

CLOSED SESSION AGENDA
REGULAR MEETING OF RECLAMATION DISTRICT 900
JULY 16, 2025

Martha Guerrero, President

Quirina Orozco, Trustee
Norma Alcala, Trustee

Dawnte Early, Trustee
Verna Sulpizio Hull, Trustee

Blake Johnson, General Manager/Secretary
Ralph Nevis, District Attorney

5:30 PM Call to Order

AGENCY ATTORNEY

1. CONFERENCE WITH LEGAL COUNSEL – POTENTIAL LITIGATION

Potential Litigation – GC § 54956.9 (a), (d)(2), (e)(3): Claim pursuant to the Government Claims Act received from Astound, arising from alleged damage to telecommunications facilities by a District mower during maintenance activities.

I, Blake Johnson, General Manager/Secretary, declare under penalty of perjury that the foregoing agenda for the July 16, 2025 meeting of Reclamation District 900 was posted on or before July 11, 2025, at the rear entrance of the City of West Sacramento City Hall, 1110 West Capitol Avenue, West Sacramento, CA and at the office of Reclamation District 900, 889 Drever Street, West Sacramento, CA, and was available for public review.



Blake Johnson, General Manager/Secretary
Reclamation District 900

All public materials related to an item on this agenda submitted to the District after distribution of the agenda packet are available for public inspection on the District's website at: www.rd900.org. Any document provided at the meeting by staff will also be available to the public. Any document provided at the meeting by the public will be available the next business day following the meeting.

**AGENDA
BOARD MEETING OF RECLAMATION DISTRICT 900**

JULY 16, 2025

Martha Guerrero, President

Norma Alcalá, Trustee
Quirina Orozco, Trustee

Verna Sulpizio Hull, Trustee
Dawnte Early, Trustee

Blake Johnson, General Manager/Secretary
Erin McGillian, Assistant General Manager
Ralph Nevis, District Attorney

The meeting will be held at City Hall, City Council Chambers, 1110 West Capitol Avenue, West Sacramento

5:45 PM CALL TO ORDER

GENERAL ADMINISTRATION – PART I

- 1A. PRESENTATIONS BY THE PUBLIC ON MATTERS NOT ON THE AGENDA WITHIN THE JURISDICTION OF THE DISTRICT. THE AGENCY IS PROHIBITED BY LAW FROM DISCUSSING ISSUES NOT ON THE AGENDA BROUGHT TO THEM AT THIS TIME.
- 1B. REPORT OUT OF CLOSED SESSION.

CONSENT AGENDA – PART II

- 2. CONSIDERATION OF APPROVAL OF THE JUNE 18, 2025 BOARD MEETING MINUTES

REGULAR AGENDA – PART III

- 3. CONSIDERATION OF ENCROACHMENT PERMIT AT 1700 DEERWOOD STREET

Comment: This item seeks Board approval for an encroachment permit for the owner at 1700 Deerwood Street to construct an Accessory Dwelling Unit (ADU) within RD 900's drainage easement.

- 4. GENERAL MANAGER UPDATES
- 5. TRUSTEE COMMENTS
- 6. ADJOURN

I, Blake Johnson, General Manager/Secretary, declare under penalty of perjury that the foregoing agenda for the July 16, 2025 meeting of Reclamation District 900 was posted on or before July 11, 2025, at the rear entrance of the City of West Sacramento City Hall, 1110 West Capitol Avenue, West Sacramento, CA and at the office of Reclamation District 900, 889 Drever Street, West Sacramento, CA, and was available for public review.



Blake Johnson, General Manager/Secretary
Reclamation District 900

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**RD 900 BOARD MEETING
RECLAMATION DISTRICT 900
June 18, 2025
Minutes**

The Regular Board meeting was called to order at 5:32 PM by President Guerrero. Also in attendance at the meeting were: Trustees Alcalá, Early, Sulpizio Hull, General Manager Johnson, and Assistant General Manager McGillian, and District Attorney Nevis.

GENERAL ADMINISTRATION – PART I

Entry No. 1

Heard General Administration Functions as follows:

- A. Presentations by the public on matters not on the agenda within the jurisdiction of the District. The Agency is prohibited by law from discussing issues not on the agenda brought to them at this time.

CONSENT AGENDA – PART II

Entry No. 2 – Consideration to endorse the Triton Tower, Inc. encroachment permit for the installation of a new AT&T Cellular Tower near Jefferson Blvd. and Lake Washington.

Entry No. 3 – Consideration to endorse the Cape-Forgen Joint Venture encroachment permit for the repair work on the Deep Water Shipping Channel landside slope damaged in January 2023.

Entry No. 4 – Consideration of authorization and submission to submit Signing Authority Forms to Yolo County for FY 2025-2026 by the District General Manager.

Entry No. 5 – Consideration of adoption of Resolutions 2025-06-01 (Drainage Assessment Rate Increase) and 2025-06-02 (Placement of Yolo County Tax Roll Assessments), determining RD 900 Drainage assessments and drainage collection through Yolo County for FY 2025-2026.

