

INVERNESS PUBLIC UTILITY DISTRICT

FIRE DEPARTMENT  WATER SYSTEM

12781 SIR FRANCIS DRAKE BLVD • P.O. Box 469 • INVERNESS CA 94937 • (415) 669-1414

Board of Directors

AGENDA

Regular Meeting

Tuesday, August 18, 2026

11:30 a.m.

Inverness Firehouse, 50 Inverness Way

1) **Call to Order:** Attendance Report

- 2) **Public Expression:** Opportunity for members of the public to address the Board on matters under the Board's jurisdiction but not on the posted agenda. Directors or staff "*may briefly respond to statements made or questions posed*" during Public Expression, but "*no action or discussion shall be undertaken on any item not appearing on the posted agenda*" (Gov. Code §54954.2(a)(3)). Members of the public may comment on any item listed on the posted agenda at the time the item is considered by the Board.

3) **Consent Calendar**

All items listed under the Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a member of the Board of Directors, staff, or public requests that a specific item be removed for separate discussion and action.

A. **Approval of Minutes:** July 21, 2026, Regular Meeting Minutes

B. **Approval of Expenditures**

- 1) Accounts Payable: July 2026
- 2) Credit Card Purchases: July 2026
- 3) Payroll Expenses: July 2026

4) **Business of the District**

A. **Capitalization Project – Firehouse Backup Generator Replacement not to exceed \$60,000:** Receive staff recommendation for replacement of the firehouse backup generator.

B. **Ordinance 121-2026: General Manager Compensation for Fiscal Year 2026-2027**

C. **Approve Corrected Employee Pay Rates for Fiscal Year 2026-2027**

D. **Special District Risk Management Authority (SDRMA) Amended Health Benefits MOU for 2027.**

E. **Employee and Retiree Health Benefits Policy Recommendation for CalPERS Health Contract Amendment effective January 1, 2027.**

F. **Review, Revision, and Readoption of Water System Regulations, Part A**

5) **Reports:** Receive Reports On Administrative and Operational Activities for July 2026

A. **General Manager's Administrative Report**

- 1) Colby-Seahaven Tank Project DWR Update on Budget Amendment request.
- 2) Upper Perth Fire Road Report
- 3) NOAA El Nino Prediction Report Update – July 2026
- 4) Diversified Utility Billing Platform Implementation

Material provided in the meeting packet is available on the District's website, www.invernesspubd.org, or by contacting the District office.
Items may not be taken up in the order shown on this Agenda.

For assistance in participating in this event due to a disability as defined under the ADA, please call in advance to (415) 669-1414.

THE PUBLIC IS CORDIALLY INVITED TO ATTEND AND TO COMMENT ON AGENDA ITEMS

BOARD OF DIRECTORS: KATHRYN DONOHUE, PRESIDENT • KENNETH J. EMANUELS, VICE PRESIDENT
DAVID PRESS, TREASURER • BRENT JOHNSON • DAKOTA WHITNEY



SHELLEY REDDING, GENERAL MANAGER/CLERK OF THE BOARD
DAVID BRIGGS, FIRE CHIEF • RICHARD PEREZ, WATER SYSTEM SUPERINTENDENT

B. Operations Reports

- 1) Water System Report July 2026 – Rich Perez
 - GIS Mapping Project
 - Historic Rainfall Data Report
 - Annual Water Billing Summary FY 2025-2026
 - Colby Tank Site Drainage Project
- 2) Fire Department Report July 2026 – David Briggs
 - Inverness Disaster Council
 - Inverness Firewise Community Event
- 3) Marin Wildfire Prevention Authority (MWPA) Report July 2026 – David Briggs

6) Committee Meetings/Reports

7) Adjournment

Posted: 08/13/2026



Inverness Public Utility District
Board Meeting

Agenda Item No. 1

Call to Order; Attendance Report



Inverness Public Utility District Board Meeting

Agenda Item No. 2

Public Expression

Opportunity for members of the public to address the Board on matters under the Board's jurisdiction but not on the posted agenda.

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Inverness Public Utility District Board Meeting

Agenda Item No. 3

Consent Calendar

All items listed under the Consent Calendar are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a member of the Board of Directors, staff, or public requests that a specific item be removed for separate discussion and action.

A. Approval of Minutes

B. Approval of Expenditures

- a. Accounts Payable**
- b. Payroll Expenditures**
- c. Credit Card Statements**

INVERNESS PUBLIC UTILITY DISTRICT

FIRE DEPARTMENT  WATER SYSTEM

12781 SIR FRANCIS DRAKE BLVD • P.O. BOX 469 • INVERNESS CA 94937 • (415) 669-1414

Board of Directors Minutes - Regular Meeting

Tuesday, July 21, 2026 | 11:30 a.m. | Inverness Firehouse, 50 Inverness Way

Prepared by: Shelley Redding, Clerk of the Board

1) Call to Order: Meeting called to order at 11:40 am.

Directors Present: Dakota Whitney, David Press, Brent Johnson, Kathryn Donohue (Arrived at 11:45 a.m.).

Directors Absent: Kenneth Emanuels

Staff Present: Shelley Redding, General Manager; David Briggs, Fire Chief

Guests Present: None

Quorum: Yes

2) Public Expression: Summary of public comments: No Public Comments were received.

3) Consent Calendar

Motion: D. Whitney, Second: B. Johnson

Vote: 3 AYES, 0 NOES__

Action Taken: Approval of the Consent Calendar with the Board minutes from June 16, 2026 Board meeting and approval of accounts payable, credit card statement and payroll expenses for June 2026 as presented.

A. Approval of Minutes: June 16, 2026, Regular Meeting Minutes

Action/Notes: None

B. Approval of Expenditures

Action/Notes: None

A. Accounts Payable: June 2026 - Notes: None

B. Credit Card Purchases: June 2026 - Notes: None

C. Payroll Expenses: June 2026 - Notes: None

4) Business of the District

A. Capitalization Project – Firehouse Roof Replacement not to exceed \$25,000

Discussion: General discussion concerning the roof replacement and integration of the proposed solar installation in item B. Director Johnson proposes to contact more contractors that may provide both roof and solar installation, specifically consider a metal roof.

Motion: None, Second: N/A

Vote: N/A Action: Bring proposals back to the Board at a future meeting after exploration of other vendors.

B. Capitalization Project – Firehouse Backup Generator Replacement not to exceed \$60,000:

Discussion: Discussion in conjunction with Item A. Chief Briggs explained evaluation process and assessing best application for Fire Department backup generator. Suggestion made from Board members to explore possible opportunities for funding and approved vendors through MCE. General discussion concerning the most recent project completed at the Dance Palace.

Motion: None, Second: N/A

Vote: N/A Action: Bring proposals back to the Board at a future meeting after exploration of options available through MCE.

5) Receive Reports On Administrative and Operational Activities for June 2026

A. General Manager's Administrative Report

Notes: Reports were provided to the Board concerning the items listed below.

Material provided in the meeting packet is available on the District's website, www.invernesspubd.org, or by contacting the District office.
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THE PUBLIC IS CORDIALLY INVITED TO ATTEND AND TO COMMENT ON AGENDA ITEMS

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SHELLEY REDDING, GENERAL MANAGER/CLERK OF THE BOARD
DAVID BRIGGS, FIRE CHIEF • RICHARD PEREZ, WATER SYSTEM SUPERINTENDENT

- 1) **Capital Projects Report Fiscal Year 2025-2026:** GM Redding presented an updated report of the Capital Projects during the previous fiscal year.
- 2) **District Capital Projects Planning Document 2026-2031:** GM Redding presented documents representing Capital Project Planning for the next five years with data from the previous two fiscal years. General discussion about planning with a presentation of a Capital Project Budget Analysis, Reserves Budget Analysis and a new Asset Replacement Schedule document. GM Redding noted that these documents are meant to be living documents that will assist the Board and staff with project planning decisions and grant funding research.
- 3) **CalPERS CERBT Reimbursement Request for FY2025-2026 OPEB Expenditures:** GM Redding presented the documentation to be submitted to the CalPERS CERBT Fund for reimbursement to the District for retiree health benefit premiums for fiscal year 2025/2026.

B. Operations Reports

Notes: GM Redding provided the monthly operations reports to the Board.

- 1) **Water System Report June 2026:** GM Redding provided the reports for June 2026.
- 2) **Fire Department Report June 2026:** Chief Briggs distributed an updated and corrected operations report for the Board.
 - **California Board of Forestry 2026 Fire Risk Reduction Community List:** GM Redding provided the notification that Inverness Public Utility District has been listed on the FRRC that recognizes the community efforts for risk reduction
- 3) **Marin Wildfire Prevention Authority (MWPA) Report June 2026:** Chief Briggs presented the June activity report. He provided information concerning the planning meetings held to discuss the projects in the West Marin CORE region, and specifically the work in Seahaven and the planning for future projects involving evacuation routes and vegetation management.

6. Committee Meetings/Reports

Personnel Committee Report - Notes: None

7. Closed Session: Public Employee Performance Evaluation (General Manager) pursuant to Gov.Code Sec. 54957.

The board entered a closed session at 12:32 pm.

8. Re-Convene in Open Session: The board re-convened into open session at 12:36 pm. There was no action to be reported.

9. Adjournment: The meeting adjourned at 12:37 pm.

Inverness Public Utility District

Bill Payment List

July 2026

Date	Num	Vendor	Amount	Memo
07/16/2026	61327	Special District Risk Management Health	0.00	Voided - 6853
07/16/2026	61336	Pam Kroner	0.00	Voided
07/28/2026	61355	Recology Sonoma Marin	0.00	Voided
Total for --			\$0.00	
1 Bank Accounts				
1-103 Bank of America 4809				
07/01/2026	EFT	Inverness Properties	-1,311.00	
07/16/2026	61323	AT&T Mobility (FirstNET)	-245.05	287322251032
07/16/2026	61324	Brelje & Race Laboratories, Inc.	-432.00	
07/16/2026	61325	USA Blue Book	-392.63	70259
07/16/2026	61326	Kerry Lemos Electrical	-3,624.00	
07/16/2026	61328	Amazon Capital Services	-596.40	
07/16/2026	61329	Dell Marketing, L.P.	-8,063.89	
07/16/2026	61330	Building Supply & Hardware	-180.34	
07/16/2026	61331	Marin County Fire Chiefs Assn	-1,079.00	
07/16/2026	61332	CORE Utilities, Inc.	-4,560.00	
07/16/2026	61333	Cheda's Garage	-2,219.07	
07/16/2026	61334	Bound Tree Medical LLC	-92.03	
07/16/2026	61335	Horizon Cable TV Inc.	-195.14	
07/16/2026	61337	Quill LLC	-163.52	
07/16/2026	61338	Recology Sonoma Marin	-175.80	
07/15/2026	EFT	Bank of America	-886.61	
07/07/2026	EFT	CalPERS Health	-18,079.01	
07/15/2026	EFT	Truist Bank	-0.91	
07/10/2026	EFT	Starlink	-325.00	
07/28/2026	61340	Pamela Kroner	-328.50	
07/28/2026	61341	McPhail Fuel Company	-5.00	INVPUB
07/28/2026	61342	Grainger	-309.71	836141895
07/28/2026	61343	USA Blue Book	-5,298.49	70259
07/28/2026	61344	Special District Risk Management Auth	-703.66	6853
07/28/2026	61345	Alpha Analytical Laboratories, Inc,	-2,538.00	
07/28/2026	61346	Ferguson Enterprises- DBA Pollard Water	-108.14	
07/28/2026	61347	Marin Emergency Radio Authority	-17,723.00	
07/28/2026	61348	Amazon Capital Services	-788.05	
07/28/2026	61349	Underground Services Alert	-300.00	148979
07/28/2026	61350	CivicPlus LLC	-10,281.00	
07/28/2026	61351	Ferguson Waterworks #1423	-1,327.15	
07/28/2026	61352	Harrington Industrial Plastics LLC	-1,645.17	042985
07/28/2026	61353	Point Reyes Light Publishing Co LC	-52.00	
07/28/2026	61354	Quill LLC	-63.41	
07/28/2026	EFT	CalPERS Retirement	-59,472.00	
07/15/2026	EFT	Innovative Business Solutions	-108.44	95952

Inverness Public Utility District

Bill Payment List

July 2026

Date	Num	Vendor	Amount	Memo
07/28/2026	61356	Waterdog Backflow Testing	-2,850.00	
07/30/2026	61357	Pam Kroner	-167.08	
07/31/2026	EFT	Innovative Business Solutions	-609.06	95952
07/28/2026	EFT	PG&E	-4,176.93	
07/16/2026		Philip Chavira Corp	-1,479.25	
Total for 1-103 Bank of America 4809			-\$152,955.44	
Total for 1 Bank Accounts with sub-accounts			-\$152,955.44	

Account Number : 0662
Unique ID: XXXX XXXX XXXX 0001
INVERNESS PUD
Statement Date : 07-22-2026



Corporate Account Summary		Payment Information	
Previous Balance	\$6,965.68	Amount Due	\$2,653.77
Purchases and Other Charges	\$902.75	Payment due in accordance with your agreement with U.S. Bank.	
Cash Advances	\$0.00	QUESTIONS OR TO REPORT A LOST OR STOLEN CARD, CALL CUSTOMER SERVICE1-800-344-5696	
Cash Advance Fees	\$0.00		
Late Payment Charges	\$0.00		
Credits	\$0.00 CR		
Payments	\$5,214.66 PY	To overnight or courier a payment, please send to: Corporate Payment Systems 3180 Rider Trail S, Department 790428 Earth City, MO 63045-1518	
New Balance	\$2,653.77		
Disputed Amount	\$0.00		

Account Messages
Your account is past due \$1,751.02. Past due amount is included in the amount due. Please remit immediately.

Corporate Account Activity				
INVERNESS PUD			Total Corporate Activity	
Account Number: 0662			\$5,214.66 CR	
Unique ID: XXXX XXXX XXXX 0001				
Post Date	Tran Date	Reference Number	Transaction Description	Amount
06-23	06-23	74798266174617400000229	PAYMENT-THANK YOU Q	5,214.66 PY

New Activity				
SHELLEY L REDDING		Purchases	\$439.02	Total Activity \$439.02
Account Number: 7160		Cash Advances	\$0.00	
Unique ID: XXXX XXXX XXXX 3365		Cash Advances Fees	\$0.00	
		Credits	\$0.00 CR	
Post Date	Tran Date	Reference Number	Transaction Description	Amount
06-29	06-27	24011346178100034131225	MICROSOFT#G167218857 MICROSOFT.COM WA	26.78
06-29	06-28	24430996179802607010397	DMI* DELL SM BUS 800-456-3355 TX	231.17
(transactions continued on next page)				

Payment may be made electronically or by check made payable to Corporate Payment Systems.

CORPORATE PAYMENT SYSTEMS
P.O. BOX 6343
FARGO, ND 58125-6343

0662 000265377 000265377

Account Number: 0662
Unique ID: XXXX XXXX XXXX 0001
Amount Due: \$2,653.77

Amount Enclosed \$

If paying by check, include coupon with payment to address below.

00000003609 000638216622956 P 2
INVERNESS PUD
ATTN SHELLEY REDDING
PO BOX 469
INVERNESS CA 94937-0469

CORPORATE PAYMENT SYSTEMS
P.O. BOX 790428
ST. LOUIS, MO 63179-0428

New Activity cont				
07-03	07-03	24011346184100053031647	MICROSOFT#G168250950 MICROSOFT.COM WA	21.42
07-03	07-02	24431066183460256158689	FASTRAK CSC 415-486-8655 CA	25.00
07-07	07-06	24137466188001379950315	USPS PO 0536900522 INVERNESS CA	12.90
07-09	07-08	24431066189463851186851	FASTRAK CSC 415-486-8655 CA	25.00
07-13	07-10	24064666192100004639990	GIRAFIT.COM WWW.GIRAFIT.C CA	6.90
07-13	07-10	24431066191465265253264	FASTRAK CSC 415-486-8655 CA	25.00
07-15	07-15	24011346196100072177112	MICROSOFT#G171617575 MICROSOFT.COM WA	39.85
07-16	07-15	24431066196468070118438	FASTRAK CSC 415-486-8655 CA	25.00

DAVID R BRIGGS	Purchases	\$457.74	Total Activity	\$457.74
Account Number: [REDACTED] 7847	Cash Advances	\$0.00		
Unique ID: XXXX XXXX XXXX 1801	Cash Advances Fees	\$0.00		
	Credits	\$0.00 CR		

Post Date	Tran Date	Reference Number	Transaction Description	Amount
06-26	06-25	24011346177100017985747	SP FIREHOSEDIRECT FRQ FIREHOSEDIREC NC	174.35
07-03	07-02	24943006184460816108261	COSTCO WHSE #0141 NOVATO CA	82.94
07-06	07-04	24221086186900016505934	INVERNESS PARK MARKET 415-6631491 CA	39.58
07-13	07-09	24270746191900014732029	WPSG, INC. 610-8578070 PA	160.87

RICHARD J PEREZ	Purchases	\$5.99	Total Activity	\$5.99
Account Number: [REDACTED] 9306	Cash Advances	\$0.00		
Unique ID: XXXX XXXX XXXX 1786	Cash Advances Fees	\$0.00		
	Credits	\$0.00 CR		

Post Date	Tran Date	Reference Number	Transaction Description	Amount
07-03	07-02	24765016184808805205973	PALACE MARKET POINT REYES S CA	5.99
			Department: 00000	Total: \$902.75
			Division: 00000	Total: \$902.75

Inverness Public Utility District

Payroll
July 2026

	Jul 2026	Total
Income		
Gross Profit		
Expenses		
810 Personnel Costs		
810-01 Management Wages	28,554.81	28,554.81
810-02 Operations Wages	18,365.13	18,365.13
810-03 Administrative Wages	7,970.08	7,970.08
810-04 Employers Payroll Tax	4,561.99	4,561.99
810-06 Duty Officer Stpend	4,454.76	4,454.76
810-07 Health Insurance	22,175.26	22,175.26
810-08 Retiree Health Ins.	9,412.64	9,412.64
810-09 Health Ins in Lieu	957.69	957.69
810-12 Unfunded Accrued Liability	59,472.00	59,472.00
810-14 CalPERS Fees	30.52	30.52
810-18 Dental Insurance	318.43	318.43
Total for 810 Personnel Costs	156,273.31	\$156,273.31
Total for Expenses	156,273.31	\$156,273.31
Net Operating Income	-156,273.31	-\$156,273.31
Net Income	-156,273.31	-\$156,273.31



Inverness Public Utility District Board Meeting

Agenda Item No. 4 Business Of The District

- A. Capitalization Project – Firehouse Backup Generator Replacement not to exceed \$60,000: Receive staff recommendation for replacement of the firehouse backup generator.**
- B. Ordinance 121-2026: General Manager Compensation for Fiscal Year 2026-2027**
- C. Approve Corrected Employee Pay Rates for Fiscal Year 2026-2027**
- D. Special District Risk Management Authority (SDRMA) Amended Health Benefits MOU for 2027.**
- E. Employee and Retiree Health Benefits Policy Recommendation for CalPERS Health Contract Amendment effective January 1, 2027.**
- F. Review, Revision, and Readoption of Water System Regulations, Part A A.**



Board Agenda Item Staff Report

Subject: Capitalization Project – Firehouse Backup Generator Replacement
Meeting Date: August 18, 2026
Date Prepared: August 13, 2026
Prepared by: David Briggs, Fire Chief
Attachments: Vital Energy Estimates for a 22KW Generator & New Master Panel Installation; United Generator Quote for a 22KW Generator

Recommended Action: Review the Fire House backup-power replacement options and authorize staff to negotiate and finalize a contract with Vital Energy for replacement of the existing generator and the required main-panel upgrade, at a total cost not to exceed \$60,000, subject to final contract review and confirmation of scope.

Background:

Staff previously presented the need to replace the generator at the Inverness Fire House. The existing unit is more than 30 years old and remains operational, but it has experienced repeated mechanical problems during the past five years, and replacement parts are becoming increasingly difficult to obtain. During several power outages in the past year, the generator failed, leaving the Fire House without backup power. These failures can make station radios inoperable, require unsafe manual operation of the garage doors, and prevent the station from serving as a community resource during extended outages. The existing generator is housed in a sound-insulated room at the rear of the Fire House to reduce noise effects on neighboring homes.

Discussion:

Staff initially obtained proposals from Vital Energy and United Generator for a traditional generator replacement, as well as a hybrid option of solar/battery backup and generator from Vital Energy. At the July Board meeting, the Board directed staff to evaluate additional options, including a potential hybrid system combining solar, battery backup, and a generator, and investigate possible MCE funding in coordination with the planned Fire House roof replacement.

Staff has consulted with MCE and is awaiting a determination regarding potential assistance for a solar and battery-backup project. MCE indicated that any available funding would not cover the generator or roof. Accordingly, staff proposes a phased approach: first install a new propane-powered backup generator and main panel; then, if feasible and funding is available, complete the roof work and add a solar and battery-backup system integrated with the generator.

Both vendors recommend placing the new generator outside rather than in its current indoor location. The project will require an electrical-panel upgrade and a concrete pad, which staff proposes raising slightly to reduce potential flooding risk. Based on the proposals summarized below, the quoted work includes permitting, installation, removal of the existing generator, and related site or safety improvements, including bollards between the parking area and the generator. Staff will confirm the final scope and any vendor-specific exclusions before contract execution.

United Generator's total quoted cost for a 22 kW generator and the main meter/panel work is \$55,995.76. Vital Energy's quote for a traditional 22 kW generator is \$32,629.00, with a separate

main-panel upgrade quote of \$7,499.00, for a combined total of \$40,128.00. Staff recommends the Vital Energy proposal based on its lower combined cost, subject to confirmation that its final scope includes all required work and is comparable to the United Generator proposal. Staff has also requested an additional quote for a standalone generator and main-panel replacement. If the quote is received before the Board meeting, staff will provide it to the Board for review and consideration against the two quotes already provided.

Quote Comparison:

Option	Vendor	Primary Scope	Base Quote	Panel / MPU	Total Cost
Traditional 22kW Generator	United Generator	22kW Generac generator with ATS, installation, removal of old generator, pad, bollards, permitting/plans, main meter upgrade, and ATS replacement.	\$48,497.76	Included	\$55,995.76
Traditional 22kW Generator	Vital Energy	22kW Generac generator with installation, AC disconnect, regulator, permitting/engineering, removal of old generator, concrete pad, and bollards.	\$32,629.00	\$7,499.00	\$40,128.00

Analysis:

Based on the quoted totals, the Vital Energy option is \$15,867.76 less than the United Generator option. Before executing a contract, staff will confirm that the proposals are comparable and that the selected scope includes all required generator, electrical-panel, installation, permitting, site, and safety work.

Fiscal Impact:

The Fire Department has reserve funds that may be used to fund the generator replacement. Staff continues to explore opportunities for funding assistance for the generator replacement and other emergency backup-power improvements.

Staff Recommendation:

Staff recommends the Board approve the Capital Project as presented and direct staff to negotiate and finalize a contract with for replacement of the existing generator and the required main-panel upgrade, at a total cost not to exceed \$60,000, subject to final contract review and confirmation of scope. The existing generator's recent performance problems make reliable backup power for the Fire House a priority. NOAA and the National Weather Service report that El Niño is strengthening and has a greater than 90% chance of becoming a very strong event during fall and winter 2026–27. Although El Niño does not guarantee above-normal precipitation in Northern California, the potential for significant winter storms and related power outages adds urgency to completing the project before winter. Reliable backup power is needed to support Fire Department emergency operations and the Water System SCADA server housed at the Fire House. Reserve funding would allow the District to proceed promptly while continuing to evaluate future grant or reimbursement opportunities for a second phase involving solar installation and battery-backup integration.

ESTIMATE

Vital Energy
7064 Corline Court, Bldg B5
Sebastopol, CA 95472
(707) 800-3884

Sales Representative
Auston Foxhoven
(707) 495-4548
afoxhoven@vitalenergysolar.com



David Briggs
Job #118297 - Inverness Fire Station-INV-GEN-AF
50 Inverness Way
Inverness, CA 94937

Estimate #	19674
Date	5/20/2026

Item	Description	Qty	Price	Amount
Generac GEN PKG-22kW-7042/43	GENERATOR INSTALL PACKAGE: Provide and install 22kW liquid cooled 1800RPM Generac Protector Series generator. Installation includes gas and electric hookup (max 15'), all piping, conduit, wiring, final testing and commissioning. • Two-Line LCD Multilingual Digital Evolution™ Controller with external viewing window for easy indication of generator status and breaker position. • True Power™ Electrical Technology • Isochronous Electronic Governor • Sound Attenuated Enclosure • Closed Coolant Recovery System • Smart Battery Charger • UV/Ozone Resistant Hoses • ±1% Voltage Regulation • Natural Gas or LP Operation • Mobile Link™ Remote Wireless Monitoring	1.00	\$24,995.00	\$24,995.00
AC Disconnect 100 AMP	Provide and Install AC disconnect 100 AMP	1.00	\$795.00	\$795.00
Low Pressure Regulator	Provide and Install low pressure regulator before home entry. Provides low pressure to generator-Propane Tank	1.00	\$349.00	\$349.00
Permitting & Engineering	Includes design and engineering, complete plan set, permit prep, submittal and fees, schedule and represent for inspection(s) until complete final sign off and approval. - JURSDICTION APPROVAL DEPENDANT	1.00	\$1,795.00	\$1,795.00
Remove and Dispose	Remove and dispose of old generator and ats, decommission non compliant engine and hazardous fluids	1.00	\$1,495.00	\$1,495.00
Generator Pad-Concrete	Pour and Install permanent concrete pad for Generator. Includes all Labor and Materials	1.00	\$3,200.00	\$3,200.00
MISC	Bollards	3.00	\$450.00	\$1,350.00
Discount	Discount for: Referral, Multi Package, Friends and Family Discounts, Service,Early Payment,	1.00	(\$1,350.00)	(\$1,350.00)

TERMS & CONDITIONS: All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications for above work and completed in a substantial, workmanlike manner. Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, flood, earthquake and other necessary insurance upon above work. Workmen's compensation and general liability on above work to be provided by contractor. **Technical Review:** Specifications and pricing may be adjusted following technical review with final customer approval.

Permit Approvals: Permit department approval is not guaranteed. Project contingent upon AHJ permit approvals. Deposit nonrefundable for rescinded projects to cover costs incurred, including but not limited to design, engineering and plans, if permitting is denied through no fault of Vital. Customer will receive copy of complete plan set.

Notice of 3-Day Right to Cancel: You have three (3) business days from the date your Contract is signed, to cancel your contract for any reason, without any penalties or obligation. Projects will immediately proceed to engineering once hold has elapsed.

GENERAL PAYMENT TERMS: Payment due upon delivery of services. More complex projects to be billed in phases and generally include: Deposit, Equipment Delivery, Installation, and Completion. Once approved, you will receive an estimate of payment terms and invoice notifications of pending services.

Terms may vary based on length and complexity of project.

NOTE: This proposal is based on current equipment pricing/availability and may be withdrawn or require revision if not accepted within fourteen (14) days.

SPECIAL INSTRUCTIONS

Generator permit to include MPU

David Briggs

Auston Foxhoven

Auston Foxhoven
bfc367aa-d165-4628-a056-b52...

05/21/2026

Thank you for choosing Vital Energy!

Sub Total	\$32,629.00
Total	\$32,629.00

ESTIMATE

Vital Energy
7064 Corline Court, Bldg B5
Sebastopol, CA 95472
(707) 800-3884

Sales Representative
Auston Foxhoven
(707) 495-4548
afoxhoven@vitalenergysolar.com



David Briggs
Job #118297 - Inverness Fire Station-INV-GEN-AF
50 Inverness Way
Inverness, CA 94937

Estimate #	19673
Date	5/20/2026

Item	Description	Qty	Price	Amount
Overhead - MPU	Overhead Electrical Service - FOR INCREASED AMPS - Provide and Install ridgid conduit mast, new wire, new weatherhead, structural securing of mast, and roof penetration and flashing.	1.00	\$7,499.00	\$7,499.00

TERMS & CONDITIONS: All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications for above work and completed in a substantial, workmanlike manner. Any alteration or deviation from the above specifications involving extra costs, will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, flood, earthquake and other necessary insurance upon above work. Workmen's compensation and general liability on above work to be provided by contractor. **Technical Review:** Specifications and pricing may be adjusted following technical review with final customer approval.

Permit Approvals: Permit department approval is not guaranteed. Project contingent upon AHJ permit approvals. Deposit nonrefundable for rescinded projects to cover costs incurred, including but not limited to design, engineering and plans, if permitting is denied through no fault of Vital. Customer will receive copy of complete plan set.

Notice of 3-Day Right to Cancel: You have three (3) business days from the date your Contract is signed, to cancel your contract for any reason, without any penalties or obligation. Projects will immediately proceed to engineering once hold has elapsed.

GENERAL PAYMENT TERMS: Payment due upon delivery of services. More complex projects to be billed in phases and generally include: Deposit, Equipment Delivery, Installation, and Completion. Once approved, you will receive an estimate of payment terms and invoice notifications of pending services.

Terms may vary based on length and complexity of project.

NOTE: This proposal is based on current equipment pricing/availability and may be withdrawn or require revision if not accepted within fourteen (14) days.

Sub Total	\$7,499.00
Total	\$7,499.00

SPECIAL INSTRUCTIONS

Including permit with generator quote

David Briggs

Auston Foxhoven

Auston Foxhoven

92452f0b-4427-42be-922d-b32...

05/21/2026

Thank you for choosing Vital Energy!



United Generator

Estimate Generac Emergency Backup Generator

UNITED GENERATOR, LLC

United Generator LLC dba United Construction Since 1983
www.UnitedGenerator.com

Michael McPherson, President/Operations Manager
Santa Rosa, CA 95403-7947
Phone or Text 707-332-0703 cell.
email owner direct: sales@UnitedGenerator.com

STATE OF CALIF. GENERAL
CONTRACTORS LIC. #459028
FEDERAL TIN/EIN 1594530
CALIFORNIA STATE BOARD OF
EQUALIZATION SELLERS
PERMIT JH 100-542893

TO: David Briggs
Fire Chief
Inverness Fire Department
50 Inverness Way
Inverness CA 94937
415-669-7151 DBriggs@invernesspud.org

JOB SITE: SAME

SALESPERSON		JOB	MANUFACTURER	ORDER DATE	EST. START DATE	PAYMENT TERMS	DOCUMENT DATE
Michael McPherson					TBD	Check or cash	6-19-26
QTY	ITEM #	DESCRIPTION			UNIT PRICE	TAX	LINE TOTAL
1	22wK Generac standby generator	Generac liquid cooled low speed 1800 RPM standby generator 120/240 volt single phase generator. See page 3 for specs. California Compliant. Generac 5 year warranty.			\$14,859.00	\$1,485.90	\$16,344.90
1	ATS	200 AMP Service Entrance Rated Automatic Transfer Switch 120/240 Volt NEMA 3R Outdoor Rated. May not be needed with solar.			\$929.00	\$92.90	\$1,021.90
1	Starting battery	New starting battery			\$220.00	\$22.00	\$244.00
1	Freight	Inbound freight and delivery			600.00		\$600.00
		Customer equipment purchase is a separate transaction from the installation contract. All equipment sales will be billed separately through United Generator's retail sales.				PAGE 1 TOTAL EQUIPMENT	\$18,210.80

1	Total Labor Electrical and Plumbing	Includes a Generac Certified Technician making the final electrical and gas connections at generator. Includes testing, commissioning and registering warranty with Generac.	\$11,500.00		\$11,500.00
1	Plumbing	Parts	\$880.00	\$88.00	\$968.00
1	Electrical	Parts	\$3,506.25	\$350.63	\$3,856.88
1	Sand	Sand and gravel delivered	\$600.00		\$600.00
1	Rental equipment	Trencher 24" depth	\$360.00		\$360.00
3	Bollards	Labor and Material installed	\$1,650.00		\$1,650.00
1	Gen Pad	Pour in place 4'x6'x2' high to get gen higher than 100 year flood zone	\$3,540.00		\$3,540.00
1	Remove Gen	Remove and recycle old gen	\$1,420.00		\$1,420.00
1	Admin	Admin, 811, Inspector meetings, etc.	\$880.00		\$880.00
1	Plans	Includes design and engineering, complete plan set, permit prep, submittal and fees, schedule inspections, and final sign off. Does not include additional fees if the county wants a Fire Marshall inspection	\$1,600.00		\$1,600.00
1	Main Meter	Main meter upgrade plans attached	\$7,498.00		\$7,498.00
1	ATS	Remove and replace ATS plans attached.	\$3,912.00		\$3,912.00
				PAGE 2 TOTAL	\$37,784.88
				PAGE 1 + 2	\$55,995.76
PLEASE PAY BY CHECK, ACH OR WIRE TRANSFER TO AVOID CREDIT CARD FEES. We accept Visa, MasterCard, PayPal, Wire Transfer, Cash and Checks. A 4% convenience fee will be added for credit card purchases.					

