



TOWN OF DISCOVERY BAY

"A COMMUNITY SERVICES DISTRICT"

SDLF PLATINUM-Level of Governance

**President Bryon Gutow, Vice-President Kevin Graves, Director Ashley Porter,
Director Carolyn Graham and Director Lesley Belcher**

NOTICE OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE TOWN OF DISCOVERY BAY September 16, 2026 07:00 PM

To Attend In-Person:

Discovery Bay Community Center, 1601 Discovery Bay Boulevard, Discovery Bay, CA 94505

In addition to physical attendance at the address indicated above, the Town of Discovery Bay Community Services District is offering the following teleconferencing options as an alternative means for the public to participate in this meeting:

To Attend by Zoom Webinar: <https://us06web.zoom.us/j/85454370841>

To Attend by Phone: +1 (669) 444-9171 OR +1 (719) 359-4580 & Webinar ID 85454370841

To Download Agenda Packet & Materials: <http://www.todb.ca.gov/>

A. ROLL CALL AND PLEDGE OF ALLEGIANCE

1. Call Meeting to Order at 7:00p.m.
2. Pledge of Allegiance.
3. Roll Call.

B. PUBLIC COMMENTS (Individual Public Comments will be limited to 3 minutes)

During Public Comments, the public may address the Board on any issue within the District's jurisdiction which is not on the Agenda. The public may comment on any item on the Agenda at the time the item is before the Board for consideration. Any person wishing to speak will have 3 minutes

to make their comment. There will be no dialogue between the Board and the commenter as the law strictly limits the ability of Board members to discuss matters not on the agenda. We ask that you refrain from personal attacks during comment, and that you address all comments to the Board only. Any clarifying questions from the Board must go through the President. Comments from the public do not necessarily reflect the viewpoint of the Directors.

C. CONSENT CALENDAR

All matters listed under the CONSENT CALENDAR are considered by the District to be routine and will be enacted by one motion.

C.1 Approve Regular Board of Directors DRAFT Meeting Minutes from September 2, 2026. Page 4

Sponsor(s): Kelly Rajala, Board Secretary

C.2 Monthly Disbursement Report - August 2026 Page 9

Sponsor(s): Margaret Moggia, Finance Manager and Alex Cassett, Accounting Technician

D. MUNICIPAL ADVISORY COUNCIL

D.1 Discussion and Possible Recommendation to Contra Costa County on Agency Comment Request CDS24-09699/CDDPDP. Page 14

Sponsor(s): Stephen Griswold, Assistant General Manager

E. PRESENTATIONS

E.1 Veolia Monthly Presentation - August 2026 Page 23

Sponsor(s): Jeff Dobretz, Veolia North America

F. DISCUSSION AND POSSIBLE ACTION

F.1 Public Hearing and Possible Action to Adopt Resolution No. 2026-13 Amending the Town of Discovery Bay Community Services District Water and Sewer Capacity Fee Program. Page 30

Sponsor(s): Mike Yeraka, Project Manager

F.2 Discussion and Possible Action to Approve a Proposal from Luhdorff & Scalmanini Consulting Engineers (LSCE) for Engineering and Inspection Services for the Newport Drive Water Treatment Plant Filter A Media Replacement and Filter A & B Valve Replacement Project. Page 35

Sponsor(s): Jason Coleman, LSCE and Aaron Goldsworthy, Water & Wastewater Manager

G. MANAGER'S REPORT

H. GENERAL MANAGER'S REPORT

I. DIRECTOR REPORTS

- I.1 SPECIAL Water and Wastewater Committee Meeting (Committee Members Kevin Graves and Carolyn Graham) September 16, 2026.

J. DIRECTORS REGIONAL MEETING AND TRAINING REPORTS

K. CORRESPONDENCE

L. LEGAL REPORT

M. FUTURE AGENDA ITEMS

N. ADJOURNMENT

Adjourn to the next Regular Meeting of the Board of Directors on October 7, 2026 beginning at 7:00 p.m. at the Community Center located at 1601 Discovery Bay Boulevard.

This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the American with Disabilities Act of 1990 (42 U.S.C. § 12132) and the Ralph M. Brown Act (California Government Code § 54954.2). Persons requesting a disability related modification or accommodation in order to participate in the meeting should contact the Town of Discovery Bay, at (925) 634-1131, during regular business hours, at least forty-eight hours prior to the time of the meeting.

Materials related to an item on the Agenda submitted to the Town of Discovery Bay after distribution of the agenda packet are available for public inspection in the District Office located at 1800 Willow Lake Road during normal business hours.



**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
OF THE TOWN OF DISCOVERY BAY
September 02, 2026 07:00 PM**

President Bryon Gutow
Vice-President Kevin Graves
Director Carolyn Graham
Director Lesley Belcher

A. ROLL CALL AND PLEDGE OF ALLEGIANCE

Meeting was called to order at 7:00p.m.

Director Graves led the Pledge of Allegiance.

Roll call was taken and all members were present with the exception of Director Porter who was absent.

B. PUBLIC COMMENTS (Individual Public Comments will be limited to 3 minutes)

Kirk Lawrence thanked Director Gutow for eight years of service. He also commented on the pool heater.

C. CONSENT CALENDAR

Moved By Director Carolyn Graham

Seconded By Vice-President Kevin Graves

Motion to approve the Consent Calendar.

For (4): President Bryon Gutow, Vice-President Kevin Graves, Director Carolyn Graham,
and Director Lesley Belcher

Absent (1): Director Ashley Porter

Motion Carried (4 to 0)

C.1 Approve Regular Board of Directors DRAFT Meeting Minutes from August 19, 2026.

D. AREA AGENCIES AND LIAISON REPORTS / PRESENTATIONS

D.1 Contra Costa County District III Supervisor Diane Burgis Report

Report given by Claire Alaura, Deputy Chief of Staff for Supervisor Diane Burgis.

- The lot on the corner of Bixler and Highway 4 is for boat and RV storage as well as solar energy generation.
- There is no groundbreaking date set for the proposed apartments in Discovery Bay.

D.2 Contra Costa County Office of the Sheriff Report

Report given by Lieutenant Ryan White.

- August had 412 calls for service.
- 39 reports were taken.
- 4 arrests were made.
- September is National Trusted Adult month.
- A speed trailer will be dropped off at Discovery Bay Elementary to address speeding concerns near the school.

D.3 CHP

None.

D.4 Contra Costa Contra Fire Protection District

None.

Code Enforcement

Report was given by Riley Kathain, Code Enforcement Officer for Contra Costa County Code Enforcement.

- 47 active cases in Discovery Bay.
- Department is currently complaint driven.

E. MUNICIPAL ADVISORY COUNCIL

None.

F. PRESENTATIONS

None.

G. DISCUSSION AND POSSIBLE ACTION

- G.1 Discussion and Possible Action Regarding the Approval of Agreement with Luhdorff & Scalmanini, Consulting Engineers (LSCE) for District Water Engineering General Services for Fiscal Year 2026–2027.

Water and Wastewater Manager Aaron Goldsworthy introduced Jason Coleman with Luhdorff and Scalmanini Consulting Engineers.

- Scope of work describes the ongoing and as-needed engineering support related to the District's public water system.
- Tasks outlined in scope include contract management, meetings, regulatory assistance and contingency for capital projects and planning assistance.
- Water & Wastewater Committee reviewed this item and recommends approval by the Board of Directors.

Moved By Vice-President Kevin Graves

Seconded By Director Lesley Belcher

Motion to approve the agreement with Luhdorff & Scalmanini Consulting Engineers (LSCE) for general wastewater engineering services for Fiscal Year 2026/2027 in an amount not to exceed \$113,320, which includes a 10% contingency, and authorize the General Manager to approve minor amendments to the scope as needed to address District priorities.

For (4): President Bryon Gutow, Vice-President Kevin Graves, Director Carolyn Graham, and Director Lesley Belcher

Absent (1): Director Ashley Porter

Motion Carried (4 to 0)

- G.2 Discussion and Possible Action to Approve the Purchase of Two (2) Light-Duty Utility Vehicles in an Amount Not to Exceed \$80,000 Each.

This item was pulled from the agenda.

H. MANAGER'S REPORT

Assistant General Manager Stephen Griswold introduced Communications Specialist Emma Lawson.

- Communications Specialist Emma Lawson introduced herself and gave a brief summary of experience.

I. GENERAL MANAGER'S REPORT

None.

J. DIRECTOR REPORTS

J.1 Committee Reports

- a. Communications Committee Meeting (Committee Members Bryon Gutow and Lesley Belcher) September 2, 2026.

Director Gutow reported the committee received the introduction of Communications Specialist Emma Lawson and also discussed the SMS Emergency Text Test in the month of September.

- b. Parks and Recreation Committee Meeting (Committee Members Bryon Gutow and Carolyn Graham) September 2, 2026.

Director Graham reported the committee discussed the Chamber of Commerce Lobster Boil as well as a potential Farmers Market.

- c. Water and Wastewater Committee Meeting (Committee Members Kevin Graves and Carolyn Graham) September 2, 2026.

Director Graves reported the committee discussed the upcoming Capacity Fee Rate increase as well as a filter repair on Newport.

- d. District Office Building Construction Oversight Ad Hoc Committee. (Committee Members Kevin Graves and Ashley Porter) August 20, 2026.

Director Graves reported the committee discussed permitting issues with the County.

CSDA Annual Conference.

Director Graves reported on the class offerings and keynote speakers.

K. DIRECTORS REGIONAL MEETING AND TRAINING REPORTS

None.

L. CORRESPONDENCE

None.

M. LEGAL REPORT

None.

N. FUTURE AGENDA ITEMS

None.

O. ADJOURNMENT

Meeting was adjourned at 7:36pm.

Kelly Rajala



Town of Discovery Bay

"A Community Services District"

STAFF REPORT

Agenda Title: Monthly Disbursement Report – August 2026

Meeting Date: September 16, 2026

Prepared By: Alex Cassett, Accounting Technician, Margaret Moggia, Finance Manager

Submitted By: Dina Breitstein, General Manager

RECOMMENDED ACTION:

Staff recommends that the Board of Directors take the following action:

- Receive and File.

EXECUTIVE SUMMARY:

In accordance with Financial Policy #031, Section VIII (F), the Finance Manager shall submit a register of District invoices paid in the preceding month. The amounts paid represent the operating and capital expenditures for the month of August 2026 for a total amount of \$921,797.98. In addition, two utility billing check refunds totaling \$295.15 were issued in the month of August 2026.

FISCAL IMPACT:

Amounts paid are respectively budgeted in the fiscal year annual budget for each fund.

PREVIOUS RELEVANT BOARD ACTIONS FOR THIS ITEM:

N/A

ATTACHMENTS:

1. Check Report – BOD Report



Town of Discovery Bay CSD, CA

Check Report

By Check Number

Date Range: 08/01/2026 - 08/31/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: Pooled Bank-Five Star Pooled Bank						
00055	Bay Area Air Quality Mgmt District	08/04/2026	Regular	0.00	35,456.00	25932
01261	Ashley Porter	08/06/2026	Regular	0.00	460.00	25933
00111	California Park & Recreation Society	08/06/2026	Regular	0.00	193.75	25934
01068	CaliforniaChoice Benefit Admin	08/06/2026	Regular	0.00	25,325.94	25935
01106	Contra Costa County Public Works Dept	08/06/2026	Regular	0.00	699.52	25936
00169	Contra Costa Health Services	08/06/2026	Regular	0.00	1,816.00	25937
00719	Kevin Graves	08/06/2026	Regular	0.00	690.00	25938
00446	Neumiller & Beardslee	08/06/2026	Regular	0.00	4,824.00	25939
01373	Shred City	08/06/2026	Regular	0.00	149.00	25940
01400	Tyler Technologies Inc	08/06/2026	Regular	0.00	875.29	25941
00660	Watersavers Irrigation Inc	08/06/2026	Regular	0.00	8,059.29	25942
00846	US Bank	08/10/2026	Regular	0.00	2,200.00	25943
01491	Alana Silva	08/13/2026	Regular	0.00	225.00	25946
01222	Bryon Gutow	08/13/2026	Regular	0.00	345.00	25947
01390	CliftonLarsonAllen LLP	08/13/2026	Regular	0.00	3,780.00	25948
00230	Dina Breitstein	08/13/2026	Regular	0.00	278.19	25949
01417	Ising's Culligan Water Conditioning	08/13/2026	Regular	0.00	1,553.60	25950
01482	Karlee Rosalez	08/13/2026	Regular	0.00	2,900.00	25951
00398	Liebert Cassidy Whitmore	08/13/2026	Regular	0.00	4,005.00	25952
01383	Monarch Landscape LLC	08/13/2026	Regular	0.00	7,400.00	25953
00461	Pacific Gas & Electric	08/13/2026	Regular	0.00	86,699.99	25954
01261	Ashley Porter	08/20/2026	Regular	0.00	115.00	25955
01066	Badger Meter	08/20/2026	Regular	0.00	6,472.80	25956
00080	Brentwood Ace Hardware	08/20/2026	Regular	0.00	474.01	25957
01270	Carolyn Graham	08/20/2026	Regular	0.00	460.00	25958
01230	Concentra	08/20/2026	Regular	0.00	489.00	25959
00162	Contra Costa County Auditor-Controller	08/20/2026	Regular	0.00	1,513.58	25960
01391	CTE Cal Inc	08/20/2026	Regular	0.00	843.00	25961
01284	Delta Regional Monitoring Program	08/20/2026	Regular	0.00	4,791.00	25962
01476	Denise Sneath	08/20/2026	Regular	0.00	183.00	25963
00240	Discovery Pest Control	08/20/2026	Regular	0.00	55.00	25964
00870	Karina Dugand	08/20/2026	Regular	0.00	1,215.75	25965
01482	Karlee Rosalez	08/20/2026	Regular	0.00	7,250.00	25966
01500	Krauss Appraisal LLC	08/20/2026	Regular	0.00	2,200.00	25967
01404	Lesley Belcher	08/20/2026	Regular	0.00	230.00	25968
00779	Lincoln Aquatics	08/20/2026	Regular	0.00	1,227.14	25969
01313	Michelle Dominge	08/20/2026	Regular	0.00	1,005.00	25970
01383	Monarch Landscape LLC	08/20/2026	Regular	0.00	15,750.00	25971
00235	Mt Diablo Resource Recovery	08/20/2026	Regular	0.00	2,114.20	25972
00235	Mt Diablo Resource Recovery	08/20/2026	Regular	0.00	586.27	25973
00990	National Recreation and Park Assoc.	08/20/2026	Regular	0.00	189.00	25974
00461	Pacific Gas & Electric	08/20/2026	Regular	0.00	103,147.94	25975
01242	Precision IT Consulting	08/20/2026	Regular	0.00	6,751.35	25976
00613	Town of Discovery Bay CSD	08/20/2026	Regular	0.00	14,100.04	25977
	Void	08/20/2026	Regular	0.00	0.00	25978
01469	Underground Republic Water Works Inc	08/20/2026	Regular	0.00	432.03	25979
00660	Watersavers Irrigation Inc	08/20/2026	Regular	0.00	832.22	25980
01333	Applied Best Practices	08/27/2026	Regular	0.00	3,558.70	25981
01230	Concentra	08/27/2026	Regular	0.00	676.00	25982
01171	Core & Main LP	08/27/2026	Regular	0.00	153.34	25983
00289	Freedom Mailing Service Inc	08/27/2026	Regular	0.00	4,829.97	25984
00779	Lincoln Aquatics	08/27/2026	Regular	0.00	14.33	25985
01383	Monarch Landscape LLC	08/27/2026	Regular	0.00	19,500.00	25986
00765	National Aquatic Services Inc	08/27/2026	Regular	0.00	700.00	25987