Entry No. 6 – Consideration of Resolutions 2025-06-03 and 2025-06-04 (Drainage Assessment Rate Increase) and 2025-06-02 (Placement of Yolo County Tax Roll Assessments), determining the former RD 537 area Drainage assessments and drainage collection through Yolo County for FY 2025-2026.

Entry No. 7 – Consideration of approval of the April 16, 2025 board meeting minutes.

MOTION: Early	SECOND: Alcalá	AYES: Guerrero, Sulpizio Hull, Early, Alcalá
NOES: None	ABSTAIN: None	ABSENT: Orozco

The consent agenda passed 4-0, by roll call vote.

REGULAR AGENDA – PART III

Entry No. 8 – Consideration of Resolution 2025-06-05, granting Reclamation District 537 withdrawal from the West Sacramento Area Flood Control Agency (WSAFCA).

MOTION: Sulpizio Hull	SECOND: Early	AYES: Alcalá, Guerrero, Early, Sulpizio Hull
NOES: None	ABSTAIN: None	ABSENT: Orozco

The consent agenda passed 4-0, by roll call vote.

Entry No. 9 – Consideration of adoption of the Reclamation District 900 Fiscal Year (FY) 2025-26 Operations and Maintenance Budget.

MOTION: Alcalá	SECOND: Sulpizio Hull	AYES: Early, Guerrero, Alcalá, Sulpizio Hull
NOES: None	ABSTAIN: None	ABSENT: Orozco

The consent agenda passed 4-0, by roll call vote.

Entry No. 10 – Discussion and approval of the Reclamation District 900, 10-Year Capital Improvement Program.

MOTION: Sulpizio Hull SECOND: Alcalá AYES: Early, Guerrero, Sulpizio Hull, Alcalá
NOES: None ABSTAIN: None ABSENT: Orozco

The consent agenda passed 4-0, by roll call vote.

Entry No. 11 – Discussion and approval from the Board regarding Blacker Canal.

MOTION: Sulpizio Hull SECOND: Early AYES: Alcalá, Guerrero, Sulpizio Hull, Early
NOES: None ABSTAIN: None ABSENT: Orozco

The consent agenda passed 4-0, by roll call vote.

Entry No. 12 – **General Manager Updates** (provided in Board Packet, below are the highlights)

Administration/ Finance

- **Capital Improvement Plan (CIP)**
 - District staff and consultants have completed our Capital Improvement Program and presenting at this Board meeting.

Levee/ Drainage/ Pump Maintenance

- The District has shifted from winter tasks like tree trimming and ditch clearing to mowing levees, surrounding areas, and performing weed abatement to maintain safety and compliance.
- The District continues to monitor the “Duckweed Pond” located on the south side of Lake Washington Blvd for any significant changes to the area. We anticipate the chemical treatment for duckweed will occur in the next few weeks.
- The District’s engineer has provided preliminary plans for review of the Causeway and Racetrack pump stations for backup power. The District would then have the option to purchase a backup generator or rent a backup generator.
- The District’s engineer is also looking at remote communications for several of the District’s pump stations. The District could then monitor each pump from a computer or cell phone.

DWR/ USACET

- The USACE performed their periodic levee inspection on April 29, 2025 on the South Cross Levee. The USACE will provide a written report once completed.

Blacker Canal Stabilization Project –

- The District is continuing to wait for final approval from FEMA. Once final plans are completed, the District will advertise a BID for construction.

City Fire/ Police/ County OES

- Continue to communicate with City Fire/ Police and Yolo County OES prior to significant storms.
 - Most recent meeting was held April 1, 2025.

WSAFCA/ USACE

- The two slipouts along the Deep Water Shipping Channel (damage from Jan. 2023)
 - were not repaired by USACE during the fall of 2024. Delays in relocating power poles stalled the project.
 - Poles were relocated November 14, 2024 but did not give the USACE’s contractor time to work on the repair.
 - Coordination meetings are currently underway for the USACE to repair the slipouts during the Spring/ Summer 2025.

- Yolo Bypass East Levee – South (completed in 2023) was found to have additional deficiencies in the foundation of the levee.
 - The USACE declared an emergency and have reinforced this portion of the levee, providing a “setback” levee or adjacent levee.
 - This temporary fix provided protection throughout the winter and both the District and the USACE continue to monitor for any changes.
 - The USACE intends to construct a permanent fix in 2025.
- Yolo Bypass East Levee – North.
 - The project is currently under construction.
 - The levee was flattened, a new drainage system was installed to collect through seepage
 - A new pump station is being constructed and will have a backup generator.
- Sacramento River (currently maintained by DWR’s Maintenance Area 4).
 - WSAFCA/District provided comments on 30% design, USACE is working on 60% design.
 - WSAFCA, DWR, and the District are coordinating with the California Indian Heritage Center for beneficial access to the Sacramento River Levee for this project.

FEMA/Cal-OES

- The District has received its first reimbursement of \$58,000 from FEMA/CalOES
 - Funding from January 2023 declared storm disaster.
- FEMA is still reviewing damage along the District’s Main Canal and Blacker Canal
 - Estimated \$2 million worth of damage.