Quotation prepared by Michael McPherson based on information provided by customer. _____
This is a quotation on the goods named in the above WRITTEN DESCRIPTION. All sales are subject to the Policy, Conditions, Terms and Specifications posted on www.UnitedGenerator.com . If you have any questions, please call 707-332-0703. To accept this quotation and contract to purchase the above products, please sign below and return with agreed payment or contact us with your payment information. We accept wire transfers, cashier checks and cash. Make checks Payable to United Generator, LLC.

ACCEPTED _____ DATE _____
PLEASE SIGN ALL PAGES

THANK YOU FOR YOUR BUSINESS!





REFERENCE LIST

Here are some references for you.

Installations:

Brandon W. 720-560-5733 Sonoma County

Nancy Spencer 415-250-9267 Novato

Dan Tocchini 707-235-7093 Amy Tocchini 707-235-7102 Santa Rosa

Mclain and Jane Wells 415-515-9421 Sebastopol

Jason - Rinkor Properties 2600 Mendocino Ave. Ste. C Santa Rosa, CA 95403 707-536-8965

Services, repairs and annual maintenance:

Brandon W. 720-560-5733 Sonoma County

Nancy Spencer 415-250-9267 Novato

Robert Hales Bodega, Ca 94923 Phone 707-329-5980 Mobile 707-337-4165

Jason - Rinkor Properties 2600 Mendocino Ave. Ste. C Santa Rosa, CA 95403 707-536-8965

You will notice that the names are duplicate. That is because we service what we sell unlike 95% of the other companies out there. They will install but they cannot fix it. You can count on us. We do not repair or work on generators installed by others.

5 Year Limited Warranty for automatic standby generators.

True Power™ Technology delivers best-in-class power quality with less than 5 percent total harmonic distortion for **clean, smooth operation of sensitive electronics and appliances.**

Generac generators and engines are **engineered and assembled in the USA*.**

*Assembled in the USA using domestic and foreign parts

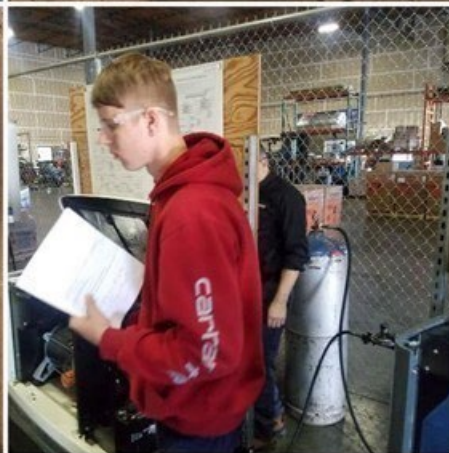
Generac's G-Force Engine is a purpose-built, pressure-lubricated engine capable of handling the rigors of generator use, resulting in power that's **more reliable and requires less routine maintenance** than any competitive engine. [Learn more about the G-Force Engine »](#)

Quiet-Test™ Self-Test Mode runs at a lower RPM for a five or twelve minute test, making generators **significantly quieter than other brands while consuming less fuel.**

24/7/365 Customer Support Team standing by all day, every day from our headquarters in Wisconsin to answer any questions you might have.

Our RhinoCoat™ powder-coated finish helps make **corrosion-resistant aluminum perfect for all weather conditions.**

Generac's Evolution™ Controller features a **multilingual LCD display** that allows users to monitor battery status and track maintenance intervals to ensure your generator is always in top operating condition.



Sorry about the following. To me it seems over done but I (and all other licensed contractors) are required to provide the following Information to you by the State Contractors License Board to protect the homeowner from unlicensed contractors. If ANYONE has given you a bid and has not provided the following, they are in violation of Contractors License Law. Call 1-800-321-CSLB for more information.

NOTICE TO OWNER

"Under the California Mechanics' Lien Law, any contractor, subcontractor, laborer, supplier, or other person or entity that helps to improve your property but is not paid for his or her work or supplies, has a right to place a lien on your home, land, or property where the work was performed and to sue you in court to obtain payment.

This means that after a court hearing, your home, land, and property could be sold by a court officer and the proceeds of the sale used to satisfy what you owe. This can happen even if you have paid your contractor in full if the contractor's subcontractors, laborers, or suppliers remain unpaid.

To preserve their rights to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are each required to provide you with a document called a "Preliminary Notice." Contractors and laborers who contract with owners directly do not have to provide such notice since you are aware of their existence as an owner. A preliminary notice is not a lien against your property. Its purpose is to notify you of persons or entities that may have a right to file a lien against your property if they are not paid. In order to perfect their lien rights, a contractor, subcontractor, supplier, or laborer must file a mechanics' lien with the county recorder which then becomes a recorded lien against your property. Generally, the maximum time allowed for filing a mechanics' lien against your property is 90 days after substantial completion of your project.

**TO INSURE EXTRA PROTECTION FOR YOURSELF AND YOUR PROPERTY,
YOU MAY WISH TO TAKE ONE OR MORE OF THE FOLLOWING STEPS:**

(1) Require that your contractor supply you with a payment and performance bond (not a license bond), which provides that the bonding company will either complete the project or pay damages up to the amount of the bond. This payment and performance bond as well as a copy of the construction contract should be filed with the county recorder for your further protection. The payment and performance bond will usually cost from 1 to 5 percent of the contract amount depending on the contractor's bonding ability. If a contractor cannot obtain such bonding, it may indicate his or her financial incapacity.

(2) Require that payments be made directly to subcontractors and material suppliers through a joint control. Funding services may be available, for a fee, in your area which will establish voucher or other means of payment to your contractor. These services may also provide you with lien waivers and other forms of protection. Any joint control agreement should include the addendum approved by the registrar.

(3) Issue joint checks for payment, made out to both your contractor and subcontractors or material suppliers involved in the project. The joint checks should be made payable to the persons or entities which send preliminary notices to you. Those persons or entities have indicated that they may have lien rights on your property, therefore you need to protect yourself. This will help to insure that all persons due payment are actually paid.

(4) Upon making payment on any completed phase of the project, and before making any further payments, require your contractor to provide you with unconditional "Waiver and Release" forms signed by each material supplier, subcontractor, and laborer involved in that portion of the work for which payment was made. The statutory lien releases are set forth in exact language in Section 3262 of the Civil Code. Most stationery stores will sell the "Waiver and Release" forms if your contractor does not have them. The material suppliers, subcontractors, and laborers that you obtain releases from are those persons or entities who have filed preliminary notices with you. If you are not certain of the material suppliers, subcontractors, and laborers working on your project, you may obtain a list from your contractor. On projects involving improvements to a single-family residence or a duplex owned by the individuals, the persons signing these releases lose the right to file a mechanics' lien claim against

your property. In other types of construction, this protection may still be important, but may not be as complete.

To protect yourself under this option, you must be certain that all material suppliers, subcontractors, and laborers have signed the "Waiver and Release" form. If a mechanics' lien has been filed against your property, it can only be voluntarily released by a recorded "Release of Mechanics' Lien" signed by the person or entity that filed the mechanics' lien against your property unless the lawsuit to enforce the lien was not timely filed. You should not make any final payments until any and all such liens are removed. You should consult an attorney if a lien is filed against your property." (Rev. 4/99)

Pursuant to California Business & Professions Code §7159.3 (SB 2029), home improvement contractors must provide this notice and disclose whether or not they carry commercial general liability insurance. Commercial General Liability Insurance can protect against third-party bodily injury and accidental property damage. It is not intended to cover the work the contractor performs. McPherson Quality Painting *does not carry Commercial General Liability Insurance*. McPherson Quality Painting is Bonded.

License Information

"State law requires anyone who contracts to do construction work to be licensed by the Contractors State License Board in the license category in which the contractor is going to be working-if the total price of the job is \$500 or more (including labor and materials).

"Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors State License Board may be unable to assist you with a complaint. Your only remedy against an unlicensed contractor may be in civil court, and you may be liable for damages arising out of any injuries to the contractor or his or her employees.

"You may contact the Contractors State License Board to find out if this contractor has a valid license. The Board has complete information on the history of licensed contractors, including any possible suspensions, revocations, judgments, and citations. The Board has offices throughout California. Please check the government pages of the White Pages for the office nearest you or call 1-800-321-CSLB for more information."

NOTICE OF RIGHT TO CANCEL

You may cancel this transaction, without any penalty or obligation, within three business days from the date the attached page one "Quote & Proposal" was signed and accepted by the customer or the customer's authorized representative.

Notice of Cancellation

I wish to cancel our contract: signed and dated _____ (enter the date proposal was accepted. The date is on page 1 of the contract. If you wish to cancel, please date, sign and mail this cancellation notice certified. Proof of mailing required.

I, Bowen Brown, waive my 3 day right to rescind this emergency installation contract. We need the generator up and running ASAP in case of PG&E power failure. Please proceed immediately.

If you cancel, any property traded in, any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be canceled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation.

If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice, or any other written notice, or send a telegram to: United Generator LLC, 1964 Respite Pl., Santa Rosa, CA 95403

United Construction dba United Generator LLC Terms and Conditions.

Estimates expire after 14 days. No retentions or refunds. Any alteration or deviation from the attached specifications involving extra costs will only be executed upon written change orders and will become an extra charge over and above the estimate. This estimate is for completing the job as described per pages 1 and 2 specifications. It is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems, unforeseen substrate conditions or adverse weather conditions arise after the work has started. Not responsible for accidental damage to electrical appliances or structures. All agreements are contingent upon strikes, accidents, color change, custom colors, material delays or other delays beyond our control. Owner to carry homeowners' insurance upon the above work. Contractor will carry general liability and workers compensation insurance on the above work when required. See attached pages for "Notice to Owner, 3 Day Right to Rescind Contract and Terms and Conditions" which contractors are required by law to provide to owners by California State Contractors Consumer Protection law. In the event legal action is commenced to enforce any provision of this agreement, the prevailing party will be entitled to, but not limited to, reasonable attorney's fees and court cost. Sonoma County will be the venue to settle all disputes.

Inverness Public Utility District

ORDINANCE 121-2026

**AN ORDINANCE PROVIDING FOR THE COMPENSATION OF THE
GENERAL MANAGER OF THE INVERNESS PUBLIC UTILITY DISTRICT**

BE IT ENACTED by the Board of Directors of the Inverness Public Utility District as follows:

- SECTION 1.** The salary of the General Manager of the Inverness Public Utility District shall be Twelve Thousand Four and 45/100s Dollars (\$12,004.45) per month, effective September 1, 2026.
- SECTION 2.** The General Manager shall be classified as an exempt employee.
- SECTION 3.** The General Manager salary shall be allocated each month by the following method:
- a. Time attributable to work on capital projects and reimbursable projects shall be allocated to each applicable project at the General Manager's calculated hourly rate, which shall be the monthly salary divided by 173.333 (or \$69.26 per hour), times the number of hours attributable to the project.
 - b. What remains shall be allocated to District General Fund expenses.
- SECTION 4.** This Ordinance shall be and hereby is declared to be in full force and effect as of thirty (30) days from and after the date of its adoption. The Clerk of the Board shall cause this Ordinance to be published in a newspaper of general circulation in the District at least one (1) week before the expiration of said thirty (30) days and shall also cause copies of this Ordinance to be posted in at least three (3) public places in the District for thirty (30) days, and said publication and said posted copies shall show the names of the Directors voting for and against adoption of this Ordinance.

PASSED AND ADOPTED at a regular meeting of the Board of Directors of the Inverness Public Utility District on the 18th day of August, 2026 by the following vote, to wit:

AYES:

NOES:

ABSTAINING:

ABSENT:

Kathryn Donohue, President

ATTEST:

Shelley Redding, Clerk of the Board

I hereby certify that the foregoing instrument is a true and correct copy of the original of Ordinance 121-2026 on record in this office, and that subsequent to its adoption no provision of Ordinance 121-2026 has been amended, modified, or revoked by the governing body.

_____, Clerk of the Board, Inverness Public Utility District, County of Marin,
State of California.

By _____ Date _____

Inverness Public Utility District

Corrected PAY RATES FOR FY 2026/2027 Effective 7/1/2026

<i>Position (2026/27)</i>	<i>Employee</i>	<i>2025/2026 Rate</i>	<i>2026/2027 Proposed</i>
General Manager	Shelley L. Redding	\$11,542.75/mo., 40 hrs.	\$11,796.58 Mo. 40 hrs./wk
Water Operations Mgr.	Richard Perez	\$10,000.00/Mo., 40 hrs.	\$11,100.00/Mo. 40 hrs./wk
Fire Chief	David Briggs	\$5,592.08/Mo. 24 hrs/wk	\$5,715.08/Mo. 24 hrs/wk
Customer Svcs Mgr	Wade B. Holland*	\$57.59/hr., 16 hrs./wk	\$59.21/hr., 10 hrs/wk
Bookkeeper/Water A/R	Patricia Grinnell	\$37.45/hr., 32 hrs/wk	\$41.20/hr., 32/wk Water/District
Grants/Projects Coord.	Jenna Nicolas	\$40.28/hr., 24 hrs/wk	\$41.17/Hr., 24 hrs/wk
Water Operator III	Jacob Leyva	\$43.00/hr., 40 hrs/wk	\$45.67/hr., 40 hrs/wk
Water Operator II	Cassidy Russell	\$42.36/hr., 32 hrs/wk	\$44.05/hr., 32 hrs./wk
Water Operator II	Jonathan Anderson	\$42.36/hr., 40 hrs/wk	\$44.05/hr., 40 hrs/wk
Fire Operations Asst.	Jonah Silver Thomas	\$40.00/hr., 20 hrs/wk	\$40.88/hr., 20 hrs/wk
Fire Duty Officer		\$125.00 / 12-hour Shift	N/A

Retirement: Retirement contribution is offered on a pro-rata basis for PERS-eligible employees that work over 24 hours per week or 1,000 hours per year. The district pays both employer contribution and 100% employee contribution monthly.

Health Benefits: The District contracts with CalPERS for medical benefits. Employees who work 24 hours and over per week (or more than 1,000 hours in a fiscal year), the District pays 85% of Healthcare Benefits for Employee and their Dependents, up to the cost of Kaiser Permanente (Region 1) (\$993.53 Employee, \$1,987.06 Employee & 1 Dependent, \$2,583.18 Employee & 2+ Dependents). If an employee chooses coverage above the cost of Kaiser Permanente, the employee pays the difference in the premium cost by payroll deduction. If an employee opts-out of health coverage and can annually demonstrate they have coverage through their spouse, or by other means, they are paid a taxable amount monthly through a Cafeteria Section 125 plan equal to 50% of the Subscriber Premium Average offered through CalPERS.

Ancillary Benefits:

- Paid sick leave accrued on a pro rata basis depending upon the number of hours worked (40 hours per calendar year is pre-loaded at the beginning of each calendar year) then accrued to a maximum equivalent to 80 hours per calendar year.
- Paid vacation (0-3 months: no accrual), 3 months through 5 years: 10 days per year or 80 hours; 6 years and thereafter: 15 days per year or 120 hours); accrued on a pro rata basis depending upon the number of hours worked; can be carried over into the next calendar year; up to a maximum of 240 hours.
- 11 paid holidays.

** As a retired annuitant, cannot work more than 960 hours in a fiscal year. The hours and wages are reported to CalPERS, and cannot be paid for holidays, sick time, vacation, or bonus compensation.*



MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING (HEREAFTER “MEMORANDUM”) IS ENTERED INTO BY AND BETWEEN THE SPECIAL DISTRICT RISK MANAGEMENT AUTHORITY (HEREAFTER “SDRMA”) AND THE PARTICIPATING PUBLIC ENTITY (HEREAFTER “ENTITY”) WHO IS SIGNATORY TO THIS MEMORANDUM.

WHEREAS, on August 1, 2006, SDRMA in its capacity as a member of Public Risk Innovation, Solutions and Management (PRISM) and having executed the Joint Powers Agreement (JPA) governing PRISM, was appointed administrator for the purpose of enrolling small public entities into the ~~Public Risk Innovation, Solutions and Management~~ (PRISM) Health and/or Employee Benefits Small Group Program (hereinafter "~~PROGRAM~~program"); and

WHEREAS, the terms and conditions of the PROGRAM as well as benefit coverage, rates, assessments, and premiums are governed by the PRISM Health Committee and/or PRISM Employee Benefits Committee for the ~~PROGRAM~~program (the "~~COMMITTEE~~committee") and not SDRMA; and

WHEREAS, ENTITY desires to enroll and participate in the ~~PROGRAM~~program, acknowledging that SDRMA acts solely in an administrative capacity and does not establish Program terms.

NOW THEREFORE, SDRMA and ENTITY agree as follows:

1. DEFINITIONS. For purposes of this MEMORANDUM, unless the context otherwise requires, the following terms when capitalized have the respective meanings set out below and are applicable to the singular as well as to the plural forms of such terms and to the masculine as well as to the feminine and neuter genders of such terms.

a. “Committee” means the PRISM Health Committee and/or PRISM Employee Benefits Committee for the Program.

b. “Coverage Documents” means, except as otherwise provided herein, coverage documents from each carrier outlining the coverage provided, including terms and conditions of coverage, are controlling with respect to the coverage of the Program and will be provided by SDRMA to each ENTITY. Documents will be made available through the online SDRMA Portal and be accessible to approved users of the ENTITY.

c. “Program Participation Agreement” means the agreement issued by PRISM/AUS Underwriting to the Entity that details the final terms of acceptance and any special exceptions or terms that have been made a part of the underwriting approval and is required to be

completed and executed in order to constitute full acceptance as a member of the PRISM Small Group Program.

d. "Program" or "PRISM" means the Public Risk Innovation, Solutions and Management (PRISM) Health and/or Employee Benefits Small Group Program.

e. "Program Documents" means the following: SDRMA Program Administrative Guidelines, SDRMA Resolution, Program Underwriting application and any required underwriting documents, Program approval, Program Underwriting & Eligibility Rules and Program Participation Agreement.

12. PURPOSE. ENTITY is signatory to this MEMORANDUM for the ~~express-sole~~ purpose of enrolling in the ~~P~~rogram~~ROGRAM~~.

23. ENTRY INTO PROGRAM. ENTITY shall ~~enroll~~ apply for participation in the ~~P~~rogram~~ROGRAM~~ by ~~making application through executing and all forms prescribed by SDRMA.~~ SDRMA shall submit the completed forms to which shall be subject to approval by the ~~P~~rogram~~ROGRAM's~~ Underwriter who has the authority to accept or reject Entity's application in its sole discretion based on the Program's and governing documents and in accordance with the Program's ~~applicable~~ eligibility guidelines.

34. MAINTENANCE OF EFFORT. ~~P~~rogram ~~ROGRAM is designed to provide an alternative provides~~ health benefits ~~solution~~ to all ~~participants~~ active employees, retired employees, dependents of an active or retired employee and public officials of the ENTITY who satisfy requirements for participation. ~~of the ENTITY including active employees, retired employees (optional), dependents (optional) and public officials (optional).~~ ENTITY public officials may participate in the ~~P~~rogram~~ROGRAM~~ only if they are currently being covered and their own ENTITY's enabling act, plans and policies allow it. ENTITY must contribute at least the minimum percentage required by the eligibility requirements

45. PREMIUMS. ENTITY ~~understands~~ agrees and acknowledges that premiums and rates for the ~~P~~rogram ~~ROGRAM~~ are set by the ~~COMMITTEE~~ Committee and that SDRMA's Administrative Fee is set by SDRMA For each billing cycle. ENTITY will remit the total ~~monthly premiums based upon rates established amount billed by SDRMA~~ for each category of participants and the census of covered employees, public officials, dependents and retirees. PREMIUMs are based on a full month, and there are no partial months or prorated PREMIUMs. Enrollment for mid-year qualifying events and termination of coverage will be made in accordance with the SDRMA Program Administrative Guidelines.

~~Rates for the ENTITY and each category of participant will be determined by the COMMITTEE designated for the PROGRAM based upon advice from its consultants and/or a consulting Benefits Actuary and insurance carriers. In addition, SDRMA adds an administrative fee to premiums and rates for costs associated with administering the PROGRAM. Rates may vary depending upon factors including, but not limited to, demographic characteristics, loss experience of all public entities participating in the PROGRAM and differences in benefits provided (plan design), if any.~~

~~SDRMA will administrate a billing to ENTITY each month, with payments due by the date specified by SDRMA. Payments received after the specified date will accrue penalties up to and including termination from the PROGRAM. Premiums are based on a full month, and there are no partial months or prorated premiums. Enrollment for mid-year qualifying events and termination of coverage will be made in accordance with the SDRMA Program Administrative Guidelines.~~

~~Late Payment Penalties. ENTITY shall pay all PREMIUM invoices as billed to SDRMA, regardless of any changes to eligibility or adjustments to PREMIUMS that may occur during the billing month and not reflected in the PREMIUM invoice. SDRMA shall issue PREMIUM invoices to ENTITY prior to the coverage month in which they are due. PREMIUM invoices are due by the due date stated on the invoice and considered delinquent thirty (30) calendar days from the due date. In addition to the outstanding balance due for any unpaid invoice, ENTITY shall be liable to SDRMA for a late payment penalty of 1% of the outstanding balance of any unpaid portion of such invoice effective (30) calendar days after the invoice due date. SDRMA reserves the right to terminate the MEMORANDUM and ENTITY'S Participation Agreement, including immediate cessation of all services under the Program, any time after it provides written notice to ENTITY of its failure to pay the amount due of any invoice.~~

- ~~56.~~ **BENEFITS.** Benefits provided to ENTITY participants shall be as set forth in ENTITY's Plan Summary for the Program ~~ROGRAM~~ and as agreed upon between the ENTITY and its recognized employee organizations as applicable. Not all plan offerings will be available to ENTITY, and plans requested by ENTITY must be submitted to Program ~~ROGRAM~~ underwriter for approval.
- ~~6.~~ **COVERAGE DOCUMENTS.** ~~Except as otherwise provided herein, coverage documents from each carrier outlining the coverage provided, including terms and conditions of coverage, are controlling with respect to the coverage of the PROGRAM and will be provided by SDRMA to each ENTITY. SDRMA will provide each ENTITY with additional documentation, defined as the SDRMA Program Administrative Guidelines which provide further details on administration of the PROGRAM.~~
- ~~7.~~ **PROGRAM FUNDING.** ~~It is the intent of this MEMORANDUM to provide for a fully funded PROGRAM by any or all of the following: pooling risk; purchasing individual stop loss~~

~~coverage to protect the pool from large claims; and purchasing aggregate stop loss coverage.~~

~~8. ASSESSMENTS. Should the PROGRAM not be adequately funded for any reason, pro-rata assessments to the ENTITY may be utilized to ensure the approved funding level for applicable policy periods. Any assessments which are deemed necessary to ensure approved funding levels shall be made upon the determination and approval of the COMMITTEE in accordance with the following:~~

~~a. Assessments/dividends will be used sparingly. Generally, any over/under funding will be factored into renewal rates.~~

~~b. If a dividend/assessment is declared, allocation will be based upon each ENTITY's proportional share of total premiums paid for the preceding 3 years. An ENTITY must be a current participant to receive a dividend, except upon termination of the PROGRAM and distribution of assets.~~

~~c. ENTITY will be liable for assessments for 12 months following withdrawal from the PROGRAM.~~

~~d. Fund equity will be evaluated on a total PROGRAM-wide basis as opposed to each year standing on its own.~~

7. ASSESSMENTS AND DIVIDENDS. The Program annual premium, as approved by the Committee will be established at a level which is anticipated to provide adequate overall funding. The Program will directly manage surpluses and deficits. Premiums are targeted to fund expected claims (including incurred-but-not-reported (IBNR) and run-out), reinsurance (if any), Program/administrative expenses, and any reserve or margin adopted by the Committee.

If Program funds are insufficient (including funding IBNR), the Committee may impose premium assessments on all applicable participating Entities, consistent with the JPA, including ENTITY signing this MEMORANDUM. Entities that have withdrawn from the Program are liable for assessments attributable to plan year(s) in which they participated.

After appropriate reserves and obligations are funded and any Committee-approved margin is achieved, the Committee may declare a dividend or premium credit, using a formula recommended by the Program Underwriters and actuary.

98. WITHDRAWAL. ENTITY may withdraw from this MEMORANDUM and terminate its Program Participation Agreement for a subsequent calendar year subject to the following condition: ENTITY shall notify SDRMA and the PROGRAM in writing of its

~~intent to withdraw at least 90 days prior to their requested withdrawal date. ENTITY shall notify SDRMA in writing of its intent to withdraw from this MEMORANDUM and terminate its Program Participation Agreement at least 120 days prior to January 1st of the subsequent calendar year in which it shall be effective . No withdrawal shall become effective until December 31 of the year that notice of termination is received. ENTITY may rescind its notice of intent to withdraw and terminate no later than October 1st.~~ Once ENTITY withdraws from the ~~Program~~PROGRAM, there is a 3-year waiting period to come back into the ~~Program~~PROGRAM, and the ENTITY will be subject to underwriting approval ~~again~~.

~~10. LIAISON WITH SDRMA. Each ENTITY shall maintain staff to act as liaison with SDRMA and between the ENTITY and SDRMA's designated PROGRAM representative.~~

~~9. ARBITRATION OF DISPUTES. To the extent permitted by law, all controversies between the ENTITY and SDRMA that may arise out of or relate to any of the services provided by SDRMA under the MEMORANDUM, or the construction, performance or breach of this or any other agreement between the ENTITY and SDRMA, whether entered into prior to, on or subsequent to the date hereof, shall be settled by binding arbitration in the City of Sacramento, California, under the Commercial Arbitration Rules of the American Arbitration Association. Judgment upon any award rendered by the arbitrator(s) shall be final, and may be entered into any court having jurisdiction.~~

~~11~~10. GOVERNING LAW. This MEMORANDUM shall be governed in accordance with the laws of the State of California.

~~12~~11. VENUE. Venue for any dispute or enforcement shall be in the City of Sacramento, California.

~~13~~12. ATTORNEY FEES. The prevailing party in any dispute shall be entitled to an award of reasonable attorney fees.

~~14~~13. COMPLETE AGREEMENT. This MEMORANDUM together with the related ~~P~~rogramPROGRAM ~~documents~~Documents constitutes the full and complete agreement of the ENTITY.

~~15~~14. SEVERABILITY. Should any provision of this MEMORANDUM be judicially determined to be void or unenforceable, such determination shall not affect any remaining provision.

~~16~~15. AMENDMENT OF MEMORANDUM; WAIVER. This MEMORANDUM may not be modified, nor shall any provision hereof be waived or amended, except in a writing duly signed by authorized representatives of SDRMA and ENTITY. The failure of either Party to enforce at any time any provision of the MEMORANDUM shall not be construed to be a waiver of such provision, nor in any way to affect the validity of the MEMORANDUM or the



~~right of either party thereafter to enforce each and every such provision may be amended by the SDRMA Board of Directors and such amendments are subject to approval of ENTITY's designated representative, or alternate, who shall have authority to execute this MEMORANDUM. Any If ENTITY who fails or refuses to execute an amendment to this MEMORANDUM by the deadline included in written notice of SDRMA'S execution of said amendment, SDRMA reserves the right to terminate shall be deemed to have withdrawn this MEMORANDUM and ENTITY'S Program Participation Agreement from the PROGRAM effective as of on the next annual renewal date.~~

~~1716.~~ EFFECTIVE DATE. This MEMORANDUM shall become effective on the later of the first date of coverage for the ENTITY or the last date of signing of this MEMORANDUM by the Chief Executive Officer or Board President of SDRMA and the authorized person for the ENTITY.

~~1817.~~ EXECUTION IN COUNTERPARTS. This MEMORANDUM may be executed in several counterparts, each of which shall be an original, all of which shall constitute but one and the same instrument.

In Witness Whereof, the undersigned have executed the MEMORANDUM as of the date set forth below.

Dated: _____

By: _____

Special District Risk
Management Authority

Dated: _____

By: _____

Agency ENTITY Name



Board Agenda Item Staff Report

Subject: **Employee Health Benefits Policy Recommendation and CalPERS Health Contract Amendment Effective January 1, 2027**

Meeting Date: August 18, 2026

Date Prepared: August 6, 2026

Prepared by: Shelley Redding, General Manager

Attachments:

1. Scenarios 2027 Workbook—Board Summary
2. Premium Trends and Sensitivity Projections
3. Scenario Comparison Detail Exhibit
4. CalPERS Region 1 2027 Health Benefit Premiums Document

Recommended Action: **Receive the report; approve 100% District-paid employee-only coverage and a 65% District contribution toward dependent coverage for active employees; and authorize staff to prepare and return with District's Health Benefit Policy amendment, the CalPERS contract amendment and implementing resolution required for a January 1, 2027 effective date. Retiree health benefits would remain unchanged pending separate legal, CalPERS, and actuarial review.**

Summary: Staff reviewed the District's active-employee health contribution structure in response to rising premiums, unequal employer-paid benefit values across coverage tiers, and the need for greater budget predictability. Staff recommends 100% District-paid employee-only coverage and a 65% District contribution toward dependent coverage. The proposed structure provides full employee-only and cash-in-lieu equity, moderates employee dependent costs compared with the 55% option, and requires less District support than the 75% option. Based on the revised analysis, annual District cost would be approximately \$159,261, or \$2,373 above the corresponding current-structure cost. Retiree benefits would remain unchanged pending separate review.

Background: Current participation includes seven active employees: six enrolled in CalPERS health coverage and one receiving cash in lieu. The District also provides health benefits to six retirees. The attached Scenarios 2027 workbook contains option comparison, historical premium trends, sensitivity projections, retiree costs, and combined active-and-retiree exposure supporting this recommendation.

Policy and Fiscal Considerations: The Board should consider benefit consistency across coverage elections, employee out-of-pocket effects, immediate and long-term District cost, administrative clarity, and recruitment and retention. The 65% model preserves fully District-paid employee-only coverage and full cash-in-lieu equity, provides greater dependent support than the 55% option, and requires less District support than the 75% option. Based on the enrollment assumptions used in the revised workbook, the model has an estimated annual District cost of \$159,261—approximately \$2,373 above the corresponding current-structure cost. The workbook provides detailed enrollment assumptions, employee impacts, and projections.

Staff Analysis:

- **Active Employee Health Benefits:** The 65% dependent contribution model provides a balanced transition from the current 85/15 structure. It establishes fully District-paid employee-only coverage and full cash-in-lieu equity while limiting increases in dependent-coverage costs. Under the revised Scenario 4 analysis, monthly employee contributions increase by approximately \$59 for employee-plus-one coverage and \$202 for employee-plus-two-or-more coverage—less than under the 55% alternative. Although the 65% model costs the District more than the 55% option, it requires less District support than the 75% option and better balances employee affordability, recruitment and retention, equity, and long-term fiscal responsibility.