Check Report

Date Range: 08/01/2026 - 08/30/2026

Item 0.2

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01312	ODP Office Solutions LLC	08/27/2026	Regular	0.00	312.73	25988
00587	SWRCB	08/27/2026	Regular	0.00	24,000.00	25989
01469	Underground Republic Water Works Inc	08/27/2026	Regular	0.00	2,276.70	25990
00660	Watersavers Irrigation Inc	08/27/2026	Regular	0.00	1,150.32	25991
01419	Stephen Griswold	08/06/2026	EFT	0.00	271.00	2000092
01252	Geotab USA Inc	08/06/2026	EFT	0.00	237.00	2000093
00644	Veolia Water North America	08/06/2026	EFT	0.00	287,803.86	2000094
01379	Diablo Excavation & Construction	08/13/2026	EFT	0.00	43,027.89	2000095
01414	HydroCorp	08/13/2026	EFT	0.00	6,316.72	2000096
00540	SPECIAL DISTRICTS RISK MANAGEMENT AUTHO	08/13/2026	EFT	0.00	2,594.78	2000097
01384	CivicPlus LLC	08/20/2026	EFT	0.00	10,524.00	2000098
01379	Diablo Excavation & Construction	08/20/2026	EFT	0.00	107,350.72	2000099
01402	CoAct24 LLC	08/28/2026	EFT	0.00	2,255.00	2000100
01379	Diablo Excavation & Construction	08/28/2026	EFT	0.00	12,046.96	2000101
01274	Empower Retirement	08/13/2026	Bank Draft	0.00	3,361.00	DFT081325
01274	Empower Retirement	08/28/2026	Bank Draft	0.00	3,461.00	DFT082826
01387	Columbia Bank	08/20/2026	Bank Draft	0.00	18,988.06	BH06076963

Bank Code Pooled Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	98	57	0.00	417,534.99
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	3	3	0.00	25,810.06
EFT's	21	10	0.00	472,427.93
	122	71	0.00	915,772.98

Check Report

Date Range: 08/01/2024 - 08/31/2026

Item C.2

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: Trustee Account-Trustee Account 2022 Water 00403	Luhdorff & Scalmanini	08/31/2026	Bank Draft	0.00	6,025.00	111042449

Bank Code Trustee Account Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	1	1	0.00	6,025.00
EFT's	0	0	0.00	0.00
	1	1	0.00	6,025.00

Item C.2

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	98	57	0.00	417,534.99
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	4	4	0.00	31,835.06
EFT's	21	10	0.00	472,427.93
	123	72	0.00	921,797.98

Fund Summary

Fund	Name	Period	Amount
20	Water	8/2026	6,025.00
99	ERP Pooled Cash Operating	8/2026	915,772.98
			921,797.98



AGENCY COMMENT REQUEST

Date 9/8/2026

We request your comments regarding the attached application currently under review.

DISTRIBUTION

INTERNAL

☒ Building Inspection Grading Inspection
☒ Advance Planning ☒ Housing Programs
☒ Trans. Planning Telecom Planner
ALUC Staff HCP/NCCP Staff
☒ County Geologist

HEALTH SERVICES DEPARTMENT

☒ Environmental Health Hazardous Materials

PUBLIC WORKS DEPARTMENT

☒ Engineering Services Special Districts
Traffic
Flood Control (Full-size)

LOCAL

☒ Fire District _____
San Ramon Valley – (email) rwendel@srvfire.ca.gov
☒ Consolidated – (email) fire@cccfd.org

☒ Sanitary District Discovery Bay CDS
Water District _____
City of _____
School District(s) _____
LAFCO
Reclamation District # _____
East Bay Regional Park District

☒ Diablo Discovery Bay/Crockett CSD
MAC/TAC _____
Improvement/Community Association

☒ CC Mosquito & Vector Control Dist (email)

OTHERS/NON-LOCAL

CHRIS (email only: nwic@sonoma.edu)
CA Fish and Wildlife, Region 3 – Bay Delta
Native American Tribes

ADDITIONAL RECIPIENTS

Please submit your comments to:

Project Planner Adrian Veliz
Phone # (925) 655-2879
E-mail adrian.veliz@dcd.cccounty.us
County File # CDSD24-09699/CDDPDP

Prior to October 10, 2026

We have found the following special programs apply to this application:

Landslide Active Fault Zone (A-P)
☒ Liquefaction Flood Hazard Area
60-dBA Noise Control
CA EPA Hazardous Waste Site
High or Very High FHSZ

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.

Comments: None Below Attached

Print Name _____

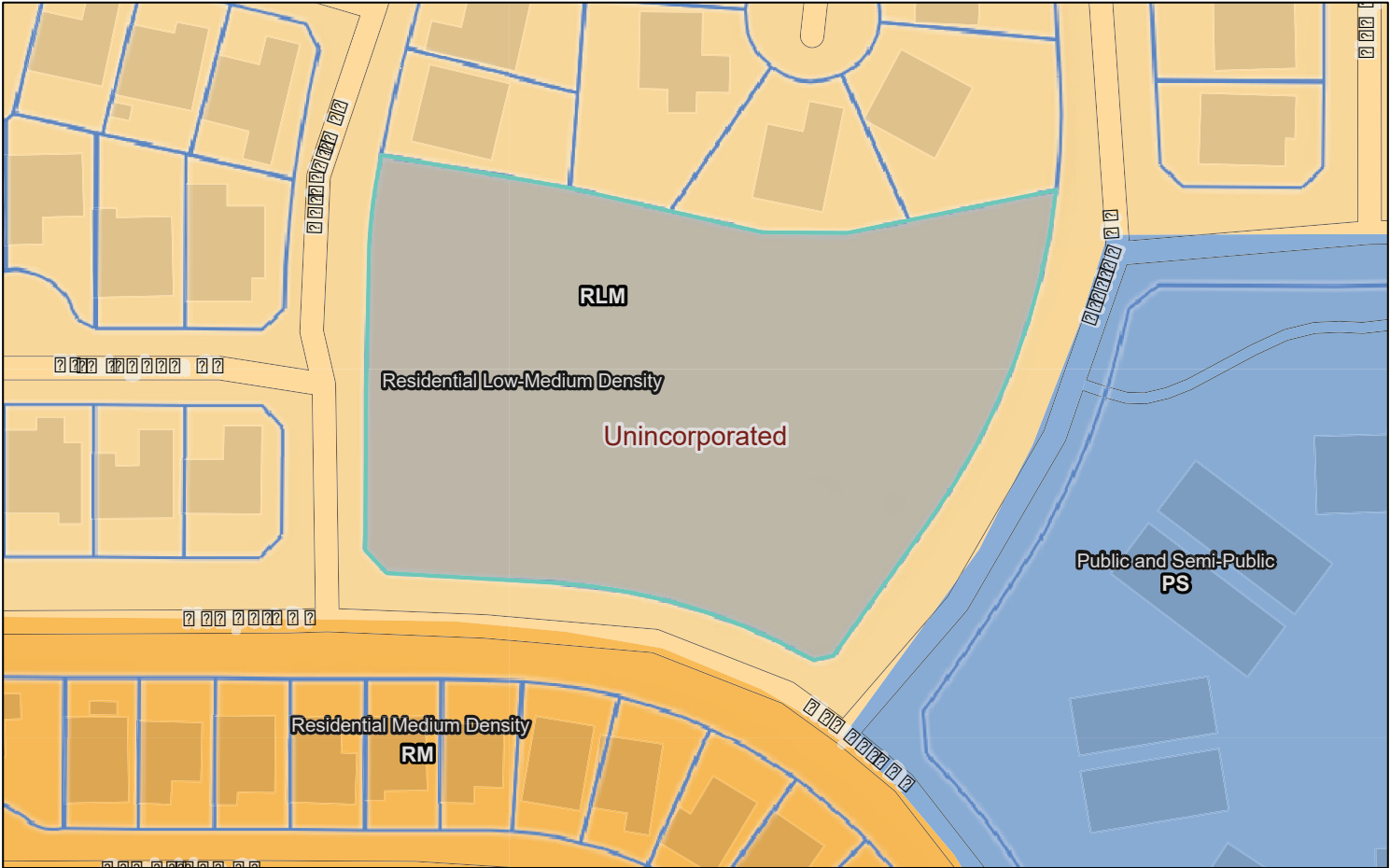
Signature _____ DATE _____

Agency phone # _____

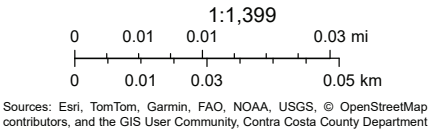
Project Description: CDSD24-09699 and CDDP25-03016:

The applicant is seeking Tentative Map and Development Plan approvals for a proposed subdivision of ±2.94 acres of presently-vacant land resulting in 12 new residential lots. Improvement plans include an east-west roadway providing access to the project from the adjoining Berkshire Lane public roadway. The project also includes a modification to the original Discovery Bay West Development Plan (County File #CDDP91-03025) to allow for residential development on the site based. The project does not propose to develop the resultant parcels; however, a building envelope has been identified on each lot where future residential development may occur. The subject property is bounded by Berkshire Lane to the west, Newport Drive to the south, and Preston Drive to the east in the Discovery Bay area of unincorporated Contra Costa County. (0 Newport Drive, Discovery Bay; APN 011-350-009)

Contra Costa County Parcel Viewer



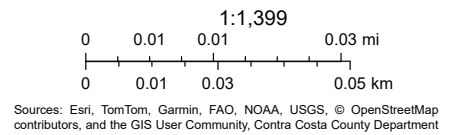
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Contra Costa County Parcel Viewer



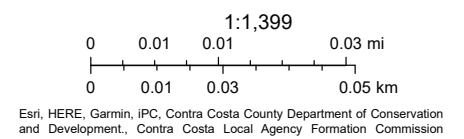
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Contra Costa County Parcel Viewer



9/8/2026, 11:34:35 AM



OWNER
LUTHERVILLE, L.L.C. A CALIFORNIA LIMITED LIABILITY COMPANY
5000 METCAL BLVD. SUITE 100
OAKLEY, CA 94621

APPLICANT
THE TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

ENGINEER
PEABODY TSUMURA ENGINEERING
1700 ALAMARCA BLVD. SUITE 100
SACRAMENTO, CA 95818
CONTACT: MARIAM TSUMURA/HUGHES PH: (916) 883-4070

ASSESSOR'S PARCEL NUMBER
011-555-489

ZONING
RESIDENTIAL R-1
PROPOSED: R-1

NUMBER OF LOTS
PROPOSED: 12

NUMBER OF UNITS
PROPOSED: 12

AREA
LOT 1: 20.17 AC.
LOT 2: 20.16 AC.
LOT 3: 20.15 AC.
LOT 4: 20.14 AC.
LOT 5: 20.15 AC.
LOT 6: 20.17 AC.
LOT 7: 20.22 AC.
LOT 8: 20.20 AC.
LOT 9: 20.14 AC.
LOT 10: 20.15 AC.
LOT 11: 20.17 AC.
LOT 12: 20.16 AC.