Entry No. 13 - Trustee Comments

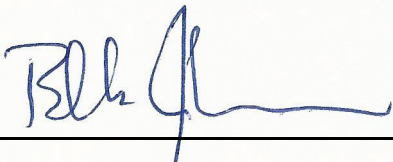
N/A

Entry No. 14 – Adjourn

The meeting adjourned at 6:20 PM.


MOTION: Sulpizio Hull	SECOND: Early	AYES: Alcalá, Guerrero, Sulpizio Hull, Early
NOES: None	ABSTAIN: None	ABSENT: Orozco

The consent agenda passed 4-0, by roll call vote.



Blake Johnson, General Manager/Secretary

Reclamation District 900

MEETING DATE: July 16, 2025		ITEM # 3	
	SUBJECT:		
	<p align="center">CONSIDERATION OF ENCROACHMENT PERMIT, 1700 DEERWOOD STREET</p>		
INITIATED OR REQUESTED BY: <input type="checkbox"/> Council <input checked="" type="checkbox"/> Staff <input type="checkbox"/> Other		REPORT COORDINATED OR PREPARED BY: Blake Johnson, General Manager	
ATTACHMENT <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input type="checkbox"/> Information <input type="checkbox"/> Direction <input checked="" type="checkbox"/> Action	

OBJECTIVE

The objective of this report is to obtain Reclamation District 900 (District) Board of Trustees (Board) approval for an encroachment permit for Jeri Winfield.

RECOMMENDED ACTION

Staff respectfully recommends that the Board approve this encroachment permit.

BACKGROUND

The District has a drainage easement 125 feet wide along the Sycamore Trail from Grande Vista Ave. to Park Blvd. just west of Deerwood St. This drainage easement was originally intended to be used for a large drainage canal. The easement extends into the backyards of properties along Deerwood St. In 2003/2004, the City of West Sacramento entered into an agreement with Sacramento Regional County Sanitation District (SRCSD) to take over the sanitary sewer system within the city. As part of this agreement and along with agreements with the District, SRCSD constructed a sewer main within this easement along with providing a storm drain pipe for the District. With the placement of the sewer and storm drain pipes, there is no longer the need for a large drainage canal.

The District has previously (prior to SRCSD’s construction) provided an encroachment permit to a landowner to encroach within this easement. Most landowners have constructed fences along their property lines which are within the District’s easement.

At this time, the city’s Planning Department has denied the construction of this ADU without consent from the District.

ANALYSIS

District staff have reviewed the layout plans by the owner’s designer and visited the site. It is the staff’s opinion that in the event SRCSD or the District needs to rehabilitate their respective pipe lines, there is enough land for this rehabilitation (approximately 70 feet wide). As part of this report, Figure A depicts the property/fence line and the easement line.

Staff has been in discussions with the city’s Planning Department regarding this encroachment permit. The city would accept the encroachment permit and allow the construction of this ADU.

Alternatives

Staff recommends the Board approve this encroachment permit to allow the owner to construct an ADU within the District’s easement.

Secondary alternative is to reject this encroachment. This alternative is not recommended as there is not enough space outside of the District’s easement for an ADU.

Coordination and Review

This report was prepared in coordination with District Counsel.

Encroachment Permit 2025-03, 1700 Deerwood St.

July 16, 2025

Page 2

Budget/Cost Impact

There is no cost to the District.

ATTACHMENT

Figure A, Location of Property line and Easement

Permit Application 2025-03

Assessor's Map

ADU Plan

1700 Deerwood St.

Approximate Property line and Easement

Sutter Health Medical Physics Center

USKO SHIPPING

USKO AUTO

Fence/Property Line

Easement Line




Captain St

1700 Deerwood St

Deerwood St

Legend

FIGURE A

-  Sutter Health Medical Physics Center
- 
- 

100 ft



APPLICATION

Name of Applicant: Jeri Wingfield

Mailing Address: 1700 Deerwood St, West Sacramento, CA 95691

Phone Number: 916-296-5616

Email: jeriwingfield@sbcglobal.net

Application is hereby made to the Trustees of Reclamation District 900 for permission to encroach on the District easement as follows: (Describe the work to be done, attach plans and drawings as necessary)

To construct an Accessory Dwelling Unit (ADU) with RD 900's drainage easement located within my
backyard at 1700 Deerwood St., West Sacramento, CA 95691.

The easement referred to above is located as follows: 1700 Deerwood St or the Sycamore Trail

Nearest cross streets Gardenia Ave and Lakewood Dr.

We anticipate the work to start on or about Fall 2025 (date)

Respectfully submitted,

1700 Deerwood St. West Sacramento, CA 95691
(address)

Date: July 10, 2025

To the Reclamation District 900 Board of Trustees, the above application for an encroachment permit is referred to you for consideration,


General Manager, Reclamation District 900

Date: July , 0

PERMIT # 2025-03

To Jeri Wingfield
1700 Deerwood St.
West Sacramento, CA
95691

Permission is hereby granted to encroach upon an easement or right of way of Reclamation District 900, herein called District, in the following manner:

To construct an Accessory Dwelling Unit (ADU) with RD 900's drainage easement located in the backyard at 1700 Deerwood St.

