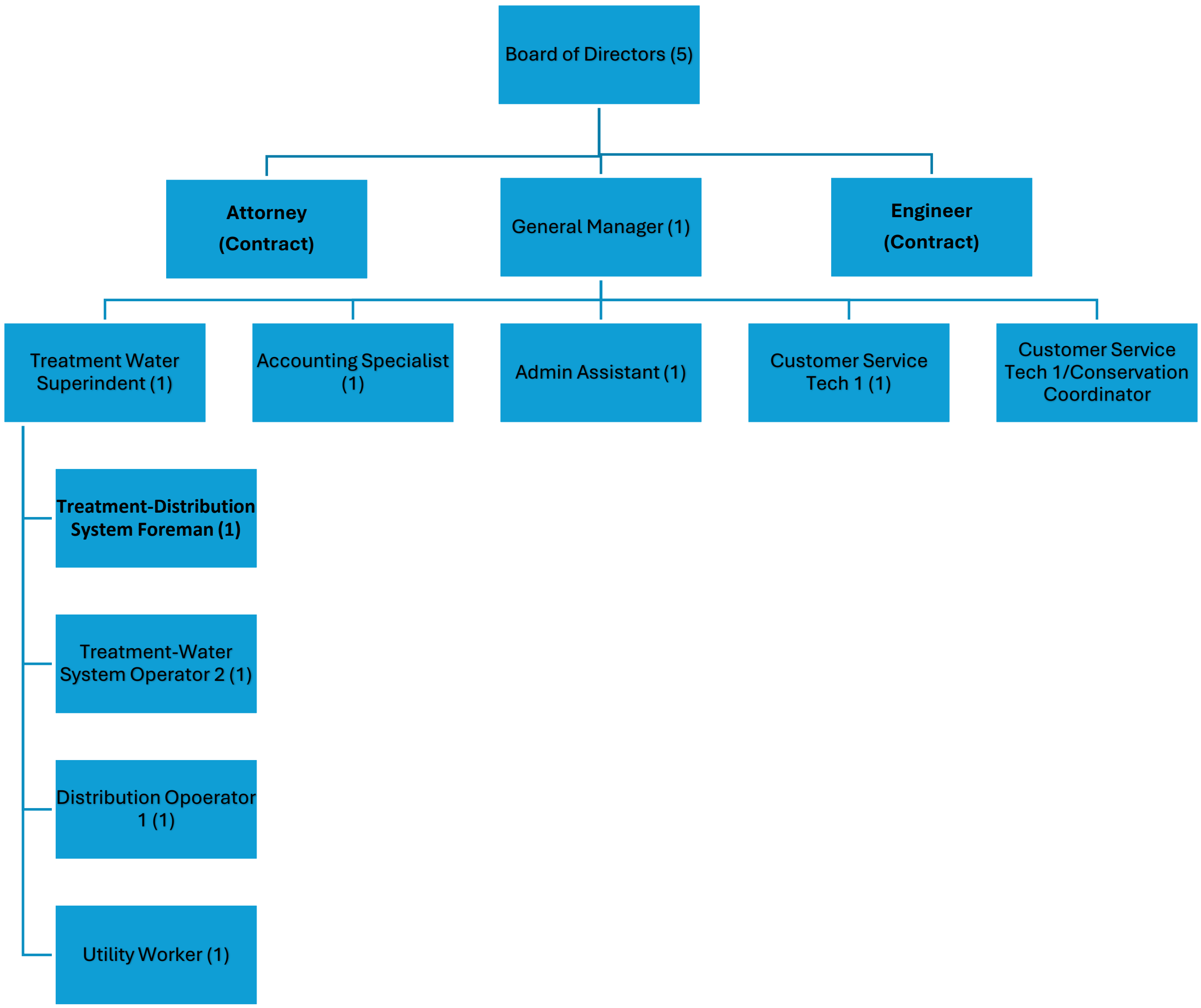
Board of Directors

Anthony Cline, Director
Jason A. Green Director
Chris Gifford, Director
Maria Liverett, Director
Vicky Young, Director

