

**Omochumne-Hartnell Water District**

P. O. Box 211

Wilton, CA 95693

**April 16, 2024 @ 10 am**

8970 Elk Grove Blvd, Elk Grove, CA

*Notice of meeting of the Omochumne-Hartnell Water District*

*Notice is hereby given that the Omochumne-Hartnell Water District calls a meeting. This meeting is open to the public. This meeting will be conducted by teleconference and in person.*

**To Join by Teleconference:**

Join Zoom Meeting

<https://us02web.zoom.us/j/86774305120?pwd=T1YyV2RHsk9nOHViMXBmcGNFNldHdzO9>

+1 669 900 9128 US

Meeting ID: 867 7430 5120

Passcode: 865005

One tap mobile

+16699009128,,86774305120#,,,,\*865005# US (San Jose)

**In person:**

8970 Elk Grove Blvd, Elk Grove, CA. 95624

or

1947 Galileo Court, Suite 103

Davis, CA 95618

(Director Hensleigh will be participating from this location)

*Any member of the public on the telephone may speak during Public Comment or may email public comments to [info@ohwd.org](mailto:info@ohwd.org) and comments will be read from each member of the public.*

**Call to Order:**

1. Introductions
2. Determine if quorum is present

**Public comments** – comments are limited to 3 minutes for each presenter

*(Comment will be received at this time for any items not on the agenda but are in purview of the Boards jurisdiction or any agenda item that does not specifically state public comment will be accepted)*

**Action Items:**

**1. Consent Items**

- a. Review and Approve Agenda
- b. Minutes from March 19, 2024
- c. Financial report
  - i. Financial statement
  - ii. Invoices
- Public Comment

**2. OHWD Possible Expansion**

- a. Budget for Expansion
- b. Resolution 2023-24-04 Initiating Proceedings for Annexation
- c. Metes and Bounds Survey Contract Award
- Public Comment

**3. SGMA Compliance**

- a. Sacramento Valley – South American Groundwater Sub Basin (5-21.65)
  - i. SASB Implementation and update
- Public Comment

- b. San Joaquin Valley – Cosumnes Groundwater Sub Basin (5-22.16)
  - i. Update on Cosumnes Groundwater Authority
    - 1) Fee Study**
      - Public Comment
- 4. Update on SGMA Fee billing**
  - Public Comment
- 5. Groundwater Recharge Projects – updates**
  - Public Comment
- 6. Informational items:**
  - a. DWR Interagency Drought Task Force update
  - b. SSCAWA Meeting
  - c. Received communications
  - d. Water Coordinator’s Report
- 7. General Managers Report:**
  - a. Meetings and Correspondences
- 8. Directors Comments**
- 9. Next meeting May 21, 2024**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
OMOCHUMNE-HARTNELL WATER DISTRICT  
INITIATING PROCEEDINGS FOR THE ANNEXATION OF TERRITORY**

**RESOLUTION NUMBER 2023/24-03**

WHEREAS, the Omochumne Hartnell Water District (“District”) is a California Water District formed and organized under Water Code Sections 35000 and following; and

WHEREAS, the District performs water management functions under the Water Code and the Sustainable Groundwater Management Act for the lands within its boundaries; and

WHEREAS, the District, in coordination with neighboring landowners and local agencies, has identified lands proposed for annexation into the District, more specifically described in Exhibit A; and

WHEREAS, the lands proposed for annexation are in unincorporated agricultural neighboring regions of the County, outside the Sphere of Influence for any neighboring city and zoned as Agricultural or Ag-Res under the Sacramento County General Plan; and

WHEREAS, the proposed annexation of these lands would enable the District to assume the role of Groundwater Sustainability Agency for these lands, to provide groundwater management functions to lands of similar composition to those currently within the District; and

WHEREAS, in connection with this annexation and in cooperation with the current Groundwater Sustainability Agency for this territory, the District would propose to assume the role of GSA under the 2014 Sustainable Groundwater Management Act; and

WHEREAS, the proposed annexation would allow for the unified management of lands under SGMA, but would not result in an expansion of service or change of service providers for the annexed territory, and would not change the geographic area in which these previously existing powers are exercised; and

WHEREAS, the Board of Directors of the District therefore desires to initiate proceedings to annex the territory identified in Exhibit A into the District, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.

**NOW, THEREFORE, the Board of Directors of the Omochumne Hartnell Water District does hereby resolve and order as follow:**

1. Staff are directed to prepare an application to the Sacramento Local Agency Formation Commission for the annexation of the lands identified in Exhibit A, consistent with the terms of this Resolution.

2. The following entities have been identified as affected agencies in connection with this annexation: Sacramento County; Sacramento Central Groundwater Authority.

3. The proposal for annexation is necessary to provide for the continued and uniform management of the identified lands under the Sustainable Groundwater Management Act of 2014, and the associated Groundwater Sustainability Plan adopted for this region in 2021.

4. The Omochumne Hartnell Water District authorizes the payment of fees associated with this resolution of application and other related matters that may need to be undertaken as a result of this application.

5. The District's General Manager is designated as the District's authorized agency to prepare, complete, sign, clarify amend all application materials and answer and resolve any subsequent matters on behalf of the District. This designee will report promptly on any such resolution to the Board of Directors, seeking direction and additional authorizations as necessary.

6. Consent is hereby given to the waiver of conducting authority proceedings.

7. District Staff are directed to file a certified copy of this Resolution with the Sacramento Local Agency Formation Commission.

PASSED AND ADOPTED by the \_\_\_\_\_ of the \_\_\_\_\_  
\_\_\_\_\_ this \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_,  
by the following vote:

Ayes \_\_\_\_\_

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

\_\_\_\_\_  
Chair of the Board of Directors

CERTIFICATION

I hereby certify that the foregoing is a full, true, and correct copy of a resolution duly and regularly introduced, passed, and adopted by the members of the Board of Directors of the Omochumne Hartnell Water District in the County of Sacramento, on \_\_\_\_\_ 20\_\_.