This permit is granted upon the following conditions which, by acceptance of this permit, permittee agrees to perform:

1. This permit shall be cancelled and void unless the work contemplated hereunder is initiated within 2 years from the date of issuance and diligently prosecuted to completion.
2. Written Notice will be given to the District at least three (3) days prior to commencement of the work above described. Notice shall be sent to bjohnson@rd900.org.
3. The permittee shall indicate his acceptance of this permit and the terms and conditions thereof, by executing the form of acceptance on one copy of this permit and returning it to the District.
4. The permittee shall fully comply with each and every recommendation and requirement set forth herein as well as in the report from the District's Engineer regarding the encroachment above described.
5. This permit does not grant a right to use or construct works on land owned by others.
6. This permit does not establish any precedent with respect to any other application received by the District.
7. To the fullest extent permitted by law, permittee shall indemnify, hold and save the District harmless of and from any liability which may be incurred through injury to person or damage to property arising out of or connected with the construction or installation of the encroachment above described, and from any such liability arising out of or in connected with the maintenance and operation of such encroachment, except where responsibility for maintenance thereof is accepted by the District in writing.
- ~~8. If the encroachment above described constitutes the replacement of an open ditch or canal of the District with a covered pipe or conduit, then the pipe or conduit so installed (shall) (shall not) become the property of the District.~~
- ~~9. The project site shall be restored to the condition that existed prior to commencement of work, accept for such improvements as are approved in this permit.~~
10. Permittee shall acquire no easement or property right in or to the property or right of way of the District by virtue of this permit and the District does not hereby relinquish any right or title therein.
- ~~11. Except as herein otherwise provided, all cost of maintenance, repair and replacement of the encroachment above described shall be borne by permittee. Permittee shall, whenever instructed by the District to do so, repair, replace or relocate such encroachment in the manner prescribed by the District whenever the District shall determine that such repair, replacement or relocation is required in the interest of the District. Any such repair, replacement or relocation ordered by the District that is: (a) not completed by the permittee within thirty (30) days after written notice has been given by the District of such required repair, replacement or relocation; or (b) in the case of repair, replacement, or relocation that cannot be completed within thirty (30) days despite permittee's diligent efforts, is not initiated within thirty (30) days of the written notice and then diligently brought to completion by permittee without unnecessary delay;~~

PERMIT # 2025-03

~~may be performed by the District, at permittee's expense and permittee shall promptly reimburse the District for such repair, replacement or relocation.~~

12. If the permitted encroachment causes physical damage to the District's facilities, real property, or improvements, or otherwise interferes with the District's ongoing maintenance and operation of its reclamation facilities, the permittee shall, whenever instructed by the District to do so, repair, replace or rectify in the manner prescribed by the District such damage or interference at the permittee's sole expense. Any such repair, replacement or other work ordered by the District that is: (a) not completed by the permittee within thirty (30) days after written notice has been given by the District of such required repair, replacement or other work; or (b) in the case of repair, replacement, or other work that cannot be completed within thirty (30) days despite permittee's diligent efforts, is not initiated within thirty (30) days of written notice and then diligently brought to completion by permittee without unnecessary delay, may be performed by the District, at permittee's expense and permittee shall promptly reimburse the District for such repair, replacement or other work.

~~13. Permittee shall, promptly on the expiration or other termination of this permit, cause to be removed the encumbrance or encroachment above described and shall return the property of the District to the condition existing prior to the issuance of the permit.~~

14. The District reserves the right of access to the portion of its easement and right of way above described for such maintenance, repairs or alterations of the District facilities or of the facilities described above as may be required for reclamation purposes. The District shall not be responsible for any damage done to surface improvements of permittee whether herein permitted or otherwise where necessary as part of the ordinary and necessary access to or exercise of its easement and right of way for reclamation purposes and need not replace any paving, concrete or other improvement required to be removed or disturbed in the process of such maintenance, repair or alteration. Permittee shall reimburse the District for any increased cost of such access occasioned by the improvements of permittee described herein.

15. Permittee may make no alteration or improvement of any portion of the District's easement and right of way not specifically herein permitted nor alter or remove any portion of the encroachment or improvement herein described without further permit from the District.

16. Permittee shall obtain and maintain in force throughout the period of construction a comprehensive general liability policy in a combined single limit of not less than \$300,000 covering construction activities undertaken by or for Permittee hereunder and shall name Reclamation District 900 as an additional insured. Homeowner's insurance policy with personal liability of \$300,000 provided.

~~17. This permit is revocable in whole or part by the District on thirty (30) days written notice to permittee when such revocation is determined by the Board of Trustees to be necessary for District purposes.~~

18. Upon failure of permittee to conform to any of the covenants and conditions herein specified this permit shall, at the option of the District, cease and terminate and the District may remove encroachment or improvement above described together with any appurtenances thereto located with the easement and right of way of the District and permittee shall promptly pay to the District all costs and expenses incurred in such removal.

19. If the project or any portion thereof, is to be abandoned in the future, the permittee or successor shall abandon the project under direction of the District, at the permittee's or successor's cost and expense.

20. Upon completion of the project, the permittee shall submit as-built plans to: Reclamation District 900, 889 Drever Street, West Sacramento CA, 95691, or such other address as the District shall designate in writing to the permittee.