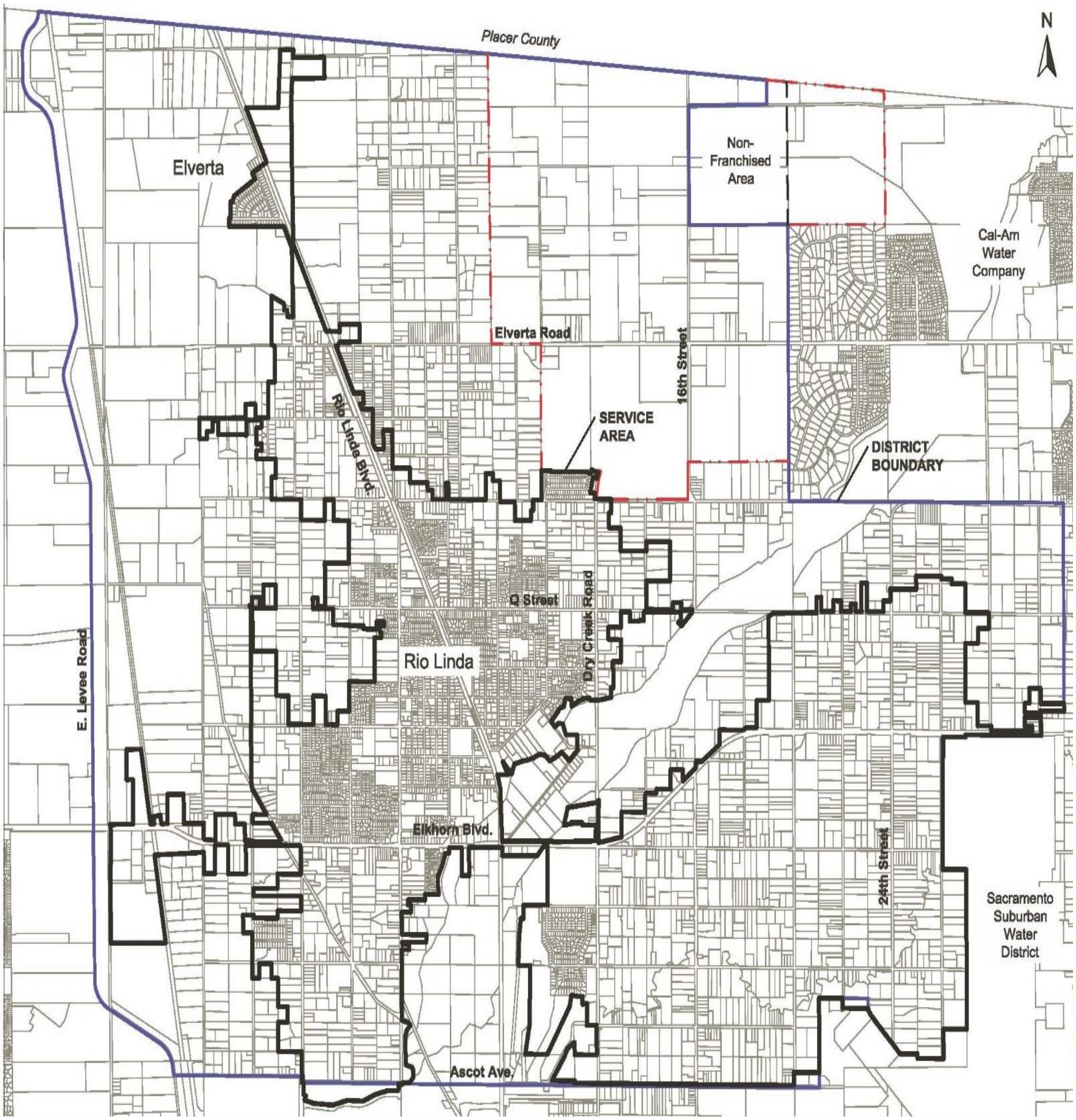
Appointed Official

Felix M. Felix, Secretary/General Manager

Organizational Structure



Service Area



Operating Budget Overview

The Incremental Budgeting Method is used to prepare the Operating Budget. See Glossary for definitions. The District uses the same structure and format for the chart of accounts as the Annual Financial Audit Report to establish symmetry. The Operating Budget is described below, outlining the categories and columns.

The budget is divided into the following categories:

REVENUE – Includes both operating and non-operating revenue.

OPERATING EXPENSE – Includes all expenses considered operating and includes the following categories: Professional Fees, Personnel Services, Administration, Conservation, and Field Operations.

- **PROFESSIONAL FEES** – A category of expenditures are fees charged by service providers in occupations requiring special training in the arts or sciences including legal services, auditors, engineers, and other specialized consultants.
- **PERSONNEL SERVICES –** A category of expenditure, which primarily covers salaries and wages, benefits, and other costs related to District personnel.
- **ADMINISTRATION** – A category of expenditures directly related to the cost of providing services including building maintenance, computer systems, office, insurance, and water memberships.
- **CONSERVATION** – A category of expenditure directly relating to providing services related to water conservation including community outreach and rebate programs.
- **FIELD OPERATIONS** – A category of expenditure directly relating to providing services related to field operations including pumping, transmission and distribution, and transportation.

NON-OPERATING EXPENSES – Includes all expenses considered non-operating such as Debt Service expenses. The total Net Revenue follows.

OPERATING AND SURCHARGE FUND BALANCES – Reflects total estimated beginning and ending fund balances.

The budget is divided into the following columns:

COLUMN 1 - ACTUAL YTD – Actual revenue and expenses beginning July 1st and ending June 30th. An incremental budget is prepared using a previous period's budget or actual performance as a basis with incremental amounts added for the new budget period.

COLUMN 2 - 2025-2026 BUDGET – The prior fiscal year budget.

COLUMN 3 - 2026-2027 BUDGET – The new fiscal year budget.