USES
RESIDENTIAL
PROPOSED: RESIDENTIAL

SCHOOL DISTRICT
BYRON UNION SCHOOL DISTRICT

SOURCE OF WATER
THE TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

FIRE DISTRICT
EAST CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

SANITATION FACILITIES
THE TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT

DRAINAGE FACILITIES
CONTRA COSTA COUNTY

IMPROVEMENT REQUIREMENTS
IMPROVEMENT REQUIREMENTS AS REQUIRED BY CONTRA COSTA COUNTY

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1 OF SUBDIVISION TOWN OF DISCOVERY BAY WEST UNIT 1, IN THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 44, PAGES 28 THROUGH 33, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPTING THEREFROM THE MINERALS, OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW THE SURFACE OF SAID LAND.

DARLINGTON COURT SUBDIVISION TENTATIVE PARCEL MAP

RECEIVED
By Clerk of said County
Department of Communities and Development



VICINITY MAP
R-1A



CLIENT

PROJECT TITLE
DARLINGTON COURT
SUBDIVISION
DISCOVERY BAY
CALIFORNIA

SHEET TITLE
TENTATIVE MAP

NO.	DATE	BY
1	12/20/2024	MH/JP
2	06/10/2025	
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

DATE: 12/20/2024
JOB NO.: 061103
SHEET NUMBER

TM



CLIENT

PROJECT TITLE

DARLINGTON COURT
SUBDIVISION

DISCOVERY BAY
CALIFORNIA

SHEET TITLE

PRELIMINARY
GRADING &
DRAINAGE
PLAN

NO.	REV.	DATE

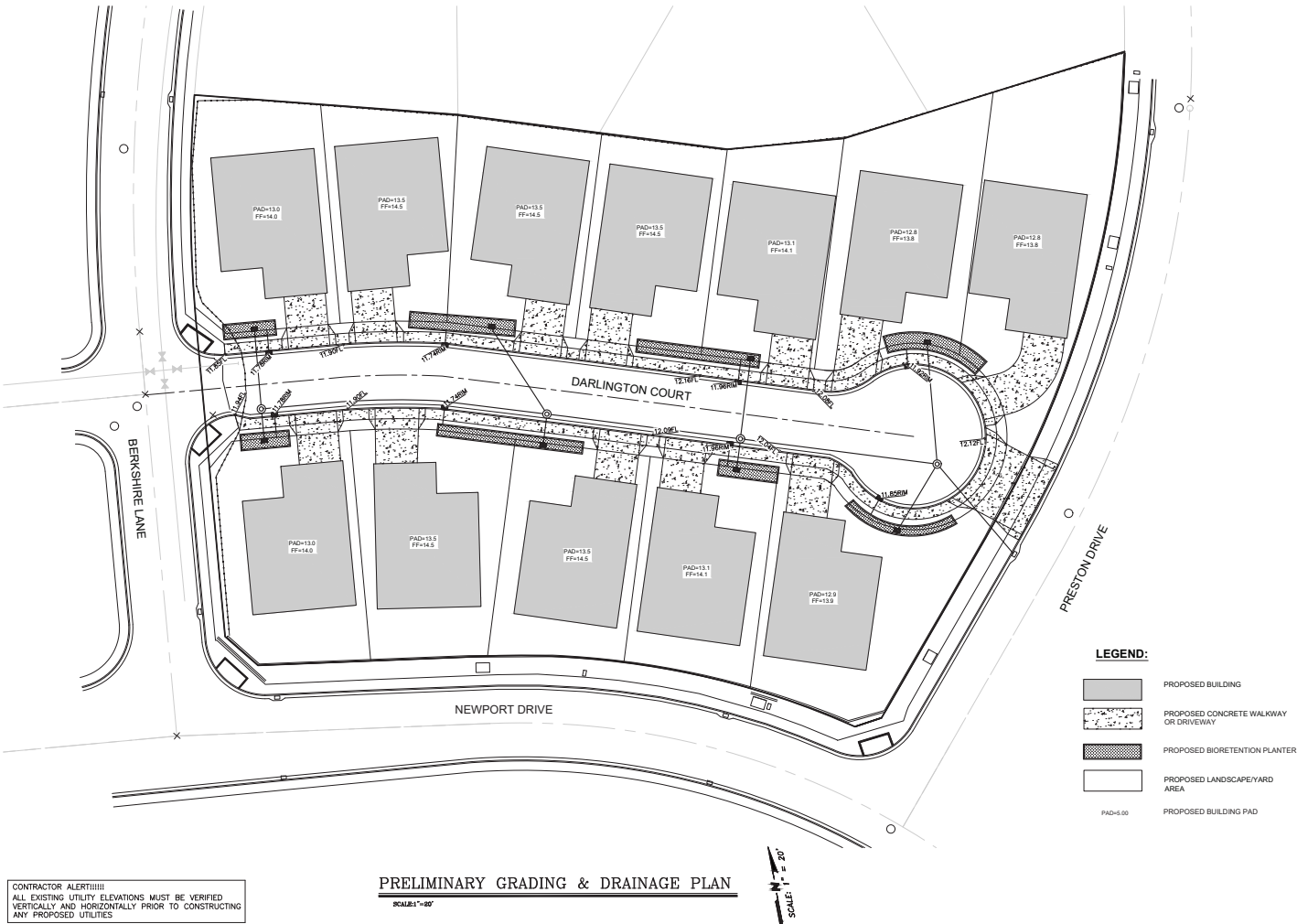
DRAWN/CHECK BY: MTH / RP

DATE: 12/20/2024

JOB NO.: 0801.003

SHEET NUMBER

G.1





CLIENT

PROJECT TITLE

EDGEVIEW COURT
SUBDIVISION

DISCOVERY BAY
CALIFORNIA

SHEET TITLE

PRELIMINARY
UTILITY PLAN

NO.	REVISION	DATE

DRAWN/CHECK BY: MTH / RP

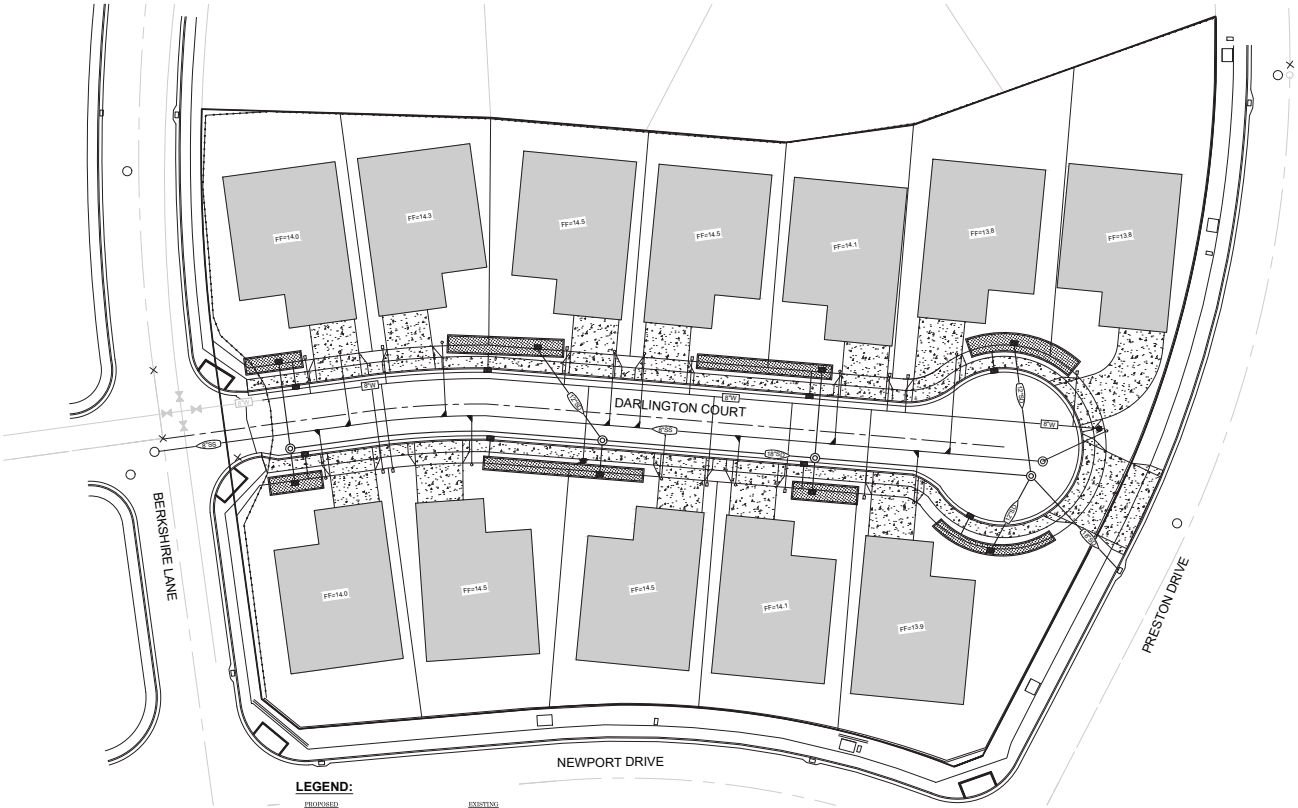
DATE: 12/20/2024

JOB NO.: 0801.006

SHEET NUMBER

U.1

CONTRACTOR ALERT!!!!!!
ALL EXISTING UTILITY ELEVATIONS MUST BE VERIFIED
VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTING
ANY PROPOSED UTILITIES



LEGEND:

- | | | | |
|--|----------|--|----------|
| | PROPOSED | | PROPOSED |
| | PROPOSED | | PROPOSED |
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| | PROPOSED | | PROPOSED |
| | PROPOSED | | PROPOSED |

PRELIMINARY UTILITY PLAN

SCALE: 1" = 20'

SCALE: 1" = 20'

CLIFFHOUSE LLC

Project:
Residential
Subdivision

Project Address:
Darlington
Court,
Discovery Bay

Sheet Title:
Preliminary
Site Plan

Revisions		
No.	Descriptn	Date

Drawn By:
Debra Foreman

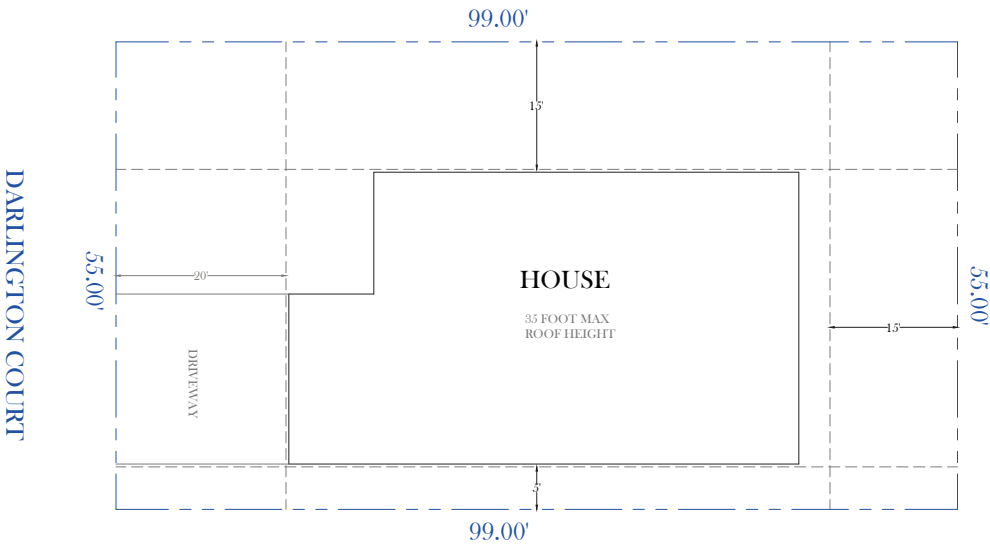
Date:
24Aug25

Scale:
3/16" = 1' 0"

Page

A1

TYPICAL SITE PLAN SETBACKS



1
- PRELIMINARY SITE PLAN

Water & Wastewater Monthly Presentation



— THE TOWN OF —
DISCOVERY BAY
Live Where You Play

August 2026

AUGUST 2026

AUGUST SAFETY FOCUS

Goal Zero – *Leading Safety Together*



VEOLIA

Item E.1

GOAL ZERO
Leading Safety Together



THIS MONTH'S SAFETY TOPICS



BOAT SAFETY

Safe operation, proper PPE, and awareness while working on or around water.

- ✓ Wear a life jacket (PFD).
- ✓ Be aware of changing conditions.



LSR: WORKING AT HEIGHTS

Follow Life Saving Rules and use required fall protection.

- ✓ Use proper fall protection.
- ✓ Inspect equipment before use.



INCIDENT REPORTING

Report incidents, injuries, and near misses promptly.

- ✓ Report all incidents and near misses.
- ✓ Help us learn and prevent future events.



WORKPLACE VIOLENCE

Recognize warning signs and know how to report concerns.

- ✓ Be aware of your surroundings.
- ✓ Report concerning behavior immediately.



1,154

**DAYS WITHOUT A
RECORDABLE INCIDENT**



Keep Goal Zero going –
stop work when conditions
are not safe.