21. See attached Special conditions if box checked.

PERMIT # 2025-03

Dated: July 16, 2025

Reclamation District 900

By: _____

Reclamation District 900

ACCEPTANCE

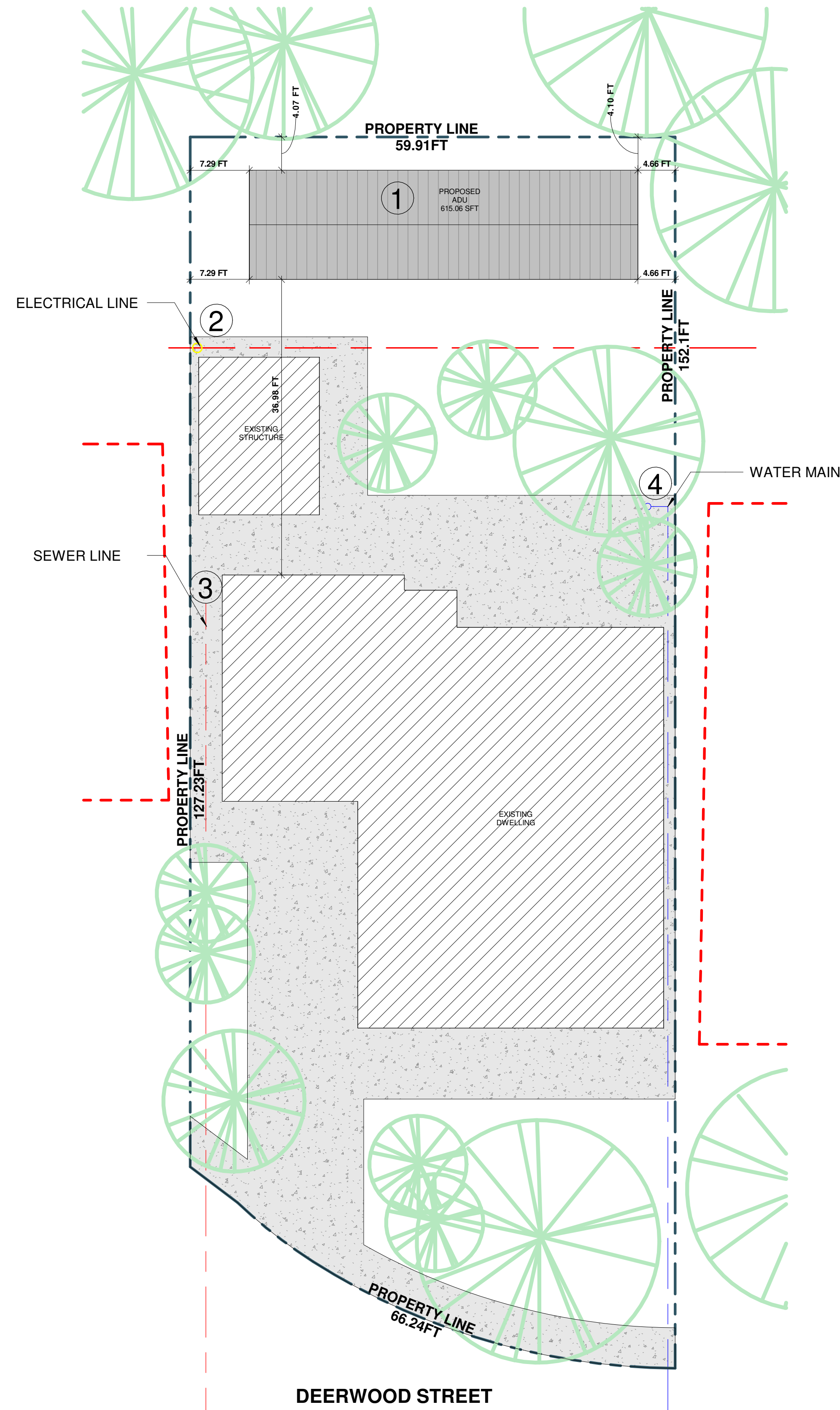
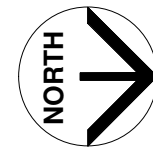
Permittee hereby accepts the above permit and agrees to comply with all of the requirements thereof.

Dated: July 11, 2025

By: Jesselyn Wingfield
Permittee

NOTES

1. THIS IS NOT A SURVEY. VERIFY ALL EASEMENTS, SETBACKS, DIMENSIONS, BETWEEN PROPERTY LINE AND DWELLING PRIOR TO CONSTRUCTION. VERIFY PROPERTY LINE LOCATION WITH FINAL OFFICIAL MAPS.
2. CONTRACTOR TO DETERMINE AND VERIFY IN FIELD LOCATION OF PROPOSED UTILITIES.
3. NO CUTS GREATER THAN 24" FOR FOUNDATIONS, NO EXPORTING OR IMPORTING OF DIRT WITHIN THE SITE SHALL TAKE PLACE AND ONLY MINOR FINISH GRADING THAT IS ESTIMATED TO BE MOVING 5 CUBIC YARDS OF DIRT SHALL TAKE PLACE ON SITE AND THEREFORE NO GRADING PERMIT SHALL BE REQUIRED FOR THE SCOPE OF WORK WITHIN THE SCOPE OF WORK OF THIS BUILDING PERMIT.