COLUMN 4 - DIFFERENCE – The calculated total taking Column 3 less Column 2.

Revenue

Water Service Rates

Remains unchanged at $3.308 million. The District's last water rate study was adopted in October 2020 for a total of five fiscal years ending fiscal year 25-26. The District is currently conducting an RFP process for a new water rate consultant.

Without new water rates the District will be unable to meet its future financial obligations.

Water Service Fees and Other Water Service Fees

Remains unchanged and is based on the prior fiscal year.

Non-Operating Revenue

Property Tax revenue has been estimated to increase by $10,000 based on the current Fiscal Year's total revenue.

Total Operating Revenue

Total Operating Revenue is estimated at $3.555 million with an increase of 0.28% from Property Tax Revenues. Once the District completes a water rate study, the District will be able to increase revenue to meet its future financial obligations to serve the rate payers.

		2025-2026 ACTUAL JULY 25-JUN 26	2025-2026 BUDGET	2026-2027 BUDGET	DIFFERENCE
REVENUE					
40000 OPERATING REVENUE					
40100 Water Service Rates					
40101	Basic Service Charge	1,252,894.00	1,248,294.00	1,248,294.00	0.00
40102	Usage Charge	1,888,768.00	2,001,237.00	2,001,237.00	0.00
40105	Backflow Charge	33,050.00	32,300.00	32,300.00	0.00
40106	Fire Prevention	30,182.00	26,600.00	26,600.00	0.00
	Total Water Service Rates	3,204,894.00	3,308,431.00	3,308,431.00	0.00
40200 Water Service Fees					
40201	Application Fees	4,368.00	6,500.00	6,500.00	0.00
40202	Delinquency	69,402.00	70,000.00	70,000.00	0.00
40209	Misc. Charges	8,542.00	7,000.00	7,000.00	0.00
	Total Water Services	82,312.00	83,500.00	83,500.00	0.00
40300 Other Water Service Fees					
40301	New Construction QC	3,000.00	5,000.00	5,000.00	0.00
40302	Service Connection Fees	28,621.00	5,000.00	5,000.00	0.00
40304	Other Operating Revenue	3,246.00	6,000.00	6,000.00	0.00
	Total Other Water Service Fees	34,867.00	16,000.00	16,000.00	0.00
TOTAL OPERATING REVENUE		3,322,073.00	3,407,931.00	3,407,931.00	0.00
41000	**NON-OPERATING REVENUES**				
41110	Investment Revenue	41.00	35.00	35.00	0.00
41120	Property Taxes & Assessments	141,486.00	137,000.00	147,000.00	10,000.00
TOTAL NON-OPERATING REVENUE		141,527.00	137,035.00	147,035.00	10,000.00
TOTAL REVENUE		$3,463,600.00	$3,544,966.00	$3,554,966.00	10,000.00

Operating Expense

Professional Fees

The category includes general counsel/legal, auditor, engineering, and other professional fees.

General Counsel fees – Legal

The District anticipates legal fees will be $350,000 due to ongoing litigation, a decrease of $12,345.

Auditor Fees

Increased by $5,300 to adjust for the financial auditor and full GASB 75 valuation.

Engineering

The budget is anticipated at $84,000, that includes $60,000 for the Engineering contract, $20,000 for the Urban Water Use Objective (UWUO) and Water Loss Audit annual reports, and $4000 for the Consumer Confidence Report.

Other Professional Fees

The District is budgeting a total of $220,000 that includes an Interim GM contract at $160,000 and $60,000 for the Rate Consultant.

Personnel Services

The District is projecting $201,238 less than the prior year. A $169,063 reduction is a result from not having a permanent General Manager. The money has been allocated to Other Professional Fees for the Interim General Manager contract.

Administration

The District anticipates an increase exceeding $64,862 due to rising costs that includes $18,000 projected for an Election year.

Field Operations

The District anticipates an additional $119,184 more in expenditures to keep up with rising costs and maintaining aging infrastructure and assets.

Total Operating Expense

Total operating expenses are projected at $3.263 million with an increase of $161,859 from 2025-26 budget year.

Net Income

The District estimates net income to be $49,878, a decrease of $155,645 from the previous year due to no rate increases to offset inflation and rising costs to operate the District.