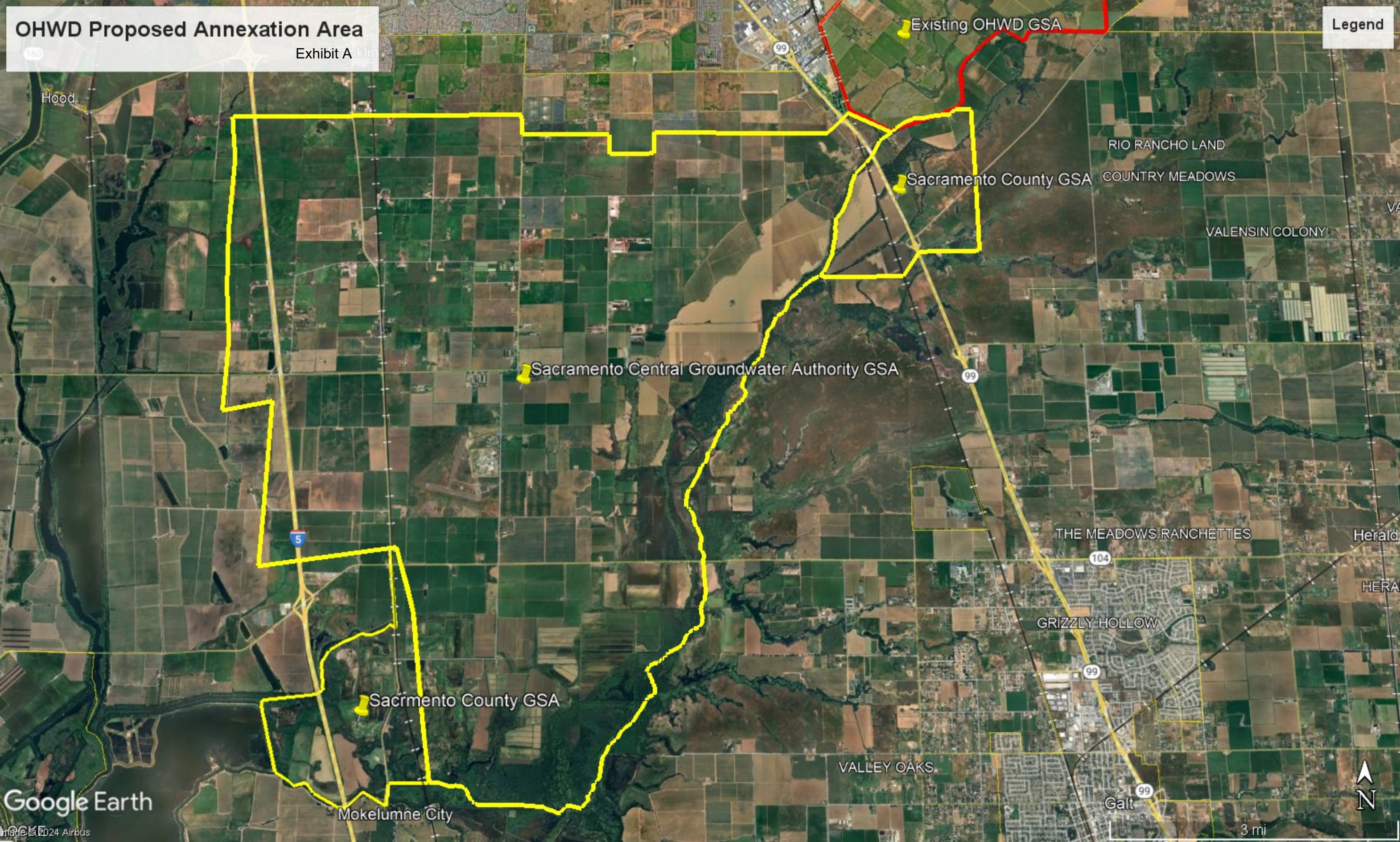
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Shasta Burns,  
Secretary of the Board of Directors

# OHWD Proposed Annexation Area

Exhibit A

Legend



Hood

Existing OHWD GSA

Sacramento County GSA

RIO RANCHO LAND

COUNTRY MEADOWS

VALENSIN COLONY

Sacramento Central Groundwater Authority GSA

Sacramento County GSA

THE MEADOWS RANCHETTES

GRIZZLY HOLLOW

VALLEY OAKS

Mokelumne City

Galt

Google Earth

Image © 2024 Airbus

3 mi



March 20, 2024



**Omochumne-Hartnell  
Water District**

REQUEST FOR PROPOSALS FOR

# Metes and Bounds Survey



**R.E.Y. ENGINEERS, INC.**  
CIVIL ENGINEERING | LAND SURVEYING | REMOTE SENSING

**Dan Beever, PLS | Project Manager**

📍 905 Sutter Street #200, Folsom, CA 95630

✉️ [dbeever@reyengineers.com](mailto:dbeever@reyengineers.com)

☎️ (916) 366-3040

🌐 [www.reyengineers.com](http://www.reyengineers.com)



R.E.Y. ENGINEERS, INC.

CIVIL ENGINEERING | LAND SURVEYING | REMOTE SENSING

March 20, 2024

Michael Wackman, General Manager  
**OMOCHUMNE-HARTNELL WATER DISTRICT**  
P.O. Box 211, Wilton, CA 95693-0211  
Submitted via email to: info@ohwd.org

**RE: Request for Proposal | Metes and Bounds Parcel Survey**

Mr. Wackman and Selection Committee:

R.E.Y. Engineers, Inc. (R.E.Y.), a certified State of California and Federal Small Business Enterprise (SBE), is excited to offer land surveying services to the Omochumne-Hartnell Water District (District) to provide legal descriptions and plats encompassing the proposed operational limits of the District's service area. From our headquarters in Folsom and supported by additional Bay Area offices, R.E.Y. is confident that our solid project management team, state-of-the-art technology, highly qualified and knowledgeable staff, and depth of team resources will allow us to respond quickly and meet your goals for this project. R.E.Y.'s project leaders (principals, project managers, and task leads) are empowered to make quick, educated decisions regarding projects without the burdening, long chain of command which often encumbers larger firms. With the goal of being an extension of your staff, R.E.Y. offers the District our:

- **Cost-Conscientious Project Approach** – The District is faced with many similar challenges that we have assisted clients with overcoming. We have solutions for accessing private property, achieving the requisite accuracy of data we collect, and meeting aggressive schedule and budget requirements. R.E.Y.'s project management and delivery approach include assigning the right staff to do the job correctly, the first time. Quality control and reviews by senior staff form the foundation of our project delivery process. This foundation of constant, independent checks of interim deliverables reduces overall review time and costly revisions. **Our goal for this contract is to satisfy the District on this project so you become one of our repeat clients.**
- **Local Knowledge & Familiarity** – Proactive project management, having staff with the requisite experience, availability, local knowledge, and effective project management is what R.E.Y. offers. Our proposed Project Manager, Dan Beever, PLS, brings 23 years of land surveying and project management expertise to our team. **Dan is a hands-on project manager that is experienced with the local dynamics of the area.** Dan is supported by a full-service team of professionals with the full range of expertise, experience, and equipment needed to deliver your projects on time and within budget.
- **Responsiveness and Communication** – R.E.Y. prides itself on customer service and replying quickly to all client inquiries. Early, open, and effective communication are key elements to a successful project. We are committed to providing weekly progress reports to the District. These updates will include action items, current tasks, schedule, budget, and upcoming deliverables. All work will be performed from our Folsom office. **As a local firm, we will not charge the District for travel time and can mobilize our equipment and be onsite within 48 hours of receiving a Notice to Proceed for a project.**
- **Quality** – R.E.Y.'s attention to detail and standard processes for quality checks and senior reviews result in complete and correct deliverables. Our deliverables are checked by key lead staff for quality control and assurance standards are met on all products before delivery. **Our stringent standards for quality lead to efficient and streamlined approvals, eliminate multiple iterations and resubmittals, and will save you time and money.**

R.E.Y. is excited to present our proposal to the District. We believe that our qualifications alone do not fully capture the depth of value we bring to the table. While our credentials are extensive, they only scratch the surface of what makes us truly exceptional. Our staff is a blend of diverse talents, innovative thinkers, and experienced professionals who are driven by a shared vision of excellence. We bring a proven track record of delivering exceptional results, and a collaborative spirit that fosters creativity and ingenuity. Beyond our qualifications, we offer a wealth of expertise, unique perspectives, and a genuine passion for our work. We firmly believe the collective strength of our team, coupled with our dedication to going above and beyond, sets us apart.

If you have any questions or would like additional information, please don't hesitate to contact Dan or I at the information provided below. Your calls and emails will receive our prompt attention at all phases of this project. As a Principal of R.E.Y., I am empowered to commit R.E.Y. to the obligations contained in the District's Request for Proposal (RFP) as well as commit all assigned staff to perform the services necessary to complete this project. We have prepared our response in full compliance with the District's RFP and warrant that all proposal terms shall remain in effect for no less than sixty (60) days following the submittal date, March 20, 2024.

Our entire team and I thank you for the opportunity to present this proposal and look forward to working with you.

Sincerely,

R.E.Y. ENGINEERS, INC.

Carl C. de Baca, PLS

**Principal in Charge**

(916) 850-8812 | ccdeBaca@reyengineers.com

Dan Beever, PLS

**Project Manager**

(916) 985-4510 | dbeever@reyengineers.com



## Proposal

### CONTACT:

Dan Beever, PLS  
Contract Manager  
dbeever@reyengineers.com  
(916) 366-3040 Phone  
(916) 366-3303 Fax

### SERVICES TO BE PERFORMED OUT OF:

905 Sutter Street, Ste 200  
Folsom, CA 95630  
(916) 366-3040

### OTHER OFFICE LOCATIONS:

505 14<sup>th</sup> Street, Ste 900  
Oakland, CA 94612  
(510) 332-6445

5673 W Las Positas Blvd, Ste 209  
Pleasanton, CA 94588  
(510) 350-1330

2100 Geng Road, Ste 210  
Palo Alto, CA 94303  
(650) 507-4140

YEARS IN BUSINESS: 39

STATUS: California Corporation

### CERTIFICATIONS:

California Department of  
General Services Certified Small  
Business Enterprise (SBE)

DIR REGISTRATION: 1000011489

LAND SURVEYING STAFF: 40  
ENGINEERING STAFF: 27  
SUPPORT STAFF: 11



## FIRM BACKGROUND

Established in 1985, **R.E.Y. has been providing quality land surveying and civil engineering services for nearly 40 years.** We provide a wide variety of land surveying solutions for projects in all phases, from planning and feasibility studies and map review to construction staking and as-built documentation. We routinely travel to projects throughout the United States and are experienced in shipping and mobilizing our crews and equipment. **Our crews can respond within 48 hours to any project requirement within an approved task order.** Our staff of professional surveyors, engineers, and technical support staff serve a wide range of public agency and private-sector clients. Our surveying services include:

### Boundary Services

- Boundary Research, Analysis, and Mapping
- ALTA/NSPS Land Title Surveys

### Mapping Services

- Subdivision, Condominium and Parcel Mapping
- Planning
- SB-9 Applications
- Tentative Map Support

### Topographic Survey Services

- Topographic Surveys and Mapping
- Terrestrial and Mobile LiDAR Data Collection, Extraction, and Processing
- Bathymetric Surveys
- Utility Research, Surveys, and Coordination
- ADA Compliance Surveys
- Drainage Surveys
- Earthwork Calculations

### Municipal Services

- Monumentation, Records of Survey, and Monument Preservation
- Plats and Legal Descriptions
- Map Check Services

### General Surveying Services

- Control and Geodetic Surveys
- Construction Staking and Support

### GIS Services

- Database Management
- Web Based GIS Mapping
- Data Migration
- Spatial Analysis