1 SITE PLAN
1" = 10'-0"

0 10' 20' 40'
SCALE: 1" = 20'-0"

CONSTRUCTION NOTES

1. INSTALL 648.0 SQFT ADU
2. CONSTRUCT ELECTRICAL SERVICE TO PROPOSED HOME FROM EXISTING PANEL
3. CONSTRUCT SEWER LINE SERVICE TO PROPOSED HOME FROM SEWER MAIN
4. CONSTRUCT WATER LINE SERVICE TO PROPOSED HOME FROM WATER MAIN CONNECTION

SITE GRADING NOTES

1. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL COMPLY WITH SECTION 1804.0 OF CBC OR SEC R401.3 OF GRC.
2. SITE GRADING SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 2- UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL.
3. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET HORIZONTAL DISTANCE, A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION.
4. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION.
5. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
6. ALL DRAINS SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM (SEC 1805.4.3 OF CBC OR SEC R405 OF CRC).

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT EDITION OF THE COUNTY/CITY STANDARDS.
2. EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP) SHALL BE INSTALLED AND MAINTAINED DURING THE WET SEASON (OCTOBER 1ST THROUGH APRIL 30TH). SEDIMENT CONTROL BMP SHALL BE INSTALLED AND MAINTAINED YEAR ROUND.
3. ALL DRAINAGE INLETS IMMEDIATELY DOWNSTREAM OF THE WORK AREAS AND WITHIN THE WORK AREAS SHALL BE PROTECTED WITH SEDIMENT CONTROL AND INLET FILTER BAGS YEAR ROUND. INLET FILTER BAGS SHALL BE REMOVED FROM THE DRAINAGE INLETS UPON ACCEPTANCE OF THE PUBLIC IMPROVEMENTS BY THE COUNTY.
4. ALL STABILIZED CONSTRUCTION ACCESS LOCATIONS SHALL BE CONSTRUCTED PER RESIDENTIAL DRIVEWAY COUNTY STANDARDS. THE STABILIZED ACCESS SHALL BE MAINTAINED ON A YEAR ROUND BASIS UNTIL THE COMPLETION OF CONSTRUCTION.
5. ALL AREA DISTURBED DURING CONSTRUCTION BY GRADING, TRENCHING, OR OTHER ACTIVITIES, SHALL BE PROTECTED FROM EROSION DURING THE WET SEASON. HYDROSEED, IF UTILIZED, MUST BE PLACED BY SEPTEMBER 15TH. HYDROSEED PLACED DURING THE WET SEASON SHALL USE A SECONDARY EROSION PROTECTION METHOD.
6. SENSITIVE AREAS AND AREAS WHERE EXISTING VEGETATION IS BEING PRESERVED SHALL BE PROTECTED WITH CONSTRUCTION FENCING. SEDIMENT CONTROL BMP SHALL BE INSTALLED WHERE ACTIVE CONSTRUCTION AREA DRAIN INTO SENSITIVE OR PRESERVED VEGETATION AREAS.
7. SEDIMENT CONTROL BMP SHALL BE PLACED ALONG THE PROJECT PERIMETER WHERE DRAINAGE LEAVES THE PROJECT. SEDIMENT CONTROL BMP SHALL BE MAINTAINED YEAR ROUND UNTIL THE CONSTRUCTION IS COMPLETED OR THE DRAINAGE PATTERN HAS BEEN CHANGED AND NO LONGER LEAVES THE SITE.
8. IF APPLICABLE, EROSION AND SEDIMENT CONTROL MEASURES FOR THE PROJECT SHALL BE IN SUBSTANTIAL COMPLIANCE AT ALL TIMES WITH THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT IN ACCORDANCE WITH STATE OF CALIFORNIA GENERAL CONSTRUCTION PERMIT. THIS PERMIT REQUIRES THAT THE SWPPP BE KEPT UP TO DATE TO REFLECT THE CHANGING SITE CONDITIONS AND THE SWPPP IS TO BE AVAILABLE ON SITE AT ALL TIMES FOR REVIEW BY STATE AND LOCAL INSPECTIONS.
9. EFFECTIVE EROSION CONTROL BMP SHALL BE IN PLACE PRIOR TO ANY STORM EVENTS. 10. CONTRACTOR SHALL INSTALL AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENTATION CONTROL BMP.