		2025-2026 ACTUAL JULY 25-JUN 26	2025-2026 BUDGET	2026-2027 BUDGET	DIFFERENCE
OPERATING EXPENSE					
60010 PROFESSIONAL FEES					
60011	General Counsel fees-Legal	$362,344.00	$362,345.00	$350,000.00	($12,345.00)
60012	Auditor Fees	23,300.00	23,300.00	28,600.00	5,300.00
60013	Engineering Services	91,090.00	91,090.00	84,000.00	(7,090.00)
60015	Other Professional Fees	26,813.00	26,814.00	220,000.00	193,186.00
TOTAL PROFESSIONAL FEES		503,547.00	503,549.00	682,600.00	179,051.00
60100 PERSONNEL SERVICES					
60110	**Salaries & Wages**				
60111	Salary - General Manager	169,063.00	169,063.00	0.00	(169,063.00)
60112	Staff Regular Wages	694,106.00	765,562.00	743,600.00	(21,962.00)
60114	Staff Standby Pay	20,600.00	20,800.00	20,800.00	0.00
60115	Staff Overtime Pay	7,570.00	7,600.00	12,000.00	4,400.00
	Total Salaries & Wages	891,339.00	963,025.00	776,400.00	(186,625.00)
60150	**Employee Benefits and Expenses**				
60151	PERS Retirement	163,835.00	175,946.00	167,020.00	(8,926.00)
60152	Workers Compensation	11,737.00	14,000.00	14,000.00	0.00
60153	Medical & Benefit Insurance	213,312.00	249,240.00	255,776.00	6,536.00
60154	Retirees Insurance	5,280.00	5,280.00	6,300.00	1,020.00
60155	Staff Training	3,555.00	3,555.00	5,000.00	1,445.00
60157	Uniforms	8,846.00	8,847.00	10,000.00	1,153.00
60158	Payroll Taxes	73,267.00	73,268.00	60,040.00	(13,228.00)
60159	Payroll Services	713.00	713.00	2,000.00	1,287.00
60160	457 Employer Contribution	20,861.00	21,125.00	17,225.00	(3,900.00)
	Total Employee Benefits and Expenses	501,406.00	551,974.00	537,361.00	(14,613.00)
TOTAL PERSONNEL SERVICES		$1,392,745.00	$1,514,999.00	$1,313,761.00	($201,238.00)

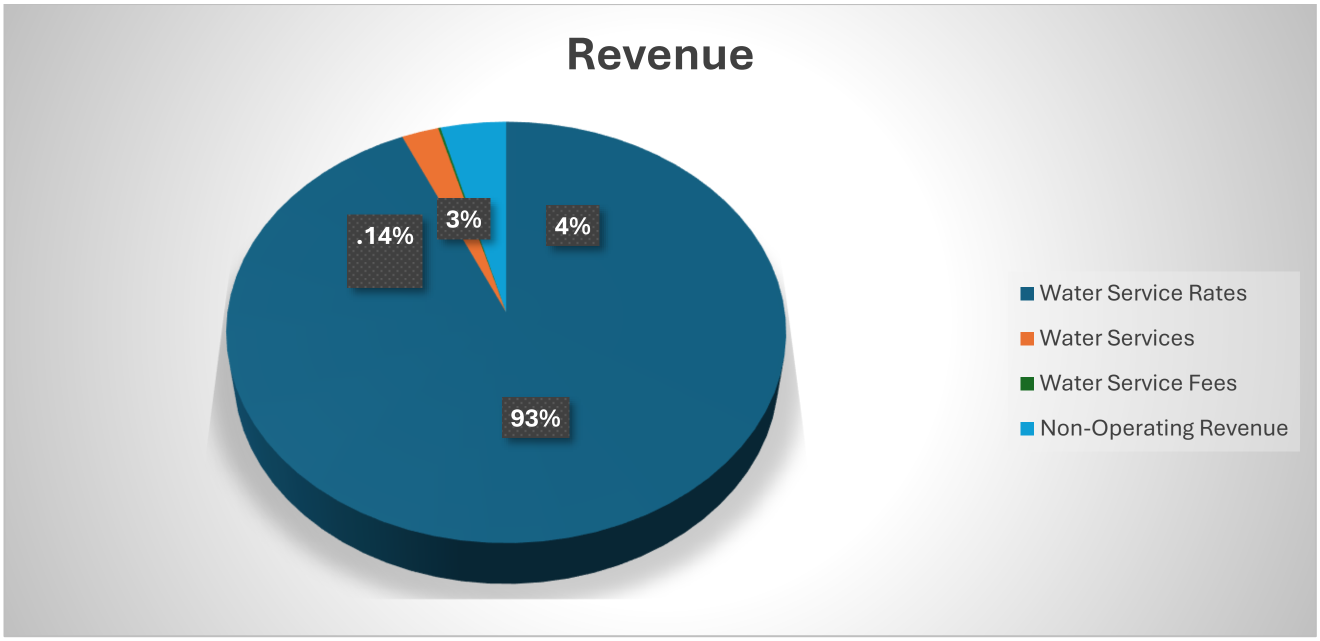
		2025-2026 ACTUAL JULY 25-JUN 26	2025-2026 BUDGET	2026-2027 BUDGET	DIFFERENCE
60200 ADMINISTRATION					
60205	Bank and Merchant Fees	$1,320.00	1,850.00	$1,850.00	$0.00
60207	Board Member/Meeting Expense	7,770.00	7,770.00	13,900.00	6,130.00
60210	**Building Expenses**				
60211	Office Utilities	7,163.00	7,500.00	7,500.00	0.00
60212	Janitorial	2,340.00	2,340.00	2,340.00	0.00
60213	Maintenance	838.00	1,258.00	2,500.00	1,242.00
60214	Security	468.00	500.00	500.00	0.00
	Total Building Expenses	10,809.00	11,598.00	12,840.00	1,242.00
60220	**Computer & Equipment Maint.**				
60221	Computer Systems	32,313.00	32,500.00	40,000.00	7,500.00
60222	Office Equipment	1,533.00	1,534.00	1,345.00	(189.00)
	Total Computer & Equipment Maint.	33,846.00	34,034.00	41,345.00	7,311.00
60230	Office Expense	9,762.00	9,800.00	10,500.00	700.00
60240	Postage and Delivery	28,209.00	28,500.00	32,000.00	3,500.00
60250	Printing	12,556.00	12,560.00	15,000.00	2,440.00
60255	Meetings & Conferences	385.00	385.00	1,000.00	615.00
60260	Publishing	344.00	350.00	1,500.00	1,150.00
60270	Telephone & Internet	3,050.00	3,500.00	3,500.00	0.00
60430	**Insurance**				
60431	General Liability	37,836.00	37,837.00	43,500.00	5,663.00
60432	Property	19,440.00	19,450.00	22,000.00	2,550.00
	Total Insurance	57,276.00	57,287.00	65,500.00	8,213.00
60500	**Water Memberships**				
60502	Regional Water Authority	0.00	0.00	9,670.00	9,670.00
60503	SGA	35,503.00	35,503.00	37,278.00	1,775.00
60504	ACWA	13,465.00	13,465.00	14,138.00	673.00
60507	CRWA	1,662.00	1,662.00	1,745.00	83.00
	Total Water Memberships	50,630.00	50,630.00	62,831.00	12,201.00
60550	Permits & Fees	51,599.00	52,000.00	55,000.00	3,000.00
60555	Subscriptions & Licensing	1,600.00	2,120.00	2,120.00	0.00
60560	Elections	0.00	0.00	18,000.00	18,000.00
60565	Uncollectable Accounts	2,286.00	2,640.00	3,000.00	360.00
60570	Other Operating Expenditures	0.00	500.00	500.00	0.00
TOTAL ADMINISTRATION		$271,442.00	$275,524.00	$340,386.00	$64,862.00
64000 CONSERVATION					
64001	Community Outreach	0.00	500.00	500.00	0.00
TOTAL CONSERVATION		0.00	500.00	500.00	0.00