- **Retiree Health Benefits (OPEB):** The District's current annual contribution for six retirees is approximately \$56,476. Resolution 261-2021 applies the Government Code section 22893 public-agency vesting schedule to eligible employees first hired on or after August 1, 2009 and provides for annual adjustment of the designated employer contribution. Because retiree benefits involve PEMHCA contracting requirements, statutory contribution rules, vested-rights considerations, and OPEB effects, staff recommend evaluating any retiree policy change separately and returning to the Board after legal, CalPERS, and actuarial review.

Board Direction: Staff requests that the Board: (1) approve 100% District-paid employee-only coverage and a 65% District contribution toward dependent coverage for active employees; (2) authorize staff to prepare and return with the CalPERS contract amendment and implementing resolution required for a January 1, 2027 effective date; and (3) direct staff to maintain current retiree benefits while completing the separate legal, CalPERS, and actuarial review necessary before presenting any future retiree policy recommendation.

BOARD SUMMARY — ANNUAL HEALTH BENEFIT COSTS

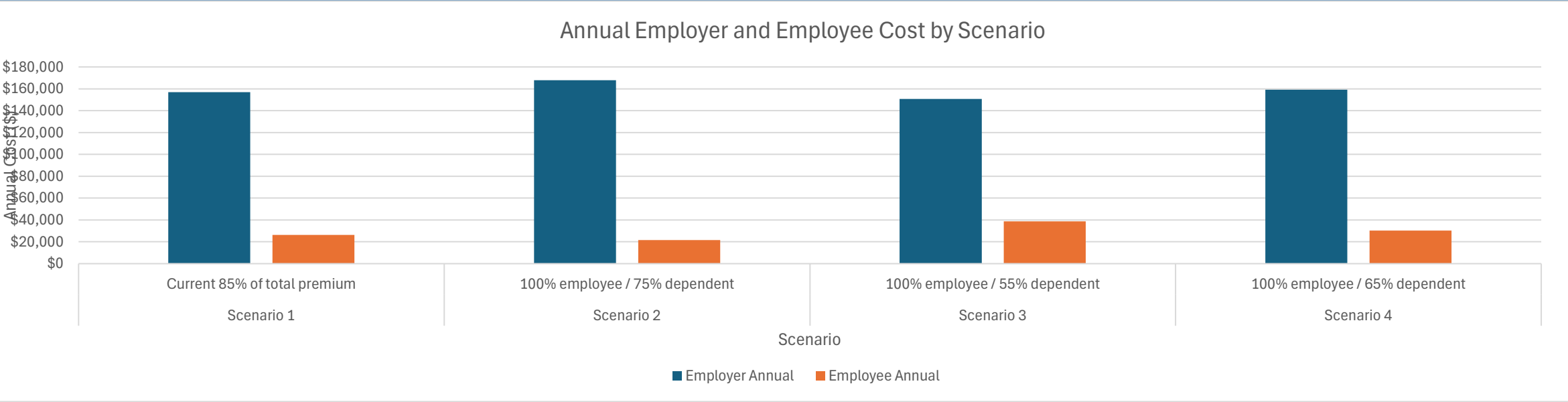
Final active-employee recommendation and alternatives using common enrollment (7 employees) and live 2027 premiums

Staff recommends 100% District-paid employee-only coverage and a 65% District contribution toward dependent coverage. Under the common enrollment basis, the recommended option costs \$159,261 annually—\$2,373 above the corresponding current-structure cost of \$156,888. Employee contributions increase by approximately \$59 per month for Emp+1 and \$202 for Emp+2+, while the District cost remains below the 75% option.

ANNUAL COST COMPARISON

Scenario	Contribution Structure	Employer Annual	Employee Annual	Employer Δ vs Current	Employee Δ vs Current	Board Lens
Scenario 1	Current 85% of total premium	\$156,888	\$26,275	\$0	\$0	Baseline; lowest employee-only support and cash-in-lieu equity
Scenario 2	100% employee / 75% dependent	\$167,877	\$21,539	\$10,989	-\$4,735	Highest dependent support; highest District cost
Scenario 3	100% employee / 55% dependent	\$150,645	\$38,771	-\$6,243	\$12,496	Lower-cost alternative; shifts more dependent premium cost to employees
Scenario 4	100% employee / 65% dependent	\$159,261	\$30,155	\$2,373	\$3,880	STAFF RECOMMENDATION; balances equity, affordability, and District cost
S4 vs S3	65% recommendation versus 55% alternative	\$8,616	-\$8,616	\$8,616	-\$8,616	Additional District support under the recommendation; equal employee savings

EMPLOYER VS. EMPLOYEE ANNUAL COST



PREMIUM TRENDS, PROJECTIONS & RETIREE EXPOSURE

Historical 2022–2026 rates and 2027–2031 sensitivity analysis

Aligned to the August 6, 2026 Staff Report. Active costs use current enrollment and 2027 premiums; retiree benefits remain unchanged and projections are sensitivities, not forecasts.

Rate Year	Kaiser Basic—Subscriber	Year-over-Year Change	Kaiser Senior Advantage—Subscriber	Year-over-Year Change
2022	\$857.06	0%	\$302.53	0%
2023	\$913.74	7%	\$283.25	-6%
2024	\$1,021.41	12%	\$324.79	15%
2025	\$1,135.51	11%	\$320.47	-1%
2026	\$1,168.86	3%	\$356.83	11%

Measure	Kaiser Basic	Senior Advantage
Cumulative Increase	36%	18%
Compound Annual Growth Rate	8%	4%

Five-Year Premium Trend and Future Cost Considerations				
Rate Year	Kaiser Basic—Monthly Subscriber Premium	Year-over-Year Change	Kaiser Senior Advantage—Monthly Subscriber Premium	Year-over-Year Change
2022	\$857.06	—	\$302.53	—
2023	\$913.74	6.60%	\$283.25	-6.40%
2024	\$1,021.41	11.80%	\$324.79	14.70%
2025	\$1,135.51	11.20%	\$320.47	-1.30%
2026	\$1,168.86	2.90%	\$356.83	11.30%
2022–2026	36.4% cumulative increase	8.0% average annual compounded growth	17.9% cumulative increase	4.2% average annual compounded growth

Five-Year Sensitivity Projection				
Active-Employee Option	2027 Estimated Annual District Cost	2031 at 4% Annual Growth	2031 at 6% Annual Growth	2031 at 8% Annual Growth
A: Current 85/15	\$156,888	\$183,537	\$198,067	\$213,444
D: 75% Dependent	\$167,877	\$196,392	\$211,940	\$228,394
B: 55% Dependent	\$150,645	\$176,234	\$190,186	\$204,951
C: 65% Dependent—Staff Recommendation	\$159,261	\$186,313	\$201,063	\$216,673

Combined Active and Retiree Cost Exposure				
Active-Employee Option	2027 Combined Active and Retiree Cost	2031 at 4% Annual Growth	2031 at 6% Annual Growth	2031 at 8% Annual Growth
A: Current 85/15	\$213,364	\$249,606	\$269,367	\$290,279
D: 75% Dependent	\$224,353	\$262,461	\$283,240	\$305,229
B: 55% Dependent	\$207,121	\$242,302	\$261,486	\$281,786
C: 65% Dependent—Staff Recommendation	\$215,737	\$252,382	\$272,363	\$293,508
Current annual retiree contribution (6 retirees; unchanged)	\$56,476			

SCENARIO COMPARISON — 2027 ACTIVE-EMPLOYEE HEALTH BENEFITS

Board presentation detail supporting the 65% dependent-contribution recommendation

Staff recommends 100% District-paid employee-only coverage and a 65% District contribution toward dependent coverage. Using the common seven-employee enrollment, the recommended option costs \$159,261 annually—\$2,373 above current and \$8,616 below the 75% option. Compared with the 55% alternative, it provides greater dependent support while reducing annual employee contributions by \$8,616.

COMMON ENROLLMENT ASSUMPTIONS

Health Plan / Election	Single	Emp + 1	Emp + 2+	Total
Kaiser Permanente	2	0	3	5
Blue Shield Access+	0	1	0	1
Cash-in-Lieu (Opt-Out)	1	0	0	1
TOTAL	3	1	3	7

ANNUAL COST COMPARISON

Option	Dependent Rate	District Monthly	District Annual	District Δ vs Current	Employee Annual	Employee Δ vs Current	Board Position
Current 85/15	—	\$13,074	\$156,888	\$0	\$26,275	\$0	Baseline
75% dependent	75%	\$13,990	\$167,877	\$10,989	\$21,539	-\$4,735	Highest dependent support / highest District cost
55% dependent	55%	\$12,554	\$150,645	-\$6,243	\$38,771	\$12,496	Lower-cost alternative / highest employee cost
65% dependent	65%	\$13,272	\$159,261	\$2,373	\$30,155	\$3,880	STAFF RECOMMENDATION

MONTHLY EMPLOYEE COST BY PLAN AND COVERAGE TIER

Plan / Coverage Tier	Current 85/15	75% Option	55% Option	65% Recommendation	65% Δ vs Current
Kaiser Single	\$178.14	\$0.00	\$0.00	\$0.00	-\$178.14
Kaiser Employee + 1	\$356.29	\$296.91	\$534.43	\$415.67	\$59.38
Kaiser Employee + 2+	\$463.18	\$475.05	\$855.09	\$665.07	\$201.90
Blue Shield Employee + 1	\$443.74	\$369.78	\$665.60	\$517.69	\$73.96
Cash-in-Lieu Benefit	\$666.53	\$1,187.63	\$1,187.63	\$1,187.63	\$521.10

ANNUAL EMPLOYER CONTRIBUTION VALUE BY COVERAGE TIER

Coverage Tier	Current 85/15	75% Option	55% Option	65% Recommendation
Kaiser Single	\$12,114	\$14,252	\$14,252	\$14,252
Kaiser Employee + 1	\$24,228	\$24,940	\$22,090	\$23,515
Kaiser Employee + 2+	\$31,496	\$31,353	\$26,793	\$29,073
Cash-in-Lieu	\$7,998	\$14,252	\$14,252	\$14,252

BOARD DECISION LENS

Decision Factor	Board Interpretation
Equity	All alternatives provide 100% employee-only coverage and cash-in-lieu equal to the Kaiser Single value.
Employee affordability	The 65% recommendation reduces dependent employee costs compared with the 55% alternative.
District cost	The 65% recommendation costs more than the 55% alternative but less than the 75% option.

July 2026 Board of Administration Offsite

2027 Region 1 Premiums Per Subscriber Per Month (PSPM)

Public Agency & School Members

Region 1							
Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Glenn, Humboldt, Lake, Lassen, Marin, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Placer, Plumas, Sacramento, San Benito, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tuolumne, Yolo and Yuba							
Basic Plans (B)	2026			2027			Percent Change
	Single	2-Party	Family	Single	2-Party	Family	
HMO							
Anthem Blue Cross Select HMO	\$1,336.29	\$2,672.58	\$3,474.35	\$1,486.44	\$2,972.88	\$3,864.74	11.24%
Anthem Blue Cross Traditional HMO	\$1,612.08	\$3,224.16	\$4,191.41	\$1,732.52	\$3,465.04	\$4,504.55	7.47%
Blue Shield Access+ HMO	\$1,301.95	\$2,603.90	\$3,385.07	\$1,479.12	\$2,958.24	\$3,845.71	13.61%
Blue Shield EPO	\$1,301.95	\$2,603.90	\$3,385.07	\$1,479.12	\$2,958.24	\$3,845.71	13.61%
Blue Shield Trio HMO	\$1,166.58	\$2,333.16	\$3,033.11	\$1,202.57	\$2,405.14	\$3,126.68	3.09%
Kaiser Permanente	\$1,168.86	\$2,337.72	\$3,039.04	\$1,187.63	\$2,375.26	\$3,087.84	1.61%
Sutter Health	N/A	N/A	N/A	\$1,130.67	\$2,261.34	\$2,939.74	N/A
Western Health Advantage HMO	\$969.58	\$1,939.16	\$2,520.91	\$1,030.80	\$2,061.60	\$2,680.08	6.31%
PPO							
PERS Gold	\$1,120.58	\$2,241.16	\$2,913.51	\$1,215.17	\$2,430.34	\$3,159.44	8.44%
PERS Platinum	\$1,670.14	\$3,340.28	\$4,342.36	\$1,778.62	\$3,557.24	\$4,624.41	6.50%

Medicare Plans (M)	2026			2027			Percent Change
	Single	2-Party	Family	Single	2-Party	Family	
Medicare Advantage							
Anthem Medicare Preferred PPO	\$571.70	\$1,143.40	\$1,715.10	\$619.25	\$1,238.50	\$1,857.75	8.32%
Blue Shield Medicare Advantage PPO	\$539.43	\$1,078.86	\$1,618.29	\$619.36	\$1,238.72	\$1,858.08	14.82%
Kaiser Permanente Senior Advantage	\$356.83	\$713.66	\$1,070.49	\$333.93	\$667.86	\$1,001.79	-6.42%
Kaiser Permanente Senior Advantage Summit	\$426.31	\$852.62	\$1,278.93	\$391.74	\$783.48	\$1,175.22	-8.11%
UnitedHealthcare Group Medicare Advantage PPO	\$481.29	\$962.58	\$1,443.87	\$534.00	\$1,068.00	\$1,602.00	10.95%
Medicare Supplement							
PERS Gold Medicare Supplement	\$597.57	\$1,195.14	\$1,792.71	\$597.57	\$1,195.14	\$1,792.71	0.00%
PERS Platinum Medicare Supplement	\$665.50	\$1,331.00	\$1,996.50	\$665.50	\$1,331.00	\$1,996.50	0.00%

July 2026 Board of Administration Offsite

2027 Region 1 Premiums Per Subscriber Per Month (PSPM)

Public Agency & School Members

Region 1						
Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Glenn, Humboldt, Lake, Lassen, Marin, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Placer, Plumas, Sacramento, San Benito, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tuolumne, Yolo and Yuba						
Combination Plans	2027					
	Subscriber in M & 1 Dependent in B	Subscriber in M & 2+ Dependents in B	Subscriber in M, 1 Dependent in B & 1 Dependent in M	Subscriber in B & 1 Dependent in M	Subscriber in B & 2+ Dependents in M	Subscriber in B, 1 Dependent in B & 1 Dependent in M
Basic HMO and Medicare Advantage						
Anthem Blue Cross Select and Medicare Preferred	\$2,105.69	\$2,997.55	\$2,130.36	\$2,105.69	\$2,724.94	\$2,997.55
Anthem Blue Cross Traditional and Medicare Preferred	\$2,351.77	\$3,391.28	\$2,278.01	\$2,351.77	\$2,971.02	\$3,391.28
Blue Shield Access+ HMO and Medicare Advantage	\$2,098.48	\$2,985.95	\$2,126.19	\$2,098.48	\$2,717.84	\$2,985.95
Blue Shield EPO and Medicare Advantage	\$2,098.48	\$2,985.95	\$2,126.19	\$2,098.48	\$2,717.84	\$2,985.95
Blue Shield Trio and Medicare Advantage	\$1,821.93	\$2,543.47	\$1,960.26	\$1,821.93	\$2,441.29	\$2,543.47
Kaiser Permanente and Senior Advantage	\$1,521.56	\$2,234.14	\$1,380.44	\$1,521.56	\$1,855.49	\$2,234.14
Kaiser Permanente and Senior Advantage Summit	\$1,579.37	\$2,291.95	\$1,496.06	\$1,579.37	\$1,971.11	\$2,291.95
Basic PPO and Medicare Supplement						
PERS Gold and Medicare Supplement	\$1,812.74	\$2,541.84	\$1,924.24	\$1,812.74	\$2,410.31	\$2,541.84
PERS Platinum and Medicare Supplement	\$2,444.12	\$3,511.29	\$2,398.17	\$2,444.12	\$3,109.62	\$3,511.29
Region 1						
Alameda, Alpine, Amador, Butte, Calaveras, Colusa, Contra Costa, Del Norte, El Dorado, Glenn, Humboldt, Lake, Lassen, Marin, Mariposa, Mendocino, Merced, Modoc, Mono, Monterey, Napa, Nevada, Placer, Plumas, Sacramento, San Benito, San Francisco, San Joaquin, San Mateo, Santa Clara, Santa Cruz, Shasta, Sierra, Siskiyou, Solano, Sonoma, Stanislaus, Sutter, Tehama, Trinity, Tuolumne, Yolo and Yuba						
Combination Plans	2026					
	Subscriber in M & 1 Dependent in B	Subscriber in M & 2+ Dependents in B	Subscriber in M, 1 Dependent in B & 1 Dependent in M	Subscriber in B & 1 Dependent in M	Subscriber in B & 2+ Dependents in M	Subscriber in B, 1 Dependent in B & 1 Dependent in M
Basic HMO and Medicare Advantage						
Anthem Blue Cross Select and Medicare Preferred	\$1,907.99	\$2,709.76	\$1,945.17	\$1,907.99	\$2,479.69	\$2,709.76
Anthem Blue Cross Traditional and Medicare Preferred	\$2,183.78	\$3,151.03	\$2,110.65	\$2,183.78	\$2,755.48	\$3,151.03
Blue Shield Access+ HMO and Medicare Advantage	\$1,841.38	\$2,622.55	\$1,860.03	\$1,841.38	\$2,380.81	\$2,622.55
Blue Shield EPO and Medicare Advantage	\$1,841.38	\$2,622.55	\$1,860.03	\$1,841.38	\$2,380.81	\$2,622.55
Blue Shield Trio and Medicare Advantage	\$1,706.01	\$2,405.96	\$1,778.81	\$1,706.01	\$2,245.44	\$2,405.96
Kaiser Permanente and Senior Advantage	\$1,525.69	\$2,227.01	\$1,414.98	\$1,525.69	\$1,882.52	\$2,227.01
Kaiser Permanente and Senior Advantage Summit	\$1,595.17	\$2,296.49	\$1,553.94	\$1,595.17	\$2,021.48	\$2,296.49
Basic PPO and Medicare Supplement						
PERS Gold and Medicare Supplement	\$1,718.15	\$2,390.50	\$1,867.49	\$1,718.15	\$2,315.72	\$2,390.50
PERS Platinum and Medicare Supplement	\$2,335.64	\$3,337.72	\$2,333.08	\$2,335.64	\$3,001.14	\$3,337.72



Board Agenda Item Staff Report

Subject: Review, Revision, and Readoption of Water System Regulations, Part A
Meeting Date: August 18, 2026
Date Prepared: July 31, 2026
Prepared by: Wade Holland, Customer Services Manager
Attachments: List of current regulations; Draft of proposed revised Part A Regulations (2 versions, one with “Changes Showing” and one with “Changes Hidden”); Summary of substantive changes to Part A regulations

Recommended Action: Information item; ask staff to proceed as suggested

Staff is proposing a comprehensive review, revision, and readoption of the Regulations that govern the operation of the Water System, something that has not been done since the early days of the District’s ownership of the Water System. We anticipate that this process will stretch out over several months, as we present in turn each of the three Parts of the Regulations.

We are beginning with “Part A, Water Service,” which consists of Regulations 100-118. In time, we will present the regulations forming “Part B, Extension and Construction of Water Distribution Facilities” (Regulations 20-36, to be renumbered 200-236), and then the regulations forming “Part C, Customer Accounting” (Regulations 300-305). Attached is a listing of the entire set of current Regulations (the proposed revisions will request changes to the titles of some regulations).

Historical Background

An interim set of “Rules and Regulations” was adopted at the time IPUD assumed ownership and operation of the water system on January 1, 1980. These regulations were essentially the regulations of the Stinson Beach County Water District, which were minimally adapted for use in Inverness. It was discovered subsequently that the Stinson Beach regulations had been adapted from the regulations of the North Marin Water District, so there remains to this day a great deal of similarity between our regulations and North Marin’s regulations. IPUD’s original set of interim regulations was enacted formally in July 1983 as the “Regulations of the Inverness Public Utility District Water System” (Ordinance 83-2).

Over the years, a few new regulations have been added and many changes to some original regulations have been adopted, especially in response to changes in the legislative and regulatory environments. However, we have never undertaken a comprehensive re-examination of the entire set of regulations. A recent perusal of all the regulations revealed a number of concerns, such as typographical errors, copying errors, erroneous cross-references, outdated provisions, unclear language, conflicting provisions, and the like.

Revising the Regulations

Our process of proposing revisions to the regulations has included a review of each regulation’s history of adoption and amendments, a comparison with the current version of the equivalent NMWD regulation when applicable, a review of currently applicable statutory and regulatory requirements, a consideration of the regulation’s relationship to the other regulations, and an evaluation of the clarity of the language. We have also endeavored to correct typographical, grammatical, spelling, syntactical, and consistency errors.

We found no need to consider a general reorganization or total rewrite of the set of regulations, so our process has been to propose revisions on a regulation-by-regulation basis while preserving the overall structure of the set of regulations. Where appropriate, we opted to maintain the historical similarity between our regulations and North Marin’s regulations, especially in areas where legislative and regulatory changes have rendered sections of our existing regulations outdated and even invalid; this was especially the case with topics related to statutory regulation of water utilities and to the State legislature’s recent avalanche of legislation aimed at promoting expansion of affordable housing in the state.

Suggested Process

We expect that each of the three Parts of the regulations will be presented to the Board and the public over a series of at least three Board meetings. The first meeting (today's meeting in the case of the Part A regulations) is for purposes of **Presentation** – to introduce the regulations that comprise the Part and to summarize the substantive changes being proposed for that Part's regulations. We can take and respond to questions at this time, but the expectation is that Directors, staff, and members of the public will want to go through the individual regulations between meetings, assembling questions, concerns, suggestions, alternatives, etc.

The second meeting (or more if required) will be for purposes of **Discussion** – to answer questions, clarify intent and language, discuss the details, consider and decide provisionally on alternatives, etc. Presumably, at the conclusion of this part of the process staff will be asked to bring back revisions requested by the Board during the discussion phase.

The process will conclude at a meeting at which staff presents a final draft of the Part for **Adoption** by the Board (by means of enactment of an ordinance).

We suggest that this three-stage process be continued for Part A and repeated for Parts B and C.

LISTING OF IPUD WATER SYSTEM REGULATIONS (June 2026)

Reg. No.	Current Title	Proposed Title
PART A. WATER SERVICE		
100	Basic Policies	Basic Policies
101	New Service Connection	New Service Connection
102	Change of Service Connection	Change of Service Connection
103	Multiple Service Connection	Multiple Service Connection
104	Temporary Service	Temporary Service
105	Privately-Owned Fire Protection Services	Privately-Owned Fire Protection Services
106	Title to and Use of Water	Title to and Use of Water
107	Interference with Service and System Facilities	Interference with Service and System Facilities
108	Cross-Connection and Backflow Prevention	Cross-Connection and Backflow Prevention
109	Access to Facilities	Access to Facilities
110	Interruption of Service	interruption of Service
111	Privately-Owned Facilities	Privately-Owned Facilities
112	Low-Pressure Service	Low-Pressure Service
113	High-pressure Service	High-pressure Service
114	Improvement of System Facilities	Improvement of System Facilities
115	Adjustment of Usage Charge for Unintentional or Inadvertent Usage	Adjustment of Usage Charge for Unintentional or Inadvertent Usage
116	Out-of-District Service	Out-of-District Service
117	Water Shortage Emergency	Water Shortage Emergency
118	Water Conservation	Water Conservation
PART B. EXTENSION AND CONSTRUCTION OF WATER DISTRIBUTION FACILITIES		
20	When Extension of Water Distribution System Required	When Extension of Water Distribution System Required
21	Facility Size and Design	Facility Size and Design
22	Payment for Distribution Facilities	Payment for Distribution Facilities
23	Land, Easement and Rights of Way	Land, Easement and Rights of Way
24	Preliminary Planning and Cost Estimates	Preliminary Planning and Cost Estimates
25	Extension Agreement	Extension Agreement
26	<i>[Deleted, Resolution 80-5, January 28, 1980] [See Note 1]</i>	<i>[Deleted, Resolution 80-5, January 28, 1980] [See Note 1]</i>
27	Construction by District	Construction by District
28	Construction by Extendor	Construction by Extendor
29	<i>[Deleted] [See Note 2]</i>	<i>[Deleted] [See Note 2]</i>
30	<i>[Deleted] [See Note 3]</i>	<i>[Deleted] [See Note 3]</i>
31	Relocation Necessary to Accommodate Construction, Widening or Relocation of Streets and Roadways	Relocation Necessary to Accommodate Construction, Widening or Relocation of Streets and Roadways
32	Relocation Required by Improvements Constructed	Relocation Required by Improvements Constructed
33	Relocation Required by Construction of Public Drainage Works	Relocation Required by Construction of Public Drainage Works
34	Relocation Required by the Construction of Underground or Overhead Utilities <i>[See Note 4]</i>	Relocation Required by the Construction of Underground or Overhead Utilities <i>[See Note 4]</i>
35	Determination of Construction Costs	Determination of Construction Costs
36	Installation of Service to Private Fire Protection Systems	Installation of Service to Private Fire Protection Systems

LISTING OF IPUD WATER SYSTEM REGULATIONS (June 2026)

PART C. CUSTOMER ACCOUNTING

300	Application for Service	Application for Service
301	Rates and Charges	
302	Lifeline Program	Lifeline Program
303	Discontinuation of Residential Water Service	Discontinuation of Residential Water Service
304	Discontinuation of Non-Residential Water Service	Discontinuation of Non-Residential Water Service
305	Service Default, Suspension, and Abandonment	Service Default, Suspension, and Abandonment

NOTES

- 1 Regulation 26 was entitled "Small Extension Agreements for Preliminary Engineering Work and Preparation of Reports"; undetermined why it was deleted.
- 2 Regulation 29 was entitled "Facilities Reserve Charge when Extenders Pay for Storage, Pumping or Treatment Facilities"; undetermined when or why it was deleted.
- 3 Regulation 30 was entitled "Extender's Reimbursement"; undetermined when or why it was deleted.
- 4 Title of Regulation 34 is erroneous: "Regulation" should be "Relocation".

Summary of Substantive Changes Proposed for Regulations 100-118

-- 2026 Review and Readoption of IPUD Water System Regulations --

Intent

This document lists the substantive changes being proposed for each of the Water System Regulations 100-118 that constitute Part A, “Water Service.” This summary does not include editorial and technical changes to the regulations, such as correction of spelling and grammar errors, typographical errors, internal referencing errors, as well as nonsubstantive changes for purposes of improved clarity, organizational structure, consistency, and the like.

We are providing two versions of the proposed revised regulations:

- A “**Changes Showing**” version that uses Track Changes to show with strikeouts and underscoring all changes being proposed to the current, legally adopted regulations, and.
- A more readable “**Changes Hidden**” version that does not show the changes being proposed to the existing regulations.

Each substantive change is identified by the paragraph (such as “**(a)**”) or paragraph and subparagraph (such as “**(b)(2)**”) in which the substantive change is located.

Regulation 100: Basic Policies

- (g) New paragraph, clarifying use of the terms “District” and “System” throughout the regulations.

Regulation 101: Service Connection

Title Title changed from “New Service Connection” to “Service Connection.”

- (b) Adds that an application for a new service connection may be required to submit the fire sprinkler plan.

Provides that the System regards 1-inch as the minimum meter size.

- (d) Previous content of paragraph (d) has been renumbered as paragraph (g).

New content added as paragraph (d) provides for a New Service Application Fee to recover the considerable administrative (operating budget) costs of processing an application for a new service.

- (f)(3) Adds requirement that location of meter be vehicle accessible.

- (g) Repeats requirement that location of meter be accessible to a System motor vehicle.

- (h)-(s) These paragraphs were previously numbered (g) through (r).

- (i) Adds language to make clear that during a Water Shortage Emergency a customer with a constructively installed meter has an absolute right to request installation of a physical meter.

- (k) Adds language that a second (and subsequent) request to extend the expiration of an application for a new service must be referred to and approved by the Board of Directors (existing regulation does not provide for more than one staff-granted six-month extension).

Reduces from 10% to 5% the District’s retention of a portion of the posted New Service Connection fee in the event the application expires.

Clarifies District’s obligation to refund any unobligated balance of posted deposits in the event a new service application becomes null and void.

- (s)(2) Adds language stating that the amount set for a calendar year’s New Service Connection Fee shall remain in effect into the subsequent year until the subsequent year’s fee amount is

determined (because of today's longer lead times in completion of annual audits, which provide the information needed to set each year's New Service Connection Fee).

- (s)(3) Deletes obsolete requirement that subsequent year's New Service Connection Fee be determined by November 30 (see preceding item).
- (t) Added language to clarify details of New Service Connection Fee.

Regulation 102: Change of Service Connection

- (a) This paragraph was moved from Regulation 106 (without substantive changes).
- (e) New content added as paragraph (e) provides for a Change-of-Service Application Fee to recover the considerable administrative (operating budget) costs of processing an application for a change in a service connection.
- (f) (Previously paragraph (d)) Adds language that submission of the fire sprinkler plan may be required with an application for a change of service.
- (g) Adds language related to declaring a service to be in Nonconforming status if the system requires that the connection facilities be enlarged but the property owner refuses to pay the required fees and charges.
- (h) Adds that the District's policy is to not install meters smaller and one inch in size.

Regulation 103: Multiple-Service Connection

Title Title changed from "Multiple Service Connection" to "Multiple-Service Connection."

General. This Regulation has been entirely rewritten, principally to conform to changes over the years in the California Water Code and Government Code. The rewrite is largely consistent with the applicable sections of North Marin Water District's Regulation 04 (except that paragraph (b) makes explicit that IPUD does not regard as separate dwelling units one ADU, or one JADU, or one combination of one ADU and one JADU). New language (paragraphs (d) and (e)) provides for submetering (from a master meter) of individual dwelling units (where permitted by State statute) and that District will not install, read, or render individual statements for submeters.

Regulation 104: Temporary Service

- (b) The listed "general conditions" have been added, including a condition that places a limitation on providing temporary water for out-of-district use.
- (c) Changes the Temporary Service Security Deposit from a fixed amount (currently, \$766.50) to an appropriate amount based on the value of the District-owned equipment that is provided and the specific circumstances of the temporary service hookup, not to exceed the replacement value of the provided equipment.
- (d) Expands the provisions for waiving or modifying the security deposit provisions from "emergency situation" only to also apply to governmental entities and (for nonresidential uses only) to nonprofit organizations.
- (d) - (f) Added language makes explicit that it is the General Manager and the Water System Superintendent who may waive provisions of the fees and charges paragraphs.
- (f) Clarifies the existing practice of basing the quantity charges for temporary water on the highest commodity rate that would be applicable were the temporary water user a regular customer.

- (f) Expands the provisions for waiving or modifying service and quantity charges from “emergency situation” only to also apply to governmental entities and (for nonresidential uses only) to nonprofit organizations.
- (k) Clarifies that “convenient use of water” provisions apply to temporary water provided to an existing customer, not to a temporary customer, and that an existing customer’s charge for temporary water use shall be at the customer’s normal usage rates.

Regulation 105: Privately-Owned Fire Protection Services

No substantive changes.

Regulation 106: Title to and Use of Water

No substantive changes, except that the previous paragraph (4), “Change in Use,” was moved into Regulation 102.

Regulation 107: Interference with Service and System Facilities

No substantive changes.

Regulation 108: Cross-Connection and Backflow Prevention

General. The subjects of cross-connections and backflow prevention are currently undergoing a massive regulatory overhaul at the federal and state levels. Our staff is working on understanding the new regulations, bringing our system into compliance with the changes, and becoming appropriately certified to manage cross-connections. This process will eventually necessitate a major rewrite of the District’s regulation on the subject. Thus, for the time being we are leaving the essence of our existing regulation in place, since we expect that we will soon be completely rewriting this regulation.