R.E.Y. has continually expanded our services by testing and implementing the latest state-of-the-art land surveying equipment, software, and procedural techniques, exceeding industry standards. We also provide remote sensing terrestrial scanning for BIM and as-built modeling. Our small Unmanned Aerial System (sUAS) is a multi-rotor aerial data collection vehicle which provides LiDAR and photogrammetric mapping at altitudes of less than 400 feet and is capable of a much higher level of detail than manned aircraft. R.E.Y. adheres to the Federal Aviation Administration (FAA) regulations for commercial drone work and employs trained and certified FAA Part 107 pilots who have experience with multiple sUAS platforms and have successfully completed numerous sUAS mapping projects



for a variety of public and private entities. It is an ideal tool for roadway corridors, environmentally sensitive habitats, crash sites, crime scenes, contamination areas, areas of earth movement, flooding, high traffic, rough terrain, industrial sites, areas where safety of survey staff is an issue, periodic tracking of cut/fill data, and for developing orthorectified photography. We have successfully completed multiple sUAS projects for public projects, including projects for PG&E, EBMUD, Caltrans, and the Department of Water Resources.

R.E.Y. crews work in all safe weather conditions to meet our project delivery schedules. Professionalism is applied to all land surveying and mapping activities by our comprehensive quality control/quality assurance process, from data collection through the final documentation. Relevant experience, ample resources, advanced technologies, and effective management combine to create a team that will meet your project schedules with quality surveying services. This is what positions R.E.Y. among the best land survey providers in the industry.

R.E.Y. offers 13 California-licensed Professional Land Surveyors with a proven record of managing our skilled field and office professionals to produce quality work for projects large and small. We consistently rank among the top firms in Northern and Central California and Nevada for hours of union field surveying.

R.E.Y. is a certified Small Business Enterprise (SBE #25960). We have State-audited and approved rates, fees, and accounting procedures, are compliant with all Department of Industrial Relations (DIR) and prevailing wage requirements and are signatory to Operating Engineers Local Union No. 3.

## FIRM EXPERIENCE

As demonstrated in this proposal, R.E.Y. has successfully completed hundreds of projects for our public agency clients. Based on the quality of our work product, responsiveness, and integrity, R.E.Y. has established an excellent reputation. One key feature that distinguishes R.E.Y. from our competitors is that over half of our licensed professionals have managed multi-year, multimillion-dollar on-call contracts from a consultant and/or client perspective. We have served as a subconsultant on countless other on-call engineering and land surveying services contracts, and our leadership team has worked together successfully on similar on-call contracts for over 20 years. Some of the many relevant on-call contracts R.E.Y. staff have worked on include:

Cities & Towns				
• Angels Camp	• Concord	• Lakeport	• Pleasant Hill	• Santa Clara
• Atwater	• Corning	• Lincoln	• Rancho Cordova	• South Lake Tahoe
• Brentwood	• Davis	• Mountain View	• Red Bluff	• Stockton
• Campbell	• Fernley	• Nevada City	• Rocklin	• Vacaville
• Chico	• Folsom	• Paradise	• Roseville	• Watsonville
• Citrus Heights	• Galt	• Pittsburg	• Sacramento	• West Sacramento
• Clearlake	• Hillsborough	• Placerville	• San Francisco	• Woodland
Counties				
• Alameda	• Contra Costa	• Placer	• San Joaquin	
• Amador	• El Dorado	• Sacramento	• Sutter	
• Butte	• Marin	• San Mateo Parks	• Yolo	
• Calaveras	• Merced	• San Francisco	• Yuba	
State & Federal Agencies				
• California Department of Water Resources (DWR)	• Caltrans Districts 1, 2, 3, 4, 6, 9 and 10			
• California Department of Fish and Wildlife (DFW)	• Nevada Department of Transportation			
• California Department of Parks and Recreation	• Iowa Department of Transportation			
• California Department of General Services	• US Army Corps of Engineers (USACE), Sacramento District			
• California State University Sacramento (CSUS)	• University of California Davis (UCD)			
Special Districts, Utility Companies, Transportation Agencies & Ports				
• Amador Water Agency	• Pacific Gas & Electric			
• Amador County Transportation Commission	• Port of Oakland			
• Capital Southeast Connector Joint Powers Authority	• Sacramento Area Flood Control Agency (SAFCA)			
• Central Contra Costa Sanitation District	• Sacramento Area Sewer District			
• Consumnes Community Services District	• Sacramento Municipal Utilities District (SMUD)			
• East Bay Municipal Utilities District (EBMUD)	• Sacramento Regional Sanitation District			
• El Dorado Irrigation District (EID)	• Sacramento Suburban Water District			
• Greenstone Country Owners Association	• San Joaquin Council of Governments (SJCOG)			
• Lyon County Utilities Department	• Santa Clara Valley Transportation Authority & Water District			



The following are relevant on-calls for which we have delivered services similar to the District's Metes and Bounds Parcel Survey proposal.

## County of El Dorado: On-Call Land Surveying Services (Caldor Fire Recovery Surveys), El Dorado County, CA

R.E.Y. provided survey services to the El Dorado County Surveyor's office under special contract for the express purpose of establishing a permanent control network and recovery of as many monuments as possible within a given budget in the Grizzly Flats community affected by the Caldor Fire.

R.E.Y. established a geodetic control network encompassing the entirety of the Grizzly Flat community and comprised of 13 permanent control points for use by future surveyors. R.E.Y. recovered over 300 property corner monuments in the burned areas of the Grizzly Flat community, comprised of 9 separate subdivisions and numerous parcel maps. A Record of Survey was filed allowing future surveyors to rely on the control and the position of monuments we found, which may have been subsequently removed in



### SERVICES PROVIDED:

- Right of Way Surveys
- Staking for tree cutting

STATUS: Completed 03/2023

clearing activities. Concurrently, R.E.Y. also completed a series of tasks for the El Dorado County Department of Transportation involving R.E.Y. field personnel staking and labeling several miles of right of way lines through the Grizzly Flats community to assist with tree removal and FEMA reimbursement funding for said removal activities.

The entire survey was undertaken concurrently with the onset of tree falling and log hauling operations and R.E.Y. worked around rapidly changing road closures in order to get ahead of the timber operations and to stay ahead thereafter. R.E.Y. had a limited amount of time to complete the survey and the County helped to expedite the Record of Survey so that it would be on record and available to help support the rebuilding process.