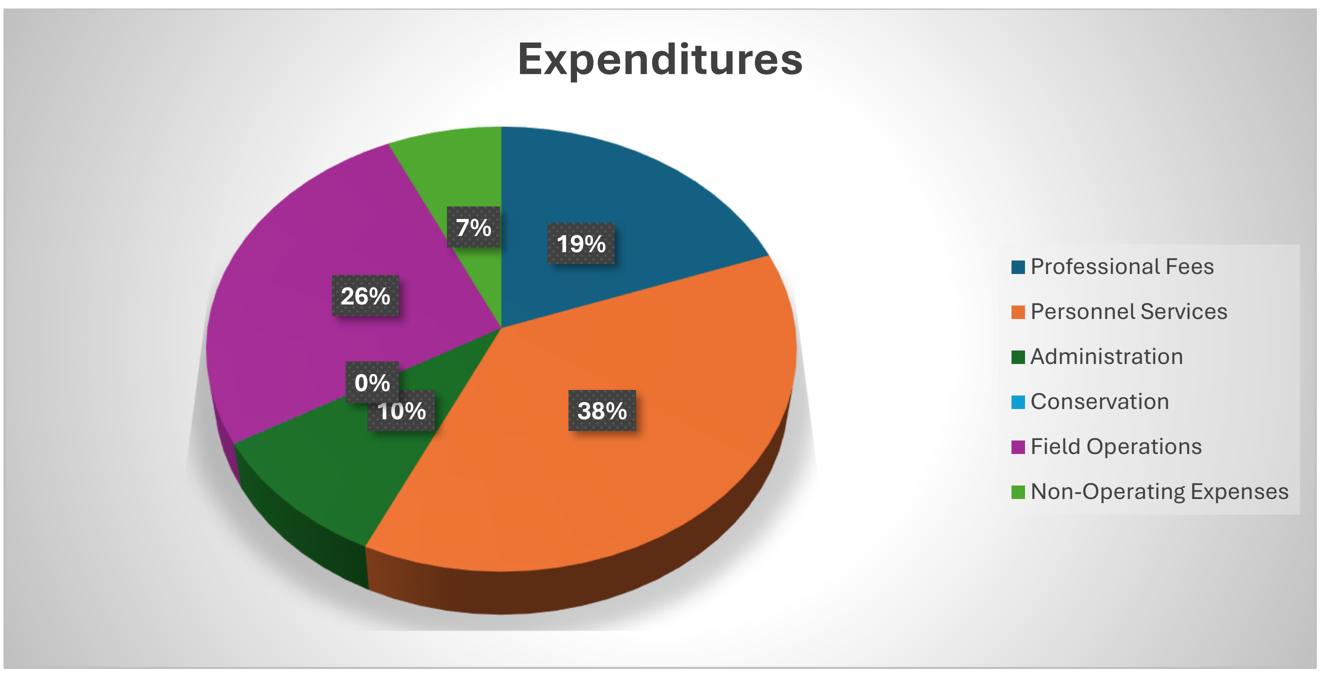
		2025-2026 ACTUAL JULY 25-JUN 26	2025-2026 BUDGET	2026-2027 BUDGET	DIFFERENCE
65000 FIELD OPERATIONS					
65100	**Other Field Operations**				
65110	Backflow Testing	$11,551.00	31,600.00	$35,000.00	$3,400.00
65120	Construction Equipment Maintenance	21,498.00	21,500.00	21,500.00	0.00
65130	Field Communication	3,794.00	3,800.00	3,800.00	0.00
65140	Field IT	33,202.00	35,000.00	35,000.00	0.00
65150	Laboratory Services	28,661.00	51,900.00	35,000.00	(16,900.00)
65160	Safety Equipment	10,067.00	10,100.00	10,000.00	(100.00)
65170	Shop Supplies	8,044.00	8,100.00	10,000.00	1,900.00
	Total Other Field Operations	116,817.00	162,000.00	150,300.00	(11,700.00)
65200	Treatment	29,635.00	38,000.00	30,000.00	(8,000.00)
65300	**Pumping**				
65310	Maintenance	27,922.00	32,716.00	30,000.00	(2,716.00)
65320	Electricity and Fuel	276,471.00	260,000.00	285,000.00	25,000.00
	Total Pumping	304,393.00	292,716.00	315,000.00	22,284.00
65400	**Transmission & Distribution**				
65410	Distribution Supplies	57,105.00	71,000.00	65,000.00	(6,000.00)
65430	Tank Maintenance	1,000.00	1,000.00	1,000.00	0.00
65440	Contract Repairs	140,521.00	162,932.00	150,000.00	(12,932.00)
65450	Valve Replacements	0.00	0.00	60,000.00	60,000.00
65460	Paving Repairs	55,735.00	56,400.00	120,000.00	63,600.00
	Total Transmission & Distribution	254,361.00	291,332.00	396,000.00	104,668.00
65500	**Transportation**				
65510	Fuel	13,281.00	13,300.00	20,000.00	6,700.00
65520	Maintenance	9,768.00	9,768.00	15,000.00	5,232.00
	Total Transportation	23,049.00	23,068.00	35,000.00	11,932.00
TOTAL FIELD OPERATIONS		$728,255.00	$807,116.00	$926,300.00	$119,184.00
TOTAL OPERATING EXPENSES		$2,896,209.00	$3,101,688.00	$3,263,547.00	$161,859.00