- (a) “Purpose and Authority” paragraph updated to reflect changes over the years in applicable State code provisions.
- (d) and (f): Obsolete references to the California Administrative Code have been removed.
- (e) Applicable charges to customers are now noted by reference to Regulation 301, “Rates and Charges,” rather than being stated explicitly here. Obsolete provisions for billing the cross-connection charge on a time frame other than bimonthly have been removed.

Regulation 109: Access to Facilities

No substantive changes.

Regulation 110: Interruption of Service

No substantive changes.

Regulation 111: Privately-Owned Facilities

No substantive changes.

Regulation 112: Low-Pressure Service

- (g)-(h) Paragraphs (g) (“Pump”) and (h) (“Storage Tank”) have been rewritten and combined into a single paragraph (g) “**Pumping and Storage Facilities**” to approximate the equivalent

provisions in NMWD's updated Regulation 11 and bring our regulation on low-pressure services into compliance with current State code provisions.

Regulation 113: High-Pressure Service

No changes.

However, we note in paragraph (a) that our existing regulation sets 90 psi as the threshold for a high-pressure service, while NMWD sets the threshold at 80 psi. Should we conform to the NMWD standard?

We also note in paragraph (c) that the threshold is set at 80 psi, which makes it consistent with NMWD, and seems to argue that we should change "ninety (90)" in paragraph (a) to "eighty (80)".

Regulation 114: Improvement of System Facilities

No substantive changes.

Regulation 115: Adjustment of Customer's Usage Charge

Title Title simplified from "Adjustment of Usage Charge for Unintentional or Inadvertent Usage."

Note that this regulation has been revised in its entirety and amended many times over the years, most recently in November 2025.

Regulation 116: Out-of-District Service Connection

(d) References to "...approval by the Board of Directors" deleted because they are redundant with the provisions of paragraph (b).

Regulation 117: Water Shortage Emergency (Water Conservation Program)

(f) The phrase "System-provided" has been added in many places to draw the distinction between water provided by the IPUD Water System that is subject to usage restrictions by the System and water that may be available to a customer from another source (and which is not subject to restrictions imposed by the IPUD Water System).

(h) The amounts of the various penalties for violations of water usage restrictions have been recast in terms of a percentage of the Service Restoration Charge (provided for in Regulation 301), rather than as specific, fixed dollar amounts.

(h)(2) The window for filing an appeal of an administrative fine has been expanded from 14 days to a more reasonable 21 days. Language has been added to clarify District's obligation to refund an administrative fine that has been paid by an appellant whose appeal of the fine is sustained by the Board of Directors.

Regulation 118: Water Conservation and Prohibitions on Water Wastage

No substantive changes.

Regulation 100**BASIC POLICIES****(a) General**

It shall be the policy of the Inverness Public Utility District and the District's Water System to provide service connections to all qualifying and legally entitled applicants for service within the System's service area, as provided for by and within the provisions of these Regulations, and insofar as the System's capacity and capability to obtain, store, treat, and deliver water are adequate without depleting the water supply to the extent that there would be insufficient water for the essential purposes of human consumption, sanitation, and fire protection.

(b) Priority

It shall be the policy of District and System that their primary responsibility shall be to satisfy the normal demands and requirements for water of existing customers.

(c) Fire Protection and Drought Reserves

It shall be the policy of District and System that all System operations shall at all times be consistent with maintaining, and shall recognize an obligation to maintain, sufficient water reserves for a reasonable level of general fire protection, and, so far as is feasible, for reasonable protection of the service area from adverse consequences of abnormally dry years or drought. System and District reserve an absolute right to declare and enforce, within legal authority and limitations, any and all such emergency rules, regulations, and ordinances as are necessary to comply with the provisions of this paragraph.

(d) Development of Additional Sources of Supply

Development of expanded and/or new sources of water supply shall be pursued by District and System as and when necessary in order equally to maintain service at existing levels to existing customers, and to provide equivalent service to qualifying applicants for new and/or larger service connections, provided that development of new sources of supply is environmentally reasonable and is financially and technically feasible and practical.

(e) Ecological and Environmental Considerations

It shall be the policy of District and System that all District and System operations, actions, and policies shall be consistent with maximum possible maintenance of the environmental and ecological balance and the quality of life, in and for the community at large and in general, both within and without the territorial jurisdiction and boundaries of the District and within and without the service area of the System.

(f) Applicability

In the event any provision of any other of these Regulations of the Inverness Public Utility District Water system is, or is construed to be, in any instance, in conflict with any provision or provisions of this Regulation, the provision or provisions of this Regulation shall override and take precedence.

(g) "District" and "System"

Throughout these Regulations, unless stated explicitly to the contrary, the term "District" means the Inverness Public Utility District, and the term "System" means the Inverness Public Utility District's Water System. In these Regulations, the terms "District" and "System" may be used interchangeably to refer to the Inverness Public Utility District's Water System.

* * * * *

History

Regulation 100: 1983: July 20: Adopted

Regulation 101**SERVICE CONNECTION****(a) Application for Service Connection**

An application for a service connection intended to provide water to property not currently being served by the System must be made to the System in writing on the System's form by the property owner or by the property owner's authorized agent. The System may require such additional information as may be necessary or convenient to process the application, contact and maintain contact with the applicant, and provide the service connection.

(b) Size and Type of Service Connection

The size and type of the meter and service connection will be determined by the System at its sole discretion, based on the information provided by the applicant and other pertinent information in the System's possession. The System may require submission of any required fire sprinkler plan and design as documented by the fire agency having jurisdiction. It is intended that the minimum meter size for a new service connection be a one-inch meter.

(c) Application by Other than Property Owner

An application for a new service connection from any party other than the property owner(s) shall be accompanied by a written, notarized agreement signed by the property owner(s) consenting to the service installation and accepting responsibility and liability for any new service installation provided pursuant to said application.

(d) New Service Application Fee

- (1) Posting of New Service Application Fee. An application for a new service connection must be accompanied by the current New Service Application Fee, as provided for in Regulation 301, "Rates and Charges," of these Regulations. No application for a new service connection shall be recorded as accepted by the System in the absence of the System's receipt of payment, in full, of the applicable New Service Application Fee.
- (2) Exceptions. There shall be no New Service Application Fee required for connection of a publicly owned fire hydrant, for connection of District-owned property used for District operational purpose, or for a connection intended to provide service to a facility used exclusively for District operational purpose.
- (3) Refund of New Service Application Fee. An application for a new service connection is considered to have been submitted on the fourth business day following the recorded acceptance date of the application and receipt of the New Service Application Fee, during which three-day period the applicant may withdraw the application by filing with the System a written declaration of withdrawal. In the event an application for a new service connection is withdrawn pursuant to the provisions of this subparagraph, the System shall within thirty (30) days issue to the applicant a refund of the full amount of the New Service Application fee that it received from the applicant.
- (4) Submittal of application for a new service connection. Once an application for a new service connection has been submitted to the System, as provided for in subparagraph (3) of this paragraph, no portion of the applicant's New Service Application Fee may be refunded or considered to be refundable.
- (5) The New Service Application Fee is not considered to be a rate-payer fee or charge.

(e) Approval of Application

A submitted application for a new service connection that conforms in all respects to the provisions of paragraphs (a) through (d) inclusive of this Regulation shall be approved by the System, and the date recorded as the approval date shall be the date of receipt by the System of the fully-conforming application. Approval of an application for a new service connection shall not represent a commitment or agreement by the System to provide a connection or service. Said commitment shall be made only at such time as allocation of a new service connection is made by the System, which allocation shall be contingent on the System's determination that all conditions precedent to service, as enumerated in paragraph (f) of this Regulation, have been satisfied.

(f) Conditions Precedent to Service (Allocation of Meter)

Once an application for a new service connection has been approved, allocation of a meter shall be subject to satisfaction of each and all of the following conditions:

- (1) Availability to the System of sufficient water to provide the reasonably estimated demand of the new service.
- (2) Adequate System plant capacity to safely and reliably produce, deliver, and provide water to the new service.
- (3) Existence of a main of adequate capacity and pressure abutting the property to be served at a location accessible to a System-operated motor vehicle.
- (4) In the event of absence of or inadequacy of any of the facilities referred to in subparagraph (2) or (3) of this paragraph, the System may require construction by the applicant of expanded or additional facilities under the provisions of Part B of these Regulations, including, if required, execution by the applicant of an extension agreement as provided for in Part B of these Regulations.
- (5) Posting by the applicant of the current and applicable New Service Connection Fee, as provided for in paragraphs (s) and (t) of this Regulation.
- (6) Posting by the applicant of a reasonable deposit, as determined by the System, to cover all actual labor, materials, and contractor costs of installation of the new service connection, plus the current overhead factors for labor, materials, and contractor costs, as applicable.
- (7) Compliance with the provisions of Regulation 112 if the service connection for which application is being made is designated by the System as a Low-Pressure Service.
- (8) Compliance with the provisions of Regulation 113 if the service connection for which application is being made is designated by the System as a High-Pressure Service.
- (9) Compliance with the provision of Paragraph (b), "Limited Improvement Area," of Regulation 114 of these Regulations if the property to be served by the connection has been designated for inclusion in a Limited Improvement Area.
- (10) Compliance by the applicant and/or property owner, as applicable, with any and all other requirements provided for in these Regulations and applicable to the service, property, or location for which the application is being made.

(g) Location of Service Connection

A new service connection (meter) will be provided at a location accessible by a System-operated motor vehicle and where there is a System main of adequate size and pressure abutting a major frontage of the property to be served. The applicant may identify a location at the property to be served where installation of the service connection (meter) is desired, but actual location shall be determined by the System.

(h) Transferability or Assignment of Application

Once an application for a New Service Connection is approved by the System and until completion of active or constructive installation of the new service connection, as provided for in paragraph (i)

of this Regulation, the application may not be transferred or assigned to any other party or parties by the original applicant or applicants. Prior to completion of active or constructive installation of the new service connection, as provided for in paragraph (i) of this Regulation, any change in the principal ownership of the parcel(s) intended to be served that is, or should be, recorded by the County Recorder, shall constitute prima facie evidence of a withdrawal of the application for the new service connection and shall be subject to the provisions of subparagraph (5) of paragraph (t) of this Regulation. Withdrawal of an application for an approved new service connection shall render the application null and void.

(i) Actual and Constructive Installation of Service Connection

A new service connection shall be considered installed at such time that regular water service to the property is available through a physically installed meter and/or other appropriate appurtenant connection facilities. In the event the System is ready and able to install a meter and/or other appropriate appurtenant connection facilities but agrees to a request by or consent of the applicant to defer or not make actual physical installation and connection, the new service shall be considered to be constructively installed. For all intents and purposes of these Regulations, a constructively installed service connection shall be considered and treated as an actually installed service connection. Provided that no customer rates or charges are delinquent, the customer of record of a constructively installed connection shall have an absolute and unlimited right to demand physical installation and activation of a meter and/or other appropriate appurtenant connection facilities at any time by providing five (5) business days' notice to the System, including in the instance during which a duly declared Water Shortage Emergency is in effect.

(j) Customer of Record

The owner of the property served by a new service connection shall become the customer of record for the service account at such time as the service connection is actually or constructively installed, and shall within thirty (30) days of actual or constructive installation of the service connection complete, execute, and file with the District an "Application for Service and Service Agreement," as provided for in these Regulations.

(k) Expiration and Extension of Application for Service

An application for a new service connection not requiring addition or expansion of System facilities (pursuant to Part B of these Regulations) shall become null and void one hundred and eighty-one (181) days after approval of the application by the System in the event actual or constructive installation of the service connection has not occurred because of the applicant's failure to comply with or satisfy any requirement set forth in these Regulations. However, if the applicant applies in writing for an extension before the application expires, the General Manager may grant an extension of one hundred and eighty (180) days, and may not unreasonably deny such request for extension. Any request by the applicant for a second or subsequent extension must be referred to the Board of Directors for its approval, which approval must be based on a finding by the Board of Directors that extenuating non-economic circumstances necessitate a grant of the extension. Once an application has become null and void under the provisions of this paragraph, the applicant shall have an unlimited right to file a new application for a new service connection. In the event an application expires under the provisions of this paragraph, the System shall retain five percent (5%) of the applicant's posted New Service Connection Fee as an application processing charge, and, in addition, shall retain that portion of either or both of the applicant's New Service Connection Fee and/or posted deposit for installation costs as shall be necessary to cover the time, materials, administrative, and contract costs, including applicable overhead charges, for any engineering, design, and installation work already performed by the System, plus whatever costs, including applicable overhead charges, for time, materials, and contractor that may be incurred to dismantle any installation already performed. Any unretained balance shall be refunded to the applicant within thirty (30) days of the later of either the

District's notification to the applicant that the application has become null and void or the District's completion of dismantling of any installation work already performed.

(l) Order of Processing

Applications for new service connections shall be processed by the System in the order of acceptance by the System, as provided for in subparagraph (1) of paragraph (d) of this Regulation. The General Manager shall notify each applicant of the dates of acceptance of and approval of the application and of allocation of a meter and shall record in the District's files the dates of acceptance, approval, and meter allocation.

(m) New Service Connection on Undeveloped Property

If a new service connection is installed on undeveloped property, the System reserves the unconditional right at such time that the property is developed to require replacement with a larger meter or other service connection facilities if such development in the System's judgment or due to requirements of another permitting agency requires such larger meter and/or other connection facilities. Such replacement and reinstallation costs, including applicable overhead, are to be borne exclusively by the property owner. The provisions of Regulation 102, as applicable, shall apply to the enlargement of a service connection.

(n) Nontransferability of Service Connection

A service connection shall be provided only for, and shall provide water service only to, the property described by the Assessor's Parcel Number(s) specified in the application for the new service connection. The service connection shall run with said property in perpetuity or until retired by disconnection and removal from the System, and shall at no time under any circumstances be transferred to, assigned to, or reinstalled at any property other than the property indicated by the Assessor's Parcel Number(s) in the original application for new service connection (or its successor Assessor's Parcel Number(s)).

(o) Implied Lien

Installation and/or existence of a service connection on a property constitutes an implied lien against and running with title to said property in perpetuity or until said service connection is retired by disconnection and removal from the System, and said lien shall covenant and obligate any and all owners currently and subsequently of said property for all duties and responsibilities towards and for said service connection as provided for in the Regulations of the Inverness Public Utility District Water System, its assigns and successors, excepting that an owner of such property may at any time demand and require of the System retirement of the service connection by disconnection and removal from the System.

(p) Conditions for Retention of Service Connection

Once a new service connection has been installed (per paragraph (i) of this Regulation), the System's provision of water service, and continuation of provision of water service, shall be dependent upon compliance by the current customer of record with the following conditions:

- (1) Compliance with all applicable provisions of these Regulations.
- (2) All rates and charges properly billed by the System are paid within the time established in these Regulations for each particular rate or charge.
- (3) The property owner is at all times the customer of record for the service connection and has provided the System with such current information as the System requires in order to maintain customer records.
- (4) All plumbing, piping, fixtures, equipment, installations, and appurtenant devices connected directly or indirectly to the service connection or receiving water provided through the service

connection are maintained in proper working order and are in all respects in compliance with all applicable plumbing and/or building codes, regulations, standards, and ordinances.

(q) Failure to Comply with Conditions for Retention of Service Connection

At any time a service is not in compliance with any of the Conditions for Retention of Service Connection as provided for in paragraph (p) of this Regulation, the System reserves an unconditional right to suspend or disconnect the service or to declare the service in default. At any time there is a change in the service connection as provided for in Regulation 102, or there is a change in the customer for the service account, or there is over a 120-day period an increase of one hundred percent (100%) or more in the customer's use of and/or demand for water as compared to any 120-day period during the immediately preceding twelve (12) months, or there is a breakage or failure of any plumbing device at the served premises leading to unintentional loss of water, or there is an emergency condition at the served premises rendering the premises no longer fully habitable or usable for its customary purpose, the System may conduct and/or require an inspection of the property and premises served by the service connection to verify compliance with subparagraphs (1) and/or (4) of paragraph (p) of this Regulation, and if such inspection determines that the service is not in compliance with said subparagraph (1) and/or (4) of paragraph (p) of this Regulation, the System may require that the service be brought into said compliance as a condition of continued retention of the service connection.

(r) Water Shortage Emergency

Except as provided to the contrary in this Regulation 101 (such as in paragraph (i)), no provision of this or any other of these Regulations shall take precedence over any conflicting provision or provisions of an ordinance duly enacted by the Board of Directors of the Inverness Public Utility District pursuant to a Declaration of a Water Shortage Emergency. Except as provided to the contrary in this Regulation 101 (such as in paragraph (i)), any such ordinance may modify, amplify, extend, alter, suspend, replace, or otherwise change any provision or intent of these Regulations, and the provisions of such ordinance shall take precedence over these Regulations during the period of the legally declared Water Shortage Emergency.

(s) Amount of New Service Connection Fee

The amount of the New Service Connection Fee provided for in subparagraph (5) of paragraph (f) of this Regulation shall be determined as set forth below:

- (1) It is the intent of the Board of Directors to provide a rational means of setting the New Service Connection Fee such that the Fee applicable to each new service connection constitutes a capital contribution by the new connection's customer for the purpose of financing initial capital investment attributable to the new service. For this purpose, it is the intent of the Board of Directors that the Fee be set so that it proportionately recovers the costs incurred in providing the facilities required to provide and service the water service connection.
- (2) The amount of the New Service Connection Fee shall be established annually to be in effect from January 1 through December 31 (or until duly recalculated during the subsequent calendar year). The date of acceptance of an application for a new service connection, as provided for in subparagraph (1) of paragraph (d) of this Regulation, shall be used to determine the amount of the New Service Connection Fee that applies to the new service connection.
- (3) The amount of the New Service Connection Fee to be in effect in a year shall be recorded in the District's files by the General Manager, together with the calculations used to make said determination. Said file shall be available to the public for inspection.
- (4) The New Service Connection Fee shall be set at the amount determined by the following formula, rounded up to the next even One Hundred Dollars (\$100.00):

$$f = y / z$$

where,

- f: New Service Connection Fee (before rounding up).
- y: Total value of the Water System's depreciable assets before deduction for accumulated depreciation and excluding non-depreciable assets (land, construction in progress) as of June 30 of the year preceding the year during which the New Service Connection Fee will be in effect, as reported in the General Purpose Financial Statements of the District prepared by the District's independent auditors.
- z: Total number of customer connections (billable active, inactive, and suspended) of the Water System, excluding connections owned by the District itself or by any District-owned entity, and excluding customer accounts for publicly owned fire hydrants, on June 30 of the year preceding the year during which the New Service Connection Fee will be in effect.

(5) Example:

- y: \$4,939,288 in depreciable assets (as of June 30, 2022).
- z: 518 customers (as of June 30, 2022).
- f: $4,939,288 / 518 = \$9,535.31 = \$9,600.00$ (rounded up).

(t) Posting of New Service Connection Fee

- (1) Posting of New Service Connection Fee. The New Service Connection Fee provided for in subparagraph (5) of paragraph (f) of this Regulation becomes due and payable in full within thirty (30) days of the date on which the System notifies an applicant that the applicant's application for a new service connection has been approved.
- (2) Failure to post New Service Connection Fee. An applicant's failure to post the New Service Connection Fee within the time limit specified in subparagraph (1) of this paragraph shall be regarded by the System as a withdrawal by the applicant of the applicant's application for a new service connection and shall be handled in accordance with the provisions of subparagraph (5) of this paragraph.
- (3) Exceptions. There shall be no New Service Connection Fee required for connection of a publicly owned fire hydrant, for connection of District-owned property used for District operational purpose, or for a connection intended to provide service to a facility used exclusively for District operational purpose.
- (4) Refund of New Service Connection Fee before District's approval of application. In the event an applicant for a new service connection posts the New Service Connection Fee before applicant's application has been approved by the System and then the applicant withdraws the application before it has been approved, the System shall, within thirty (30) days, refund the full amount of the New Service Connection Fee that has been posted; except that, if the New Service Application Fee has not also been posted by the applicant, the System shall withhold the amount of the New Service Application Fee from the amount of the New Service Connection Fee that is refunded and shall post such withheld amount as the applicant's New Service Application Fee.
- (5) Refund of New Service Connection Fee after District's approval of application. In the event an application for a new service connection is withdrawn by the applicant after the application has been approved by the System but before completion of active or constructive installation of the new service connection, as noted in paragraph (i) of this Regulation, the System shall retain five percent (5%) of the applicant's posted New Service Connection Fee as an application withdrawal processing charge and, in addition, shall retain that portion of either or both of the applicant's New Service Connection Fee and/or posted deposit for installation costs

as shall be necessary to cover the time, materials, administrative, and contract costs, including applicable overhead charges, for any engineering, design, and installation work already performed by the System, plus whatever costs, including applicable overhead charges, for time, materials, and contractor costs that may be incurred to dismantle any installation already performed. Any unretained balance shall be refunded to the applicant within thirty (30) days of the later of either the District's receipt in writing of the withdrawal request or the District's completion of dismantling of any installation already performed.

- (6) Refund of New Service Connection Fee after installation of new service connection. Once a new service connection has been installed by the District, either actively or constructively (as noted in paragraph (i) of this Regulation), no portion of the New Service Connection Fee may be refunded.
- (7) Refund of New Service Application Fee. Under no circumstances provided for in this paragraph (t) of this Regulation shall the applicant's New Service Application Fee be refunded or considered to be refundable.

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*Regulation 101: 1983, July 20 (Ordinance 83-2(?)): Adopted.
1993, March 15 (Ordinance 32-93): Revised in its entirety and readopted.
2010, July 28 (Ordinance 80-2010): Sections (f)(6), (g), (j), and (l) amended.
2023, May 24 (Ordinance 109-2023): Subparagraphs (4) and (5) of paragraph (r) amended for purposes of improved clarity (no substantive changes).*

Regulation 102**CHANGE OF SERVICE CONNECTION****(a) Change in Use**

No substantial change in the nature or quantity of water usage through an existing connection shall be made except by permission of the System, which may, where appropriate, require as a condition of granting permission for such a change the filing of an application for a new service connection or the filing of an application for change of the existing service connection facilities. A “substantial change in the nature or quantity of water usage” shall include, but not be limited to, change from single-unit service to multiple-user service, or change in the customer type (such as residential, commercial, industrial, agricultural, institutional, public-entity, etc.) resulting in the likelihood of a more than a nominal increase on a continuing basis in water usage and demand.

(b) Replacement of Meter or Other Service Equipment

The System may at any time replace its equipment or facilities, including meters, for equipment or facilities of equal or better quality, standard, grade, rating, or performance, when such replacement is in the interests of system maintenance, performance, operation, efficiency, or improvement. When feasible, any such replacement shall be preceded by reasonable notice to affected customers and property owners.

(c) System-Initiated Relocation of Service Connection

The System may at any time and upon providing reasonable notice to the property owner relocate a service connection or appurtenant System facilities. Except in the case where relocation is occasioned solely for the convenience of and at the request of the property owner, whether by explicit request or necessitated by the property owner’s circumstances, the entire cost of relocation shall be borne by the System.

(d) Owner-Initiated Relocation of Service Connection

Relocation of a service connection may be requested by the property owner only. Any such request shall be honored by the System, provided that (1) the relocation is acceptable to the System (whose acceptance may not be withheld without good cause); (2) System or System-contracted personnel, facilities, and equipment are available to effect the relocation; and (3) the property owner executes an agreement with the System for the work and posts in advance a deposit equal to the System’s reasonably estimated costs for the relocation work, including overhead charges. Any difference between the actual final costs (including overhead charges) and the amount of the posted deposit shall be charged to or refunded to the property owner. Any such amount charged to the property owner shall be due and payable to the System within thirty (30) days of the System’s statement date.

(e) Change-of-Service Application Fee

An application filed with the System for an owner-initiated change in or relocation of the service connection pursuant to paragraph (a), (d), (f), (g), or (h) of this Regulation shall be accompanied by a nonrefundable Change-of-Service Application Fee in the amount provided for in Regulation 301, “Rates and Charges.”

(f) Owner-Initiated Change of Service

A change of a service connection at the request of the property owner or initiated pursuant to paragraph (a) of this Regulation shall be handled in the same manner as owner-initiated relocation of service connection in paragraph (d) of this Regulation. A change may necessitate enlargement of the service’s connection to the System’s distribution main. In the event enlargement is necessitated by

fire sprinklering requirements, District may require submission of applicable fire sprinklering approval documentation. As a condition of enlargement, the System may, at property owner's expense, conduct an inspection of all pipes and plumbing fixtures served by the service, and shall withhold approval of the enlargement if, in the System's judgment, any of said pipes or plumbing fixtures may be incapable of supporting the increased pressures and/or flows resulting from enlargement. Notwithstanding the inspection conducted pursuant to this paragraph, the System shall bear no responsibility for or liability resulting from any damages resulting directly or indirectly from any enlargement of a service connection.

(g) System-Required Enlargement of Service Connection

The System may at any time require enlargement of a customer's service connection when in the System's judgment the customer's record of use of and/or demand for water exceeds the reasonable capacity and safe operation of the System and/or of the customer's service connection or meter. Customer's engagement in an activity requiring enlargement shall, prima facie, constitute an owner-initiated request for a change in the service connection, notwithstanding the absence of a documentary application from the customer. In the event the property owner refuses to pay for an enlargement required by the System (including payment of the Change-of-Service Application Fee), the General Manager may declare the service in Nonconforming status (as provided for in Regulation 305).

(h) Reduction in Size of Service Connection and Meter

A reduction in size of a service connection shall be handled in the same manner as owner-initiated relocation of service connection in paragraph (d) of this Regulation. However, the System shall be under no obligation to replace any service connection or meter with a connection or meter of smaller size; District's policy is to not install a meter that is smaller than one inch. Upon application by a property owner for reduction, the System may, strictly at its option, so replace or authorize replacement of the meter and connection, provided such replacement in no way adversely affects System facilities or System integrity, and provided that the System's full costs, including overhead charges, of replacement are paid by the property owner. The System shall not be responsible in any way for any degradation in service resulting directly or indirectly from a reduction in size of a service connection or meter.

(i) Performance of Work

Any physical change in a service connection or any work affecting a service connection must be performed either by System personnel or under the supervision of and subject to inspection by and approval of the System. Any such change not performed by System personnel shall conform in all respects with all applicable Standard Drawings adopted by and for the System.

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History

Regulation 102: 1983: July 20 (?)
1993: March 15 (Ord. 32-93): Revised in its entirety and readopted.
2010: July 28 (Ord. 80-2010): Amended.

Regulation 103**MULTIPLE-SERVICE CONNECTION**

- (a) It is the intent of this Regulation that a single service connection shall serve and provide water to no more than one separate dwelling unit (including townhouse and condominium units), or one separate commercial, agricultural, or industrial enterprise, or one separate institutional entity, unless in the case of residential units (including townhouse and condominium units), such separate metering is specifically prohibited by Section 537 of the California Water Code.
- (b) Notwithstanding paragraph (a) of this Regulation, neither an accessory dwelling unit (ADU) nor a junior accessory dwelling unit (JADU) shall be considered to constitute a separate dwelling unit, provided that the principal dwelling unit's service meter provides water to no more than one principal dwelling unit plus one ADU or one JADU or one combination of one ADU and one JADU. Nothing in this paragraph shall prevent installation of a separate service connection to an ADU if so requested by the property owner and installed in accordance with the provisions of Regulation 101, "Service Connection," of these Regulations. (For purposes of this Regulation, an accessory dwelling unit (ADU) is as defined in the California Government Code, Title 7, Division 7, Chapter 13; a junior accessory dwelling unit (JADU) is as defined in the California Government Code, Title 7, Division 7, Chapter 13, Article 3.)
- (c) If provision of separate service connections to multiple units as required pursuant to Paragraph (a) of this Regulation would present substantial mechanical problems or extraordinary expense as determined conclusively by the District, service through a single connection equipped with a master meter may be allowed to any of the following:
 - (1) A duplex, triplex, apartments complex, multiunit residential structure, or mixed-use residential/commercial complex in undivided ownership, provided that each residential unit therein is equipped with a submeter as defined in Section 517 of the Water Code (unless submetering is specifically prohibited by Section 537 of the California Water Code).
 - (2) A commercial or industrial building that contains no residential units and is in undivided ownership.
 - (3) A building or group of non-residential buildings owned or occupied exclusively by one or more public entities.
- (d) In the event of submetering pursuant to Paragraph (c) of this Regulation, the District shall be responsible only for the master meter and shall have no obligation to fund or assume responsibility for ensuring compliance with any law or regulation governing the approval of submeter types or the installation, maintenance, reading, billing, and testing of submeters and directly associated onsite plumbing.
- (e) The District will not render separate statements to the individual dwelling or enterprise units served from a master meter. The customer account for a master meter will be responsible for all charges incurred by all subservices connected to the master meter. Components of rate structures applicable to master meters may take into account the number of residential, commercial, industrial, institutional, or public entity units that are supplied from a master meter or the number and characteristics (such as size) of submeters that are supplied from a master meter.
- (f) Service to multiple assessor's parcels.
 - (1) In no case shall a customer meter or comparable customer service connection provide water, directly or indirectly, to more than one assessor's parcel, unless the multiple assessor's parcels:

- (i) are contiguous,
 - (ii) are in common ownership, and
 - (iii) constitute a single building site.
- (2) In the event of subdivision of a single parcel, or in the event of subdivision or separation of multiple parcels satisfying conditions (i), (ii), and (iii) in Paragraph (f)(1) of this Regulation, new service connections shall be required in order to provide water service to each resulting new parcel, or to each resulting new set of parcels satisfying conditions (i), (ii), and (iii) in Paragraph (f)(1) of this Regulation, and all existing piping and plumbing interconnecting such parcels or sets of parcels shall be physically separated by removal and/or capping, as appropriate to the District's satisfaction.
- (3) At the time this Regulation is adopted, any instance of multiple parcels being served by a single meter and satisfying conditions (i) and (ii) in Paragraph (f)(1) of this Regulation but not satisfying condition (iii) in Paragraph (f)(1) of this Regulation shall be exempted from the requirement to install new service connection(s), but such exemption shall terminate at such time that condition (i) or (ii) in Paragraph (f)(1) of this Regulation ceases to be satisfied.
- (4) For purposes of this Regulation, multiple parcels in common ownership that are separated by a dedicated roadway or road right-of-way, whether developed or not, shall not be considered to be contiguous.

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History

Regulation 103: Adopted (as "Multiple Services"), July 20, 1983 (Ord. 83-2)
Amended in its entirety, May 21, 1986 (Ord. 5-86)
Deleted in its entirety, March 16, 1987 (Ord. 8-87)
Added (as "Multiple Service Connection"), Ord. 23-89 (Nov. 20, 1989)

Regulation 104**TEMPORARY SERVICE****(a) Definition**

A “temporary service” shall mean provision by the System of a connection or facility for drawing or using System-provided water during a limited period of time and for which the District determines that installation of a permanent connection is not required.

(b) Conditions of Use

A temporary service is most often installed to provide water to a temporary construction site or under emergency conditions. In general, a temporary service shall be provided by means of a metered connection to an existing fire hydrant or other type of existing service outlet. The following general conditions shall apply to temporary services:

- A temporary service permit for water that is to be transported to and used outside the District shall be issued only under unusual circumstances, such as, but not limited to, when there is no available source of water closer to the site of the intended use, as determined by the General Manager (whose decision may be appealed to the Board of Directors).
- Any permit for a temporary service may be suspended by the District during a water shortage emergency.
- A permit for a temporary service may be revoked immediately, without notice, under the following circumstances: non-payment of charges; use violates any provision of these regulations; access to the fire hydrant (or other connection facility) is impeded or is needed by the System for routine or emergency purposes.
- A meter or other connection or detector facilities installed in support of a temporary service may not be removed, disconnected, or relocated except by System personnel or pursuant to written permission of the Water System Superintendent.
- Water may not be drawn from a fire hydrant in a manner that does or may create a cross-connection with a non-potable water source without installation of a District approved backflow prevention device.