## County of Sacramento: On-Call Land Surveying and County Surveyor Services, Sacramento County, CA

Since 2020, R.E.Y. has been part of an on-call survey services contract with the County of Sacramento, R.E.Y. has provided survey services for several capital improvement projects such as the northeast extension of Truemper Way at Mather Airport, 44th Street widening, US 50/Hazel Avenue Interchange, and Watt Avenue improvements. Services included establishing horizontal and vertical control, monumentation, utility research, right-of-way determination, tree surveys, and design surveying and mapping.



### SERVICES PROVIDED:

- Map Checking
- Staff Augmentation
- Research
- Control Surveys
- Topographic Mapping
- Right of Way Engineering
- Boundary determination

STATUS: Ongoing

As part of this same on-call contract, R.E.Y. is providing County Surveyor Services to the County Surveyor office, assisting their staff with a backlog of map checking duties. R.E.Y. staff is working directly in the Community Development Department, augmenting County staff and providing map checking services. Although the first staff augmentation assignment was contracted to last six months, our staff was able to get the County caught up in just four and a half months, ending the first task order ahead of schedule and under budget.

## City of South Lake Tahoe: On-Call Professional Land Surveyor & City Surveyor Services, South Lake Tahoe, CA

R.E.Y. is currently under contract to provide on-call land surveying services to the City of South Lake Tahoe to support various City services and projects throughout the City. Since receiving the contract at the beginning of 2021, R.E.Y. has been assigned twenty task orders including the following prominent examples:

- R.E.Y. contracted with the City of South Lake Tahoe for mapping services related to the existing 56-acre park/public use site along U.S. Highway 50 in the heart of the city. The site contains the municipal swimming pool and a large multi-use campground. Ownership of the 4 parcels is divided between the City of South Lake Tahoe and the County of El Dorado. The City wished to create 4 new parcels and reconfigure the existing 4 parcels to accommodate a variety of future public uses including a new Aquatic Center and a new Regional Library. Ownership will continue to be divided between the two agencies. R.E.Y. prepared detailed exhibits to support discussion and agreement between the relevant agencies. R.E.Y. prepared legal descriptions, plats, exhibits, and quitclaims to assist the City attorney in facilitating the final parcel configurations and certificates of compliance.
- R.E.Y. contracted with the City of South Lake Tahoe for mapping services related to Bijou Golf Course and Regional Park. R.E.Y. retraced and flagged up the monumented boundary around the complete perimeter of the park. R.E.Y. performed a topographic survey of the clubhouse area and parking lot and provided a CAD file and PDF exhibit of the topo showing structures, fences, and visible utilities.

### SERVICES PROVIDED:

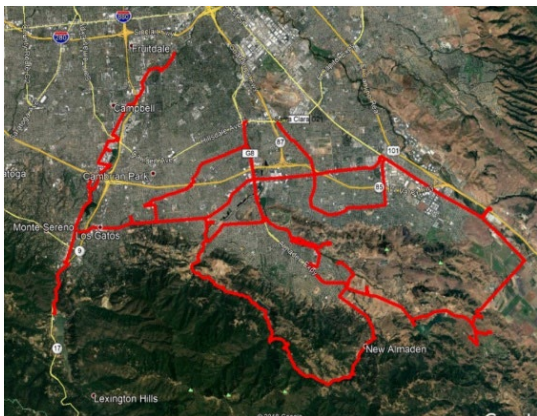
- As-Needed Surveys
- Legal Descriptions Prep
- Lot Merger Reviews
- Abandonment Reviews

STATUS: Ongoing

## Valley Water: On-Call Land Surveying, Santa Clara County, CA

As the on-call land surveying services provider to the Santa Clara Valley Water District (Valley Water), R.E.Y. has successfully completed 23 Task Orders on time and on budget involving GPS and conventional control, digital levelling, and topographic surveying.

R.E.Y. over the past four years has completed over 500 miles of double run precise digital levels using Valley Water's procedures and specifications to support them with their Benchmark Maintenance Project.



R.E.Y. has also performed topographic surveys for ground water recharge projects and cross-section surveys for the Guadalupe River, Permanente Creek, Penitencia Creek, Barron Creek, Stevens Creek, and Rodeo Creek. These surveys typically were in cross section format from right-of-way to right-of-way of the river with varying characteristics that include natural highly vegetated and trapezoidal concrete lined sections. R.E.Y. also performed detailed bridge surveys so that hydraulic calculations could be performed to assess flooding risk.

Survey control for the projects were established using GNSS, digital levelling, and conventional techniques.

### SERVICES PROVIDED:

- Project Management
- Project Planning
- Project Control
- Conventional Surveys
- GPS Control Surveys
- Differential Digital Levels
- Least Squares Adjustment
- Topographic Surveying

STATUS: Ongoing

## SURVEY PLAN & TENTATIVE SCHEDULE

### Project Understanding

R.E.Y. understands that the Omochumne-Hartnell Water District (District) is seeking professional land surveying services to prepare a legal description and plat encompassing the proposed operational limits of the District's service area, as illustrated in the image contained within the Request for Proposal (RFP). The descriptions must be prepared using Sacramento LAFCO standards. The following Survey Plan (Scope of Services) has been developed to meet all District goals in the desired timeline.

### Scope of Services

#### Task I: Research

R.E.Y. Engineers, Inc. (R.E.Y.) staff will research and obtain copies of each recorded map (Record of Survey, Parcel Map or Subdivision Map) along the perimeter lines of the District boundary.

#### DELIVERABLES:

- ✓ Records research, as requested (.PDF)

#### Task II. Legal Description and Plat

R.E.Y. staff will identify the boundary lines and then prepare a legal description using record map calls where available, street calls and geographic feature calls where appropriate, and controlling lines (township, range and section lines) where applicable. R.E.Y. staff will prepare an illustrative plat to accompany the description and up to one (1) large format exhibit showing all of the above.