		2025-2026 ACTUAL JULY 25-JUN 26	2025-2026 BUDGET	2026-2027 BUDGET	DIFFERENCE
NON-OPERATING EXPENSES					
69010 Debt Service					
69100	**Revenue Bond 2015**				
69105	Revenue Bond 2015-Principle	169,641.00	169,641.00	173,609.00	3,968.00
69120	Interest	34,408.00	34,408.00	29,337.00	(5,071.00)
	Total Revenue Bond 2015	204,049.00	204,049.00	202,946.00	(1,103.00)
69200	**PERS ADP Loan**				
69205	Principle	30,000.00	30,000.00	35,000.00	5,000.00
69210	Interest	1,406.00	1,406.00	1,295.00	(111.00)
	Total PERS ADP Loan	31,406.00	31,406.00	36,295.00	4,889.00
69400 Other Non-Operating Expense		0.00	2,300.00	2,300.00	0.00
TOTAL NON-OPERATING EXPENSES		$235,455.00	$237,755.00	$241,541.00	$3,786.00
TOTAL EXPENSE		$3,131,664.00	$3,339,443.00	$3,505,088.00	$165,645.00
NET INCOME (Income-Expense)		$331,936.00	$205,523.00	$49,878.00	($155,645.00)

Revenue and Expenditure Summary

	2025-2026 ACTUAL JULY 25-JUN 26	2025-2026 BUDGET	2026-2027 BUDGET	DIFFERENCE
TOTAL OPERATING & NON-OPERATING INCOME	$3,463,600.00	$3,544,966.00	$3,554,966.00	$10,000.00
TOTAL OPERATING & NON-OPERATING EXPENSE	$3,131,664.00	$3,339,443.00	$3,505,088.00	$165,645.00
NET REVENUE (REVENUE-EXPENSE)	**$331,936.00**	**$205,523.00**	**$49,878.00**	**($155,645.00)**





Capital Improvement Budget Overview

Capital Expenditures are funds expended for Capital Improvement Projects (CIP). These projects include the purchase, construction, addition, or replacement of District facilities, infrastructure, and equipment. They are capitalized upon completion and depreciated based on the type of asset and its useful life. Capital expenditures are typically funded on a pay-as-you-go basis, through rate revenue.