FIRE PREVENTION NOTES

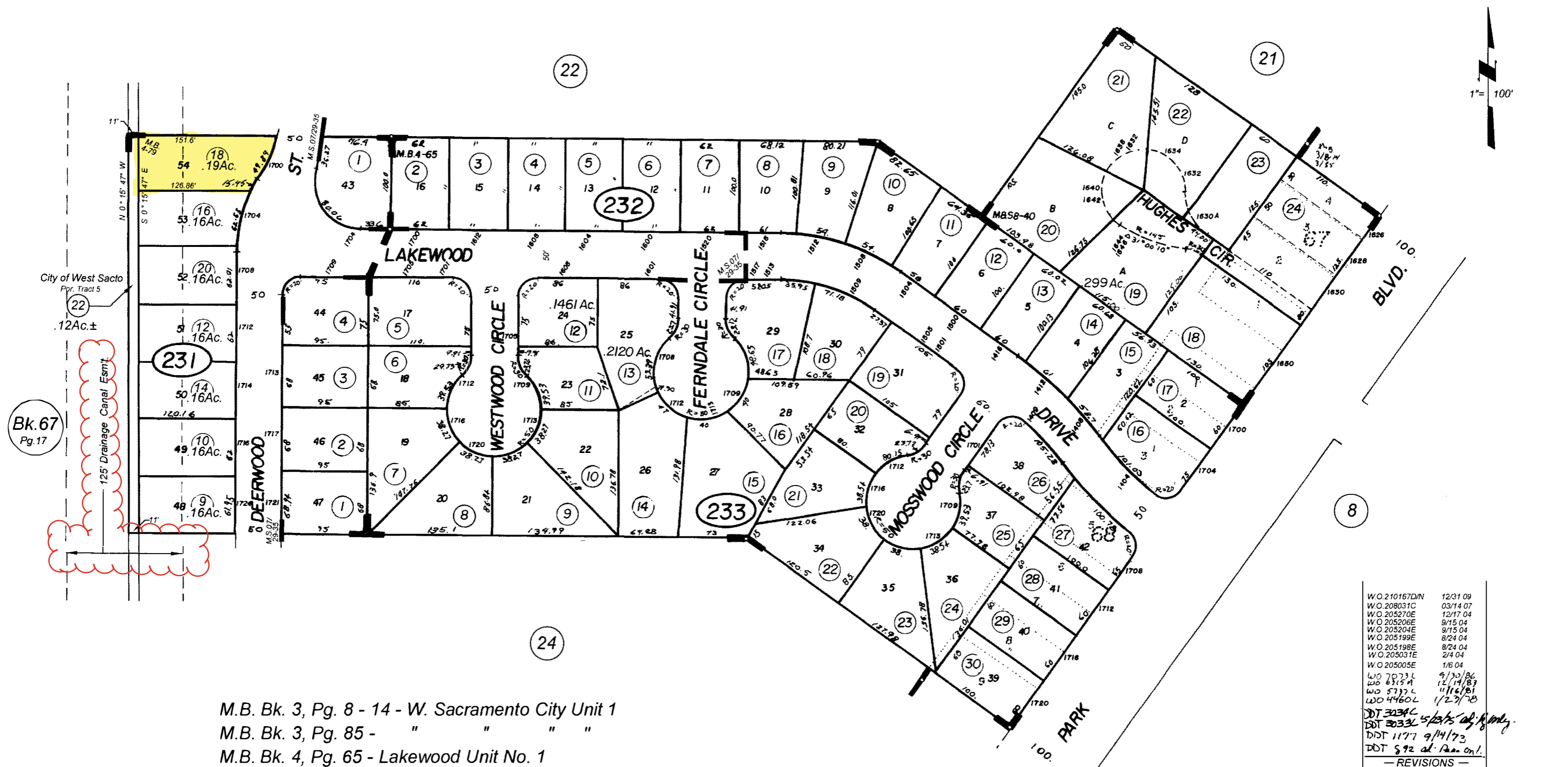
1. FIRE ALARMS HAVE BEEN APPROVED BY THE FEDERAL GOVERNMENT PER FEDERALLY APPROVED PLANS HERIN AND MUST COMPLY WITH ALL APPLICABLE SECTIONS OF THE CFC AND NFPA72.
2. DURING CONSTRUCTION, FIRE EXTINGUISHERS SHALL BE PROVIDED PER ALL APPLICABLE SECTIONS OF CHAPTER 33 OF THE CFC AND APPLICABLE REQUIREMENTS OF THE COUNTY FIRE MARSHALL'S OFFICE.
3. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.

1700 Deerwood St,
West sacramento, CA
95691, USA

SITE PLAN

No.	Description	Date
R1	APPROVAL	13.03.2025
R2	APPROVAL	25.04.2025
R3	APPROVAL	24.05.2025

OWNER:	
ADDRESS: 1700 Deerwood St, West sacramento, CA 95691, USA	
PROJECT NAME: NEW ADU PROPOSAL	
DRAWING TITLE SITE PLAN	
Project number	A02025013
Date	24.05.2025
Drawn by	dp
Sheet No.:	A-2
Scale	1" = 10'-0"



Bk. 67
Pg. 17

- M.B. Bk. 3, Pg. 8 - 14 - W. Sacramento City Unit 1
- M.B. Bk. 3, Pg. 85 - " " " "
- M.B. Bk. 4, Pg. 65 - Lakewood Unit No. 1
- M.B. Bk. 4, Pg. 79 - Lakewood Unit No. 2
- M.&S. Bk. 8, Pg. 40 - Record of Survey
- M.S. Bk. 07, Pg. 29 - 35 - Record of Survey

WO 210167DN	12/31 09
WO 208031C	03/14 07
WO 205270E	12/17 04
WO 205206E	9/15 04
WO 205204E	9/15 04
WO 205199E	8/24 04
WO 205198E	8/24 04
WO 205031E	2/4 04
WO 205005E	1/6 04
WO 7073L	9/30/86
WO 6315A	12/14/87
WO 5737L	11/16/81
WO 4460L	1/27/78
DDT 3034L	
DDT 3032L	5/23/75 of 8 only.
DDT 1177	9/14/73
DDT 592	at Ann. on!