DISCOVERY BAY WATER SYSTEM

Item E.1

WILLOW WTP



WELLS

Well 1
ONLINE



Well 2
ONLINE



Well 6
ONLINE



FILTERS

Filter A
OFFLINE



Filter B
ONLINE



Filter 1
ONLINE



PRODUCTION

56.7 MG

Water Production



WELLS

Well 4
ONLINE



Well 7
ONLINE



FILTERS

Filter A
ONLINE



Filter B
ONLINE



PRODUCTION

68.0 MG

Water Production



WATER DEMAND

124.7 MG

(Total Demand)



TOTAL CHLORINE

15,368 gal

(7,449 + 7,919)



WELLS RUNNING

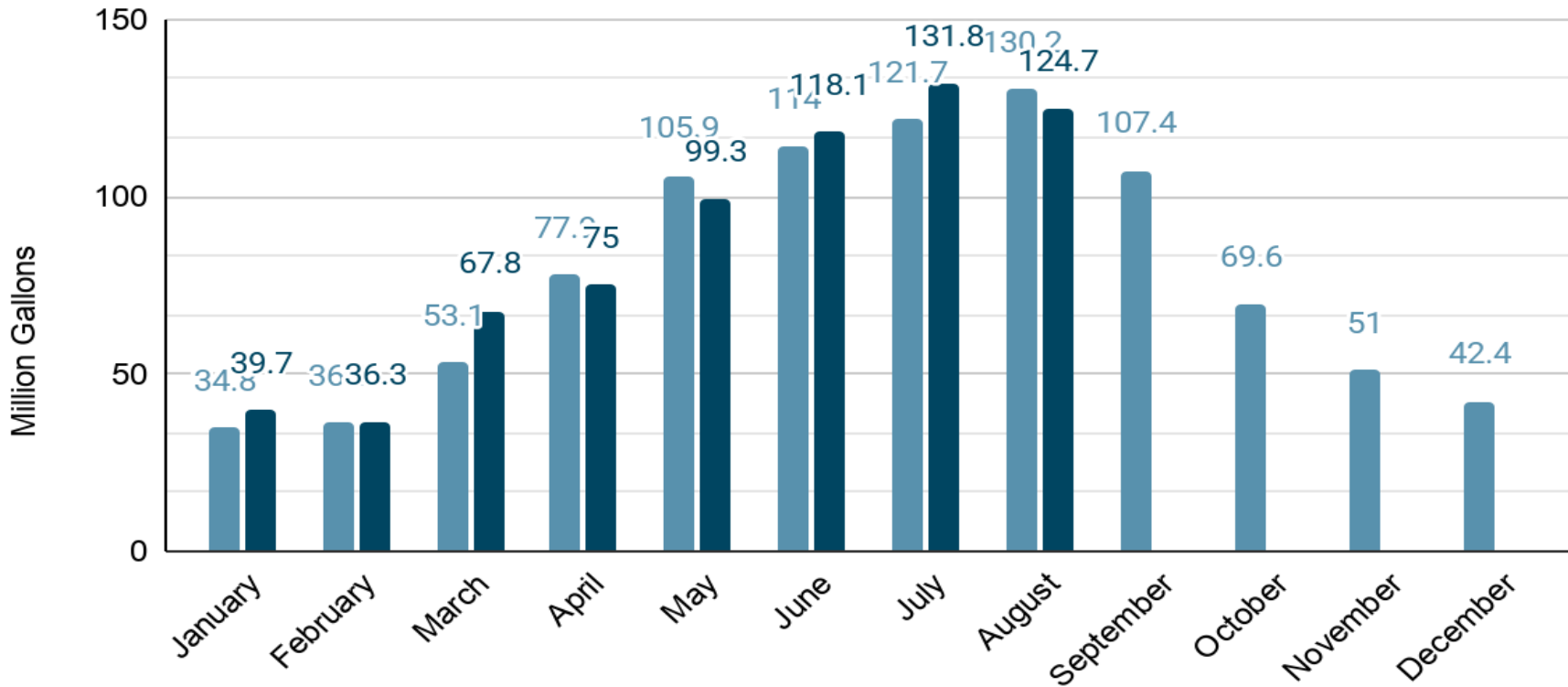
5 / 5



Discovery Bay Water Usage

Item E.1

2025 2026



WASTEWATER TREATMENT



FLOW & CAPACITY

Average Daily Flow: **1.06** MGD
Capacity Utilization: **44%**
(Permit Capacity: 2.35 MGD)



PM COMPLETION
100%
PM Completion
0 Critical PMs Overdue



ENVIRONMENTAL
32.9
Million Gallons Treated

Parameter	Permit Limit	Actual
BOD	<10 mg/L	1.1 mg/L
TSS	<10 mg/L	1.3 mg/L
Ammonia	<8.4 mg/L	ND
Coliform (7-Day Median)	<2.2 MPN	<1.8 MPN
Nitrates	<10 mg/L	6.6 mg/L

REMOVAL EFFICIENCY



MAINTENANCE PROJECTS

- Digester Aerator Replaced
- Lift Station A, H and Bixler PLC Upgraded
- SL Rat Newport Complete
- Electrical Thermography



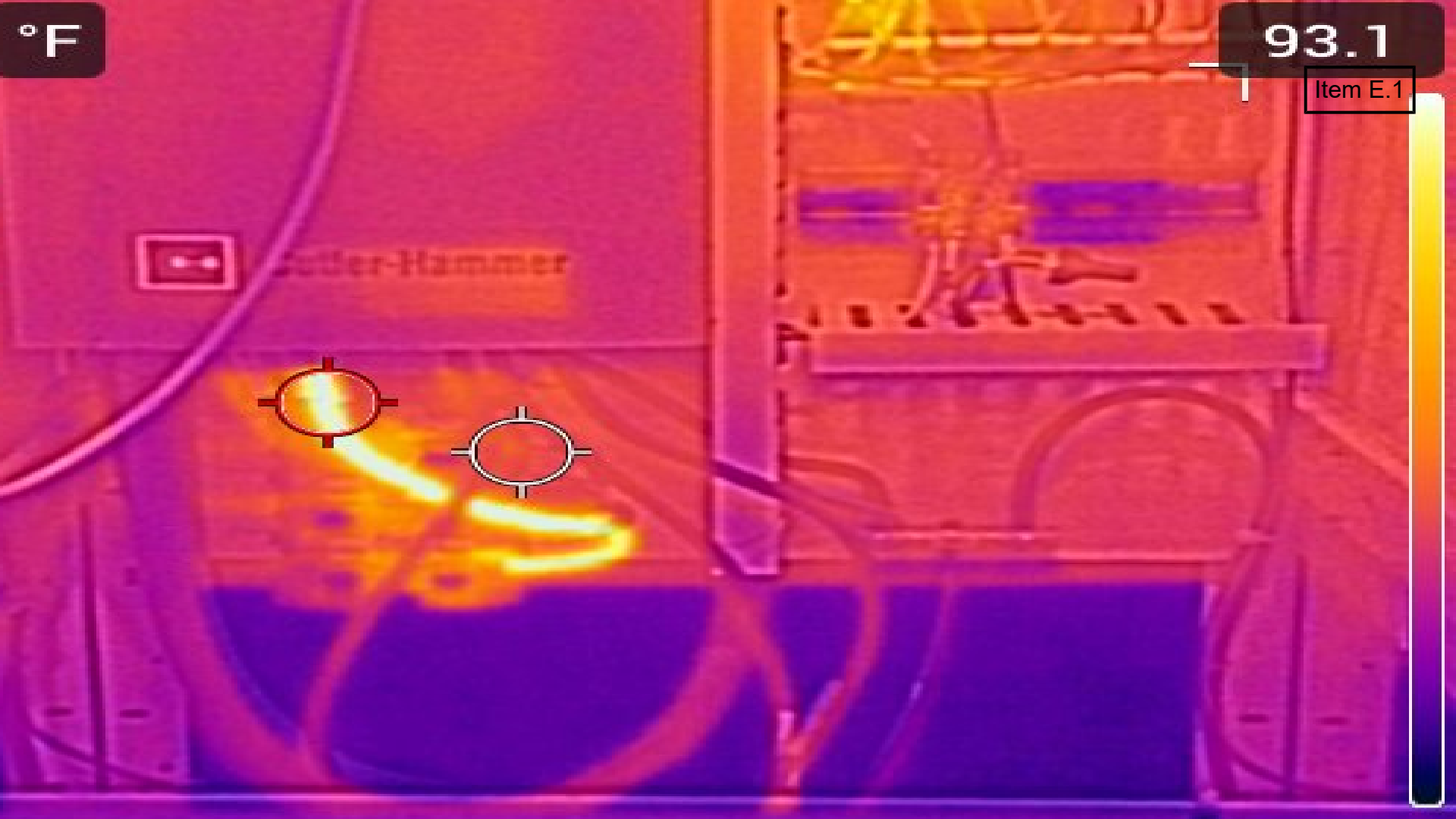
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93.1

Item E.1



Solder-Hammer





Town of Discovery Bay

"A Community Services District"

STAFF REPORT

Agenda Title: Public Hearing and Possible Action to Adopt Resolution No. 2026-13 Amending the Town of Discovery Bay Community Services District Water and Sewer Capacity Fee Program.

Meeting Date: September 16, 2026

Prepared By: Mike Yeraka, Projects Manager

Submitted By: Dina Breitstein, General Manager

RECOMMENDED ACTION:

It is recommended that the Board take the following Action:

- a. Conduct Public Hearing.
- b. Adopt Resolution No. 2026-13 updating the capacity fee charges for water and sewer service pursuant to Government Code §66016.

EXECUTIVE SUMMARY:

In 2022, the Town engaged the services of Lechowicz & Tseng Municipal Consultants to review the Town Master Plans, Capital Improvement Plans and existing assets and development associated infrastructure improvements to identify and establish revised Water & Sewer Capacity Fees. The Final Report was completed, and adopted by the Board of Directors on April 20, 2022, after a duly noticed Public Hearing. The report included a recommendation to annually adjust the fees using the Engineering News Record (ENR) 20 major U.S. cities Construction Cost Index (CCI) in order to keep up with inflation. The Board of Directors last increased the fees by 5.51% on September 3, 2025. Since that time, the ENR CCI has increased by 2.99% from July 2025 to July 2026.

Attached is Resolution 2026-13 approving the methodology in Table 1 below for the proposed 2026 fees. The recommended increase per Equivalent Dwelling Unit (EDU) is 2.99% consistent with the ENR CCI increase.

TABLE 1			
	Existing Fee per EDU	Methodology for Fee Increase	Proposed Fee per EDU
Water	\$5,326	1.0299 x Existing Fee	\$5,485
Sewer	\$13,509	1.0299 x Existing Fee	\$13,913

Also attached is the Notice of Public Hearing regarding the proposed fee increase that was posted at the Town office, Community Center and the Town website for at least 14 days prior to the Public Hearing. The notice was also sent to interested parties who have or are planning development projects within the Town.

FISCAL IMPACT:

Amount Requested: \$0

Sufficient Budgeted Funds Available? Yes

Prog/Fund # Category: TBD

PREVIOUS RELEVANT BOARD ACTIONS FOR THIS ITEM:

The Board last increased the fees by adopting Resolution 2025-11 on September 3, 2025.

ATTACHMENTS:

1. Notice of Public Hearing
2. Resolution 2026-13

2005834

DISCOVERY BAY, TOWN OF
COMMUNITY SERVICES DISTRICT
1800 WILLOW LAKE RD.
DISCOVERY BAY, CA 94514-9376

PROOF OF PUBLICATION

FILE NO. 9/16 Hearing/Capacity Fee

East County Times

I am a citizen of the United States. I am over the age of eighteen years and I am not a party to or interested in the above entitled matter. I am the Legal Advertising Clerk of the printer and publisher of the East County Times, a newspaper published in the English language in the City of Antioch, County of Contra Costa, State of California.

I declare that the East County Times is a newspaper of general circulation as defined by the laws of the State of California as determined by court decree dated January 6, 1919, Case Number 8268 and modified January 19, 2006, Case Number N05-1494. Said decree states that the East County Times is adjudged to be a newspaper of general circulation for the City of Antioch, County of Contra Costa and State of California. Said order has not been revoked.

I declare that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

08/27/2026

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Walnut Creek, California.
On this 27th day of August, 2026.


Signature

Legal No. 0006986328

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Town of Discovery Bay Community Services District ("District") will hold a public hearing at its regular meeting on Wednesday, September 16, 2026, at 7:00 p.m., at the Discovery Bay Community Center, 1601 Discovery Bay Blvd., Discovery Bay CA. The public hearing will consider the adoption of a resolution increasing the District's water and wastewater capacity fees charged to new development within the District based on the 2.99% increase in the Engineering News Record Construction Cost Index from July 2025 to July 2026. The 2.99% increase will be applied to both the Water and the Sewer Capacity Fees per Equivalent Dwelling Unit (EDU) that were previously adopted by the Board of Directors through Resolution 2025-11 as well as the April 12, 2022, Water and Sewer Capacity Fee Study, copies of which are available during normal business hours at the District Office, 1800 Willow Lake Road, Discovery Bay CA and on the District's website: www.toddb.ca.gov.

Capacity fees (also called development impact fees or connection fees) are authorized under California Government Code Section §66000 et seq. Government Code Section 66483. The methodology for calculating the updated fees is as noted in Table 1 below.