#### DELIVERABLES:

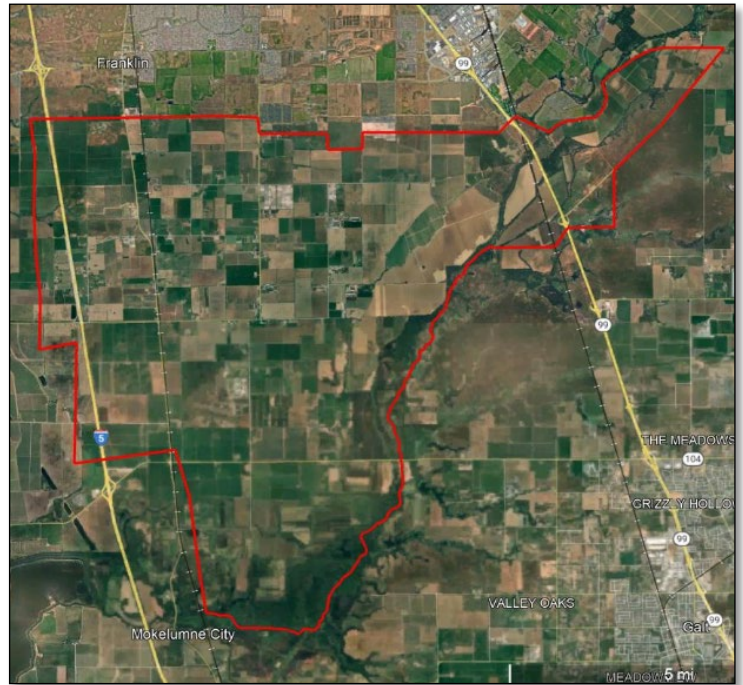
- ✓ Legal Description (.PDF)
- ✓ Plat (.PDF)
- ✓ Large Format Exhibit (.PDF)

#### Assumptions

- Rates will correspond to the attached Fee Schedule.
- Legal descriptions will be prepared per LAFCO standards.
- The level of detail for the legal descriptions will match the level of detail in the *example description and plat located at the Sacramento Local Agency Formation Commission website.*
- Any tasks beyond what is specifically listed in this scope of work are excluded from this contract but could be added with a separate scope and cost proposal.

### Schedule

R.E.Y. is able to complete all tasks listed above within 8 weeks of Notice to Proceed.



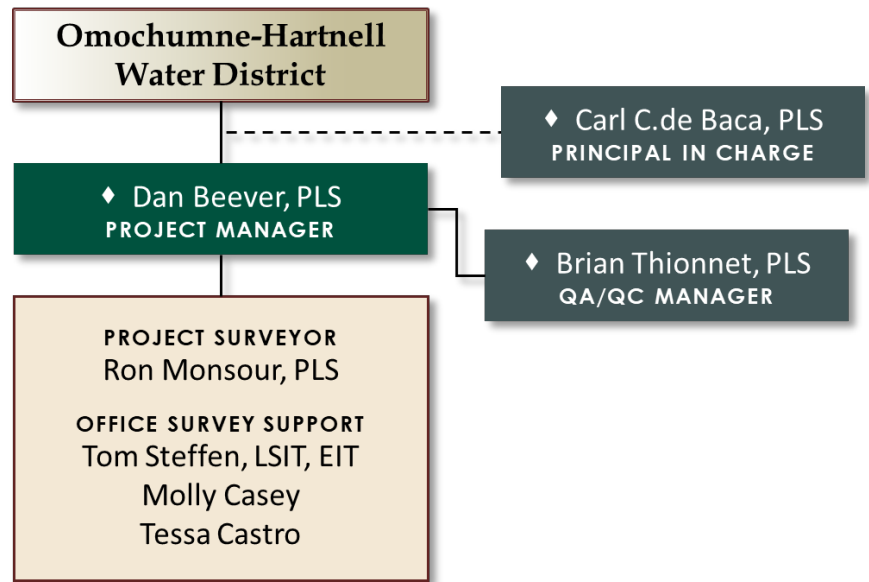
## PROPOSED PROJECT TEAM

Our team will be led by Project Manager, Dan Beever, PLS, who has extensive experience successfully delivering metes and bounds parcel descriptions for public agencies, including the Sacramento Regional County Sanitation District (SRCSD), Sacramento County, El Dorado County, Solano Irrigation District, SMUD, and PG&E. Dan is a hands-on project manager with a focus on effective communication and proactive management of a project's scope, schedule, and budget toward on-time project completion while maintaining client and community goals.

R.E.Y. is committed to supporting the District with the personnel listed here and additional staff as-needed to deliver this project. R.E.Y. has a proven record of providing skilled professionals to produce quality work, regardless of project size. **Once committed to a project, R.E.Y. strives to deliver.** Our internal flexibility with staffing assignments allows for project demands to be identified and met with the appropriate resource needs.

Evaluating current project demands, we can easily shift staff priorities to meet the needs of our clients. This flexibility is one strength we have as a small firm that larger firms often struggle with.

The chart here outlines our team's structure and depth of resources and is followed by resumes for key individuals (♦). Dan will be the District's primary point of contact for all project delivery updates and is supported by an experienced and trusted team of licensed professionals and technical staff who are committed to staying with the project for the duration of this contract. Additional support staff can be made available to deliver this project within the District's desired timeline, as needed.





## Dan Beever, PLS Project Manager



### Profile

Daniel (Dan) Beever is a licensed Professional Land Surveyor with over 23 years of land surveying experience in both field and office surveying. His duties include project management of both land development and public projects. He is well-versed in records research, field crew management, cadastral surveys, determination of land boundaries, topographic surveys, preparation of legal descriptions, tentative and final subdivision maps, parcel maps, and record of survey plats.

### Experience

**Sacramento Area Sewer District: Creek Protection Phase II Easements, Citrus Heights and Fair Oaks, CA – Project Surveyor** overseeing field surveys to create easements for portions of sewer pipelines to be re-routed for five sites. Utilized the data researched and provided by the design surveys, find and survey selected monuments for affected properties, and survey features/improvements needed to create legal descriptions and plats for the improvements.