The following capital improvement budgets are as follows:

Continued Ongoing Projects

Well 15 Cr6 Treatment Design and CEQA

This item includes budget for preparation of design documents and California Environmental Quality Act compliance for a new SBA-IX Cr6 treatment facility at Well 15.

District Office Roof

To replace the District office roof. The office roof leaks, especially during heavy storms. For the past several years, in-house staff have temporarily repaired the leaks and damages.

The District did not replace the roof in the prior fiscal year and anticipates a minimum of $40,000 to replace the office roof. We will be sending out for roofing contractor estimates. Upon receipt of estimates, we may need to adjust the current budget.

Vacuum Trailer

District heavy duty equipment replacement due to age and declining condition to meet the District's needs.

The District did not replace the Vacuum Trailer in the prior fiscal year because the cost far exceeded the estimated budget of $90,000. The new vacuum trailer is estimated to be $140,000 with an additional $50,000 budgeted for this fiscal year.

New Annual Projects

Annual Hydrant Replacement Program

The District has created a new hydrant replacement program to replace non-working hydrants that cannot be repaired due to unavailable parts. The budget will replace approximately five to six hydrants per year at $150,000.

Annual Miscellaneous Pump Replacements

For the replacement or repair of any well pump, motor, or equipment that fails in the budgeted year. Estimated budget is $100,000.

Annual Meter Replacements

To replace water meters due to age and non-operable condition. Estimated budget is $190,000.

Annual Pipeline Replacement

For the annual pipeline replacement project for the current fiscal year. Estimated budget is $422,534 for pipeline valve replacements.

New Projects

Maintenance Equipment & Tools

Several aging equipment and tools need to be replaced due to non-working and irreparable condition totaling $33,500.

Transportation Equipment: Truck

Replacement is estimated at $50,000. The estimate may or may not need to be adjusted.

Water Treatment Projects

Well 15 Cr6 Treatment – Budget $3,000,000. This item includes budget for construction of a new SBA-IX Cr6 treatment facility at Well 15. Also includes budget for bidding, construction management, permitting, and inspection.

Well 10 Cr6 Treatment – Budget $2,250,000. This item includes budget for preparation of design documents and California Environmental Quality Act compliance for a new SBA-IX Cr6 treatment facility at Well 10. Also includes budget for bidding, construction, construction management, permitting, and inspection.

Well 2A Cr6 Treatment – Budget $2,250,000. This item includes budget for preparation of design documents and California Environmental Quality Act compliance for a new SBA-IX Cr6 treatment facility at Well 2A. Also includes budget for bidding, construction, construction management, permitting, and inspection.

Total Capital Expenditures

Total capital expenditures are projected at $8.782 million.

Description	Carry-over from 2025-26	Budget 2026-27	Total Budget 2026-27
Well 15 Cr6 Treatment Design and CEQA	$ 90,420.00	$ -	$ 90,420.00
District Office Roof	$ 40,000.00	$ -	$ 40,000.00
Vacuum Trailer Replacement	$ 90,000.00	$ 50,000.00	$ 140,000.00
2025 Urban Water Management Plan	$ 65,000.00	$ -	$ 65,000.00
Total Continued Ongoing Projects	**$ 285,420.00**	**$ 50,000.00**	**$ 335,420.00**
Annual Hydrant Replacement Program	$ -	$ 150,000.00	$ 150,000.00
Annual Miscellaneous Pump Replacements	$ -	$ 100,000.00	$ 100,000.00
Annual Meter Replacements	$ -	$ 190,000.00	$ 190,000.00
Annual Pipeline Replacement	$ -	$ 422,534.00	$ 422,534.00
Total New Annual Projects	**$ -**	**$ 862,534.00**	**$ 862,534.00**
Maintenance Equipment & Tools: Diaphragm Pumps	$ -	$ 7,000.00	$ 7,000.00
Maintenance Equipment & Tools: Diffusers	$ -	$ 10,000.00	$ 10,000.00
Maintenance Equipment & Tools: Flow Tester/Diffusers	$ -	$ 10,500.00	$ 10,500.00
Maintenance Equipment & Tools: Light Trailer	$ -	$ 6,000.00	$ 6,000.00
Transportation Equipment: Truck	$ -	$ 50,000.00	$ 50,000.00
Water Treatment: Well 15 Cr6 Treatment	$ -	$ 3,000,000.00	$ 3,000,000.00
Water Treatment: Well 10 Cr6 Treatment	$ -	$ 2,250,000.00	$ 2,250,000.00
Water Treatment: Well 2A Cr6 Treatment	$ -	$ 2,250,000.00	$ 2,250,000.00
Total New Projects	**$ -**	**$ 7,583,500.00**	**$7,583,500.00**
Total FY 2026-27	**$ 285,420.00**	**$ 8,496,034.00**	**$8,781,454.00**