TABLE 1

	Existing Fee Per EDU	Methodology for Fee Increase	Proposed Fee per EDU
Water	\$5,326	1.0299xExisting Fee	\$5,485
Sewer	\$13,509	1.0299xExisting Fee	\$13,913

It is proposed, by resolution, to describe the methodology for calculating capacity fees and that the fees include the estimated reasonable cost of providing water and wastewater facilities, and the benefit to the persons and properties being charged for these facilities. The method of allocation of these fees to a particular development bear a fair relationship, and are proportional, to each development's burden on, and benefits from, the public facilities to be funded by such fees.

The District encourages interested parties to attend the public hearing and comment on the issue being discussed. If you wish to provide testimony and are unable to participate in the meeting, in that case, deliver written comments to the District Clerk's office before the meeting to be made as part of the public record.

ECT 6986328 August 27, 2026



**TOWN OF DISCOVERY BAY
COMMUNITY SERVICES DISTRICT**

RESOLUTION 2026-13

**A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE TOWN OF DISCOVERY BAY,
A COMMUNITY SERVICES DISTRICT,
ESTABLISHING FEES FOR WATER CAPACITY AND
SEWER CAPACITY CHARGES**

WHEREAS, the Town of Discovery Bay Community Services District (the "Town") requires that new development pay its proportionate share of the cost of capital improvements made necessary by new development; and

WHEREAS, the Town implements this requirement through the establishment and setting of public facilities fees for water and sewer capacity fee charges ("capacity fees") as defined in Government Code Section 66013(b)(3), which are regularly reviewed to assure that they are accurately identify costs and the allocation of those costs; and

WHEREAS, the Town engaged the services of Lechowicz & Tseng Municipal Consultants to review the Town Master Plans, Capital Improvement Plans and existing assets and development associated infrastructure improvements to identify and establish revised Water & Sewer Capacity Fees. The updated Final Report was completed, and adopted by the Board of Directors on April 20, 2022, after a duly noticed Public Hearing; and

WHEREAS, said report included a recommendation to annually adjust the fees using the Engineering News Record (ENR) 20 major U.S. cities Construction Cost Index (CCI) in order to keep up with inflation; and

WHEREAS, on September 3, 2025 the Town last adjusted the fee by 5.51% based on the ENR CCI increase from July 2022 to July 2025 through Resolution 2025-11; and

WHEREAS, the ENR CCI has increased by 2.99% from July 2025 to July 2026; and

WHEREAS, on September 16, 2026, the Board of Directors of the Town of Discovery Bay conducted a duly noticed public hearing to receive and consider public comment on the proposed increase of the water and sewer capacity fee charges; and

WHEREAS, for at least fourteen (14) days prior to the public hearing, a copy of the Lechowicz & Tseng Municipal Consultants Final Report of the Water and Sewer Capacity Fee Study, a copy of Resolution 2025-11, and the Public Notice containing the methodology for calculating the updated fees were available for public review at the District Office, 1800 Willow Lake Road, Discovery Bay, CA; and

NOW, THEREFORE, THE BOARD OF DIRECTORS OF THE TOWN OF DISCOVERY BAY COMMUNITY SERVICES DISTRICT DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the Town of Discovery Bay Community Services District Water and Sewer Capacity Fee Study prepared by Lechowicz & Tseng Municipal Consultants dated April 12, 2022, Resolution 2025-11, and the methodology indicated in the Notice of Public Hearing for calculating the updated 2026 fees are included in their entirety as part of this resolution.

Section 2. That residential Water and Sewer Capacity Fees be established as follows:

- (A) Water Capacity Fees are to be established at \$5,485 per EDU.
- (B) Sewer Capacity Fees are to be established at \$13,913 per EDU.

Section 3. The non-residential Water and Sewer capacity fees shall be proportional to the residential capacity fees based on the requested service EDU.

Section 4. That this Resolution takes effect concurrent with the adoption of this Resolution, and Sixty days after which the updated fees shall take effect.

Section 5. The Board Secretary shall certify the adoption of this Resolution.

Bryon Gutow
Board President

PASSED, APPROVED AND ADOPTED THIS 16th DAY OF SEPTEMBER 2026.

I hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the Town of Discovery Bay Community Services District at a meeting, held on September 16, 2026, by the following vote of the Board:

AYES:

NOES:

ABSENT:

ABSTAIN:

Kelly Rajala
Board Secretary



Town of Discovery Bay

"A Community Services District"

STAFF REPORT

Agenda Title: Discussion and Possible Action to Approve a Proposal from Luhdorff & Scalmanini Consulting Engineers (LSCE) for Engineering and Inspection Services for the Newport Drive Water Treatment Plant Filter A Media Replacement and Filter A & B Valve Replacement Project.

Meeting Date: September 16, 2026

Prepared By: Aaron Goldsworthy, Water & Wastewater Manager

Submitted By: Dina Breitstein, General Manager

RECOMMENDED ACTION:

Staff recommend that the Board of Directors take the following action:

- Approve the proposal from Luhdorff & Scalmanini Consulting Engineers (LSCE), dated June 29, 2026, and award the engineering and inspection services for the Newport Drive Water Treatment Plant Filter A Media Replacement and Filter A & B Valve Replacement Project to LSCE in an amount not to exceed \$110,871 and authorize the General Manager to execute an agreement with LSCE for these services.

EXECUTIVE SUMMARY:

The Newport Drive Water Treatment Plant (WTP) includes two iron and manganese-treatment filters: Newport Filter A, installed in 2001, and Newport Filter B, installed in 2004. In 2018, Veolia observed reduced filter production at the District's water treatment plants and engaged the filter manufacturer, Loprest Water Treatment Company, to conduct testing and inspection. Loprest recommended immediate cleaning and media replacement for Newport Filter B, which was completed in 2021. Newport Filter A has not undergone similar rehabilitation and is now in need of media replacement and related improvements to remain in reliable service.

Staff is proposing to rehabilitate Newport Filter A, including media replacement, interior coating and lining rehabilitation, internal piping replacement, vessel condition assessment, and startup/commissioning support. Because Filter A must be removed from service to perform this work, staff also recommend replacing the existing pneumatically actuated valves on Filters A and B, which are nearing the end of their useful service life, with new electrically actuated valves and associated electrical improvements. New filter media is expected to remain in service for approximately 10 years or longer, and the related vessel rehabilitation work is intended to extend the useful life of the filter and reduce the need for near-term additional repairs.

To support this project, staff solicited a proposal from Luhdorff & Scalmanini Consulting Engineers (LSCE) for engineering and inspection services. LSCE's proposed scope includes two tasks: (1) developing a Filter Media Replacement, Filter Maintenance, and Valve Replacement Scope of Work, including an external filter inspection, to be used by Veolia to solicit contractor bids; and (2) providing coordination, oversight, and inspection during construction, including internal filter inspections, submittal and RFI review, and startup observation. LSCE's team includes specialty subconsultants: Bay Area Coatings Consultants (BACC) for AMPP-certified coating inspection, TechCorr for ASME-certified pressure vessel inspection, and Electrical Power Systems, Inc. (EPS) for electrical engineering associated with the valve replacement.

LSCE's proposed fee for these engineering and inspection services totals \$110,871, consisting of \$53,814 for Task 1 (Scope of Work development) and \$57,057 for Task 2 (construction oversight), inclusive of LSCE's labor and subconsultant costs. LSCE will bill monthly for labor and materials as incurred, in accordance with its 2026 Schedule of Fees. Staff recommend that the Board of Directors approve the agreement with LSCE

FISCAL IMPACT:

Total cost not to exceed \$110,871 (\$53,814 for Task 1 and \$57,057 for Task 2), per LSCE's June 29, 2026 fee proposal. Funds are available in the Fiscal Year 2026-2027 Water (Fund 20) Capital Improvement Program budget.

PREVIOUS RELEVANT BOARD ACTIONS FOR THIS ITEM:

N/A

ATTACHMENTS:

1. LSCE Letter Proposal – Newport Drive WTP Filter A Media Replacement and Filter A & B Valve Replacement, dated June 29, 2026 (File No. 26-5-100)
2. Presentation.

June 29, 2026

File No. 26-5-100

Mr. Mike Yeraka
Projects Manager
Town of Discovery Bay CSD
1800 Willow Lake Road
Discovery Bay, CA 94514

**SUBJECT: Engineering and Inspection Services
 Filter A Media Replacement and Filter A & B Valve Replacement
 Newport Drive Water Treatment Plant
 Town of Discovery Bay Community Services District**

Dear Mr. Yeraka:

This letter proposal outlines LSCE's proposed scope and budget for engineering, technical specification development, and construction-period support services associated with the Newport Drive Water Treatment Plant (WTP) Filter A Media Replacement and the replacement of the existing pneumatic valves for Newport WTP Filters A and B with electrically actuated valves.

PROJECT UNDERSTANDING AND APPROACH

The Newport Drive WTP includes two iron- and manganese-treatment filters. Newport Filter A was installed in 2001, and Newport Filter B was installed in 2004 (see Attachment A for existing engineering drawings).

In 2018, Veolia was experiencing low production from the filters at both of the TODB WTPs. Veolia brought in the filter manufacturer (Loprest Water Treatment Company) to conduct filter testing and inspection. Loprest provided recommendations for immediate cleaning to get the filters back in service and made recommendations to replace the filter media in Newport Filter B and in all three filters at Willow Lake (Filter A, B, and C). Loprest also recommended replacing the underdrain laterals. In 2021, the media in Newport Filter B and Willow Filter B were replaced. Willow Filter C was decommissioned in 2024 after Filter 1 was constructed at the Willow WTP.

Based on LSCE's understanding, the Town would like to proceed with rehabilitation of Filter A at the Newport WTP, including media replacement, coating and lining rehabilitation, internal piping replacement, vessel condition assessment, and startup/commissioning support to return the filter to service. Because Filter A will need to be removed from service to complete the work, the proposed scope also includes condition assessment and rehabilitation-related work intended to extend the useful service life of the filter vessel and appurtenances.

New filter media can typically remain in service for approximately 10 years or longer, depending on operating conditions. The related vessel rehabilitation and internal piping replacement work are

intended to extend the filter's useful service life and reduce the need for near-term additional rehabilitation.

LSCE also understands that the Town would like to replace the existing pneumatically actuated valves associated with Filters A and B, which are nearing the end of their useful service life, with new electrically actuated valves and related electrical improvements.

SCOPE FOR ENGINEERING AND FIELD SERVICES

LSCE will develop a Filter Media Replacement, Filter Maintenance, and Valve Replacement Scope of Work and issue this to Veolia to solicit costs from Contractors. Once the filter is removed from service and the media is removed, additional inspections will be performed on the inside of the filter to confirm if any additional maintenance is required. The LSCE team includes outside services to perform inspections and recommendations related to coating and pressure vessel conditions. LSCE understands that Veolia will manage this project and engage directly with the Contractors to perform the work outlined in the Filter Media Replacement, Filter Maintenance, and Valve Replacement Scope of Work.

Task 1: Develop Filter Media Replacement, Filter Maintenance, and Valve Replacement Scope of Work

Under this task, the LSCE Team will perform an inspection of Newport Filter A, evaluate existing information on the filter, and develop a Filter Media Replacement, Filter Maintenance, and Valve Replacement Scope of Work that will define the work to be performed by Contractors and the filter supplier (Loprest). The Scope of Work will include: replacing the media; recoating and relining the filter vessel; replacing internal piping; replacing pneumatic valves with MOVs; and testing and startup/commissioning to bring the filter back online to the system. The Scope of Work will be used by Veolia to obtain costs and engage the services of Contractors. All work completed by Loprest and the Contractor would be covered under warranty for filter performance and operation. The work by Loprest would involve supplying replacement parts for the interior of the filter vessel to ensure proper filter operation, which is covered under their warranty. The filter media may be supplied by Loprest or other media vendors.

LSCE's sub-consultant scopes used on this project are as follows:

AMPP-Certified Coating Inspector / SSPC Protective Coating Specialist: Bay Area Coatings Consultants (BACC) will conduct visual external and internal filter coating inspections by an AMPP-certified coating inspector and SSPC Protective Coating Specialist. BACC will provide a report and recommendation for re-coating. BACC will develop a coating specification for the internal and external coatings of the filter vessel. Coating and lining systems for potable-water contact surfaces will incorporate NSF 61 requirements, as applicable.

ASME Certified Vessel Inspector: TechCorr will conduct external and internal pressure vessel inspections in accordance with the American Petroleum Institute (API) 510 and the American Society of Mechanical Engineers (ASME) pressure vessel inspection requirements. The external vessel inspection is included in **Task 1**. The internal vessel inspection is included in Task 2. Following the inspections, TechCorr will provide a condition assessment report that includes ultrasonic thickness survey results, a remaining life evaluation where applicable, operating pressure considerations,

recommended inspection intervals, and repair scope recommendations for incorporation into the rehabilitation work package.

Electrical Engineering: Electrical Power Systems, Inc. (EPS) will provide electrical engineering services associated with the replacement of the existing pneumatic valves for Newport Filters A and B with electrically actuated valves. EPS's work will include field investigation, preparation of electrical construction drawings and specifications, coordination with the project team, plan check support as required, submittal review, responses to electrical RFIs and construction questions, and limited electrical site observations during construction.

The Filter Media Replacement, Filter Maintenance, and Valve Replacement Scope of Work, prepared by LSCE, includes the items below. LSCE will prepare the Scope of Work for Veolia to obtain contractor bids. A bid schedule will be provided.