**Sacramento Area Flood Control Agency (SAFCA): Natomas Levee Improvement Program, Sacramento, CA – Project Surveyor** for this levee project involving 42+ miles of levees, roads, irrigation canals, wells, and pumping stations in the Natomas Basin. Services included establishing, measuring, and maintaining project primary control to Second Order, Class II specifications; performing supplemental topographic, hydrographic, tree, and utilities surveys; boundary and right of way surveys; construction survey support (construction survey control, quantity surveys, monitoring surveys, benchmarks, right of way staking, and verification surveys).

**County of Merced: On-Call Surveying and Engineering Services, Merced County, CA – Project Surveyor** provided on this contract providing surveying services for various Measure V road rehabilitation projects assigned over 7 different task orders. Services provided to date include monument preservation 50 miles of road and design topographic surveys for 8 miles of road and design topographic survey for the redesign of Winton City Park. This entailed records research, field search and locating of existing monuments and filing pre and post construction corner records, establishment of horizontal and vertical survey control, Right of Way determination, digital surface and mapping creation and PDF presentation of the topography.

**Oberon Renewable Energy Project, San Bernardino, Riverside, and Imperial Counties, CA – Project Surveyor** providing surveying services for wildlife habitat mitigation for the Oberon Renewable Energy Project in the Southern California desert. This project was over 5,500 acres within 99 individual parcels defined by the PLSS (Public Land Survey System). REY worked with Biologists, Land and Habitat Managers, the Department of Fish and Wildlife, and Bureau of Land Management to determine and dedicate habitat for wildlife and habitat conservation. During the course of the project, REY provided services for the following: boundary and property line determination and marking for the mitigation parcels, records of survey encompassing both private and public lands, title reports review and research records to identify title encumbrances and rights, exhibits to DFW illustrating the record location of such encumbrances, Legal Descriptions and Plats for all areas of habitat dedication, worked with DFW to refine the process for exhibits and understand requirements, worked with BLM to resolve issues and ambiguities of PLSS boundaries.

### Registration

Professional Land Surveyor,  
California, #9377

### Years of Experience

23 (3 with R.E.Y.)

### Areas of Expertise

- Design Topo
- ALTA Surveys
- Right of Way/Boundary Analysis
- Plats & Legal Description
- Construction Staking
- Conventional & GPS Control Networks
- Aerial/Flight Control
- Parcel & Final Maps
- Records of Survey





## Carl C. de Baca, PLS Principal in Charge



### Profile

Carl C. de Baca is a licensed Professional Land Surveyor with 43 years of land surveying experience, including 30 years of managing large control and mapping projects. His expertise in boundary resolution and large-scale control surveys, both conventional and GPS, was developed while acting as survey project manager on a series of high-profile projects throughout California and Northern Nevada. These projects include construction surveying on the China Lake Naval Weapons Center in Southeastern California, one of the largest geothermal electrical generation plants in the Western United States and mapping high profile developments in Reno and the Sacramento Valley, not to mention providing surveying and mapping services to the mining industry in Northern Nevada.

### Experience

**Spring Creek Utility Surveys, Elko County, NV – Survey Manager**, performed topographic surveys of 15+ miles of future water lines; topographic and construction surveys for expansion and rehabilitation of an existing leach field in Tract 200; topographic survey of the Tract 100 waste water treatment plant and 3 future water storage tank sites; establishment of aerial control for digital orthophotography of 3 of the 4 tracts that comprise the Spring Creek development; construction staking of approximately 15 miles of water lines and 2 tank sites.

**San Juan Avenue Pipeline Expansion/Replacement Project, Carmichael, CA – Project Surveyor** for the construction of 6,000 LF of water line, plus hydrants, tees, valves, and meters along San Juan Avenue within the Carmichael Water District. As a subconsultant to LaFleur Excavating, R.E.Y. developed the construction layout of the project, laid out all water facilities, and is currently providing monument preservation surveys in the form of pre and post construction corner records for the 20+ affected monuments.

**West Sacramento Area Flood Control Agency: Sacramento River West North Levee Project, West Sacramento, CA – Principal and Survey Manager** for this project providing UAS LiDAR mapping and supplemental field surveys, together with a bathymetric survey of the Sacramento River along a 6-mile stretch of the Sacramento River levee through the city of West Sacramento. Supervised digital terrain modeling of the area between the riverbank and the upland side of the levee, together with integration of existing city LiDAR data into the model, supervised generation of profiles and cross sections through the combined data set and oversaw boundary survey and comprehensive Record of Survey of all adjoining parcels along the six-mile stretch. Overall contract was more than \$1.4M.

**Sacramento Area Flood Control Agency (SAFCA) and US Army Corps of Engineers (USACE), Vicksburg District: Magpie Creek Diversion Canal, Sacramento County, CA – Project Manager** for the Magpie Creek Diversion Canal project which provided topographic, control, and boundary mapping services along a 2 mile stretch of the Magpie Creek. R.E.Y. delivered a fully resolved boundary and filed Record of Survey to SAFCA and delivered design level mapping and an associated compilation of adjacent structure finished floor elevations to the USACE to support a flood protection project.

**City of South Lake Tahoe: On-Call City Surveyor and Land Surveying Services, South Lake Tahoe, CA – Principal and Survey Manager** for this on-call contract providing land surveying services for various projects throughout South Lake Tahoe. As Acting City Surveyor for South Lake Tahoe, reviewed lot line adjustments, lot mergers, condominium maps and prepared easement documents on behalf of the City. R.E.Y. has been assigned 19 task orders to date, including the preparation and delivery of legal descriptions for the Tahoe Boulevard Bicycle Trail.

### Registration

Professional Land Surveyor,  
California, #5854

Professional Land Surveyor,  
Nevada, #7633

### Years of Experience

43 (4 with R.E.Y.)