Beginning Funds Balance	4,315,251.00
Inflows	5,053,716.00
Outflows	(8,781,454.00)
Estimated Ending Funds Balance	$ 587,513.00

Fund Balances

	2025-2026 BUDGET	2026-2027 BUDGET
OPERATING FUND BALANCE		
Operating Account Balance June 30	**$1,952,160.00**	**$1,508,579.00**
Net Revenue	205,523.00	64,878.00
Transfer to GL 10010 Operating Reserve	0.00	0.00
Transfer to Capital Improvement Funds	(649,104.00)	(649,104.00)
Transfer from Capital Improvement Funds	0.00	0.00
Estimated Operating Fund Balance June 30	**$1,508,579.00**	**$924,353.00**
SURCHARGE 1 FUND BALANCE		
Surcharge 1 Fund Balance June 30	**$1,032,647.00**	**$1,112,102.00**
43010 Surcharge Revenue	531,109.00	532,380.00
41110 Investment Revenue	12,000.00	12,000.00
Balance Adjustment	0.00	0.00
69155 SRF Principle	(404,433.00)	(414,897.00)
69160 Interest	(56,921.00)	(46,458.00)
69220 SRF Administration	(2,300.00)	(2,300.00)
Estimated Surcharge 1 Fund Balance June 30	**$1,112,102.00**	**$1,192,827.00**
SURCHARGE 2 FUND BALANCE		
Surcharge 2 Fund Balance June 30	**$661,995.00**	**$790,444.00**
43050 Surcharge 2 Revenue	442,716.00	442,716.00
41110 Investment Revenue	104.00	100.00
69180 Principle	(250,000.00)	(265,000.00)
69185 Interest	(64,371.00)	(49,693.00)
Estimated Surcharge 2 Fund Balance June 30	**$790,444.00**	**$918,567.00**
LAIF FUND (CAPACITY FEES) BALANCE		
LAIF Fund Balance June 30	**$982,820.00**	**$1,062,344.00**
44100 Capacity Fee Revenue	37,000.00	50,000.00
41110 Investment Revenue	42,524.00	40,000.00
Capacity Fee Study	0.00	0.00
Estimated LAIF Fund Balance June 30	**$1,062,344.00**	**$1,152,344.00**
Cr6 SETTLEMENT FUND BALANCE		
Cr6 Settlement Fund Balance June 30	**$4,138,740.00**	**$4,264,232.00**
41110 Investment Revenue	125,492.00	54,000.00
Transfer to Capital Improvement Funds	0.00	(4,318,232.00)
Estimated Cr6 Settlement Fund Balance June 30	**$4,264,232.00**	**$0.00**

Glossary

ACCRUAL BASIS The method of accounting whereby income and expense items are recognized as they are earned or incurred, even though they may not have been received or actually paid in cash.

ACWA Association of California Water Agencies

ASSET A probable future economic benefit obtained or controlled by a particular entity because of past transactions or events (i.e., cash receivables, equipment, etc.)

BUDGET A financial plan showing authorized planned expenditures and their funding sources.

BUDGET PR0CESS The schedule of key dates or milestones, which the District follows in the development, preparation, adoption, and administration of the budget.

CAPITAL ASSETS Long-lived tangible and intangible assets obtained or controlled because of past transactions, events or circumstances. It is the District's policy to capitalize all capital assets with an initial cost of more than $5,000 and an estimated useful life in excess of one year.

CAPITAL IMPROVEMENT PROGRAM (CIP) Authorized expenditures for tangible and long-term physical improvements or additions of a fixed or permanent nature.

CRWA California Rural Water Association

FISCAL YEAR (FY) A 12-month period to which the annual budget applies and at the end of which a government determines its financial position and the results of its operations. For RLECWD the fiscal year is July through June 30.

FUND Fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances and changes therein, that are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

HEXAVALENT CHROMIUM (Cr6) Refers to chemical compounds that contain the element chromium in the +6-oxidation state.

INCREMENTAL BUDGETING METHOD An incremental budget is a budget prepared using a previous period's budget or actual performance as a basis with incremental amounts added for the new budget period. The allocation of resources is based upon allocations from the previous period. Moreover, it encourages "spending up to the budget" to ensure a reasonable allocation in the next period.

OPERATING BUDGET An operating budget is a combination of known expenses, expected future costs, and forecasted income over the course of a year. Operating budgets are completed in advance of the accounting period, which is why they require estimated expenses and revenues.

OPERATING REVENUES AND EXPENSES Cost of goods sold and services provided to ratepayers and the revenue thus generated.

PERS Public Employees Retirement System

PROPOSITION 218 Prop 218 amended the California Constitution to protect taxpayers by limiting the methods by which local governments can create or increase taxes, fees, and charges without taxpayer consent. Prop 218 requires voter approval prior to imposition or increase of general taxes, assessments, and certain user fees.

SGA Sacramento Ground Water Authority