1. Media Replacement Specifications
2. Internal Piping Replacement
3. Re-Coating Specifications (internal/external)
4. Provisions for Vessel Repairs
5. Media Placement and Conditioning Procedures
6. Valve Replacement
7. Electrical
8. Startup and Testing Requirements

Task 1 Overview

- External inspection of filter (LSCE, BACC, TechCorr)
- Draft and Final Scope of Work for Filter Media Replacement, Filter Maintenance, and Valve Replacement
- Meetings and coordination as needed with Veolia and TODB staff

Task 2: Oversight During Filter Media Replacement, Filter Maintenance, and Valve Replacement

LSCE will provide coordination, oversight, and inspection during filter media replacement, filter maintenance, and valve replacement work to ensure compliance with the Scope of Work.

The filter media replacement, filter maintenance, and valve replacement work will involve the following coordination between the Contractor, Loprest, Veolia, and LSCE:

1. Contractor/Loprest furnish submittals of materials and project schedule (review by LSCE/Veolia).
2. Contractor isolates the filter and removes existing media.
3. Contractor pressure washes and cleans the interior of the filter vessel.
4. Internal inspections are performed by LSCE, Loprest, BACC, and TechCorr after media removal and vessel cleaning
5. Contractor removes all internal filter components and performs repairs or re-coating as directed.
6. Contractor/Loprest install new piping (underdrain laterals, surface wash laterals, and nozzles), new manway gaskets, replace any missing or damaged bolts, new filter media, core samples, and media conditioning.

7. Contractor removes existing pneumatic valves and installs new MOVs.
8. Contractor installs conduit, conductors, power wiring, controls wiring, and related appurtenances required for operation of the electrically actuated valves, as shown in the electrical design documents.
9. Contractor/Loprest to provide startup services (witnessed by LSCE/Veolia).
10. Contractor/Loprest to provide warranty and O&M.

BACC will provide AMPP-certified coating inspection services during rehabilitation activities.

TechCorr will perform an internal visual inspection after the vessel has been isolated, the media has been removed, and the vessel has been cleaned by the general contractor.

EPS will provide: two (2) electrical site observations and conduct submittal reviews and responses to RFIs as needed.

Task 2 Overview

- Coordination with Veolia and the Contractor during filter media replacement and maintenance.
- Review of contractor submittals and respond to RFIs.
- Review and provide comments on Loprest's installation and testing requirements.
- Attend the startup of the filter after the media is installed and conditioned by the Contractor.
- Submittal and RFI reviews/responses.
- Site Visits/Inspections – 2 Civil Engineers, 2 Electrical Engineers.

ASSUMPTIONS/EXCLUSIONS

The proposed services assume that Veolia and/or the selected contractor will be responsible for isolating the filter, draining the vessel, removing existing media, cleaning the vessel, providing safe access, providing confined-space entry support if required, furnishing ventilation, lighting, gas monitoring, and rescue services if required, and performing all construction, repair, coating, lining, valve replacement, electrical installation, and startup work. LSCE and its subconsultants will provide engineering support, technical review, periodic site observation, and specialty inspection services as described herein.

The proposed budget does not include continuous full-time inspection, contractor means and methods review, contractor safety oversight, confined-space rescue services, media removal or disposal, vessel cleaning, scaffolding, coating removal or application, welding repairs, hydrostatic testing, ASME code stamping, structural engineering analysis, or additional repair verification services beyond those expressly identified in this scope. If additional services are required due to unforeseen field conditions or repair requirements identified after media removal and vessel cleaning, LSCE will notify the Town before proceeding with work outside the approved scope and budget.

FEE PROPOSAL

LSCE's proposed fee estimate for the engineering and inspection services for the Filter Media Replacement, Filter Maintenance, and Valve Replacement Scope of Work is encompassed in the

following table, with a detailed cost proposal available in Attachment B. Cost estimates are presented by task and are considered suitable for planning and budgeting purposes.

The proposed project sum includes LSCE's labor under each task and outside engineering services, all as delineated in this proposal. LSCE will bill monthly for labor and materials, only as incurred, in accordance with LSCE's Schedule of Fees for Engineering and Field services (Attachment C).

Task	Description	BACC ^{1,2}	TechCorr ^{1,2}	EPS ²	LSCE	Total
1	Develop Filter Media Replacement, Filter Maintenance, and Valve Replacement Scope of Work	\$9,078	\$5,642	\$23,994	\$15,100	\$53,814
2	Oversight During Filter Media Replacement, Filter Maintenance, and Valve Replacement	\$13,966	\$13,385	\$12,498	\$17,208	\$57,057
Total Budget		\$23,044	\$19,027	\$36,492	\$32,308	\$110,871

Notes

1. Prevailing Wage is included in the BACC and TechCorr inspections for compliance with DIR.
2. LSCE's subconsultant costs include a standard 15% markup.

If LSCE is directed to deviate from the proposed scope or as dictated by unforeseen field conditions, LSCE will provide notification of any potential changes to the estimated cost and time to complete the work. LSCE will not proceed with any work that deviates from the approved scope and budget until approval to proceed is granted.

We appreciate the opportunity to provide you with this scope and budget.

Sincerely,

LUHDORFF AND SCALMANINI
CONSULTING ENGINEERS

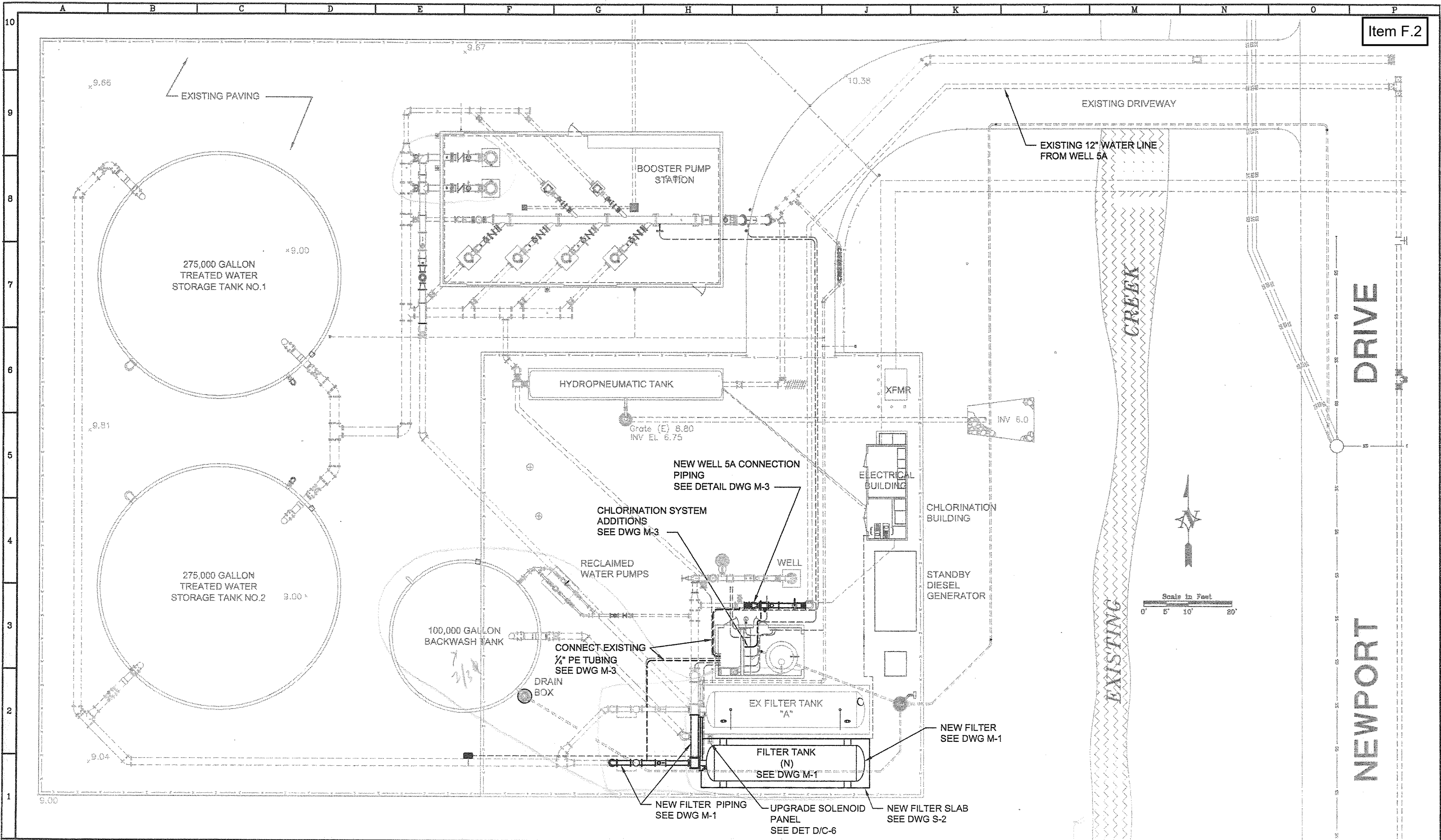


Oscar Serrano, PE
Supervising Engineer

Attachments:

- A. Newport Filter Design Drawings
- B. Detailed Cost Estimate Worksheet
- C. Schedule of Fees for Engineering and Field Services (January 2026)

CAD FILE: C:\Projects\Hofmann Company\03-5-095\C-3.dwg CFG FILE: LSCE2500.PCF_MRG DATE: 10-20-03 9:33am



Item F.2

LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2"=SCALE ACCORDINGLY)

FILE C-3.DWG
DRAWN DWT
DESIGNED JDF
CHECKED WAG
CHECKED



LUHDORFF & SCALMANINI
CONSULTING ENGINEERS

REVISIONS					
ZONE	REV.	DESCRIPTION	BY	DATE	APP.

TOWN OF DISCOVERY BAY
NEWPORT DRIVE - PHASE 2
WELL 5A & TREATMENT PLANT EXPANSION

SUBMITTED: _____ DATE: _____
SUBMITTAL APPROVED: _____ DATE: _____

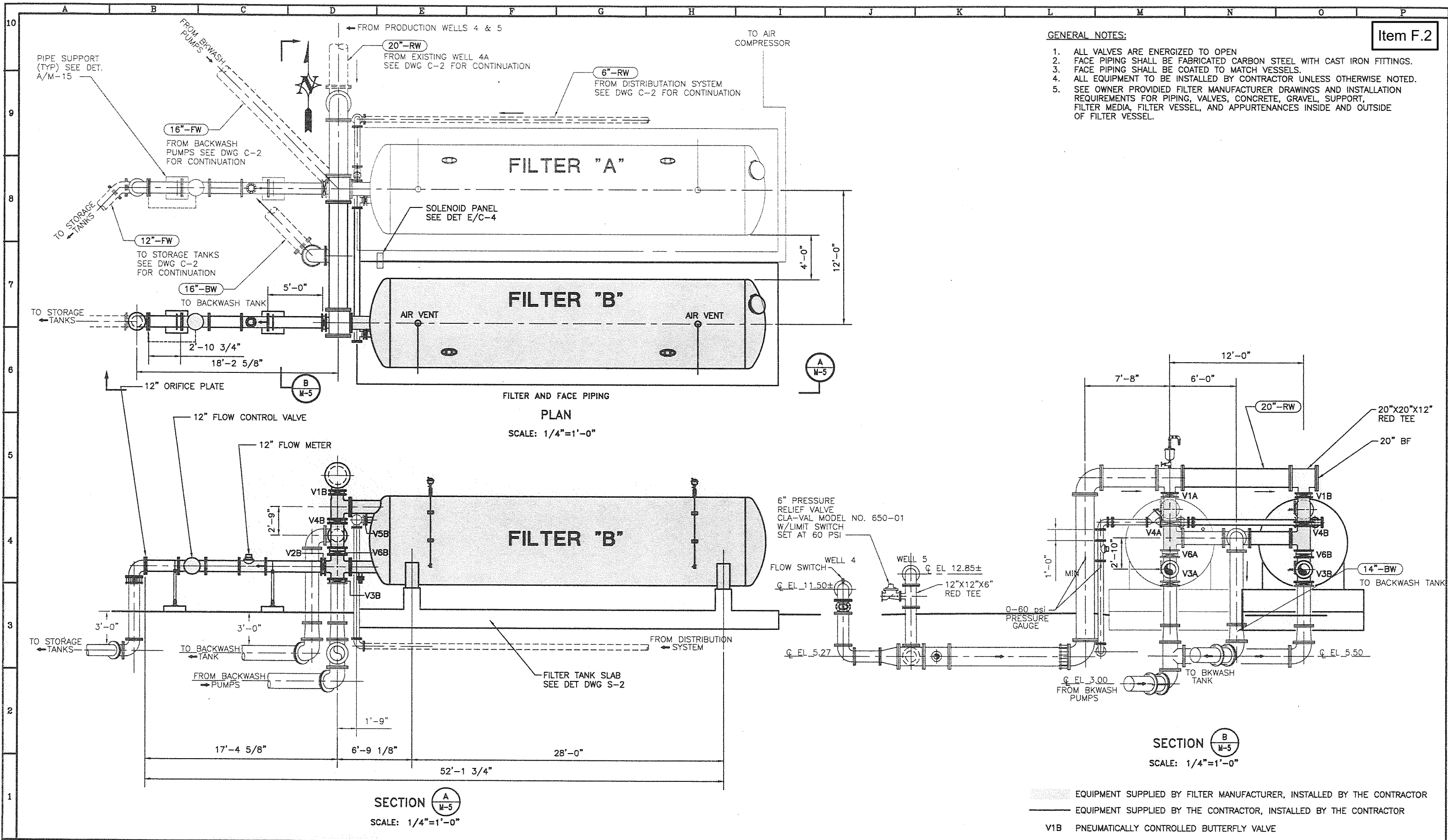
WATER TREATMENT PLANT EXPANSION SITE PLAN

SCALE
1"=10'

DRAWING NUMBER
C-3

SHEET NUMBER
6 OF **22**

CAD FILE: G:\Projects\Hofmann Company\03-5-095\N-1.dwg CFG FILE: LSC2500.PCP_MRG DATE: 10-17-03 10:52am



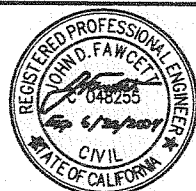
- GENERAL NOTES:
1. ALL VALVES ARE ENERGIZED TO OPEN
 2. FACE PIPING SHALL BE FABRICATED CARBON STEEL WITH CAST IRON FITTINGS.
 3. FACE PIPING SHALL BE COATED TO MATCH VESSELS.
 4. ALL EQUIPMENT TO BE INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
 5. SEE OWNER PROVIDED FILTER MANUFACTURER DRAWINGS AND INSTALLATION REQUIREMENTS FOR PIPING, VALVES, CONCRETE, GRAVEL, SUPPORT, FILTER MEDIA, FILTER VESSEL, AND APPURTENANCES INSIDE AND OUTSIDE OF FILTER VESSEL.