(c) Application

Application for a temporary service shall be made on the application and agreement form provided by the District. The applicant for a temporary service shall describe (and may be required to document) the intended use of the water, shall provide an estimate of the length of time the temporary service will be needed, and shall provide an estimate of the amount of water expected to be drawn through the temporary service connection.

(d) Security Deposit

As a condition of receiving a temporary service, the applicant shall post a Temporary Service Security Deposit. The General Manager or the Water System Superintendent shall determine an appropriate amount for the Temporary Service Security Deposit, taking into account the value of the System-provided equipment to be used to provide the temporary water supply and such other factors as may result in the potential for damage to or loss of the provided equipment as well as the creditworthiness of the applicant. The amount of the Temporary Service Security Deposit shall not exceed the replacement cost of the equipment provided by the System for the applicant’s temporary service connection.

At the System's sole discretion, the Temporary Service Security Deposit may be applied to any rates and charges that remain unpaid after forty-two (42) days from the statement date of any such rates and charges. If any portion of a Temporary Service Security Deposit is so applied to unpaid rates and charges, the System may at its discretion either disconnect the temporary service or require as a condition of continued use of the temporary service that the customer restore the Temporary Service Security Deposit to its original balance. Upon permanent disconnection of a temporary service, any remaining balance of the Temporary Service Security Deposit shall be refunded after deduction of all outstanding closing statement rates and charges and deduction of the costs to the System of any loss of or damage (beyond normal wear and tear) to System facilities installed or utilized for or in support of the temporary service.

The District's General Manager or Water System Superintendent may waive or modify any provisions of this paragraph, in whole or in part, in the case of a temporary service installed to relieve an emergency situation, to provide water to a governmental entity, or to provide water for a nonresidential use to a nonprofit organization.

(e) Installation Charge

As a condition of receiving a temporary service, the applicant shall pay the Temporary Service Installation Charge provided for under the System's current Schedule of Rates and Charges (Regulation 301). This charge is nonrefundable and includes the charge for disconnecting the temporary service.

The District's General Manager or Water System Superintendent may waive or modify any provisions of this paragraph in the case of a temporary service installed to relieve an emergency situation.

(f) Monthly Service Charge and Quantity Charge

A temporary service shall be assessed on a monthly basis the normal applicable service charge(s) provided for in the System's current Schedule of Rates and Charges (Regulation 301). A monthly service charge shall be prorated on a per day basis for fractions of a month the temporary service is available for use by the applicant.

The amount of water provided through a metered temporary service shall be determined by readings taken from the installed meter or detector on a regular basis by System personnel. The quantity charge for the water drawn during each billing cycle shall be determined by multiplying the metered usage in units of 100 cubic feet by the highest commodity rate that would apply to the System's regular customer's in the same service categorization and rate code, as stated in the System's Schedule of Rates and Charges (Regulation 301).

Charges shall be billed to the applicant for the temporary service at least bimonthly.

The District's General Manager or Water System Superintendent may waive or modify any provisions of this paragraph in the case of a temporary service installed to relieve an emergency situation, to provide water to a governmental entity, or to provide water for a nonresidential use to a nonprofit organization.

(g) Unmetered Temporary Service

The System may at its discretion provide temporary service without installing a meter or detector, and in such case shall establish an appropriate flat-rate monthly charge for the temporary service, and may adjust such flat-rate monthly charge at any time by providing the customer with seven (7) days advance notice. An unmetered temporary service may be converted to a metered temporary service at any time and solely at the System's discretion, with all such direct costs of conversion, including applicable current overhead factor(s), to be paid by the customer.

(h) **Extension of a Temporary Service**

Use of a temporary service may be extended beyond the estimated disconnection date if in the System's judgment a legitimate need for the temporary service still exists, provided that the temporary service is not being used in the System's judgment in lieu of a permanent service connection and the System's water supply is adequate to continue providing water to the temporary service.

(i) **Priority for Water**

The System may at its sole discretion deny water to a temporary service connection or permanently disconnect a temporary service at any time that continued service to the temporary service would reduce or threaten to reduce the System's overall water supply or capacity to deliver water to its permanent customers to the point where it would not be able to meet the normal demands of the permanent customers. The System shall at no time be under any obligation to satisfy any demand whatsoever, whether normal or extraordinary, of a temporary service customer.

(j) **Emergency Use and System Use of Water from a Hydrant**

Nothing in this Regulation shall preclude or limit the Water System's use of water from a fire hydrant for emergency purposes or for the Water System's own use by any means deemed appropriate by the System.

(k) **Convenient Use of Water from a Hydrant**

The Water System may at its sole discretion provide water from a hydrant to an existing customer (i.e., a customer who is not a temporary-use customer) under circumstances that do not constitute an emergency when doing so is for the convenience of the Water System or the convenience of the customer, as follows:

1. System's convenience: Water provided to a customer from a hydrant for the convenience of the Water System shall be billed to the customer's account at the commodity rates in effect for the customer's normal service categorization and rate code, as stated in the System's Schedule of Rates and Charges (Regulation 301).
2. Customer's convenience: It is the District's intent that all water provided to a customer from a hydrant (or other temporary service connection) solely for the convenience of the customer shall be metered (other than as provided for in Paragraph (g) of this Regulation). All water of customer convenience that is drawn for the benefit of a customer through a hydrant meter shall be billed to the customer at the highest commodity rate in effect for the customer's normal service categorization and rate code, as stated in the System's Schedule of Rates and Charges (Regulation 301) at the time the water is drawn. Notwithstanding this subparagraph, the Water System is under no obligation to provide water service to any customer solely for the convenience of the customer, and doing so shall be reserved for unusual circumstances, typically for a temporary period, and with the express consent and approval of the Water System's Superintendent, who may impose reasonable limitations on the quantity, duration, and use of water so provided.

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History

*Regulation 104: Adopted, July 20, 1983 (Ord. 83-2)
 Paragraph "f", line 1, amended, Nov. 20, 1989 (Ord. 23-89)
 Amended by Ordinance 80-2010, July 28, 2010
 Revised in its entirety by Ordinance 94-2020, May 27, 2020*

Regulation 105**PRIVATELY OWNED FIRE PROTECTION SERVICES****(a) Policy**

In the interests of the general welfare and safety of the community, it shall be the policy of District and System to encourage and facilitate installation and maintenance of privately owned services that are connected to the Water System and intended principally for fire protection.

(b) Permit

Private fire protection services connected to the Water System may be installed only upon application from the property owner and only with the consent of the Inverness Public Utility District under such rules, regulations, and conditions as are specified individually and generally by the District and the District's Fire Chief. No privately owned fire protection system may be connected to the Water System if it would wholly or substantially duplicate an existing publicly owned fire protection service, or would not contribute to an increased level of fire protection in the area served, or if in the System's judgment it could not be adequately maintained or safeguarded from unauthorized or unintended use.

(c) Installation

Installation of and connection to the Water System of a privately owned fire protection system shall be wholly at the expense of and provided by the property owner, except that the District may, at its option, enter into a contract with the applicant for the District to provide to the applicant equipment, labor, and/or services at the District's cost plus District's current applicable overhead factor(s). Any installation must conform in all respects with all applicable Standard Drawings adopted by and for the Water System. Any detector and/or meter shall be provided by the property owner, shall be to the Water System's specifications, and shall be assigned by the property owner to the District, but shall upon disconnection of the fire protection system revert to the property owner. All equipment installed as part of or in support of a privately owned fire protection system must be approved by the Water System and the District's Fire Chief, and in terms of specifications, installation, and operation must conform to the applicable Standard Drawings adopted for and by the Water System. An agreement must be reached between the District and the property owner as to whether or not the privately owned fire protection system will be equipped with a meter and/or a detector assembly.

(d) Non-emergency Use of Water from a Privately Owned Fire Protection

A privately owned fire protection system equipped with a detector and/or a meter may be used, at the Water System's sole discretion, to provide water for purposes other than emergency fire protection as specified by the System. Fixed Charges and Quantity Rates for water drawn for non-emergency use from such a privately owned fire protection system shall be in accordance with the System's current Schedule of Rates and Charges (Regulation 301).

(e) Privately Owned Fire Protection Systems Without a Meter or Detector

Privately owned fire protection systems not equipped with a meter or a detector may be used only for emergency fire protection purposes, or as required, specified, and restricted by the Water System, including use by the Water System for Water System and service maintenance and testing purposes. Such a system may be equipped by the Water System with a seal such that any drawing of water from the system will cause the seal to be broken. At any time it is determined that the seal has been broken or that water has been drawn through the service for a purpose not herein authorized, the owner shall, in the absence of mitigating circumstances, be assessed the rates and charges provided for in the System's current Schedule of Rates and Charges (Regulation 301). Such a system shall be regularly

assessed the applicable rates and charges provided for in the System's current Schedule of Rates and Charges.

(f) **Termination and Disconnection**

The System may order termination and disconnection of any System-connected privately owned fire protection system at any time, with or without cause or statement of reason, at its sole discretion. The costs of disconnection shall be borne by the property owner.

(g) **Existing Privately Owned Fire Protection Systems**

The provisions of this Regulation shall apply in their entirety to any privately owned fire protection system in existence at the time of adoption of this Regulation.

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History

*Regulation 105: Adopted, July 20, 1983 (Ord. 83-2)
 Paragraph "d", line 3, amended, Nov. 20, 1989 (Ord. 23-89)
 Amended by Ordinance 80-2010, July 28, 2010*

Regulation 106**TITLE TO AND USE OF WATER****(a) Title**

Title to, together with unconditional responsibility for, water furnished by the System, including risk of loss thereof, shall pass from the System to the customer at the outlet of the System's meter or other connection facilities. The customer shall be solely and unconditionally responsible therefrom for the carriage, handling, storage, use, and disposal of all furnished water.

(b) Location of Use of Water

No water furnished through a service connection by the System may be used on any premises or at any location other than that served by the System as specified in the application for service, without written and specific approval and authorization from the System.

(c) Resale of Water

No water furnished by or received from the System shall in any way be resold or reconveyed without written and specific approval and authorization from the System.

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History

Regulation 106: Adopted, July 20, 1983 (Ord. 83-2)

Regulation 107**INTERFERENCE WITH SERVICE AND SYSTEM FACILITIES****(a) Unlawful Acts**

The System shall at its sole discretion prosecute violation of applicable statutes of the Penal Code or of any other codes of the State of California that make it a misdemeanor to tamper with, bypass, or otherwise impair, damage, or interfere with the operation of any System water meter, to take water without authorization as a System customer in good standing, or to damage, obstruct, or interfere with any System facilities, equipment, or installations.

(b) Drawing Water from Fire Hydrants

No person not duly authorized by the System shall interfere with, open, or draw water from or through any fire hydrant connected to the System's distribution system.

(c) Protection of System Facilities

Any person who applies for service and/or executes a service agreement with the System covenants and agrees that, in addition to any right or remedy available to the System and the Inverness Public Utility District by law, he or she will pay to the System its costs for repairing or replacing any of its facilities damaged, rendered inoperable, or removed, for or by any reason or cause which the customer should reasonably have been aware of or prevented, or as a result of construction or other work or activity on the served property, including, without limitation, the sidewalks, driveways, curbs, and gutters adjacent thereto, or as a result of installation of utility services to the served property. The System may, without limiting the foregoing, place in Violation status (as provided for in Regulation 305 of these Regulations) any service wherein damage has been done to System property or integrity by the service's customer or by the owner of the property served by the service, or under any circumstances which the customer and/or the property owner should reasonably have been aware of or prevented.

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History

Regulation 107: Adopted, July 20, 1983 (Ord. 83-2)

Regulation 108**CROSS-CONNECTION AND BACKFLOW PREVENTION****(a) Purpose and Authority**

Inverness Public Utility District Water System furnishes public water supplies under permits issued by the California State Water Resources Control Board (SWRCB). In order to comply with the terms of these permits and with all State regulations intended to protect the public water supply from contamination, an appropriate backflow preventer shall be installed at every service connection where one is required by the California Health and Safety Code, Water Code, and Code of Regulations, as well as by regulations of the State Water Resources Control Board. In particular, this Regulation shall implement the requirements of Sections 116271, 116407, 116800, et al., of the California Health and Safety Code, Sections 13520-13521.2, et al., of the California Water Code, and Sections 60301.175, et al., of the California Code of Regulations.

The customer services at which backflow prevention devices are required shall be determined in accordance with the requirements of the Cross-Connection Control Policy Handbook (CCCPH) adopted by the State Water Resources Control Board. Examples include locations with an auxiliary water supply, locations where pressurized fluids are handled, locations with plumbing connections to unpotable piping or water storage facilities.

This Regulation supplements and does not supersede local plumbing regulations, codes, or ordinances, or State regulations related to water supply.

(b) Definitions

For the purposes of this Regulation, the definitions in **Section 7583 of Title 17 of the California Administrative Code** shall apply.

Commented [WH1]: Where? ("Administrative Code" is now the Code of Regulations.)

(c) Survey

The staff of the Inverness Public Utility District Water System shall provide means to identify water user premises where cross-connections exist or are likely to occur. Each new connection to the Water System shall be evaluated for the possibility of cross-connection. Staff shall also exercise reasonable diligence to identify changes at water user premises that indicate a possibility of cross-connection.

(d) Cross-Connection Condition

A "cross-connection condition" shall be deemed to exist at a water user premises when there is an unprotected actual or potential connection between the potable water system used to supply water for drinking purposes and any source or system containing unapproved water or any substance that is not or cannot be approved as safe, wholesome, and potable. Bypass arrangements, jumper connections, removable sections, swivel or changeover devices, or other devices through which backflow could occur, shall be considered to constitute a cross-connection condition.

(e) Cross-Connection Inspector

The District shall designate at least one person to be its cross-connection inspector, which person or persons shall have responsibility for inspecting, testing, and certifying backflow preventers. Such inspectors shall be individuals certified by the American Water Works Association, the University of Southern California, or the Inverness Public Utility District as backflow prevention testers.

(f) Maintenance of Records

The District's staff shall maintain for a minimum of three (3) years records of the locations, tests, maintenance, repairs, and replacements of backflow preventers.

(g) **Single Check Valve and Master Shutoff Valve**

Every customer service shall be equipped with a master shutoff valve and a backflow preventer (minimum of a single check valve), as provided for in Inverness Public Utility District Ordinance 83-4, regardless of whether or not a cross-connection condition exists at the water user premises. In general, this Regulation (Regulation 108) is not intended to apply to a water user premises at which the sole requirement for a backflow preventer is provided for in Ordinance 83-4, and at which no cross-connection condition, as defined in paragraph (d) of this Regulation, exists.

(h) **Type of Backflow Preventer Required**

In the event of a cross-connection condition at a water user premises, the type of preventer to be installed shall be determined by the District, giving consideration to the likelihood of backflow occurring, the type of contamination that may occur, and applicable State regulations. The general types of backflow preventers the District may require (in decreasing order of protection) are: Air Gap (AG), Reduced Pressure Principle device (RP), and double check valve (DCV). A single check valve installed pursuant to Inverness Public Utility District Ordinance 83-4 shall not be deemed sufficient as a backflow preventer at a water user premises where a cross-connection condition exists. The specific model of any device must be approved by the District.

(i) **Initial Installation/Inspection, Testing and Certification of Backflow Preventer**

The manner and location of installation of a backflow preventer shall be subject to District approval. In general, all backflow preventers shall be installed by others. The initial installation/inspection, testing, and certification of a required backflow preventer shall be at the expense of the customer or property owner.

(j) **Periodic Inspection and Testing of Backflow Preventers**

A certified inspection by a District-designated inspector of all backflow preventers shall be performed annually. More frequent inspection shall be required in cases where successive inspections indicate repeated failure, or in cases where unusual conditions or unusually hazardous cross-connections indicate a need for more frequent inspection in order to safeguard the public water supply, or in cases where more frequent inspection is determined to be necessary by the health agency.

A report of each certified inspection shall be submitted to the District within thirty (30) days of the inspection. An inspection shall be conducted within thirty (30) days of the scheduled inspection date.

(k) **Repair and Replacement of Backflow Preventer**

A backflow preventer that fails a performance test will be repaired or replaced by the District, provided that the preventer was initially installed by the District or has been previously certified by the District, and the bimonthly backflow service charge is in effect for the customer account for the water user premises where the preventer is located. If an upgrade of a backflow preventer is required, the upgrade installation and initial testing costs shall be at the expense of the customer or property owner, and shall not be covered by the bimonthly backflow service charge.

(l) **Noncompliance**

If a consumer fails to comply with this Regulation by failure to notify the District of the existence of a cross-connection condition, or a failure to install, test, or correct deficiencies, or by removal, tampering with, modifying, or bypassing a preventer, the District shall have the right to refuse water service or to discontinue water service, and, if it deems necessary, to physically disconnect the consumer's piping from the District's distribution system.

(m) **Access for Inspection**

Inverness Public Utility District personnel and representatives of any governmental health agency shall have the right of ingress to and egress from the consumer's premises at all reasonable hours without prior notification for the purpose of investigating compliance with this Regulation and State Health Department requirements.

(n) **Liability**

The District shall not be liable for any injury to persons or damage to property which may result directly or indirectly from the installation, malfunction, testing, or repair of any backflow preventer.

(o) **Charges**

The customer or property owner shall pay for initial installation/inspection, testing, and certification of a backflow preventer, or for installation, testing, and certification of a required upgrade backflow preventer. These charges shall be based on the District's cost for time and materials plus the District's standard overhead factor. The certification charge at the time of initial installation/inspection, at the time of upgrade installation, and in cases where the bimonthly cross-connection charge is not applied, shall be as provided for in Regulation 301, "Rates and Charges," of these Regulations.

Once a backflow preventer has been initially certified, the customer shall be charged a bimonthly cross-connection charge, payment of which shall entitle the customer to inspections and certifications at the prescribed inspection intervals, maintenance, testing, repair, and like-for-like replacement of the installed backflow preventer. The bimonthly charge shall be as provided for in Regulation 301, "Rates and Charges," of these Regulations.

(p) **Exceptions for 1.5-inch and Larger Assemblies**

In the case of a 1.5-inch or larger backflow preventer assembly, the District may at its option provide periodic inspection, testing, maintenance, repair, replacement, and certification on a time and materials (plus overhead) basis, rather than as provided for in paragraph "o" of this Regulation. At its option in the case of a 1.5-inch or larger backflow preventer assembly, the District may require the customer or property owner to provide directly for maintenance, repair, and replacement of the backflow preventer, with the District providing only inspection, testing, and certification.

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History

Regulation 108: Adopted, July 20, 1983 (Ord. 83-2)

Retitled, revised in its entirety, and readopted, February 20, 1989, Ord. 19-89

Regulation 109**ACCESS TO FACILITIES****(a) Access to Facilities**

By filing an application for a service connection, and/or by executing a service agreement, an applicant, customer, consumer, or property owner, as applicable, together with all other users and/or customers of System water at the served property, irrevocably license System personnel and System's authorized representatives and employees and agents to enter upon the property so served by or connected to the System at reasonable times for purposes of, but not necessarily limited to, reading, inspecting, testing, checking, repairing, maintaining, and replacing System's meters and any other System facilities, equipment, or installations located thereon or adjacent thereto, or to check for or abate any emergency or potential emergency condition. The provisions of this Regulation shall not limit any other rights of ingress to or egress from any served property provided for under any other provisions of these Regulations or applicable statutes laws, or regulations.

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History

Regulation 109: Adopted, July 20, 1983 (Ord. 83-2)

Regulation 110**INTERRUPTION OF SERVICE****(a) General**

District and System reserve without restriction absolute right to shut off, interrupt, disrupt, or otherwise temporarily discontinue or restrict the supply of water to any, several, or all service connections for purposes of, but not necessarily limited to, repairing, maintaining, extending, or altering its facilities and installations. Whenever possible, the Water System Superintendent shall provide reasonable advance notice of any degradation of service to all foreseeably affected users. System shall not, and does not, provide any guarantee of an absolutely continuous supply of water, and users so in need of an absolutely continuous supply shall, at user's sole expense and risk, provide themselves with appropriate alternate source of supply. This provision notwithstanding, no emergency storage facility or alternate source of supply may be maintained in any manner that is in contravention of or outside the provisions of any applicable System Regulation.

(b) System Nonliability

Neither the Inverness Public Utility District nor the Inverness Public Utility District Water System, nor their employees, agents, servants, or Directors, shall be liable or responsible for any loss, damage, or inconvenience suffered by any customer, property owner, or user as a result, directly or indirectly, of any interruption, degradation, or discontinuance of water service, whether or not advance notice of such interruption, degradation, or discontinuance has been provided, so long as such interruption, degradation, or discontinuance was not willful, unreasonable, or without good and proper cause or for purposes and intents provided for herein. Neither the Inverness Public Utility District, the Inverness Public Utility District Water System, nor their employees, agents, servants, or Directors shall be liable or responsible for any loss, damage, or inconvenience suffered by any person or property as a result of Acts of God or Nature, unavoidable accident, disturbance, riot, war, insurrection, calamity, disaster, or condition of any kind beyond the control of said District, System, employees, agents, servants, or Directors.

* * * * *

History

Regulation 110: Adopted, July 20, 1983 (Ord. 83-2)

Regulation 111**PRIVATELY OWNED FACILITIES****(a) Installation and Maintenance**

The customer or the owner of any property served by the System shall, at his or her own risk, furnish, install, maintain, repair, and retain ownership and control over, and absolute liability and responsibility for, any and all pipes and water receiving, distribution, and outlet facilities on the property's side of the outlet of the System's water meter or connection, provided, however, that if any such pipes, equipment, or facilities are the proximate cause of damage, nuisance, inconvenience, or hazard to the System or the public water supply, or to other of the System's customers or consumers, or to the general welfare of the public, the System shall have an absolute right to compel the owner or user of such pipes, equipment, or facilities to adjust, repair, or replace the same, or to discontinue drawing water from the System.

(b) Nonresponsibility

Neither the Inverness Public Utility District nor the Inverness Public Utility District Water System, nor their employees, agents, servants, or Directors shall be responsible or liable for any loss or damage caused by the negligent or wrongful acts or omissions of a customer, consumer, or user of System services or of such customer's, consumer's, or user's tenants, agents, employees, contractors, licensees, or permittees in installing, maintaining, using, operating, or interfering with any water receiving equipment. The System shall not be responsible for damage caused by faucets, valves, or other outlet equipment that malfunction in any way at any time or that may be opened or left on at any time without the intention or knowledge of the customer.

(c) Right to Turn Off Service

System personnel, employees, and agents shall have an absolute right at any time to turn off any service, without necessarily declaring the service to be in an anomalous status (as provided for in Regulation 305), when in the judgment of said personnel, employees, or agents, in the singular and the plural, such action will prevent loss or use of water unintended by the customer. In such instances, the Water System Superintendent shall make reasonable effort to contact and inform the customer and/or property owner of said action and of the circumstances under which said action has been undertaken.

(d) Connection to Meter or Other System Service Outlet

The owner of the property served by the System shall be solely responsible for connection to the System's meter or service outlet, provided that such connection conforms in all respects to all applicable Standard Drawings adopted by and for the System. However, except in the case of private fire protection systems, the System will at its option make the necessary connection if the service's pipeline is properly placed before the meter or System service outlet facilities are installed.

(e) Pressure Devices

Where it is desired to reduce or increase the pressure under which water is supplied by the System, the property owner shall be responsible for installing and maintaining any and all necessary regulators, pumps, relief valves, and related devices, subject to all applicable provisions of Regulation 112 or Regulation 113. All such equipment shall be installed on the property side of the System's meter or service connection installation and at property owner's risk and expenses. Pursuant to Regulation 113, the System may require installation of pressure reducers where water pressure exceeds ninety (90) pounds per square inch at the meter or System service outlet.

(f) Ground Wire Attachments

Commented [WH1]: Note Comments at Reg. 113(a) and (c) about 90 psi vs. 80 psi.

The System shall not be responsible for providing any electrical ground through water service equipment, nor shall System aid, encourage, or abet attachment of any ground wiring to plumbing that is or may be connected to System equipment or facilities. The System shall hold liable the customer, property owner, or consumer for any injury to System personnel or for any damage to System property resulting directly or indirectly from attachment of any ground wire or similar device to any pipes, fixtures, or equipment connected to, either directly or indirectly, System equipment, facilities, or installations.

(g) **Master Valve and Backflow Check Valve**

Effective October 1, 1984, each and every service connection shall be equipped, solely at the property owner's expense, with a readily accessible, hand-operated master shutoff valve installed between the meter or other service connection device and the service's first outlet closest to the service connection and as close to the meter or other service connection device as is reasonable. Effective October 1, 1984, each and every service connection shall be provided, solely at the property owner's expense, with a backflow check valve located at the service connection and conforming to the applicable Standard Drawings adopted by and for the System.

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History

Regulation 111: Adopted, July 20, 1983 (Ord. 83-2)

Regulation 112**LOW-PRESSURE SERVICE****(a) Nonresponsibility**

Notwithstanding any provisions of any other of these Regulations, the System shall not be obliged in any way to provide service to any property the highest elevation of which is less than one hundred (100) feet below the elevation of the normal System service outlet of the System storage tank, reservoir, or similar storage facility from which service to said property would normally be provided.

(b) Exception

The System may, at its sole discretion, declare any property to which it has no obligation to provide service under paragraph (a) of this Regulation to be a “Low-Pressure Service” for purposes of providing and/or maintaining a service connection.

(c) Conditions of Low-Pressure Service

The System may provide a service connection and water service to a Low-Pressure Service that satisfies in their entirety all the following conditions:

- (1) Applicant for the Low-Pressure Service enters into an agreement running with title to the affected property to accept service at such pressure as the System is able to provide, and releasing District and System from any liability deriving from degraded service as a result, either directly or indirectly, of said low pressure and from any and all responsibility or obligation to provide water service at normal pressure, and agreeing to maintain in suitable, functioning, and operable condition and repair, without cost to the System, any necessary pumping, carriage, and storage facilities required in or for the provision of said service.
- (2) The System determines the feasibility of serving the Low-Pressure Service from existing System facilities as would normally be used to provide service in the same general locale, taking into consideration the quantity and elevation of water storage facilities to which the service is or is to be connected, as well as the availability and transportability of water intended for the service.
- (3) The System determines that availability of water of normal pressure to the served property via standard gravity-type distribution system facilities is neither presently feasible for whatever reason, nor to become feasible within a reasonable period of time.
- (4) The applicant accepts the System’s specifications of and requirements for any special pumping and storage facilities reasonably necessary in the System’s sole judgment to provide said Low-Pressure Service to the applicant’s service connection from existing facilities.

(d) Installation

All special equipment and installation provided for under subparagraph (4) of paragraph (c) of this Regulation, as a condition of and prior to receiving service, shall be installed by the applicant without cost to the System and shall be installed on the applicant’s property side of the System’s meter or service connection, shall be to the System’s satisfaction and specifications, and shall conform in all respects to all applicable Standard Drawings adopted for and by the System. The applicant shall present to the System documentary evidence provided by a licensed plumber, registered engineer, or recognized pump manufacturer or licensed pump service that applicant’s entire system complies with the System’s requirements, both generally and specifically, and shall provide documentary evidence to the System’s satisfaction that said system complies with all applicable performance standards provided for in paragraph (g) this Regulation. Such evidence notwithstanding, the System reserves

to itself final, complete, and absolute right to inspect, test, and approve, or withhold approval of, applicant's system.

(e) Meter or Service Connection Location

A meter or service connection serving a Low-Pressure Service must be at an elevation and location determined by the System and which in System's sole judgment will provide for the best possible supply of water to the service. The System reserves absolutely the right to specify the size of the service connection line.

(f) Protection of System Facilities

The design and manner of installing applicant's pump and related piping and equipment shall not be done so as to foreseeably harm, damage, degrade, or interfere with normal operation and maintenance of any System facilities, and specifically must not create negative suction pressure in applicant's or System's piping and installations.

(g) Pumping and Storage Facilities

- (1) The Applicant for low-pressure service shall cause to be installed on the Applicant's side of the water meter a pump, hydro pneumatic storage tank, and related piping, all of which facilities shall be adequate to provide water for fire protection either through residential sprinklers or supplemental on-site storage, or both, and which shall not create a negative suction pressure.
- (2) The pump shall:
 - i. Be of centrifugal type;
 - ii. Have a motor rated at not less than one horsepower;
 - iii. Have a rated capacity of not less than fifty (50) gallons per minute;
 - iv. Be capable of maintaining a minimum pressure of twenty (20) pounds per square inch (psi) or the required pressure for proposed sprinkler operation, whichever is greater, under normal maximum water usage conditions at the highest elevation to which a service outlet is or will foreseeably be provided;
 - v. Have electrical power supplied via a circuit separate from one connected to dwelling units or structures to prevent interruption of power to the pump in the event of a fire; and
 - vi. Be protected against damage to the pump or motor by a low-pressure cutoff switch that interrupts power to the pump when the suction water pressure to the pump drops to 5 psi or less.
- (3) The hydro pneumatic storage tank shall:
 - i. Have a nominal storage capacity of not less than one hundred and eighty (180) gallons, except that when the applicant is required to provide storage as described in subparagraph (4) of this paragraph (g) of this Regulation, this capacity may be reduced;
 - ii. Have a minimum working pressure equal to 75 psi and a minimum hydrostatic test pressure of 150 psi;
 - iii. Be equipped with a pressure relief valve set to relieve pressures in excess of stated safe design limits and have a release capacity equal to the Low-Pressure Service's maximum pumping rate; and
 - iv. Be equipped with a backflow protection device or check valve to prevent contamination of System water.
- (4) If the low pressure service is located within a State Responsibility Area for fire protection purposes, and/or the District determines that adequate and reliable water service for fire-

fighting is not available to the served parcel, a storage tank shall be provided and sized to meet the requirements of the State of California Public Resources Code, Section 4290, which tank shall have a capacity of not less than 3,000 gallons and be equipped with a valved fire department connection meeting the requirements of the responsible fire department, and the pump shall be as described in subparagraph (2) of paragraph (g) of this Regulation.

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History

Regulation 112: *Adopted, July 20, 1983 (Ord. 83-2)*

Paragraph (i), "New Service Connection Charge Rebate," added, April 20, 1987 (Ord. 9-87)

Paragraph (i), "New Service Connection Charge Rebate" deleted, February 26, 1996 (Ord. 42-96)

Regulation 113**HIGH-PRESSURE SERVICE****(a) General**

The System maintains and reserves an absolute right to provide service to any and all portions of its service area under conditions of "High-Pressure Service," wherein pressures at meters or service connections exceed ninety (90) pounds per square inch.

Commented [WH1]: NMWD sets high pressure threshold at 80 psi. Should we use the same?

(b) Property Owner's Responsibility

In any area of High-Pressure Service, it shall be the responsibility of the property owner of each such served connection, at property owner's expense and risk, to provide, operate, and maintain a pressure regulating device of a design, type, standard, and installation specified by the System and conforming in all respects to all applicable Standard Drawings adopted by and for the System.

(c) System Installed Regulators

In the event service to a connection not already designated a High-Pressure Service is affected as a result of a System improvement program or project such that pressure at the meter or service connection will exceed eighty (80) pounds per square inch, the System shall install or cause to be installed at said service connection, and at System's sole expense, a pressure regulator device. Upon such installation, ownership of the regulator device shall pass to the property owner who shall from that time on be solely responsible for its operation, maintenance, repair, and replacement

Commented [WH2]: Why 80 psi here, but 90 psi in (a)?

(d) New Service Connection

An applicant for a new service connection designated by the System as a High-Pressure Service shall, as a condition of acceptance by the System of the application agree in writing to provision of a High-Pressure Service and to the applicability of this Regulation to the service being applied for.