— REVISIONS —

CITY OF WEST SACRAMENTO
Assessor's Map Bk. 58, Pg. 23
County of Yolo, Calif.

(formerly all 9 - 33, - 48 & all 9 - 32)

NOTE - Assessor's Block Number Shown in Ellipses.
Assessor's Parcel Number Shown in Circles.



General Manager Update

July 2025

ADMINISTRATION/FINANCE

STATE AND LOCAL CYBERSECURITY GRANT PROGRAM (SLCGP)

The District and VC3, our contracted IT service provider, have completed the technological and cybersecurity transition/ upgrades needed to support the District’s operational efficiency. New wiring for the network has been installed, New computers are up and running. VC3 is now overseeing cybersecurity for the District.

YOLO COUNTY SUPERVISOR VISIT

On July 18, 2025, the District will give a tour to Supervisor Oscar Villegas; The visit will include a tour of the main office, the levees, and a pump house. The tour will result in enhancing the county’s awareness of the District’s mission and capabilities.

CITY OF WEST SACRAMENTO WORKSHOP

The District participated along with Fire, Planning and WSAFCA for the City of West Sacramento’s Workshop on flood control. Approximately 100 people attended. Many questions were asked and answered. Those questions not answered were noted and a response will be provided in the near future. Main concern was exiting the city in the event of a major flood (levee failure).

OPERATION AND MAINTENANCE

LEVEE/DRAINAGE/PUMP MAINTENANCE

With the return of sunny weather, the District has shifted from winter tasks like tree trimming and ditch clearing to mowing levees, surrounding areas, and performing weed abatement to maintain safety and compliance.

The “Duckweed Pond” (located on the south side of Lake Washington Blvd) has been chemically treated to eradicate the vegetation. The District is currently administering a second treatment of chemicals in hopes of removing the remaining duckweed.

PROJECTS

BLACKER CANAL BANK STABILIZATION PROJECT

The District has received final approval from FEMA and will advertise a BID for construction within the upcoming weeks.

FENCE LINE REPLACEMENT PROJECTS

On May 25, 2025, 189 feet of metal post-and-cable fence line were damaged by a vehicle who was under the influence. The District has obtained the police report and is currently seeking compensation for damages through the driver’s insurance company.

The District has also replaced a gate and fence line along the Sycamore Trail with reinforced steel fencing in hopes of deterring the displaced population from continuing to destroy the chain-link.

PERIODIC LEVEE INSPECTIONS

July 2025

DWR/USACE

The two slipouts along the Deep Water Shipping Channel damaged in the January 2023 storms have been repaired by the USACE!

EMERGENCY PREPAREDNESS**City Fire/ Police/ County OES**

The District continues regular communication with City Fire, Police, and Yolo County OES ahead of significant storms. Coordination remains clear and effective. The most recent meeting took place on April 1, 2025.

Fire Department has been coordinating with the District for tall grasses/weeds to prevent wildfires.

COORDINATION WITH OTHER PROJECTS**WEST SACRAMENTO AREA FLOOD CONTROL AGENCY/ USACE**

District staff and WSAFCA staff continue to meet/talk weekly. The USACE/WSAFCA conduct meetings several times a week discussing the many projects within West Sacramento in which District staff attend.

Several projects are moving forward by the USACE:

Yolo Bypass East Levee – South (completed in 2023) was found to have additional deficiencies in the foundation of the levee. The USACE declared an emergency and have reinforced this portion of the levee, providing a “setback” levee or adjacent levee. This temporary fix provided protection throughout the winter and both the District and the USACE continue to monitor for any changes. The USACE intends to construct a permanent fix in 2025.

Sacramento River (currently maintained by DWR’s Maintenance Area 4). The USACE is currently working on the 60% design. WSAFCA and District provided comments on the 30% design. WSAFCA, DWR, and the District are coordinating with the California Indian Heritage Center for beneficial access to the Sacramento River Levee for this project.

Yolo Bypass East Levee – North. The project is currently under construction. The levee was flattened, a new drainage system was installed to collect through seepage, a new pump station is being constructed and will have a backup generator. Final construction of pump station and generator should occur in August 2025

FEMA/Cal-OES

FEMA is still reviewing damage along the District’s Main Canal and Blacker Canal with an estimated \$2 million worth of damage.

COORDINATION WITH OTHER AGENCIES**CITY OF WEST SACRAMENTO**

District, Parks Dept. and Public Works coordinating on the maintenance/mowing of areas that are not clearing delineated as to who is responsible. Coordination between the three departments has been awesome!

FUTURE

~~July 17, 2025 – WSAFCA Board Meeting, 9:30 am~~ – Cancelled

August 20, 2025 – RD 900 Board Meeting, 5:30pm

August 21, 2025 – WSAFCA Board Meeting, 9:30am