Item F.2

EQUIPMENT SUPPLIED BY FILTER MANUFACTURER, INSTALLED BY THE CONTRACTOR
EQUIPMENT SUPPLIED BY THE CONTRACTOR, INSTALLED BY THE CONTRACTOR
V1B PNEUMATICALLY CONTROLLED BUTTERFLY VALVE

LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" SCALE ACCORDINGLY)

FILE M-1.DWG
DRAWN DWT
DESIGNED JDF
CHECKED WAG
CHECKED



LUHDORFF & SCALMANINI
CONSULTING ENGINEERS

REVISIONS					
ZONE	REV.	DESCRIPTION	BY	DATE	APP.

TOWN OF DISCOVERY BAY
NEWPORT DRIVE - PHASE 2
WELL 5A & TREATMENT PLANT EXPANSION

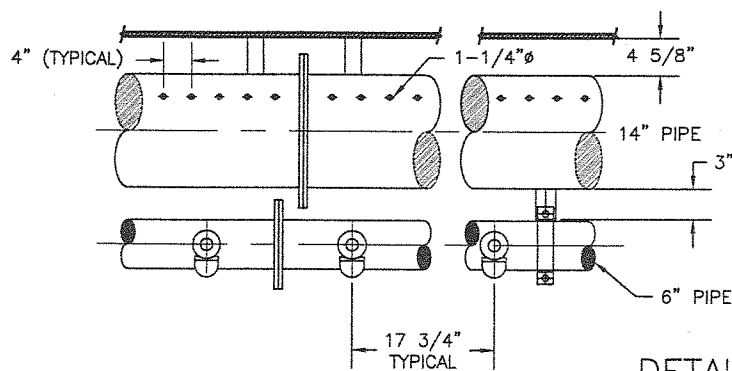
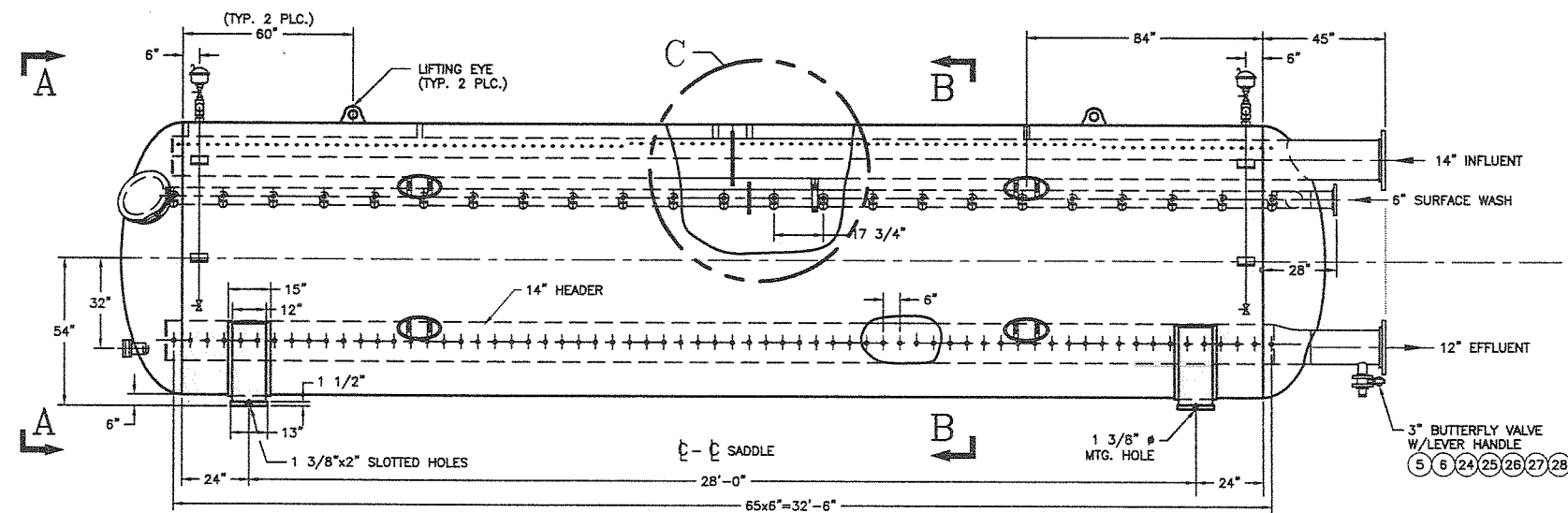
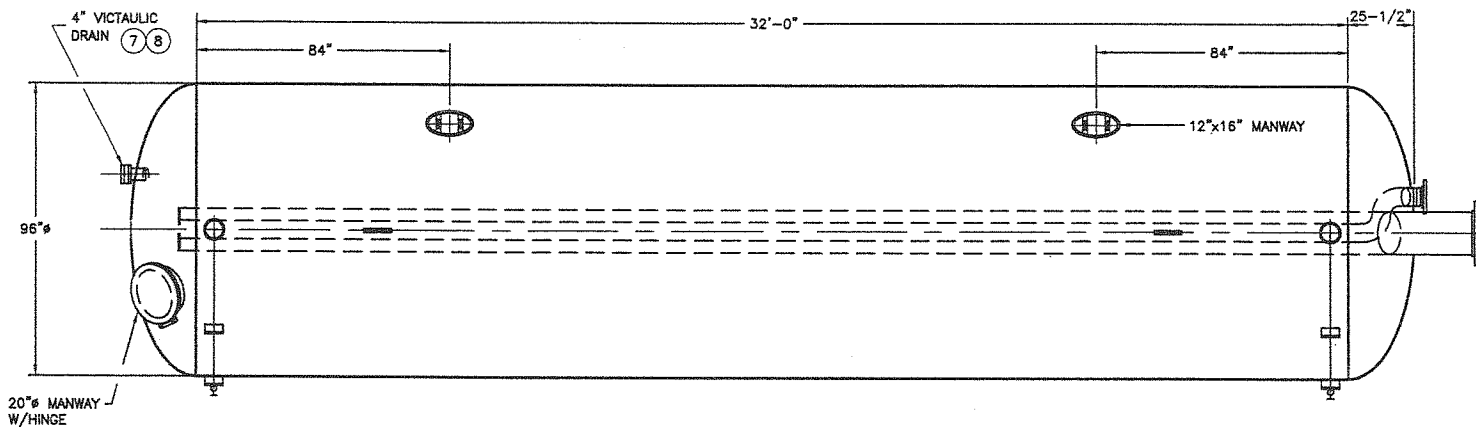
SUBMITTED: _____ DATE: _____
SUBMITTAL APPROVED: _____ DATE: _____

HORIZONTAL FILTER TANK ASSEMBLY PLAN AND SECTIONS

SCALE
AS SHOWN

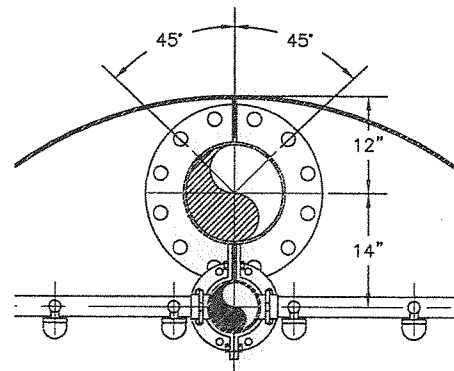
DRAWING NUMBER
M-1

SHEET NUMBER
8 OF **22**



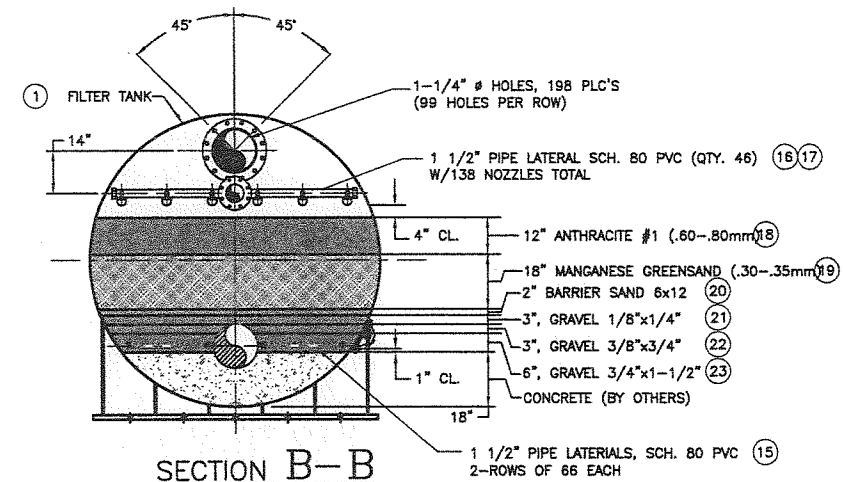
DETAIL C

ALL FASTENERS TO BE SST. 304
NOT TO SCALE

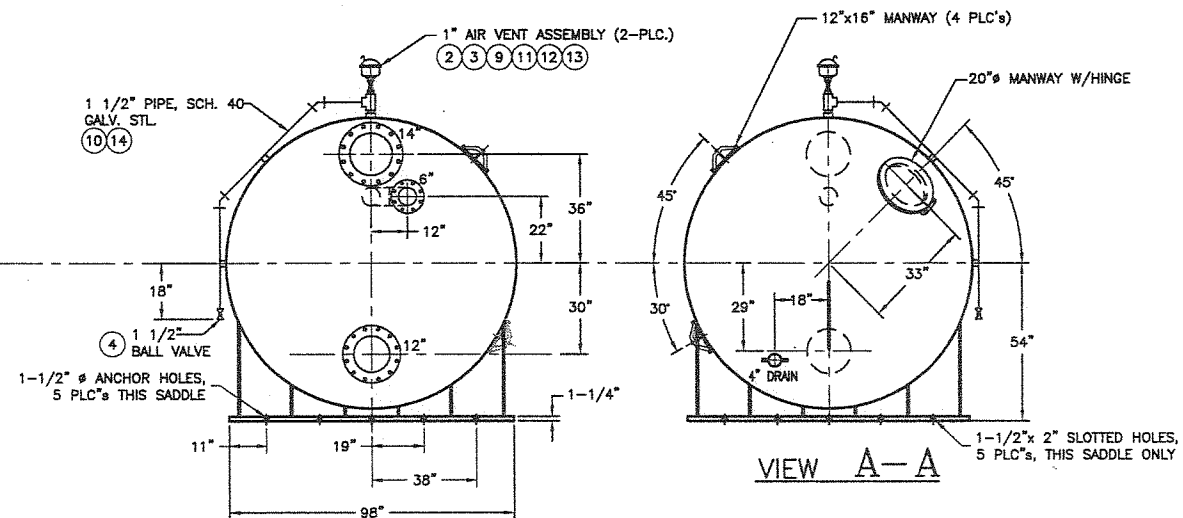


NOTES:

- 1.) TANK TO BE CONSTRUCTED AND STAMPED PER ASME CODE SECTION VIII FOR 75 PSI WP. (112.5 PSI TEST).
- 2.) TANK SADDLES SHALL BE DESIGNED TO MEET SEISMIC ZONE 4 REQUIREMENTS.
- 3.) PAINT SPECIFICATIONS:
INTERIOR SURFACES SHALL BE BLASTED PER SSPC-SP5 AND COATED WITH TNEC SERIES 140 POTA-POX (12-16 MDFT). TANK LINING SHALL BE "RETURNED" ONTO ALL FLANGED SURFACES. EXTERIOR SURFACES SHALL BE BLASTED PER SSPC-SP10 AND PRIMED WITH TNEC SERIES 135 EPOXY (4-6 MDFT).
- 4.) SEE L/M'S FOR MATERIAL SPEC'S AND QUANTITY.