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History

Regulation 113: Adopted, July 20, 1983 (Ord. 83-2)

Regulation 114**IMPROVEMENT OF SYSTEM FACILITIES****(a) General**

The Inverness Public Utility District and/or the Inverness Public Utility District Water System may at any time undertake improvements to, including additions to, expansion of, or extension of, installations and facilities of the Inverness Public Utility District Water System, at their sole discretion, when in said District's or System's judgment such improvements are consistent with the intents and purposes of these Regulations and with the general obligations and intents of the utility service, and will result in improvement of System operation, service, and capacity. Any such improvement program or project shall be undertaken in full compliance with all codes, rules, statutes, regulations, and requirements of government agencies having proper jurisdiction, and upon securing any and all licenses, permits, and permissions required for such improvement program or project by government agencies of proper jurisdiction, and shall conform in all respects with all applicable Standard Drawings adopted by and for the System.

(b) Limited Improvement Area

In the event an improvement program or project will benefit, for practical purposes, only a limited portion of the System's total service area or customers (such as, but not limited to, a "loop" interconnection between two System water mains), the System may undertake such program or project without entering into an extension agreement and without all or a portion of the costs thereof being advanced by an applicant or applicants, as provided for in Part B of these Regulations. The System may at its sole discretion allocate such project or program costs among the various parcels of land susceptible of service therefrom and shall identify and designate each such parcel for inclusion in the Limited Improvement Area. Such designation for inclusion and allocation of costs shall be on such fair and equitable basis as the General Manager shall propose and be approved by the Board of Directors, taking into consideration such factors as, but not limited to, area of parcel, parcel's potential water requirement, and parcel's frontage (if any) on or access to the said new System facilities. Each such parcel's so-allocated costs shall be paid to the System as a condition precedent to providing service to the said parcel as provided for in subparagraph (9) of Paragraph (f) of Regulation 101 of these Regulations, and such costs shall be in addition to any other costs, rates, charges, and fees provided for in these Regulations.

(c) Exclusion

The provisions of paragraph b. of this Regulation shall not be applied to any improvement program or project in which more than one-third (1/3) of the parcels that will benefit directly therefrom are already connected to the System.

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History

Regulation 114: Adopted, July 20, 1983 (Ord. 83-2)

Regulation 115**ADJUSTMENT OF CUSTOMER'S USAGE CHARGE****(a) Policy**

It is the policy of the District that a charge shall be made to each customer for all water that passes through the customer's meter during each billing period, with only the following exceptions: (1) Any component of usage that is provided without charge under the System's schedule of rates and charges (Regulation 301); (2) Any usage for firefighting or for Fire Department training or other authorized firefighting or fire protection activities; (3) Any usage incorrectly measured as a result of malfunction or misreading of the customer meter; (4) Any usage that occurs as a consequence of an event declared by the Board of Directors as a natural disaster; (5) Usage that is unintended or inadvertent as provided for in Paragraphs (c) through (k) of this Regulation.

(b) Meter Reading Error or Meter Reading Transcription Error

Whenever it becomes apparent that a statement has been rendered to a customer that includes usage charges based on an erroneous reading of the customer's water meter or an erroneous transcription of the customer's meter reading, the General Manager shall cause the appropriate credit or debit to be posted to the customer's account so as to rectify the erroneous charge. In the event a credit is posted against erroneous charges that a customer has already paid, the General Manager shall refund the credit amount to the customer if the customer so requests, provided that the amount of the credit equals or exceeds \$100.00 and provided that the refund request from the customer is received at the District office at least 21 days before the next scheduled statement date.

(c) Unintended or Inadvertent Usage

In the event of unintended or inadvertent usage of water by a customer during a billing period and upon application by the customer on the District's form, the General Manager shall adjust the customer's water usage charge, provided that all the following conditions are satisfied:

- (1) The customer's total metered usage during the billing period in which the unintended or inadvertent usage occurred was at least 2,100 cubic feet (21 ccf).
- (2) The customer's total metered usage during the billing period in which the unintended or inadvertent usage occurred was at least 150% of the customer's normal usage for that billing period, based on the average of the customer's usage during the same billing period over the three preceding years, as determined pursuant to Paragraph (f) of this Regulation.
- (3) If the cause of the unintended or inadvertent usage was a fault or malfunction in the customer's plumbing system or fixtures, repairs adequate to correct the fault or malfunction have been made and documentation thereof has been submitted; if the cause of the unintended or inadvertent usage is unknown, the customer has submitted a signed affidavit that the reason for the high usage is unknown to the customer.
- (4) The customer's service connection is in compliance with Regulation 108, "Cross-Connection and Backflow Prevention," of the Regulations of the Inverness Public Utility District Water System.
- (5) The customer has not had a usage charge adjusted under the provisions of Paragraphs (c) through (k) of this Regulation as a result of unintended or inadvertent usage that occurred during the 36 months preceding the first day of the billing period during which the current unintended or inadvertent usage occurred.

(d) Adjusted Usage Charge

A qualifying customer's adjusted usage charge for the billing period in which the unintended or inadvertent usage occurred shall be the usage charge that would apply had the customer's usage been equal to the customer's normal usage for the billing period, based on the average of the customer's usage during the same billing period over the three preceding years (as determined pursuant to Paragraph (f) of this Regulation), plus the Usage Adjustment Processing Charge specified in Paragraph (n) of Regulation 301, "Rates and Charges," of these Regulations of the Inverness Public Utility District Water System.

(c) **Application Requirements**

- (1) An application for adjustment of usage charge must be made on the District's form and must be received at the District office within 60 days of the date of the customer billing statement that includes the charge requested for adjustment. An application that does not include all information requested and necessary in order to grant the adjustment shall be returned to the customer for completion and must be resubmitted within 21 calendar days. Failure of the customer to resubmit the application within 21 days or failure of the customer to provide the omitted information shall be deemed to constitute a withdrawal by the customer of the application.
- (2) An application for adjustment of usage charge shall state the cause of the unintended or inadvertent usage to the best of the customer's knowledge and must include a statement of the measures taken by the customer to prevent recurrence of the cause of the unintended or inadvertent usage.
- (3) If the cause of the unintended or inadvertent usage is unknown to the customer, the customer must include with the application a signed affidavit that the cause is unknown to the customer and that to the best of the customer's knowledge and belief the higher than normal usage was not made knowingly or intentionally.
- (4) **Documentary evidence of repairs.** If the unintended or inadvertent usage was caused by or resulted from a fault or malfunction in a component of the customer's plumbing system or fixtures, including an irrigation system, documentary evidence that repairs have been made must be submitted as a prerequisite to adjustment of the usage charge. Documentary evidence may consist of a copy of a plumber's or contractor's invoice, or copies of receipts for materials purchased for making repairs. Such documentary evidence, when required, must be submitted within 90 days of receipt by the General Manager of the application for adjustment of usage charge; extensions may be granted by the General Manager under unusual circumstances. Failure to submit required documentary evidence within the prescribed time limit shall be construed as a withdrawal by the customer of the application. The General Manager may for good cause waive the requirement that documentary evidence be submitted or may require an inspection of the repairs by a District employee in lieu of or in addition to requiring submission of documentary evidence.

(f) **Determination of Customer's Normal Usage**

For purposes of determining a customer's eligibility for adjustment of usage charge and for determining the customer's adjusted usage charge, the General Manager shall determine the customer's normal usage for the billing period by calculating the customer's average usage during the same billing period over the three preceding years. In the event that any of the data for the three preceding years is not available or is not reflective of the customer's normal usage, the General Manager may use any alternative averaging or determination method that is reasonable.

(g) **Inspection**

As a prerequisite to granting an adjustment of usage charge, the General Manager may require onsite inspection by System personnel of repairs made in connection with the application and/or may require a general inspection of the customer's plumbing system and fixtures. The General Manager may

reject an application for adjustment of usage charge if in the judgment of the General Manager repairs that have been made are inadequate to reasonably prevent recurrence of unintended or inadvertent usage or if the customer's plumbing system fails to meet applicable building code standards.

(h) **Service Call Charges**

Nothing in this regulation shall preclude or limit the System from levying its normal service call charges for calls made by System personnel to the customer's premises in connection with locating, investigating, verifying, or correcting the cause of an unintended or inadvertent usage of water or in order to conduct inspections of repairs or of an applicant's plumbing system.

(i) **Subsequent Application for Adjustment of Usage Charge Within 36 Months**

If the General Manager denies an application for adjustment of usage charge on grounds that the applicant has already been granted an adjustment of usage charge within the preceding 36 months, the General Manager shall inform the applicant of the right to appeal the denial to the Board of Directors. Such an appeal must be filed in writing with the Clerk of the Board within 30 days of notification to the customer of the General Manager's denial of the application. Upon receipt of an appeal, the Clerk of the Board shall place the appeal on the next agenda to be prepared for a regular meeting of the Board of Directors, provided that such meeting date is scheduled for no fewer than ten (10) days from the date of receipt of the appeal. The decision by the Board of Directors on the appeal, and if an adjustment is made on the amount of the adjustment, shall be solely at the discretion of the Board of Directors, whose determination shall be final. In making its determination, the Board may consider such circumstances as, but not limited to, the following: the immediate cause of the unintended or inadvertent usage, the surrounding circumstances, the amount of the unintended or inadvertent usage, the circumstances of the previous unintended or inadvertent usage, the similarities between the current and the previous instances of unintended or inadvertent usage, the history at the served premises of unintended or inadvertent usage, the condition of the customer's plumbing system, fixtures, and facilities, the likelihood of recurrence, financial hardship on the customer, the occupancy of the served premises, use at the served premises of an irrigation system and/or an automated watering system control device, and the amount of Water System staff time expended on locating, investigating, making temporary repairs, etc., in conjunction with the unintended or inadvertent usage. The burden of demonstrating that mitigating circumstances exist shall rest with the applicant.

(j) **Compliance with Regulation 108**

The General Manager shall deny an application for adjustment of usage charge that occurred at a customer service that is subject to the requirements of Regulation 108 ("Cross-Connection and Backflow Prevention") but is not in compliance with the requirements of Regulation 108.

(k) **Appeal**

Any determination, finding, or decision made by the General Manager in applying the provisions of this regulation or in handling an application for adjustment of usage charge may be appealed to the Board of Directors. Such an appeal must be filed in writing with the Clerk of the Board within 30 days of notification to the customer of the General Manager's determination, finding, or decision. The appeal shall be placed on the next agenda to be prepared for a regular meeting of the Board of Directors, provided that such meeting date is scheduled for no fewer than ten (10) days from the date of receipt of the appeal. The decision by the Board of Directors shall be final.

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History

Regulation 115: 1988, January 18: Adopted (Ordinance 11-87)

1989, November 20: Revised in its entirety (Ordinance 23-89)

1991: October 21: Revised in its entirety and retitled (Ordinance 29-91)

1993. May 17: Paragraph (k) added (Ordinance 33-93)

1995, January 16: Revised in its entirety and retitled (Ordinance 39-95)

1997, May 27: (1) in Paragraph (c) and (2) in Paragraph (d) revised (“...2100 cubic feet (21 ccf)...” amended to “...1500 cubic feet (15 ccf)...”) (Ordinance 44-1997)

1997, October 27: (1) in Paragraph (c) and (2) in Paragraph (d) revised (“...1500 cubic feet (15 ccf)...” amended to “...2100 cubic feet (21ccf)...”) (Ordinance 47-1997)

2023, July 26: Paragraph (d) revised changing the determination of the adjusted usage charge; paragraph (j) revised deleting obsolete references to Ordinances 83-4 and 28-91; non-substantive changes made in subparagraphs (2) and (4) of paragraph (c) (Ordinance 112-2023)

2025, November 18 (Ordinance 117-2025): Revised Paragraph (d) to refer to Regulation 301 for the amount of the Usage Adjustment Processing Charge.

Regulation 116**OUT-OF-DISTRICT SERVICE CONNECTION****(a) Policy**

It is the policy of the Inverness Public Utility District that water service shall be provided to a parcel that is not within the boundaries of the Inverness Public Utility District only under limited circumstances of necessity or significant lack of reasonable alternatives and provided that the System has available to it sufficient water to supply the reasonably estimated demand of the new service and sufficient capacity to safely and reliably produce, deliver, and provide water to the new service. It is also the policy of the District that service may be provided to a parcel outside the District's boundaries only if there is no need for significant extension of the District's distribution system in order to provide the requested service. For purposes of this Regulation, a "significant extension" is when new distribution system facilities would be required because the parcel to be served does not abut a District boundary or does not have accessible frontage on a road in which the District already has an adequate distribution main.

(b) Findings and Approval by Board of Directors

An applicant for a new service connection to serve a parcel that is not within the boundaries of the Inverness Public Utility District shall present to the Board of Directors the circumstances of necessity or significant lack of reasonable alternatives that constitute the grounds for receiving water service from the District. If the parcel to be served is within the boundaries or jurisdiction of another water district or recognized water service provider, the General Manager shall certify to the Board of Directors that the other water district or water service provider has given its permission for service to be provided by the Inverness Public Utility District Water System. The request for a service connection must be approved by the Board of Directors of the Inverness Public Utility District, which approval shall not be provided in the absence of a finding by the Board that the policy requirements set forth in paragraph (a) of this Regulation are satisfied and that all applicable "Conditions Precedent to Service" as set forth in paragraph (f) of Regulation 101 would be satisfied.

(c) Applicability of Regulations

Except as provided for in this Regulation, all Regulations of the Inverness Public Utility District Water System shall apply to any service or request for service at a parcel that is not within the boundaries of the Inverness Public Utility District in the same manner as they apply to new-service connections within the District's boundaries.

(d) Service Area Expansion Charge

In addition to the applicable New Service Connection Fee provided for in subparagraph (5) of paragraph (f) of Regulation 101, a service outside the District's boundaries must pay, as an additional condition precedent to service, a Service Area Expansion Charge. If the parcel to be served is not within the boundaries or jurisdiction of another water district or recognized water service provider, the Service Area Expansion Charge shall be equal to fifty percent (50%) of the Inverness Water System's New Service Connection Fee that is in effect at the time the application for the new service connection is accepted by the District. If the parcel to be served is within the boundaries or jurisdiction of another water district or recognized water service provider, the Service Area Expansion Charge shall be one-hundred percent (100%) of the Inverness Water System's New Service Connection Fee that is in effect at the time the application for the new service connection is accepted by the District.

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History

Regulation 116: Adopted, June 18, 2001 (Ordinance 55-2001)

Regulation 117**WATER SHORTAGE EMERGENCY
(Water Conservation Program)****(a) Declaration of a Water Shortage Emergency**

A Water Shortage Emergency may be declared by Resolution of the Board of Directors of the Inverness Public Utility District under the conditions cited in, and pursuant to the provisions of, Sections 350 through 358 of the Water Code of the State of California. Except in the event of a wildfire or a breakage or failure of a dam, pump, pipeline, or conduit causing an immediate emergency, adoption of a Resolution declaring a Water Shortage Emergency shall be made only after a public hearing at which consumers of the water supply shall have an opportunity to be heard to protest against the declaration and to present their respective needs to the governing board. Notice of the time and place of the hearing shall be published pursuant to Section 6061 of the Government Code at least seven (7) days prior to the date of the hearing in a newspaper printed, published, and circulated within the area in which the water supply is distributed, or if there is no such newspaper, in any newspaper printed, published, and circulated in the county in which the area is located.

(b) Purpose

The purpose of this Regulation is to provide during a Water Shortage Emergency a “Water Conservation Program” consisting of regulations and restrictions on the demand for water, the delivery of water, and the consumption of water supplied for public use as will, in the sound discretion of the District’s Board of Directors, conserve the District’s water supply for the greatest public benefit, with particular regard to public health and sanitation, fire protection, domestic use, and preservation of the ecological health of the community and the District’s watershed, by reducing wasteful uses of water and allocating the available water supply fairly and equitably among the customers and users. This Regulation is intended to be operative pursuant to a declaration by the Board of Directors that a Water Shortage Emergency condition prevails within the area served by the District’s Water System.

(c) Implementation

This Regulation and its provisions shall be in effect and shall be binding on the customers of the District’s Water System and users of District-provided water with the full force and effect of law immediately upon adoption by the Board of Directors of the Inverness Public Utility District of a Resolution declaring that a Water Shortage Emergency condition prevails within the area served by the District’s Water System, unless said Resolution provides otherwise, and shall remain in full force and effect until the Board of Directors of the Inverness Public Utility District declares by Resolution an end to the Water Shortage Emergency. In its Resolution declaring a Water Shortage Emergency, the Board of Directors may provide for regulations and restrictions on the demand for, delivery of, and consumption of water other than as provided for in this Regulation, or in addition to the regulations and restrictions provided for in this Regulation; it may also exempt enumerated provisions of this Regulation from being placed in effect during a declared Water Shortage Emergency.

(d) Effectiveness

This Regulation and all its provisions individually and collectively shall be effective, applicable, and enforceable while, but only while, a duly declared Water Shortage Emergency is in effect in the District.

(e) New Service Connections

- (1) At any time a Water Shortage Emergency is in effect, there shall be a moratorium on connecting to the District's Water System and providing a meter for any new service the application for which is submitted to the District while the duly declared Water Shortage Emergency is in effect.
 - (2) The District's Water System shall continue to receive applications for New Service Connections while a Water Shortage Emergency is in effect (called the "moratorium period"). Applications for a new service connection that are received during a moratorium period, accompanied by the applicable New Service Application fee, and deemed complete, shall become eligible to be accepted and processed for allocation of a New Service Connection only when the Water Shortage Emergency is cancelled by action of the Board of Directors.
 - (3) Any application for a New Service Connection that is submitted and received during a moratorium period shall not be deemed complete unless and until the applicant acknowledges in writing that acceptance and processing by the District shall be at the risk and expense of the applicant and that receipt by the District shall confer no right upon the applicant or anyone else during the moratorium period and until the Water Shortage Emergency has been cancelled, and that the applicant releases the District for all claims of damages arising out of or in any manner connected with the moratorium on connections.
 - (4) An exception, called the "deferred landscaping exception," to the moratorium in subparagraph (e)(1) may be enabled by the Board of Directors either in the resolution declaring the Water Shortage Emergency or in a subsequent resolution adopted while the Water Shortage Emergency is in effect, by which exception a New Service Connection shall be eligible for installation at a property for which the application for the New Service Connection is deemed complete, the applicable New Service Application Fee and New Service Connection fee have been paid, and the applicant agrees to defer landscape installation until after the Water Shortage Emergency has been cancelled. An applicant for a deferred landscaping exception must acknowledge and accept in writing as follows: the terms of the deferred landscaping exception; a notice that the District does not in any way represent, suggest, or warrant that the deferred landscaping exception will be recognized or accepted by any other agency or will insure that permits by other agencies will be granted; and that willful violation of the terms of the deferred landscaping exception after reasonable notice may result in forfeiture of connection to the District's Water System. At any time this exception is enabled, its effectiveness and applicability to subsequent applicants may be withdrawn and cancelled by action by resolution of the Board of Directors.
 - (5) For purposes of this paragraph (e), an application for a New Service Connection for which an extension of Water System facilities is required cannot be deemed complete until all applicable and necessary agreements for provision of the required extension facilities have been executed by the applicant.
- (f) **Three-Stage Water Conservation Program**
- The District's program to conserve the public water supply during a Water Shortage Emergency shall consist of the three stages detailed in subparagraphs (1), (2), and (3) below. These stages shall be implemented as provided for in paragraph (g) below.
- (1) **Stage 1: General Conservation and Prohibition of Nonessential Uses of Water**
- While Stage 1 is in effect, the Water System shall implement a program to encourage its customers and users to conserve System-provided water and informing them of the need to reduce usage of System-provided water. In addition, the following nonessential uses of System-provided water shall be prohibited during Stage 1:

- a. Any use of System-provided water in conjunction with installation of new landscaping or in support of replacement within a 180-day period of more than 25 square feet of existing landscaping, except as necessary for erosion control or for dust control at construction sites.
- b. Drawing of water through the System-provided water meter when the customer, the user, or the owner of the premises is aware of, or should have cause to be aware of, any connected plumbing, sprinkler, watering, or irrigation system that is broken or defective, and the customer or owner has failed to effect necessary repairs of said break or defect within ten (10) days.
- c. Use of System-provided water that results in flooding or runoff into a gutter, street, roadway, or elsewhere of similar nature, including any runoff of any nature off the property intended to be served by the meter.
- d. Use of System-provided water through a hose not equipped with a positive activation mechanism for washing cars, busses, boats, trailers, or any other types of vehicles.
- e. Use of System-provided water through a hose for washing the exteriors of buildings or structures, or for washing sidewalks, driveways, patios, parking lots, athletic or game courts (such as tennis courts), or other hard-surfaced outdoor areas.
- f. Use of System-provided water for filling any new swimming pool or for refilling any existing swimming pool, except for reasonable “topping off” or reasonable backwashing-to-waste of existing swimming pools at intervals of not less than fourteen (14) days.
- g. Use of System-provided water to clean, fill, or maintain levels in decorative fountains, pools, or ponds exceeding one hundred (100) gallons capacity, except as minimally necessary to maintain existing piscine life.
- h. Use of System-provided water for construction purposes, such as consolidating backfill, unless no other source of water or method is reasonably available to be used and a permit for said use has been issued by the General Manager of the Inverness Public Utility District.
- i. Provision of System-provided water to a customer by any restaurant or food-service establishment except when requested by the customer.
- j. Use of System-provided water without a permit issued by the General Manager to fill any privately-owned water storage tank whose capacity exceeds one hundred (100) gallons unless said tank is directly online in and an integral part of the customer’s water service connection.

(2) Stage 2: Prohibitions on Outdoor Uses of Water and/or Restrictions on When Outdoor Watering Is Permitted

In addition to the provisions of Stage 1, which shall remain in effect during Stage 2, Stage 2 shall consist of such restrictions on outdoor uses of System-provided water as in the judgment of the General Manager are necessary to conserve the District’s water supply. Any or all of the following restrictions on usage of System-provided water may be placed in effect in any order or in any combination by the General Manager during Stage 2:

- a. Prohibition of use of System-provided water for washing vehicles (cars, vans, trucks, busses, trailers, boats, etc.).
- b. Prohibition of use at any time of sprinkler devices for outdoor watering using System-provided water.
- c. Prohibition of use at any time of timer-activated automatic outdoor watering or irrigation systems that draw System-provided water.

- d. Prohibition of use of the public water supply to fill swimming pools, outdoor spas, or ornamental ponds whose capacity exceeds one hundred (100) gallons.
- e. Prohibition of outdoor watering using System-provided water on specified days of the week or month or during specified times of the day.
- f. Restricting outdoor watering using System-provided water to specified times or on specified days or on a specified schedule, such as permitting outdoor watering on a schedule based on whether a property has an even-numbered or an odd-numbered street address.
- g. Requiring that any use of System-provided water outdoors be by handheld hose equipped with a positive activation and automatic shutoff mechanism or by watering can or container not exceeding five (5) gallons capacity.
- h. Prohibition of the use of the public water supply for any type of outdoor watering at any time, except that under unusual circumstances of unavoidable necessity and for the protection of public health and welfare, the General Manager may grant on a case-by-case basis permits for specified uses of System-provided water outdoors while a general prohibition on use of the public water supply outdoors is in effect.

(3) Stage 3: Water Rationing

In the event the Board of Directors receives from the General Manager a recommendation that it is necessary to conserve an even greater portion of the public water supply than is achieved by implementation of Stage 2 restriction(s), the Board of Directors may impose mandatory water rationing throughout the service area of the Inverness Public Utility District Water System by adopting a Resolution activating mandatory rationing, as provided for in the District's most recently enacted Mandatory Water Rationing Ordinance. Said Resolution shall be adopted only after a public hearing at which consumers of the water supply shall have an opportunity to be heard to protest against the rationing proposal and to present their respective needs to the governing board. Notice of the time and place of the hearing shall be published pursuant to Section 6061 of the Government Code at least seven (7) days prior to the date of the hearing in a newspaper printed, published, and circulated within the area in which the water supply is distributed, or, if there is no such newspaper, in any newspaper printed, published, and circulated in the county in which the area is located.

(g) Authorization to Implement Stages

- (1) The General Manager shall have authority to place Stage 1 in effect.
- (2) The General Manager shall have authority to place any, any combination, or all of the restrictions of Stage 2 in effect, provided that within five (5) days of placing any Stage 2 restriction in effect the General Manager shall notify in writing each member of the Board of Directors of the circumstances which, in the General Manager's judgment, make it necessary to place said Stage 2 restriction or restrictions in effect, which notification to the Directors shall also be made available to the public. The Directors may, at a subsequent regular meeting or a duly called special meeting, rescind the General Manager's action placing any Stage 2 restriction(s) in effect.
- (3) Only the Board of Directors shall have authority to place Stage 3 (mandatory water rationing) in effect, as provided in subparagraph (f)(3) of this Regulation.
- (4) Upon adoption by the Board of Directors of a Resolution declaring a Water Shortage Emergency to be in effect, the General Manager shall devise and implement a program to inform the public of the applicable provisions of this Regulation, including the applicability of the restriction on new service connections in paragraph (e) above and whether or not the "deferred landscaping exception" in subparagraph (e)(4) above is in effect.

- (5) The General Manager shall devise and implement means of informing the public whenever a stage or restriction is placed in effect, whenever a change occurs in the applicability of the “deferred landscaping exception” in subparagraph (e)(4), and whenever a declared Water Shortage Emergency is ended. As appropriate, these outreach efforts shall include informing other governmental agencies, local Realtors, and others the General Manager has reasonable reason to believe have an interest in the District’s Water Conservation Program.

(h) **Enforcement**

- (1) While Stage 1 or any Stage 2 restriction is in effect, the following penalties shall be applied in the event of a use of water that is in violation of a provision of this Regulation. Violations are cumulative only during the same duly declared Water Shortage Emergency.
 - a. First violation at a customer’s service: An oral warning shall be issued upon detection of the violation, and a letter explaining the violation shall be mailed to the customer within seven (7) working days.
 - b. Second violation at the same customer’s service: An administrative fine of two times (200 percent of) the System’s current Service Restoration Charge (Regulation 301) shall be added to the customer’s service account, and a letter explaining the violation and the fine penalty shall be mailed to the customer within seven (7) working days.
 - c. Third violation at the same customer’s service: An administrative fine of four times (400 percent of) the System’s current Service Restoration Charge (Regulation 301) shall be added to the customer’s service account, and a letter explaining the violation and the fine penalty shall be mailed to the customer within seven (7) working days.
 - d. Fourth violation at the same customer’s service: The General Manager shall notify the Board of Directors and shall place on the agenda for the next duly noticed meeting of the Board of Directors for which an agenda has not yet been posted a public hearing to consider restricting or discontinuing water service to the property at which the violation occurred, and shall notify the customer of record for said property of the impending hearing, at which hearing the Board of Directors may take action to restrict or discontinue water service to the customer’s property. The Board of Directors at such public hearing may, in its sole discretion, based on testimony received and findings of fact, place such restrictions on water service to the affected property as it deems in its sole discretion to be necessary to protect the public water supply, including but not limited to directing Water System staff to place a flow restricting device at the service’s water meter or to discontinue water service to the property, pursuant to Section 356 of the Water Code of the State of California. The Board may set a period of time during which a flow restriction device will be in place or a period of time during which service will be discontinued, but no such restriction shall remain in effect past the date on which the declared Water Shortage Emergency is declared ended by the Board of Directors, except that any service restriction or discontinuance that is in effect shall remain in effect as long as any currently unpaid rates and charges, including administrative fines, assessed to the property for water service remain unpaid.
 - e. If at the time a violation is detected there is no responsible adult present on the premises, the customer’s service connection shall be turned off and service shall be restored only upon payment of an administrative fine equal to the System’s current Service Restoration Charge (Regulation 301).
 - f. If at the time a violation is detected there occurs a refusal by the person or persons engaged in the violation to immediately cease the usage of water that is in violation of this Regulation, the customer’s service connection shall be turned off and service shall

be restored only upon payment of an administrative fine equal to the System's current Service Restoration Charge (Regulation 301).

- (2) A customer charged with a violation of a provision of Paragraph (h)(1) of this Regulation may submit an appeal in writing to the Board of Directors within twenty-one (21) days of notification of the violation. The Board shall conduct a hearing on the appeal at its next duly noticed meeting that is no fewer than ten (10) days subsequent to the date the appeal is received in the District office. If an administrative fine that is the subject of an appeal of a second or third violation has not already been paid by the appellant, the appeal must be accompanied by a deposit equal to the amount of the administrative fine. If the Board sustains an appeal of a violation subject to an administrative fine, the amount of the paid administrative fine shall be refunded to the customer. The decision of the Board of Directors on an appeal shall be final and binding.

(i) **Appeals**

Appeals of enforcement of provisions of this Regulation, other than as provided for elsewhere in this Regulation, may be submitted in writing to the Board of Directors, which Board shall conduct a public hearing on the appeal at its next duly noticed meeting that is no fewer than ten (10) days subsequent to the date the appeal is received in the District office. The Board shall grant, or partially grant, such an appeal only upon making findings that granting the appeal would resolve an inequity of enforcement, or is necessary to protect the general health and welfare of individuals or of the community, or is necessary to protect property and public safety; economic hardship shall not be considered to constitute grounds for granting an appeal from any requirement or provision of this Regulation. The Board of Directors shall not grant an appeal of any provision of paragraph (e) of this Regulation ("New Service Connections") when doing so would weaken or diminish the comprehensiveness of the moratorium on installation of new service connections in subparagraph (e)(1) (other than as provided for in subparagraph (e)(4)) or would expand the applicability of the exception in subparagraph (e)(4).

(j) **Exclusions**

Nothing in this Regulation shall limit or restrict any public agency engaged in providing emergency services from making any reasonable use of the public water supply for purposes associated with the provision of emergency services. Nothing in this Regulation shall limit or restrict the Water System itself from using water in any manner or fashion or for any use it deems necessary in order to operate the Water System and maintain the public water supply.

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Regulation 117: Adopted, July 2, 2001 (Ordinance 58-2001)

July 22, 2009: The reference in paragraph (f)(4) to Ordinance 82-1 as providing the mechanisms for imposing water rationing was superseded by Ordinance 78-2009, which provides mechanisms for water rationing that are to be enforced in the event of implementation of Stage 4.

December 16, 2020: Subsection (f)(1)a rewritten; reference in subsection (f)(4) to "Ordinance 82-1" updated to "Ordinance 78-2009." (Ordinance 98-2020)

June 23, 2021: Revised in its entirety (Ord. 101-2021).

Regulation 118**WATER CONSERVATION
AND PROHIBITIONS ON WATER WASTAGE****(a) Purposes**

The purposes of this regulation are to ensure that the water available to the customers of the District's Water System is used beneficially, to encourage the Water System's customers to embrace and support a water conservation ethic, and to establish that usage of water in a manner that wastes the District's water resources is prohibited.

(b) Water Conservation

Water conservation embraces policies, strategies, and activities to sustainably manage the natural resource of fresh water, to protect the hydrosphere, and to meet the current and future demand of our customers and our community. Water conservation is essential if we are to ensure that the District's water system is able to provide sufficient water for human consumption, sanitation, and fire protection. The reality is that Inverness has a fragile water supply that is wholly dependent on the day-to-day flows in a network of quite small streams. An awareness of proactive water conservation practices must be embraced by our customers and all our residents, all the more so as we transition into a time of climate change, rising sea level, and weather uncertainty. Maintaining our water system as an independent, self-sufficient entity means that we must master the art of living within our own resources and not becoming dependent on water imported from someone else's watershed. The key to accomplishing this is a commitment by the entire community to a vigorous protocol of water conservation practices.

(c) Prohibitions on Water Wastage

Customers shall not permit any water furnished by the District to be used for the following purposes, which uses are declared to be nonessential uses and to constitute violations of this regulation.