### Areas of Expertise

- Project Management
- Boundary Resolution
- Cadastral Retracement
- Control Surveys
- Topographic Mapping
- Aerial Mapping







## Brian Thionnet, PLS QA/QC Manager



### Profile

Brian Thionnet is a California licensed Professional Land Surveyor with 38 years of experience. He is responsible for the management and operation of R.E.Y.'s Development Survey Division and serves as primary project surveyor on both public and private projects. This provides him with unique insight into the needs, requirements and priorities of both oversight agencies and developers. Duties include project management, supervision and scheduling of field crews, research of records for project initiation, analysis and determination of land boundaries, completion of topographic surveys, preparation of tentative and final subdivision maps, parcel maps, record of survey maps, and legal descriptions. He also initiates and manages the firm's photogrammetric mapping projects.

### Experience

**City of Lincoln: On-Call Land Surveying and Map Checking Services, CA – Project Manager** responsible for providing map checking services to the City of Lincoln on as-needed basis to support the City in timely review of and processing of final maps and parcel maps. This involves technical review and direct communication with applicants, their engineers, and City staff to ensure the forward progression of maps being processed.

**City of Citrus Heights: On-Call Map Checking Services, CA – Project Manager** responsible for providing map checking services to the City of Citrus Heights on as-needed basis to support the City in timely review of and processing of final maps and parcel maps. This involves technical review and direct communication with applicants, their engineers, and City staff to ensure the forward progression of maps being processed.

**County of Sacramento: On-Call Land Surveying and County Surveyor Services, Sacramento County, CA – Project Manager** for on-call survey services contract with the County of Sacramento. R.E.Y. provides County Surveyor Services to the County Surveyor, assisting their staff with a backlog of map checking duties. As part of this same on-call contract, R.E.Y. provided topographic survey services for the northeast extension of Truemper Way at Mather Airport. Services included horizontal and vertical control, monumentation, utility research, right of way determination, tree surveys, and topographic mapping.

**Cosumnes Power Plant Natural Gas Pipeline Extension, Sacramento County, CA – Survey Manager** for this 26-mile SMUD pipeline project. Provided surveying, mapping, Right of Way engineering, construction staking, mapping for utilities, and permits for UPRR and Corps of Engineers for approximately 150 properties.

**Legends Subdivision and Assessment District, Folsom, CA – Survey Manager** providing topographic survey, mapping, staking during construction, and mapping for the Assessment District Report for this 70-lot subdivision.

**Prairie Oaks Ranch Subdivision, Folsom, CA – Survey Manager** for this 400-acre private development project. Provided surveying, mapping and construction staking for land subdivision and improvements, as well as mapping for the assessment districts.

**Historic Sutter Street Streetscape & Infrastructure Improvements, Folsom, CA – Project Surveyor** for this revitalization and infrastructure improvement project of historic Folsom's Main Street. Responsibilities included oversight of Right of Way, topographic surveys, and parcel mapping.

### Education

BS, Surveying and Photogrammetry,  
California State University, Fresno

### Registrations

Professional Land Surveyor,  
California, #6866

### Years of Experience

38 (28 with R.E.Y.)

### Areas of Expertise

- Project Management
- Field Crew Management
- Quality Assurance
- Quality Control
- Construction Surveys
- Construction Staking
- Boundary Resolution
- Topographic Surveys
- ALTA Surveys
- Legal Descriptions & Plats



## REFERENCES

R.E.Y. is proud to include the following references and encourages the District to contact each for a thorough discussion of our team, quality, and project delivery capabilities.

### County of El Dorado: On-Call Land Surveying Services

**Justin Cisneros, PLS, Deputy Surveyor**  
 2850 Fairlane Court, Placerville, CA 95667  
 (530) 621-5440 | Justin.Cisneros@edcgov.us

### County of Sacramento: On-Call Land Surveying & County Surveyor Services

**Jim White, PLS, Senior Land Surveyor**  
 827 7th Street, Room 101, Sacramento, CA 95814  
 (916) 875-0196 | whiteji@saccounty.gov

### County of Merced: On-Call Land Surveying Services

**Al Buenrostro, Supervising Engineer**  
 345 West 7th Street, Merced, CA 95341  
 (209) 385-7601 ext. 4632 |  
 abuenrostro@countyofmerced.com

### City of South Lake Tahoe: On-Call Professional Land Surveyor & City Surveyor Services

**Stan Hill, Engineering Manager**  
 1740 D Street, South Lake Tahoe, CA 96150  
 (530) 542-6039 | shill@cityofslt.us

### Valley Water: On-Call Land Surveying Services

**Kris Puthoff, PLS, Land Survey Unit Manager**  
 5750 Almaden Expressway, San Jose, CA 95118  
 (408) 630-3718 | KPuthoff@valleywater.org

## ADDITIONAL INFORMATION

We understand that review of proposals requires a substantial amount of the District's time and attention. Therefore, we have chosen to limit our response to only the item specifically solicited within the District's RFP. If you require additional information, please do not hesitate to contact us at the information provided.

## PROPOSED COST

The following cost proposal was developed in full compliance and understanding of the District's RFP and scope of services necessary to deliver this project. Please do not hesitate to contact us regarding our assumptions and resulting fee.

TASK DESCRIPTION	PROFESSIONAL & TECHNICAL CLASSIFICATIONS		TOTALS	
	Survey Technician	Principal Land Surveyor	TOTAL MAN HOURS	TOTAL DOLLARS
	\$119.00	\$290.00		
<b>Task 1 Research</b>				
LAFCO Requirments/Standards	4		4	\$476.00
Research and gather ALL record maps along district perimeters and Establish Perimeter	32		32	\$3,808.00
Project Management		4	4	\$1,160.00
<b>Task 2 Descriptions and Plat</b>				
Prepare Description	48		48	\$5,712.00
<b>Prepare Plat</b>	24		24	\$2,856.00
Prepare large format exhibit	16		16	\$1,904.00
Project Management		12	12	\$3,480.00
<b>TOTAL MAN HOURS</b>	<b>124</b>	<b>16</b>	<b>140</b>	
<b>TOTAL DOLLARS</b>	<b>\$14,756.00</b>	<b>\$4,640.00</b>		<b>\$19,396.00</b>