SECTION B-B



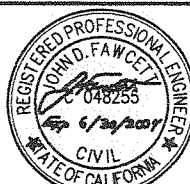
VIEW A-A

FILTER DESIGN CRITERIA

SURFACE AREA	264 SQ. FT.
SERVICE FLOW RATE	2000 GPM (7.6 GPM/SQ. FT.)
SURFACE WASH RATE	528 GPM (2 GPM/SQ. FT.)
BACKWASH FLOW RATE	3168 GPM (12 GPM/SQ. FT.)
Δ P BACKWASH	8 - 10 PSIG

BY	DATE	Loprest Water Treatment Company Engineers - Manufacturers Since 1928 2825 Franklin Canyon Rd., Redon, CA 94572
DR: RRR	7-14-00	
CHK:		
PLOT SCALE: 1 = 1 (L)		TOWN of DISCOVERY BAY NEWPORT DRIVE TREATMENT FACILITY IRON & MANGANESE REMOVAL SYSTEM 8' DIA. x 32' HORIZONTAL FILTER TANK ASSEMBLY
NOTICE ALL INFORMATION, DATA, DESIGNS, AND DRAWINGS CONTAINED HEREON ARE THE PROPERTY OF LOPREST WATER TREATMENT COMPANY AND MAY NOT BE REPRODUCED OR COPIED, NOR APPROPRIATED TO USE(S) IN ANY WAY DETRIMENTAL TO THE INTERESTS OF LOPREST WATER TREATMENT COMPANY, INCLUDING DISCLOSURE TO OUTSIDE PARTIES, DIRECTLY OR INDIRECTLY, WITHOUT SPECIFIC WRITTEN CONSENT OF LOPREST WATER TREATMENT COMPANY. THIS DOCUMENT IS TRANSMITTED SOLELY FOR THE PURPOSE OF AIDING THE TRANSACTION OF BUSINESS BETWEEN LOPREST WATER TREATMENT COMPANY AND THE RECIPIENT, AND MUST BE RETURNED ON REQUEST.		

LINE IS 2 INCHES AT FULL SIZE (IF NOT 2" SCALE ACCORDINGLY)
FILE M-2.DWG
DRAWN DWT
DESIGNED JDF
CHECKED WAG
CHECKED



LS LUHDORFF & SCALMANINI
CONSULTING ENGINEERS

ZONE	REV.	DESCRIPTION	BY	DATE	APP.

TOWN OF DISCOVERY BAY NEWPORT DRIVE - PHASE 2 WELL 5A & TREATMENT PLANT EXPANSION
SUBMITTED: _____ DATE: _____
SUBMITTAL APPROVED: _____ DATE: _____

**FILTER TANK
ASSEMBLY
SECTIONS AND DETAILS**

SCALE AS SHOWN
DRAWING NUMBER M-2
SHEET NUMBER 9 OF 22

Client: Town of Discovery Bay

Project: Newport Filter Media

Estimated By: OS

Date: June 26, 2026

Cost Estimate for Town of Discovery Bay Newport WTP Filter Media/Valve Replacement



	LSCE (hours and fee)				SUBCONSULTANTS			DIRECT TRAVEL EXPENSES	TOTALS
	Supervising Professional	Senior Professional	Project Professional	Staff Professional	BACC (Coating)	TechCorr (Vessel)	EPS (Electrical)		
	\$258	\$230	\$206	\$181	Incurred	Incurred	Incurred	Incurred	
Task 1: Develop Filter Media Replacement, Filter Maintenance, and Valve Replacement Scope of Work									
LSCE (hours)	8	10	24	32					74
LSCE (cost)	\$2,064	\$2,300	\$4,944	\$5,792					\$15,100
Subconsultant					\$9,078	\$9,514	\$23,994		\$42,585
Direct Expenses									\$0
Task Subtotal									\$57,685
Task 2: Oversight During Filter Media Replacement, Filter Maintenance, and Valve Replacement									
LSCE (hours)	8	12	28	36					84
LSCE (cost)	\$2,064	\$2,760	\$5,768	\$6,516					\$17,108
Subconsultant					\$13,966	\$9,514	\$12,498		\$35,978
Direct Expenses								\$100	\$100
Task Subtotal									\$53,186
Total LSCE Hours	16	22	52	68					158
Total LSCE Cost	\$4,128	\$5,060	\$10,712	\$12,308					\$32,208
Total Subconsultant Cost					\$23,043	\$19,027	\$36,492		\$78,562
Total Direct Expenses Cost								\$100	\$100
COST PROPOSAL - TOTAL									\$110,870

* Sub-Consultant costs include 15% markup

2026 SCHEDULE OF FEES

ENGINEERING AND RELATED FIELD SERVICES

Professional*

Senior Principal	\$297/hr.
Principal Professional.....	\$269/hr.
Supervising Professional	\$258/hr.
Senior Professional	\$230/hr.
Project Professional	\$206/hr.
Staff Professional	\$181/hr.

Technical

Data Management Specialist	\$181/hr.
Senior GIS Analyst	\$181/hr.
GIS Specialist	\$130/hr.
Engineering Assistant/Scientist.....	\$125/hr.

Project Admin Support

Word Processing, Clerical	\$110/hr.
Digital Communications Specialist.....	\$125/hr.
Project Administrator	\$125/hr.

Professional or Technical Testimony	200% of Regular Rates
Technical Overtime (if required)	150% of Regular Rates
Outside Services/Rentals	Cost Plus 15%
Services by Associate Firms	Cost Plus 15%
Prevailing Wage Rate	\$215/hr
Vehicle Use	\$0.73/mi (or curr. IRS rate)
Subsistence	Cost Plus 15%
Copies	\$0.20 ea.
Field Equipment Rental	
Pressure Transducer	\$10/day
Ultrasonic Flow Meter	\$150/day
Multiparameter Sonde	\$125/day
Field Materials	As-Incurred

* Engineer, Geologist, Hydrogeologist, and Hydrologist

Send invoice payments to Accounts Receivable, 500 1st Street, Woodland, CA 95695 or accountsreceivable@lsce.com



Engineering and Inspection Services for the Newport WTP Filter A Media Replacement and Filter A & B Valve Replacement Project

Jason Coleman, PE – Supervising Engineer

September 2, 2026



**Luhdorff &
Scalmanini**
Consulting Engineers

1. SCOPE

A. Newport WTP Filter A

- i. Filter rehabilitation/repair
- ii. Media Replacement
- iii. Valve Replacements
- iv. Actuator Conversion

B. Newport WTP Filter B

- i. Valve Replacements
- ii. Actuator Conversion

2. BUDGET

- A. LSCE Engineering/Inspection Services (\$111k)
- B. Newport Filter A Rehab Construction Estimate (\$300k)
- C. Newport Filter A and B Actuators/Valves (\$100k)

3. SCHEDULE

- A. Design (2 months estimated)
- B. Bidding/Contracting (2 months estimated)
- C. Construction (4 months estimated)



Newport Water Treatment Plant

- Two mixed Iron and Manganese Water Treatment Filters: A and B
- Filter A Installed in 2001, last rehabbed in 2009 (17 years)
- Filter B Installed in 2004, last rehabbed in 2021 (5 years)

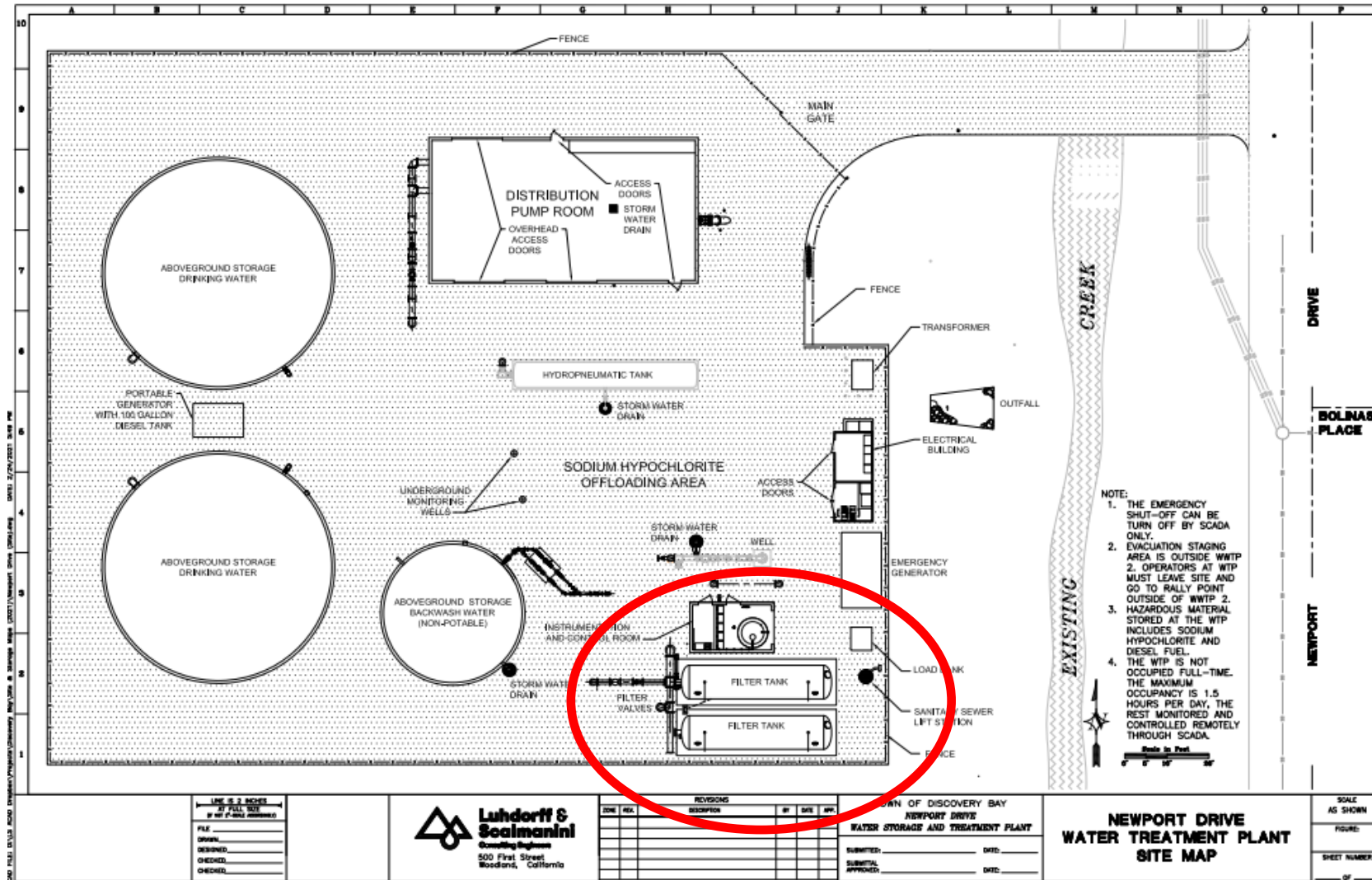
Media can remain in service for up to 10 years (or longer) depending on variety of factors. Principal factors include:

- Raw water quality
- Filter loading rate and run times
- Backwash frequency
- Media fouling or degradation



Newport WTP Site Plan

Item F.2



Lohdoff & Sealman
Consulting Engineers
500 First Street
Woodland, California

Newport WTP - Filter A & B (2021)

Item F.2



Project Purpose

Item F.2

Why Replace Media?

- Filter A was last rehabilitated in 2009, approximately 17 years ago
- Media replacement will help restore filter performance and support reliable water quality

Why Repair/Rehab Filter Vessel?

- Filter A vessel has not undergone major rehabilitation since 2009
- Vessel and coating inspections will identify needed repairs and help address deterioration before it progresses

Why Replace/Convert Valves and Actuators?

- Existing pneumatically actuated valves are nearing the end of their useful service life
- Conversion to electrically actuated valves will replace the aging pneumatic equipment and provide updated electrical controls.



Scope of Work

Newport Water Treatment Plant Filter A:

- Remove existing media and clean vessel.
- Inspect pressure vessel and coating/lining condition.
- Replace filter media and internal piping/components.
- Recoat/reline vessel based on inspection recommendations.
- Support startup, testing, and commissioning.

Newport Water Treatment Plant Filter A & B:

- Replace aging pneumatically actuated valves with electrically actuated valves/MOVs.
- Provide related electrical and control improvements
- Review submittals/RFIs and observe selected field/startup activities.



Filter B Rehab (2021)

Item F.2



Filter B Coating (2021)

Item F.2



Filter A & B (2021)

Item F.2



Project Budget

Item F.2

Requested LSCE Authorization: \$110,871

- Task 1: Scope/specification development: \$53,814
- Task 2: Construction-period technical support and specialty inspections: \$57,057
- Includes LSCE, BACC coating inspection, TechCorr vessel inspection, and EPS electrical support.

Planning-Level Construction Allowance: \$400,000

- Filter A rehabilitation/media replacement: \$300,000
- Filter A/B valve and actuator replacement: \$100,000

Note: The requested action is approval of LSCE's engineering and inspection services. Construction costs will be handled separately through the contractor procurement process.

Total Project Cost Estimate: Approximately \$500k



Engineering Scope of Work

- Design Phase: Estimate approximately 2 months (to complete workplan, associated technical specifications)
- Construction Management: CM led by Veolia, LSCE to provide key technical office and field support with specialty subs

Bidding/Contracting Period

- 2 months

Construction

- 3 to 4 months (remove media, vessel repair, procure media, interior lining, exterior coating, install media, replace valves, electrical, startup and testing)

Total Project Duration

- From start to finish: approximately 7 to 9 months.



Questions?



**Luhdorff &
Scalmanini**
Consulting Engineers