1. The washing of sidewalks, walkways, driveways, parking areas, and other hard-surfaced areas, including structures, by direct hosing when resulting runoff water flows directly to a gutter or storm drain, or otherwise off-site, except as may be necessary to properly dispose of flammable or other dangerous liquids or substances, to wash away spills that present a trip-and-fall hazard, or to prevent or eliminate materials dangerous to the public health and safety.
2. The escape of water as a result of any break or leak within a customer's plumbing or private distribution system for a length of time within which such break or leak should reasonably have been identified and stopped. It shall be presumed that a period of seventy-two (72) hours from the time the customer discovers such a break or leak or receives notice of a break or leak constitutes a reasonable length of time within which to stop the flow of water from the break or leak.
3. Irrigation in a manner or to an extent that allows more than an incidental amount of water to be deposited in or onto an area not intended to be irrigated or not capable of directly benefiting from a reasonable irrigation regime.
4. Decorative water fountains, ponds, or features that do not recycle water.
5. The direct washing of motor vehicles, boats, trailers or other vehicles, machinery, or structures with a hose that is not equipped with a positive-pressure activation nozzle.

(d) Exempt Water Uses

Water uses associated with the operation and maintenance of fire suppression equipment (including fire hydrant flushing), associated with fire suppression and fire prevention activities, and associated with District's water treatment and water quality maintenance, flushing, and sanitation operations shall be exempt from the provisions of this regulation. Uses of water supplied by a private well or in the form of recycled water, gray water, or rainwater utilization systems are also exempt from the provisions of this regulation, provided that such uses do not violate regulations pertaining to water runoff pollution prevention requirements of the Marin County Stormwater Pollution Prevention Program or the requirements of any other agency whose jurisdiction is applicable.

(e) Variances

A customer of the Inverness Public Utility District Water System may make written application for a variance from any water usage restriction in this regulation, and shall describe in detail in said application the need for the variance and the specifics of the intended use of the water, including when and for how long the water is intended to be used. The General Manager may grant a variance only upon finding and determining that refusal to do so would cause an emergency condition affecting the health, sanitation, fire protection, or safety of the applicant or the public, or may result in an unnecessary and undue hardship on the applicant or the public, including (but not limited to) adverse economic impacts (such as loss of production or jobs). A decision by the General Manager on an application for a variance may be appealed to the Board of Directors by the applicant for the variance or by any member of the public in writing within 21 calendar days from the date of the General Manager's decision, in which case the Board of Directors must conduct a de novo hearing on the application under appeal at its next regularly scheduled meeting that is at least 10 calendar days subsequent to the date the appeal letter to the Board of Directors is received at the District's office. The decision of the Board of Directors shall be final and binding. Any grant of a variance that is approved by the General Manager and is then properly appealed as provided for herein shall be suspended until the decision on the appeal has been made by the Board of Directors.

(f) Enforcement

At the discretion of the General Manager, taking into account the circumstances and extent of the water wastage, some or all of the following actions may be taken:

1. Contact the customer or a person at the location of the water wastage by telephone, in-person visit, and/or by electronic means (such as email, texting, etc.) about the water wastage violation and specify a timeframe for correcting the violation (including demand for immediate cessation of the water wasting activity if reasonably feasible).
2. Provide written notice to the customer of record by mail and by posting at the service location detailing the water wastage violation and providing a timeframe within which the violation must be corrected.
3. Install a flow-restricting device on the service line to the property where the violation has occurred, such device to remain in place until the General Manager determines that the violation has been corrected.
4. Levy a penalty charge on the customer account for the service at which the violation has occurred, such charge to be at the highest commodity rate then in effect for residential customers applied to the amount of water estimated by the District to have been wasted (such penalty charge to be separate from and in addition to the regular charges payable on the service location's bimonthly water bill (or bills)).
5. Suspend water service to the service location by shutting the water meter (including padlocking the meter shut if the General Manager elects to do so) or by shutting a customer's master water shutoff valve. This action may be instituted by and at the discretion of Water System personnel when the integrity of the Water System or the adequacy of the water supply would be threatened.

if the leak were to continue unabated. It may also be instituted by the General Manager in the event a customer has failed to repair a significant leak or has failed to otherwise eliminate or desist from a water wasting activity within 20 days of receiving written notice of the water wasting activity and of the violation. Service shall not be reactivated until the District has verified that the violation has been corrected and all outstanding charges, including any applicable penalty charges, have been paid in full.

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History

Regulation 118: 2023, August 23: Adopted (Ord. 111-2023)

Regulation 100**BASIC POLICIES****(a) General**

It shall be the policy of the Inverness Public Utility District and the ~~IPUD-District's~~ Water System to provide service connections to all qualifying and legally-entitled applicants for service within the System's service area, as provided for by and within the provisions of these Regulations, and insofar as the System's capacity and capability to obtain, store, treat, and deliver water ~~is-are~~ adequate without depleting the water supply to the extent that there would be insufficient water for the essential purposes of human consumption, sanitation, and fire protection.

(b) Priority

It shall be the policy of District and System that their primary responsibility shall be to satisfy the normal demands and requirements for water of existing customers.

(c) Fire Protection and Drought Reserves

It shall be the policy of District and System that all System operations shall at all times be consistent with maintaining, and shall recognize ~~a requirement~~ an obligation to maintain, sufficient water reserves for a reasonable level of general fire protection, and, so far as is feasible, for reasonable protection of the service area from adverse consequences of abnormally dry years or drought. ~~-System~~ and District reserve an absolute right to declare and enforce, within legal authority and limitations, any and all such emergency rules, regulations, and ordinances as are necessary to comply with the provisions of this paragraph.

(d) Development of Additional Sources of Supply

Development of ~~additional~~ expanded and/or new sources of water supply shall be pursued by District and System as and when necessary in order equally to maintain service at existing levels to existing customers, and to provide equivalent service to qualifying applicants for new and/or larger service connections, provided that development of new sources of supply is environmentally reasonable and is financially and technically feasible and practical.

(e) Ecological and Environmental Considerations

It shall be the policy of District and System that all District and System operations, actions, and policies shall be consistent with maximum possible maintenance of the environmental and ecological balance and the quality of life, in and for the community at large and in general, both within and without the territorial jurisdiction and boundaries of the District and within and without the service area of the System.

(f) Applicability

In the event any provision of any other of these Regulations of the Inverness Public Utility District Water system is, or is construed to be, in any instance, in conflict with ~~the any provision~~ or provisions of this Regulation, the provision or provisions of this Regulation shall override and take precedence.

(g) "District" and "System"

Throughout these Regulations, unless stated explicitly to the contrary, the term "District" means the Inverness Public Utility District, and the term "System" means the Inverness Public Utility District's Water System. In these Regulations, the terms "District" and "System" may be used interchangeably to refer to the Inverness Public Utility District's Water System.

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History

Regulation 100: 1983: July 20: Adopted

Regulation 101

~~NEW~~ SERVICE CONNECTION**(a) Application for ~~New~~ Service Connection**

An application for a ~~new~~ service connection ~~intended to provide water to property not currently being served by the System must be made to the System in writing on the System's form by the property owner or by the property owner's authorized agent, shall include the name and mailing address of the applicant or applicants, the street address of the proposed service location, the Assessor's Parcel Number(s) of the proposed service location (together with the name(s) and mailing address of the property owner if different from the applicant), and the type, size, and use of the service desired. The System may require such additional information as may be necessary or convenient to process the application, contact and maintain contact with the applicant, and provide the service connection. ~~The System may require that application be made on the System's form.~~~~

(b) ~~Type and Size~~ and Type of Service Connection

~~The size and type of the meter and service connection will be determined by the System at its sole discretion, based on the information provided by the applicant and other pertinent information in the System's possession. The System may require submission of any required fire sprinkler plan and design as documented by the fire agency having jurisdiction. It is intended that the minimum meter size for a new service connection be a one-inch meter. Final determination of the type and size of the service connection shall be made by the System, notwithstanding the type and size requested in the application. The System may reject any application that does not provide sufficient information for the System to determine the appropriate type and size of service connection. Willful misrepresentation by the applicant of the type and size of the service connection required shall constitute grounds for revocation of the application and forfeiture by the applicant of one third (1/3) of the New Service Connection Fee.~~

(c) Application by Other than Property Owner

An application for a new service connection from any party other than the property owner(s) shall be accompanied by a written, notarized agreement signed by the property owner(s) consenting to the service installation and accepting responsibility and liability for any new service installation provided pursuant to said application.

~~(d) Location of Service Connection~~

~~The applicant may specify the location at the property to be served where the service connection (meter) is desired, but actual location shall be determined by the System, except that the System may not require a location other than the applicant's desired location without reasonable cause and without so notifying the applicant.~~

(5d) New Service Application Fee

(1) Posting of New Service Application Fee. Receipt ~~An application for a new service connection must be accompanied by from the applicant of the current appropriate New Service Connection Application Fee, as provided for in paragraph (r) of this Regulation Regulation 301, "Rates and Charges," of these Regulations. No application for a new service connection shall be recorded as accepted by the System in the absence of the System's receipt of payment, in full, of the applicable New Service Application Fee. except that~~

(2) Exceptions. There shall be no New Service Application Fee required for connection of a publicly owned fire hydrant, for connection of District-owned property used for District

operational purpose, or for a connection intended to provide service to a facility used exclusively for District operational purpose.

- (3) Refund of New Service Application Fee. An application for a new service connection is considered to have been submitted on the fourth business day following the recorded acceptance date of the application and receipt of the New Service Application Fee, during which three-day period the applicant may withdraw the application by filing with the System a written declaration of withdrawal. In the event an application for a new service connection is withdrawn pursuant to the provisions of this subparagraph, the System shall within thirty (30) days issue to the applicant a refund of the full amount of the New Service Application fee that it received from the applicant.
- (4) Submittal of application for a new service connection. Once an application for a new service connection has been submitted to the System, as provided for in subparagraph (3) of this paragraph, no portion of the applicant's New Service Application Fee may be refunded or considered to be refundable.
- (5) The New Service Application Fee is not considered to be a rate-payer fee or charge.

~~there shall be no New Service Connection Fee required for connection of a publicly owned fire hydrant, for a connection of District owned property, or for a connection intended to service a District owned facility.~~

(c) **Acceptance-Approval of Application**

~~An A~~ submitted application for a new service connection ~~that conforming-conforms~~ in all respects to the provisions of paragraphs (a) through (ed) inclusive of this Regulation shall be ~~accepted-approved~~ by the System, and the date ~~of-recorded as the acceptance-approval date~~ shall be the date of receipt by the System of the ~~fully-so~~-conforming application. Acceptance-Approval of an application for a new service connection shall not represent a commitment or agreement by the System to provide a connection or service. Said commitment shall be made only at such time as ~~final approval of the application for allocation of the-a~~ new service connection is made by the System, which ~~approval allocation~~ shall be contingent on the System's determination that all conditions precedent to service, as enumerated in paragraph (f) of this Regulation, have been satisfied.

(f) **Conditions Precedent to Service (Allocation of Meter)**

Once an application for a new service connection has been approved, allocation of a meter shall ~~Final approval of an application for a new service connection and provision of service pursuant to such an application shall~~ be subject to satisfaction of each and all of the following conditions:

- (1) Availability to the System of sufficient water to provide the reasonably estimated demand of the new service.
- (2) Adequate System plant capacity to safely and reliably produce, deliver, and provide water to the new service.
- (3) Existence of a main of adequate capacity and pressure abutting the property to be served at a location accessible to a System-operated motor vehicle.
- (4) In the event of absence of or inadequacy of any of the facilities referred to in subparagraphs (2) ~~and-or~~ (3) of this paragraph, the System may require construction by the applicant of ~~such~~ expanded or additional facilities under the provisions of Part B of these Regulations, including, if required, execution by the applicant of an extension agreement as provided for in Part B of these Regulations.
- (5) Posting by the applicant of the current and applicable New Service Connection Fee, as provided for in paragraphs (s) and (t) of this Regulation.

- ~~(5) Receipt from the applicant of the appropriate New Service Connection Fee, as provided for in paragraph (r) of this Regulation, except that there shall be no New Service Connection Fee required for connection of a publicly owned fire hydrant, for a connection of District owned property, or for a connection intended to service a District owned facility.~~
- (6) Posting by the applicant of a reasonable deposit, as determined by the System, to cover all actual labor, ~~and materials, and contractor~~ costs of installation of the new service connection, plus the current overhead factors ~~for both labor, and materials, and contractor costs, as applicable.~~
- (7) Compliance with the provisions of Regulation 112 if the service connection for which application is being made is designated by the System as a Low-Pressure Service.
- (8) Compliance with the provisions of Regulation 113 if the service connection for which application is being made is designated by the System as a High-Pressure Service.
- (9) Compliance with the provision of ~~paragraph~~ Paragraph (b), "Limited Improvement Area," of Regulations 114 of these Regulations if the property to be served by the connection has been designated ~~by the System of for~~ inclusion in aa Limited Area-Improvement Area.
- (10) Compliance by the applicant and/or property owner, as applicable, with any and all other requirements provided for in these Regulations and applicable to the service, property, or location for which the application is being made.

(g) Location of Service Connection

A new service connection (meter) will be provided at a location accessible by a System-operated motor vehicle and where there is a System main of adequate size and pressure abutting a major frontage of the property to be served. The applicant may identify a location at the property to be served where installation of the service connection (meter) is desired, but actual location shall be determined by the System.

(gh) Transferability or Assignment of Application

Once an application for a New Service Connection is approved by the System and until completion of active or constructive installation of the new service connection, as provided for in paragraph (i) of this Regulation, the application may not be No application for a new service connection shall be transferable or assignable—assigned to any other party or parties by the original applicant or applicants. Prior to completion of active or constructive installation of the new service connection, as provided for in paragraph (i) of this Regulation, any change in the principal ownership of the parcel(s) intended to be served that is, or should be, recorded by the County Recorder, shall constitute prima facie evidence of a withdrawal of the application for the new service connection and shall be subject to the provisions of subparagraph (5) of paragraph (t) of this Regulation. Withdrawal of an application for an approved new service connection shall render the application null and void. between the time of acceptance by the System of the application and the time of actual or constructive installation of the service connection. Withdrawal from the application of the original applicant or applicants shall render the application null and void. In the event an application is rendered null and void under the foregoing provisions of this paragraph, the System shall retain ten percent (10%) of the applicable New Service Connection Fee as an application processing charge, and shall retain that portion of either or both of the applicant's New Service Connection Fee or deposit for installation costs as shall be necessary to cover the labor and materials costs, plus the current overhead factor for labor and materials, of any installation work already performed by the System, plus whatever costs, including the current overhead factor for labor and materials, that may be incurred to dismantle any installation already performed.

(hi) Actual and Constructive Installation of Service Connection

A new service connection shall be considered installed at such time that regular water service to the property is available through a physically installed meter and/or other appropriate appurtenant connection facilities. ~~In the event the System is ready and able to install a meter and/or other appropriate appurtenant connection facilities but agrees to a request~~ by or consent ~~from of~~ the applicant ~~not to~~ defer or not make actual physical installation and connection, the new service shall be considered to be constructively installed. For all intents and purposes of these Regulations, a constructively installed service connection shall be considered and treated as an actually installed service connection. Provided that no customer rates or charges are delinquent, the customer of record of a constructively installed connection shall have an absolute and unlimited right to demand physical installation and activation of a meter and/or other appropriate appurtenant connection facilities at any time by providing five (5) business days' notice to the System, including in the instance during which a duly declared Water Shortage Emergency is in effect.

(ij) Acceptance of Customer of Record

The owner of the property served by ~~the a~~ new service connection shall become the customer of record for the service account at such time as the service connection is actually or constructively installed, and shall within thirty (30) days of actual or constructive installation of the service connection complete, execute, and file with the District an "Application for Service and Service Agreement," as provided for in these Regulations.

(jk) Expiration and Extension of Application for Service

An application for a new service connection not requiring addition or expansion of System facilities (pursuant to Part B of these Regulations) shall become null and void one hundred and eighty-one (181) days after ~~acceptance approval~~ of the application by the System in the event actual or constructive installation of the service connection has not occurred because of the applicant's failure to comply with or satisfy any requirement set forth in these Regulations. ~~However, if the applicant applies in writing for an extension before the application expires, the General Manager may grant a one-time~~ an extension of one hundred and eighty (180) days, and may not unreasonably deny such request for extension. Any request by the applicant for a second or subsequent extension must be referred to the Board of Directors for its approval, which approval must be based on a finding by the Board of Directors that extenuating non-economic circumstances necessitate a grant of the extension. Once an application has become null and void under the provisions of this paragraph, the applicant shall have an unlimited right to file a new application for a new service connection. In the event an application expires under the provisions of this paragraph, the System shall retain ~~ten-five~~ percent (~~40~~5%) of the applicant's posted New Service Connection Fee as an application processing charge, and, in addition, shall retain that portion of either or both of the applicant's New Service Connection Fee and/or posted deposit for installation costs as shall be necessary to cover the ~~labor and time, materials, administrative, and contract~~ costs, plus the current including applicable overhead charges factor for labor and materials, of for any engineering, design, and installation work already performed by the System, plus whatever costs, including applicable overhead charges, the current overhead factor for labor time, and materials, and contractor, that may be incurred to dismantle any installation already performed. Any unretained balance shall be refunded to the applicant within thirty (30) days of the later of either the District's notification to the applicant that the application has become null and void or the District's completion of dismantling of any installation work already performed.

(kl) Order of Processing

Applications for new service connections shall be processed by the System in the order of acceptance by the System, as provided for in subparagraph (1) of paragraph (~~3d~~) of this Regulation. The General Manager shall notify each applicant of the date s of acceptance of and approval of the application and

of allocation of a meter and shall record in the District's files the dates of acceptance, approval, and meter allocation in the District's files.

(4m) New Service Connection on Undeveloped Property

If a new service connection is installed on undeveloped property, the System reserves the unconditional right at such time that the property is developed to require installation of replacement with a larger meter or other service connection facilities if such development in the System's judgment or due to requirements of another permitting agency requires such larger meter and/or other connection facilities. ~~Such replacement and~~ reinstallation costs, including ~~the current applicable~~ overhead, ~~factor for labor and materials~~, are to be borne exclusively by the property owner. The provisions of ~~paragraph (3) of~~ Regulation 102, as applicable, shall apply to the enlargement of a service connection.

(4n) Nontransferability of Service Connection

A service connection shall be provided only for, and shall provide water service only to, the property described by the Assessor's Parcel Number(s) specified in the application for the new service connection, ~~and~~ The service connection shall run with said property in perpetuity or until retired by disconnection and removal from the System, and shall at no time under any circumstances be transferred to, assigned to, or reinstalled at any property other than the property ~~described indicated~~ by the Assessor's Parcel Number(s) in the original application for new service connection (or its successor Assessor's Parcel Number(s)).

(4o) Implied Lien

Installation and/or existence of a service connection on a property constitutes an implied lien against and running with title to said property in perpetuity or until said service connection is retired by disconnection and removal from the System, and said lien shall covenant and obligate any and all owners currently and subsequently of said property for all duties and responsibilities towards and for said service connection as provided for in the Regulations of the ~~IPUD~~ Inverness Public Utility District Water System, its assigns and successors, excepting that an owner of such property may at any time demand and require of the System retirement of the service connection by disconnection and removal from the System.

(4p) Conditions for Retention of Service Connection

Once a new service connection has been ~~installed~~ installed (per paragraph (i) of this Regulation), the System's provision of water service, and continuation of provision of water service, shall be dependent upon compliance by the current customer of record with ~~will be provided, maintained, and continued by the System subject to~~ the following conditions:

- (1) ~~Property owner complies~~ Compliance with all applicable provisions of these Regulations.
- (2) All rates and charges properly billed by the System are paid within the time established in these Regulations for each particular rate or charge.
- (3) The property owner is at all times the customer of record for the service connection, ~~and~~ has provided the System with such current information as the System requires in order to maintain customer records.
- (4) All plumbing, piping, fixtures, equipment, installations, and appurtenant devices connected directly or indirectly to the service connection or receiving water provided through the service connection are maintained in proper working order and are in all respects in compliance with all applicable plumbing and/or building codes, regulations, standards, and ordinances.

(4q) Failure to Comply with Conditions for Retention of Service Connection

At any time a service is not in compliance with any of the Conditions for Retention of Service Connection as provided for in paragraph (ep) of this Regulation, the System reserves an unconditional right to suspend or disconnect the service or to declare the service in default. At any time there is a change in the service connection as provided for in Regulation 102, or there is a change in the customer for the service account, or there is over a 120-day period an increase of one hundred percent (100%) or more in the customer's use of and/or demand for water as compared to any 120-day period during the immediately preceding twelve (12) months, or there is a breakage or failure of any plumbing device at the served premises leading to unintentional loss of water, or there is an emergency condition at the served premises rendering the premises no longer fully habitable or usable for its customary purpose, the System may conduct and/or require an inspection of the property and premises served by the service connection to verify compliance with subparagraphs (1) and/or (4) of paragraph (ep) of this Regulation, and if such inspection determines that the service is not in compliance with said subparagraph (1) and/or (4) of paragraph (ep) of this Regulation, the System may require that the service be brought into said compliance as a condition of continued retention of the service connection.

(et) Water Shortage Emergency

Except as provided to the contrary in this Regulation 101 (such as in paragraph (i)), ~~n~~No provision of this or any other of these Regulations shall take precedence over any conflicting provision or provisions of an ordinance duly enacted by the Board of Directors of the Inverness Public Utility District pursuant to a Declaration of a Water Shortage Emergency. Except as provided to the contrary in this Regulation 101 (such as in paragraph (i)), ~~Any~~any such ordinance may modify, amplify, extend, alter, suspend, replace, or otherwise change any provision or intent of these Regulations, and the provisions of such ordinance shall take precedence over these Regulations during the period of the legally declared Water Shortage Emergency.

(fs) ~~N~~Amount of New Service Connection Fee

The amount of the New Service Connection Fee provided for in ~~subsubparagraph (5) of~~ paragraph (5) of paragraph (f) of this Regulation shall be determined as set forth ~~herein~~ below:

- (1) It is the intent of the Board of Directors to provide a rational means of setting the New Service Connection Fee such that the Fee applicable to each new service connection constitutes a capital contribution by the new connection's customer for the purpose of financing initial capital investment attributable to the new service. For this purpose, it is the intent of the Board of Directors that the Fee be set so that it proportionately recovers the costs incurred in providing the facilities required to provide and service the water service connection.
- (2) The amount of the New Service Connection Fee shall be established annually to be in effect from January 1 through December 31 (or until duly recalculated during the subsequent calendar year). The date of acceptance of an application for a new service connection, as provided for in subparagraph (1) of paragraph (ed) of this Regulation, shall be used to determine the amount of the New Service Connection Fee that applies to the new service connection.
- (3) The amount of the New Service Connection Fee to be in effect in a year shall be ~~determined no later than November 30 of the preceding year, and shall be~~ recorded in the District's files by the General Manager, together with the calculations used to make said determination. ~~Said~~ file shall be available to the public for inspection.
- (4) The New Service Connection Fee shall be set at the amount determined by the following formula, rounded up to the next even One Hundred Dollars (\$100.00):

$$f = y / z$$

where,

f: New Service Connection Fee (before rounding up).

- y: Total value of the Water System's depreciable assets before deduction for accumulated depreciation and excluding non-depreciable assets (land, construction in progress) as of June 30 of the year preceding the year during which the New Service Connection Fee will be in effect, as reported in the General Purpose Financial Statements of the District prepared by the District's independent auditors.
 - z: Total number of customer connections (billable active, inactive, and suspended) of the Water System, excluding connections owned by the District itself or by any District-owned entity, and excluding customer accounts for publicly owned fire hydrants, on June 30 of the year preceding the year during which the New Service Connection Fee will be in effect.
- (5) Example:
- y: \$4,939,288 in depreciable assets (as of June 30, 2022).
 - z: 518 customers (as of June 30, 2022).
 - f: $4,939,288 / 518 = \$9,535.31 = \$9,600.00$ (rounded up).

(t) Posting of New Service Connection Fee

- (1) Posting of New Service Connection Fee. The New Service Connection Fee provided for in subparagraph (5) of paragraph (f) of this Regulation becomes due and payable in full within thirty (30) days of the date on which the System notifies an applicant that the applicant's application for a new service connection has been approved.
- (2) Failure to post New Service Connection Fee. An applicant's failure to post the New Service Connection Fee within the time limit specified in subparagraph (1) of this paragraph shall be regarded by the System as a withdrawal by the applicant of the applicant's application for a new service connection and shall be handled in accordance with the provisions of subparagraph (5) of this paragraph.
- (3) Exceptions. There shall be no New Service Connection Fee required for connection of a publicly owned fire hydrant, for connection of District-owned property used for District operational purpose, or for a connection intended to provide service to a facility used exclusively for District operational purpose.
- (4) Refund of New Service Connection Fee before District's approval of application. In the event an applicant for a new service connection posts the New Service Connection Fee before applicant's application has been approved by the System and then the applicant withdraws the application before it has been approved, the System shall, within thirty (30) days, refund the full amount of the New Service Connection Fee that has been posted; except that, if the New Service Application Fee has not also been posted by the applicant, the System shall withhold the amount of the New Service Application Fee from the amount of the New Service Connection Fee that is refunded and shall post such withheld amount as the applicant's New Service Application Fee.
- (5) Refund of New Service Connection Fee after District's approval of application. In the event an application for a new service connection is withdrawn by the applicant after the application has been approved by the System but before completion of active or constructive installation of the new service connection, as noted in paragraph (i) of this Regulation, the System shall retain five percent (5%) of the applicant's posted New Service Connection Fee as an application withdrawal processing charge and, in addition, shall retain that portion of either or both of the applicant's New Service Connection Fee and/or posted deposit for installation costs as shall be necessary to cover the time, materials, administrative, and contract costs, including applicable overhead charges, for any engineering, design, and installation work already performed by the System, plus whatever costs, including applicable overhead charges, for time, materials, and contractor costs that may be incurred to dismantle any installation already

performed. Any unretained balance shall be refunded to the applicant within thirty (30) days of the later of either the District's receipt in writing of the withdrawal request or the District's completion of dismantling of any installation already performed.

(6) Refund of New Service Connection Fee after installation of new service connection. Once a new service connection has been installed by the District, either actively or constructively (as noted in paragraph (i) of this Regulation), no portion of the New Service Connection Fee may be refunded.

(7) Refund of New Service Application Fee. Under no circumstances provided for in this paragraph (t) of this Regulation shall the applicant's New Service Application Fee be refunded or considered to be refundable.

~~(6) On the date this paragraph becomes effective, the General Manager shall calculate the amount of the New Service Connection Fee for that calendar year on the basis of the provisions of this paragraph, and the result of said calculation shall become the amount of the New Service Connection Fee for the remainder of the calendar year, effective as of the date this paragraph becomes effective.~~

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Regulation 101: 1983, July 20 (Ordinance 83-2(?)): Adopted.

1993, March 15 (Ordinance 32-93): Revised in its entirety and readopted.

2010, July 28 (Ordinance 80-2010): Sections (f)(6), (g), (j), and (l) amended.

2023, May 24 (Ordinance 109-2023): Subparagraphs (4) and (5) of paragraph (r) amended for purposes of improved clarity (no substantive changes).

Regulation 102**CHANGE OF SERVICE CONNECTION****(a) Change in Use**

No substantial change in the nature or quantity of water usage through an existing connection shall be made except by permission of the System, which may, where appropriate, require as a condition of granting permission for such a change the filing of an application for a new service connection or the filing of an application for change of the existing service connection facilities. A “substantial change in the nature or quantity of water usage” shall include, but not be limited to, change from single-unit service to multiple-user service, or change in the customer type (such as residential, commercial, industrial, agricultural, institutional, public-entity, etc.) resulting in the likelihood of a more than a nominal increase on a continuing basis in water usage and demand.

(b) Replacement of Meter or Other Service Equipment

The System may at any time replace its equipment or facilities, including meters, for equipment or facilities of equal or better quality, standard, grade, rating, or performance, when such replacement is in the interests of system maintenance, performance, operation, efficiency, or improvement. When feasible, any such replacement shall be preceded by reasonable notice to affected customers and property owners.

(~~b~~c) System-Initiated Relocation of Service Connection

The System may at any time and upon providing reasonable notice to the property owner relocate a service connection or appurtenant System facilities. ~~Except in the case where relocation is occasioned solely for the convenience of and at the request of the property owner, whether by explicit request or necessitated by the property owner’s circumstances, the entire cost of relocation shall be borne by the System.~~

(~~e~~d) Owner-Initiated Relocation of Service Connection

Relocation of a service connection may be requested by the property owner only. ~~Any such request shall be honored by the System, provided that (1) the relocation is acceptable to the System (whose acceptance may not be withheld without good cause); that (2) System or System-contracted personnel, facilities, and equipment are available to effect the relocation; and that (3) the property owner executes an agreement with the System for the work and posts in advance a deposit equal to the System’s reasonably estimated labor and materials costs for the relocation work, plus the current including overhead factor on both labor and materials charges.~~ ~~Any difference between the actual final costs (including overhead charges) and the amount of the posted deposit shall be charged to or refunded to the property owner. Any such amount charged to the property owner shall be due and payable to the System within thirty (30) days of the System’s statement date.~~

(e) Change-of-Service Application Fee

An application filed with the System for an owner-initiated change in or relocation of the service connection pursuant to paragraph (a), (d), (f), (g), or (h) of this Regulation shall be accompanied by a nonrefundable Change-of-Service Application Fee in the amount provided for in Regulation 301, “Rates and Charges.”

(~~d~~f) Owner-Initiated ~~Enlargement-Change~~ of Service ~~Connection~~

An enlargement change of a service connection at the request of the property owner or initiated pursuant to paragraph (a) of this Regulation shall be handled in the same manner as owner-initiated relocation of service connection in paragraph (~~e~~d) of this Regulation. A change may necessitate

enlargement of the service's connection to the System's distribution main. In the event enlargement is necessitated by fire sprinklering requirements, District may require submission of applicable fire sprinklering approval documentation. –As a condition of enlargement, the System may, at property owner's expense, conduct an inspection of all pipes and plumbing fixtures served by the service, and shall withhold approval of the enlargement if, in the System's judgment, any of said pipes or plumbing fixtures may be incapable of supporting the increased pressures and/or flows resulting from enlargement. –Notwithstanding the inspection conducted pursuant to this paragraph, the System shall bear no responsibility for or liability resulting from any damages resulting directly or indirectly from any enlargement of a service connection.

(g) System-Required Enlargement of Service Connection

The System may at any time require enlargement of a customer's service connection when in the System's judgment the customer's record of use of and/or demand for water exceeds the reasonable capacity and safe operation of the System and/or of the customer's service connection or meter. Customer's enlargement-engagement in an activity ~~so~~-requiring enlargement shall, prima facie, constitute an owner-initiated request for enlargement-of-a change in the service connection, notwithstanding the absence of a documentary application from the customer. –In the event the property owner refuses to pay for an enlargement required by the System (including payment of the Change-of-Service Application Fee), the System-General Manager may declare the service in DefaultNonconforming status (as provided for in Regulation 305).

(eh) Reduction in Size of Service Connection and Meter

A reduction in size of a service connection shall be handled in the same manner as owner-initiated relocation of service connection in paragraph (ed) of this Regulation. However, the System shall be under no obligation to replace any service connection or meter with a connection or meter of smaller size; District's policy is to not install a meter that is smaller than one inch. –Upon application by a property owner for reduction, the System may, strictly at its option, so replace or authorize replacement of the meter and connection, provided such replacement in no way adversely affects System facilities or System integrity, and provided that the System's full ~~labor and materials~~ costs, including overhead charges, to the System of replacement, ~~plus the current overhead factor on both labor and materials,~~ are paid by the property owner. –The System shall not be responsible in any way for any degradation in service resulting directly or indirectly from a reduction in size of a service connection or meter.

(fi) Performance of Work

Any physical change in a service connection or any work affecting a service connection must be performed either by System personnel or under the supervision of and subject to inspection by and approval of the System. –Any such change not performed by System personnel shall conform in all respects with all applicable Standard Drawings adopted by and for the System.

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History

Regulation 102: 1983: July 20 ~~(?)~~, ~~1983~~
~~1993: March 15 (Ord. 32-93): Revised in its entirety and readopted, March 15, 1993,~~
~~Ordinance 32-93~~
~~2010: July 28 (Ord. 80-2010): Amended by Ordinance 80-2010, July 28, 2010.~~

Regulation 103**MULTIPLE-MULTIPLE-SERVICE CONNECTION**

- (a) It is the intent of this Regulation that a single service connection shall serve and provide water to no more than one separate dwelling unit (including townhouse and condominium units), or one separate commercial, agricultural, or industrial enterprise, or one separate institutional entity, unless in the case of residential units (including townhouse and condominium units), such separate metering is specifically prohibited by Section 537 of the California Water Code.
- (b) Notwithstanding paragraph (a) of this Regulation, neither an accessory dwelling unit (ADU) nor a junior accessory dwelling unit (JADU) shall be considered to constitute a separate dwelling unit, provided that the principal dwelling unit's service meter provides water to no more than one principal dwelling unit plus one ADU or one JADU or one combination of one ADU and one JADU. Nothing in this paragraph shall prevent installation of a separate service connection to an ADU if so requested by the property owner and installed in accordance with the provisions of Regulation 101, "Service Connection," of these Regulations. (For purposes of this Regulation, an accessory dwelling unit (ADU) is as defined in the California Government Code, Title 7, Division 7, Chapter 13; a junior accessory dwelling unit (JADU) is as defined in the California Government Code, Title 7, Division 7, Chapter 13, Article 3.)
- (c) If provision of separate service connections to multiple units as required pursuant to Paragraph (a) of this Regulation would present substantial mechanical problems or extraordinary expense as determined conclusively by the District, service through a single connection equipped with a master meter may be allowed to any of the following:
- (1) A duplex, triplex, apartments complex, multiunit residential structure, or mixed-use residential/commercial complex in undivided ownership, provided that each residential unit therein is equipped with a submeter as defined in Section 517 of the Water Code (unless submetering is specifically prohibited by Section 537 of the California Water Code).
 - (2) A commercial or industrial building that contains no residential units and is in undivided ownership.
 - (3) A building or group of non-residential buildings owned or occupied exclusively by one or more public entities.
- (d) In the event of submetering pursuant to Paragraph (c) of this Regulation, the District shall be responsible only for the master meter and shall have no obligation to fund or assume responsibility for ensuring compliance with any law or regulation governing the approval of submeter types or the installation, maintenance, reading, billing, and testing of submeters and directly associated onsite plumbing.
- (e) The District will not render separate statements to the individual dwelling or enterprise units served from a master meter. The customer account for a master meter will be responsible for all charges incurred by all subservices connected to the master meter. ~~Components of rate structures of rate structures~~ applicable to master smeters may take into account the number of residential, commercial, industrial, institutional, or public entity units that are supplied from a master meter or the number and characteristics (such as size) of submeters that are supplied from a master meter.
- (f) Service to multiple assessor's parcels.

(1) In no case shall a customer meter or comparable customer service connection provide water, directly or indirectly, to more than one assessor's parcel, unless the multiple assessor's parcels:

- (i) are contiguous,
- (ii) are in common ownership, and
- (iii) constitute a single building site.

(2) In the event of subdivision of a single parcel, or in the event of subdivision or separation of multiple parcels satisfying conditions (i), (ii), and (iii) in Paragraph (f)(1) of this Regulation, new service connections shall be required in order to provide water service to each resulting new parcel, or to each resulting new set of parcels satisfying conditions (i), (ii), and (iii) in Paragraph (f)(1) of this Regulation, and all existing piping and plumbing interconnecting such parcels or sets of parcels shall be physically separated by removal and/or capping, as appropriate to the District's satisfaction.

(3) At the time this Regulation is adopted, any instance of multiple parcels being served by a single meter and satisfying conditions (i) and (ii) in Paragraph (f)(1) of this Regulation but not satisfying condition (iii) in Paragraph (f)(1) of this Regulation shall be exempted from the requirement to install new service connection(s), but such exemption shall terminate at such time that condition (i) or (ii) in Paragraph (f)(1) of this Regulation ceases to be satisfied.

(4) For purposes of this Regulation, multiple parcels in common ownership that are separated by a dedicated roadway or road right-of-way, whether developed or not, shall not be considered to be contiguous.

~~In no case shall a customer meter or comparable customer service connection provide water, directly or indirectly, to more than one assessor's parcel, unless the multiple assessor's parcels:~~

- ~~(a) ————— are contiguous,~~
- ~~(b) ————— are in common ownership, and~~
- ~~(c) ————— constitute a single building site.~~

~~In the event of subdivision of a single parcel, or in the event of subdivision or separation of multiple parcels satisfying conditions (a), (b), and (c) above, new service connections shall be required in order to provide water service to each resulting new parcel, or to each resulting new set of parcels satisfying conditions (a), (b), and (c) above, and all existing piping and plumbing interconnecting such parcels or sets of parcels shall be physically separated by removal and/or capping, as appropriate to the District's satisfaction.~~

~~At the time this Regulation is adopted, any instance of multiple parcels being served by a single meter and satisfying conditions (a) and (b) above but not satisfying condition (c) above shall be exempted from the requirement to install new service connection(s), but such exemption shall terminate at such time that condition (a) or (b) ceases to be satisfied.~~

~~For purposes of this Regulation, multiple parcels in common ownership that are separated by a dedicated roadway, whether developed or not, shall not be considered to be contiguous.~~

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History

Regulation 103: Adopted (as "Multiple Services"), July 20, 1983 (Ord. 83-2)
Amended in its entirety, May 21, 1986 (Ord. 5-86)
Deleted in its entirety, March 16, 1987 (Ord. 8-87)
Added (as "Multiple Service Connection"), Ord. 23-89 (Nov. 20, 1989)

Regulation 104**TEMPORARY SERVICE****(a) Definition**

A “~~T~~temporary ~~S~~service” shall mean provision by the System of a connection or facility for drawing or ~~use using System-provided~~ of water during a limited period of time; and for which the District determines that installation of a permanent connection is not required.

(b) Conditions of Use

~~Temporary~~ A temporary Sservice is most often installed to provide water to a temporary construction site or under emergency conditions. In general, a ~~T~~temporary ~~S~~service shall be provided by means of a metered connection to an existing fire hydrant or other type of existing service outlet. The following general conditions shall apply to temporary services:

- A temporary service permit for water that is to be transported to and used outside the District shall be issued only under unusual circumstances, such as, but not limited to, when there is no available source of water closer to the site of the intended use, as determined by the General Manager (whose decision may be appealed to the Board of Directors).
- Any permit for a temporary service may be suspended by the District during a water shortage emergency.
- A permit for a temporary service may be revoked immediately, without notice, under the following circumstances: non-payment of charges; use violates any provision of these regulations; access to the fire hydrant (or other connection facility) is impeded or is needed by the System for routine or emergency purposes.
- A meter or other connection or detector facilities installed in support of a temporary service may not be removed, disconnected, or relocated except by System personnel or pursuant to written permission of the Water System Superintendent.
- Water may not be drawn from a fire hydrant in a manner that does or may create a cross-connection with a non-potable water source without installation of a District approved backflow prevention device.

(c) Application

Application for a ~~T~~temporary ~~S~~service shall be made on the application and agreement form provided by the District. The ~~A~~applicant for a ~~T~~temporary ~~S~~service shall describe (and may be required to document) the intended use of the water, shall provide an estimate of the length of time the ~~T~~temporary ~~S~~service will be needed, and shall provide an estimate of the amount of water expected to be drawn through the temporary service connection.

(d) Security Deposit

As a condition of receiving a Ttemporary ~~S~~service, the applicant shall post ~~the a~~ Temporary Service Security Deposit. provided for in the System’s current Schedule of Rates and Charges ~~The General Manager or the Water System Superintendent shall determine an appropriate amount for the Temporary Service Security Deposit, taking into account the value of the System-provided equipment to be used to provide the temporary water supply and such other factors as may result in the potential for damage to or loss of the provided equipment as well as the creditworthiness of the applicant. The amount of the Temporary Service Security Deposit shall not exceed the replacement cost of the equipment provided by the System for the applicant’s temporary service connection.~~

~~The At the System's sole discretion, the~~ Temporary Service Security Deposit may be applied to any rates and charges that remain unpaid after forty-two (42) days from the statement date of any such rates and charges. If any portion of a Temporary Service Security Deposit is so applied to unpaid rates and charges, the System may at its discretion either disconnect the ~~T~~emporary ~~S~~ervice or require as a condition of continued use of the ~~T~~emporary ~~S~~ervice that the customer restore the Temporary Service Security Deposit to its original balance. Upon permanent disconnection of a ~~T~~emporary ~~S~~ervice, any remaining balance of the Temporary Service Security Deposit shall be refunded after deduction of all outstanding closing statement rates and charges, and deduction of the costs to the System of any loss of or damage (beyond normal wear and tear) to System facilities installed or utilized for or in support of the ~~T~~emporary ~~S~~ervice.

The ~~District's General Manager or Water System Superintendent may waive or modify any provisions of this paragraph, may be waived~~ in whole or in part, in the case of a ~~T~~emporary ~~S~~ervice installed to relieve an emergency situation, to provide water to a governmental entity, or to provide water for a nonresidential use to a nonprofit organization.

(e) **Installation Charge**

As a condition of receiving a ~~T~~emporary ~~S~~ervice, the ~~A~~pplicant shall pay the Temporary Service Installation Charge provided for under the System's current Schedule of Rates and Charges (Regulation 301). This ~~C~~harge is nonrefundable and includes the charge for disconnecting the ~~T~~emporary ~~S~~ervice.

The ~~District's General Manager or Water System Superintendent may waive or modify any provisions of this paragraph may be waived or modified~~ in the case of a ~~T~~emporary ~~S~~ervice installed to relieve an emergency situation.

(f) **Monthly Service Charge and Quantity Charge**

~~A T~~emporary ~~S~~ervice shall be assessed on a monthly basis the normal applicable Monthly Service ~~C~~harge(s) provided for in the System's current Schedule of Rates and Charges (Regulation 301). ~~The A M~~monthly ~~S~~ervice ~~C~~harge shall be prorated on a per day basis for fractions of a month the ~~T~~emporary ~~S~~ervice is available for use by the ~~A~~pplicant ~~for the Temporary Service~~.

The amount of water provided through a metered ~~T~~emporary ~~S~~ervice shall be determined by readings taken from the installed meter or detector on a regular basis by System personnel ~~from the installed meter~~. The charge quantity charge for the water used drawn during each billing cycle shall be determined by multiplying the metered usage in units of 100 cubic feet by the Quantity Charge provided for in the System's current Schedule of Rates and Charges highest commodity rate that would apply to the System's regular customer's in the same service categorization and rate code, as stated in the System's Schedule of Rates and Charges (Regulation 301).

~~The Monthly Service Charge and the Quantity Charges~~ shall be billed to the applicant for the temporary service at a frequency of no less than least bimonthly.

The ~~District's General Manager or Water System Superintendent may waive or modify any provisions of this paragraph may be waived or modified~~ in the case of a ~~T~~emporary ~~S~~ervice installed to relieve an emergency situation, to provide water to a governmental entity, or to provide water for a nonresidential use to a nonprofit organization.

(g) **Unmetered Temporary Service**

The System may at its discretion provide ~~T~~emporary ~~S~~ervice without installing a meter or detector, and in such case shall establish an appropriate flat-rate monthly charge for the ~~T~~emporary ~~S~~ervice, and may adjust such flat-rate monthly charge at any time by providing the customer with thirty-seven (307) days advance notice. An unmetered ~~T~~emporary ~~S~~ervice may be converted to a metered

~~T~~emporary ~~S~~ervice at any time and solely at the System's discretion, with all such direct costs of conversion, including ~~the applicable~~ current overhead factor~~(s) for labor and materials~~, to be paid by the customer.

(h) **Extension of a Temporary Service**

Use of a ~~T~~emporary ~~S~~ervice may be extended beyond the estimated disconnection date if in the System's judgment a legitimate need for the ~~T~~emporary ~~S~~ervice still exists, provided that the ~~T~~emporary ~~S~~ervice is not being used in the System's judgment in lieu of a permanent service connection, and the System's water supply is adequate to continue providing water to the ~~T~~emporary ~~S~~ervice.

(i) **Priority for Water**

The System may at its sole discretion deny water to a temporary service connection or permanently disconnect a ~~T~~emporary ~~S~~ervice at any time that continued service to the ~~T~~emporary ~~S~~ervice would reduce or threaten to reduce the System's overall water supply or capacity to deliver water to its permanent customers to the point where it would not be able to meet the normal demands of the permanent customers. The System shall at no time be under any obligation to satisfy any demand whatsoever, whether normal or extraordinary, of a ~~T~~emporary ~~S~~ervice customer.

(j) **Emergency Use and System Use of Water from a Hydrant**

Nothing in this Regulation shall preclude or limit the Water System's use of water from a fire hydrant for emergency purposes or for the Water System's own use by any means deemed appropriate by the System.

(k) **Convenient Use of Water from a Hydrant**

The Water System may at its sole discretion provide water from a hydrant to an existing customer (i.e., a customer who is not a temporary-use customer) ~~customer from a hydrant~~ under circumstances that do not constitute an emergency when doing so is for the convenience of the Water System or the convenience of the customer, as follows:-

1. System's convenience: Water provided to a customer from a hydrant for the convenience of the Water System shall be billed to the customer's account at the commodity rates in effect for the customer's normal service categorization and rate ~~code~~code, as stated in the System's Schedule of Rates and Charges (Regulation 301).
2. Customer's convenience: It is the District's intent that all w~~Water~~ provided to a customer from a hydrant (or other temporary service connection) solely for the convenience of the customer shall be metered (other than as provided for in Paragraph (g) of this Regulation). All water of customer convenience that is drawn ~~by for the benefit of the a~~ customer through ~~such a~~ hydrant meter shall be billed to the customer at the highest commodity rate in effect for the customer's normal service categorization and rate code, as stated in the System's Schedule of Rates and Charges (Regulation 301) ~~in effect at the time the water is drawn for the customer's normal service categorization and rate code~~. Notwithstanding this subparagraph, the Water System is under no obligation to provide water service to any customer solely for the convenience of the customer, and doing so shall be reserved for unusual circumstances, typically for a temporary period, and with the express consent and approval of the Water System's Superintendent, who may impose reasonable limitations on the quantity, duration, and use of water so provided.

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History

Regulation 104: Adopted, July 20, 1983 (Ord. 83-2)
Paragraph "f", line 1, amended, Nov. 20, 1989 (Ord. 23-89)
Amended by Ordinance 80-2010, July 28, 2010
Revised in its entirety by Ordinance 94-2020, May 27, 2020

Regulation 105**PRIVATELY-OWNED FIRE PROTECTION SERVICES****(a) Policy**

In the interests of the general welfare and safety of the community, it shall be the policy of District and System to encourage and facilitate installation and maintenance of privately-owned services that are connected to the Water System and intended ~~solely-principally~~ for fire protection.

(b) Permit

~~Fire-Private fire~~ protection services connected to the Water System may be installed only upon application from the property owner and only with the consent of the Inverness Public Utility District under such rules, regulations, and conditions as are specified individually and generally by the District and the District's Fire Chief. ~~No privately-owned fire protection system service may be installed-connected to the Water System which-if it~~ would wholly or substantially duplicate an existing publicly-owned fire protection service, or ~~which-if~~ would not contribute to an increased level of fire protection in the area served, or ~~which-if~~ in the System's judgment it could not be adequately maintained or safeguarded from unauthorized ~~use-of-or an~~ unintended use.

(c) Installation

Installation of and connection to the Water System of a privately-owned fire protection ~~service system~~ shall be wholly at the expense of and provided by the property owner, except that the ~~System District~~ may, at its option, enter into a contract with the applicant ~~to-for the District to provide to the applicant~~ equipment, labor, and/or services at the ~~System's-District's~~ cost plus ~~the-District's~~ current applicable overhead factor(s) ~~for labor and materials~~. ~~Any installation provided by and approval by the System, and~~ must conform in all respects with all applicable Standard Drawings adopted by and for the Water System. ~~Any detector and/or meter shall be provided by the property owner, shall be to the Water System's specifications, and shall be assigned by the property owner to the SystemDistrict, but shall upon disconnection of the fire protection system revert to the property owner. All equipment installed as part of or in support of a privately-owned fire protection system must be approved by the Water System and the District's Fire Chief, and in terms of specifications, installation, and operation must conform to the applicable Standard Drawings adopted for and by the Water System. An agreement must be reached between the System-District and the property owner as to whether or not the privately-owned fire protection system will be equipped with a meter and/or a detector assembly.~~

(d) Non-emergency Use of Water from a Privately Owned Detector-and/or Meter-Equipped Fire Protection Systems

A privately-owned fire protection system equipped with a detector and/or a meter may be used, at the Water System's sole discretion, to provide water for purposes other than emergency fire protection as specified by the System. ~~Fixed Charges and Quantity Rates for water drawn for non-emergency use from~~ such a privately-owned fire protection system ~~shall be in accordance with the System's current Schedule of Rates and Charges (Regulation 301).~~

(e) Privately-Owned Fire Protection Systems Without a Meter or Detector

Privately-owned fire protection systems not equipped with a meter or a detector may be used only for emergency fire protection purposes ~~only~~, or as required, specified, and restricted by the Water System, including use by the Water System for Water System and service maintenance and testing purposes. ~~Such a systems may be equipped by the Water System with a seal such that any drawing of water from the service-system will cause the seal on-any-such-service to be inspectedbroken. At~~

any time it is determined that the seal has been broken or that water has been drawn through the service for a purpose not herein authorized, the owner shall, in the absence of mitigating circumstances, be assessed the rates and charges provided for in the System's current Schedule of Rates and Charges (Regulation 301).-Such a system shall be regularly assessed the applicable rates and charges provided for in the System's current Schedule of Rates and Charges.

(f) **Termination and ~~Disconnecting~~Disconnection**

The System may order termination and disconnection of any System-connected privately-owned fire protection system at any time, with or without cause or statement of reason, at its sole discretion. -The costs of disconnection shall be borne by the property owner.

(g) **Existing Privately-Owned Fire Protection Systems**

The provisions of this Regulation shall apply in their entirety to any privately-owned fire protection system in existence at the time of adoption of this Regulation.

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History

Regulation 105: *Adopted, July 20, 1983 (Ord. 83-2)*
 ~~—~~Paragraph “d”, line 3, amended, Nov. 20, 1989 (Ord. 23-89)

 Amended by Ordinance 80-2010, July 28, 2010

Regulation 106**TITLE TO AND USE OF WATER****(a) Title**

Title to, together with unconditional responsibility for, water furnished by the System, including risk of loss thereof, shall pass from the System to the customer at the outlet of the System's meter or other connection facilities. The customer shall be solely and unconditionally responsible therefrom for the carriage, handling, storage, use, and disposal of all furnished water.

(b) Location of Use of Water

No water furnished through a service connection by the System may be used on any premises or at any location other than that served by the System service as specified in the application for service, without written and specific approval and authorization from the System.

(c) Resale of Water

No water furnished by or received from the System shall in any way be resold or reconveyed without written and specific approval and authorization from the System.

~~(d) Change in Use~~

~~No substantial change in the nature or quantity of water usage through an existing connection shall be made except by permission of the System, which may, where appropriate, require as a condition of granting permission for such change the filing of an application for a new service connection or the filing of an application for enlargement of the service connection metered and/or other connection facilities. A "substantial change in the nature or quantity of water usage" shall include, but not be limited to, change from single unit service to multiple user service, or change from residential use to commercial, industrial or agricultural use, or change in commercial, industrial or agricultural operations of the customer resulting in substantial increase in water usage and demand by the customer.~~

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History

Regulation 106: Adopted, July 20, 1983 (Ord. 83-2)

Regulation 107**INTERFERENCE WITH SERVICE AND SYSTEM FACILITIES****(a) Unlawful Acts**

The System shall at its sole discretion prosecute violation of applicable statutes of the Penal Code or of any other codes of the State of California ~~which that~~ make it a misdemeanor to tamper with, bypass, or otherwise impair, damage, or interfere with the operation of any System water meter, ~~or to~~ take water without authorization ~~or without intent to make payment therefor~~ as a System customer in good standing, or to damage, obstruct, or interfere with any System facilities, equipment, or installations.

(b) Drawing Water from Fire Hydrants—

No person not duly authorized by the System shall interfere with, open, or draw water from or through any fire hydrant connected to the System's distribution system.

(c) Protection of System Facilities

Any person who applies for service and/or executes a service agreement with the System covenants and agrees that, in addition to any right or remedy available to the System and the Inverness Public Utility District by law, he or she will pay to the System its costs for repairing or replacing any of its facilities damaged, rendered inoperable, or removed, for or by any reason or cause which the customer should reasonably have been aware of or prevented, or as a result of construction or other work or activity on the served property, including, without limitation, the sidewalks, driveways, curbs, and gutters adjacent thereto, or as a result of installation of utility services to the served property. -The System may, without limiting the foregoing, ~~declare Default against~~ place in Violation status (as provided for in Regulation 305 of these Regulations) any service wherein damage ~~is~~ has been done to System property or integrity by the service's customer or by the owner of the property served by the service, or under any circumstances which the customer and/or the property owner should reasonably have been aware of or prevented.

* * * * *

History

Regulation 107: Adopted, July 20, 1983 (Ord. 83-2)

Regulation 108

CROSS-CONNECTION AND BACKFLOW PREVENTION

(a) Purpose and Authority

Inverness Public Utility District Water System furnishes public water supplies under permits issued by the ~~State of California Department of Health Services~~ State Water Resources Control Board (SWRCB). -In order to comply with the terms of these permits and with all State regulations intended to protect the public water supply from contamination, an appropriate backflow preventer shall be installed at every service connection where one is required by the California Health and Safety Code, Water Code, and Code of Regulations, as well as by regulations of the State Water Resources Control Board~~Department of Health Services, by other State regulations, or by this Regulation of the Inverness Public Utility District Water System.~~ -In particular, this Regulation shall implement the requirements of Title 17, Sections 7583 through 7603, inclusive, of the California Administrative Code, ~~and shall provide District operating rules from implementing a cross connection program~~Sections 116271, 116407, 116800, et al., of the California Health and Safety Code, Sections 13520-13521.2, et al., of the California Water Code, and Sections 60301.175, et al., of the California Code of Regulations.

~~Examples of~~The sites ~~customer services at which~~where backflow prevention devices are required shall be determined in accordance with the requirements of the Cross-Connection Control Policy Handbook (CCCPH) adopted by the State Water Resources Control Board. Examples include locations with an auxiliary water supply, locations where pressurized fluids are handled, locations with plumbing connections to unpotable piping or water storage facilities. ~~Need shall be determined in accordance with Section 7585 of Title 17 of the California Administrative Code; the California State "Manual of Cross Connection Control Procedures & Practices" may also be referenced to determine need.~~

This Regulation supplements and does not ~~supersede~~ supersede local plumbing regulations, codes, or ordinances, or State regulations related to water supply.

(b) Definitions

For the purposes of this Regulation, the definitions in Section 7583 of Title 17 of the California Administrative Code shall apply.

(c) Survey

~~When this Regulation becomes effective, t~~The staff of the Inverness Public Utility District Water System shall ~~conduct a survey by appropriate~~provide means to identify water user premises where cross-connections ~~exist or are~~ are likely to occur. Each new connection to the Water System shall be evaluated for the possibility of cross-connection. -Staff shall also exercise reasonable diligence to identify changes at water user premises that indicate a possibility of cross-connection.

(d) Cross-Connection Condition

A "cross-connection condition" shall be deemed to exist at a water user premises when there is an unprotected actual or potential connection between the potable water system used to supply water for drinking purposes and any source or system containing unapproved water or any substance that is not or cannot be approved as safe, wholesome, and potable. -Bypass arrangements, jumper connections, removable sections, swivel or changeover devices, or other devices through which backflow could occur, shall be considered to constitute a cross-connection condition. ~~Special consideration shall be given to premises of the types listed in Section 7585 of Title 17 of the California Administrative Code for purposes of evaluating the degree of health hazard to the public water supply.~~

Commented [WH1]: Where? ("Administrative Code" is now the Code of Regulations.)

(e) **Cross-Connection Inspector**

The District shall designate at least one person to be its cross-connection inspector, which person or persons shall have responsibility for inspecting, testing, and certifying backflow preventers. ~~Such inspectors shall be individuals certified by the American Water Works Association, the University of Southern California, or the Inverness Public Utility District as backflow prevention testers.~~

(f) **Maintenance of Records**

The District's staff shall maintain for a minimum of three (3) years records of the locations, tests, maintenance, repairs, and replacements of backflow preventers ~~required pursuant to Section 7585 of Title 17 of the California Administrative Code.~~

(g) **Single Check Valve and Master Shutoff Valve**

Every customer service shall be ~~equipped~~ with a master shutoff valve and a backflow preventer (minimum of a single check valve), as provided for in Inverness Public Utility District Ordinance 83-4, regardless of whether or not a cross-connection condition exists at the water user premises. ~~In general, this Regulation (Regulation 108) is not intended to apply to a water user premises at which the sole requirement for a backflow preventer is provided for in Ordinance 83-4, and at which no cross-connection condition, as defined in paragraph (d~~2~~) of this Regulation, exists.~~

(h) **Type of Backflow Preventer Required**

In the event of a cross-connection condition at a water user premises, the type of preventer to be installed shall be determined by the District, giving consideration to the likelihood of backflow occurring, the type of contamination that may occur, and applicable State regulations. ~~The general types of backflow preventers the District may require (in decreasing order of protection) are: Air Gap (AG), Reduced Pressure Principle device (RP), and double check valve (DCV). A single check valve installed pursuant to Inverness Public Utility District Ordinance 83-4 shall not be deemed sufficient as a backflow preventer at a water user premises where a cross-connection condition exists. The specific model of any device must be approved by the District.~~

(i) **Initial Installation/Inspection, Testing and Certification of Backflow Preventer**

The manner and location of installation of a backflow preventer shall be subject to District approval. In general, all backflow preventers shall be installed by others. ~~The initial installation/inspection, testing, and certification of a required backflow preventer shall be at the expense of the customer or property owner.~~

(j) **Periodic Inspection and Testing of Backflow Preventers**

A certified inspection by a District-designated inspector of all backflow preventers shall be performed annually. ~~More frequent inspection shall be required in cases where successive inspections indicate repeated failure, or in cases where unusual conditions or unusually hazardous cross-connections indicate a need for more frequent inspection in order to safeguard the public water supply, or in cases where more frequent inspection is determined to be necessary by the health agency.~~

A report of each certified inspection shall be submitted to the District within thirty (30) days of the inspection. ~~An inspection shall be conducted within thirty (30) days of the scheduled inspection date.~~

(k) **Repair and Replacement of Backflow Preventer**

A backflow preventer that fails a performance test will be repaired or replaced by the District, provided that the preventer was initially installed by the District or has been previously certified by the District, and the bimonthly backflow service charge is in effect for the customer account for the water user premises where the preventer is located. ~~If an upgrade of a backflow preventer is required,~~

the upgrade installation and initial testing costs shall be at the expense of the customer or property owner, and shall not be covered by the bimonthly backflow service charge.

(l) **Noncompliance**

If a consumer fails to comply with this Regulation by failure to notify the District of the existence of a cross-connection condition, or a failure to install, test, or correct deficiencies, or by removal, tampering with, modifying, or bypassing a preventer, the District shall have the right to refuse water service or to discontinue water service, and, if it deems necessary, to physically disconnect the consumer's piping from the District's distribution system.

(m) **Access for Inspection**

Inverness Public Utility District personnel and representatives of any governmental health agency shall have the right of ingress to and egress from the consumer's premises at all reasonable hours without prior notification for the purpose of investigating compliance with this Regulation and State Health Department requirements.

(n) **Liability**

The District shall not be liable for any injury to persons or damage to property which may result directly or indirectly from the installation, malfunction, testing, or repair of any backflow preventer.

(o) **Charges**

The customer or property owner shall pay for initial installation/inspection, testing, and certification of a backflow preventer, or for installation, testing, and certification of a required upgrade backflow preventer. ~~These charges shall be based on the District's cost for time and materials plus the District's standard overhead factor. The certification charge at the time of initial installation/inspection, at the time of upgrade installation, and in cases where the bimonthly cross-connection charge is not applied, shall be as provided for in Regulation 301, "Rates and Charges," of these Regulations eight dollars and fifty cents (\$8.50).~~

Once a backflow preventer has been initially certified, the customer shall be charged a bimonthly cross-connection charge, payment of which shall entitle the customer to inspections and certifications at the prescribed inspection intervals, maintenance, testing, repair, and ~~like-for-like~~ replacement of the installed backflow preventer. ~~The bimonthly charge shall be as provided for in Regulation 301, "Rates and Charges," of these Regulations. following shall be the schedule of bimonthly charges:~~

Inspection Frequency	Charge (Bimonthly)
Annual	\$ 7.00
Semiannual	\$12.00
Quarterly	\$24.00
Monthly	\$66.00

(p) **Exceptions for 1.5-inch and Larger Assemblies**

In the case of a 1.5-inch or larger backflow preventer assembly, the District may at its option provide periodic inspection, testing, maintenance, repair, replacement, and certification on a time and materials (plus overhead) basis, rather than as provided for in paragraph "o" of this Regulation. ~~At its option in the case of a 1.5-inch or larger backflow preventer assembly, the District may require the customer or property owner to provide directly for maintenance, repair, and replacement of the backflow preventer, with the District providing only inspection, testing, and certification.~~

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History

Regulation 108: *Adopted, July 20, 1983 (Ord. 83-2)*

Retitled, revised in its entirety, and readopted, February 20, 1989, Ord. 19-89

Regulation 109**ACCESS TO FACILITIES****(a) Access to Facilities**

By filing an application for a ~~new~~-service connection, and/or by executing a service agreement, an applicant, customer, consumer, or property owner, as applicable, together with all other users and/or customers of System water at the served property, irrevocably license System personnel and System's authorized representatives and employees and agents to enter upon the property so served by or connected to the System at reasonable times for purposes of, but not necessarily limited to, reading, inspecting, testing, checking, repairing, maintaining, and replacing System's meters and any other System facilities, equipment, or installations located thereon or adjacent thereto, or to check for or abate any emergency or potential emergency condition. -The provisions of this Regulation shall not limit any other rights of ingress to or egress from any served property provided for under any other provisions of these Regulations or applicable statutes laws, or regulations.

* * * * *

History

Regulation 109: Adopted, July 20, 1983 (Ord. 83-2)

Regulation 110**INTERRUPTION OF SERVICE****(a) General**

District and System reserve without restriction absolute right to shut off, interrupt, disrupt, or otherwise temporarily discontinue or restrict the supply of water to any, several, or all service connections for purposes of, but not necessarily limited to, repairing, maintaining, extending, or altering its facilities and installations. -Whenever possible, ~~System~~ the Water System Superintendent Manager shall provide reasonable advance notice of any degradation of service to all foreseeably affected users. -System shall not, and does not, provide any guarantee of an absolutely continuous supply of water, and users so in need of an absolutely continuous supply shall, at user's sole expense and risk, provide themselves with appropriate alternate source of supply. -This provision notwithstanding, no emergency storage facility or alternate source of supply may be maintained in any way-manner that is in contravention of or outside the provisions of any applicable System Regulation.

(b) System Nonliability

Neither the Inverness Public Utility District nor the Inverness ~~Community~~ Public Utility District Water System, nor their employees, agents, servants, or Directors, shall be liable or responsible for any loss, damage, or inconvenience suffered by any customer, property owner, or user as a result, directly or indirectly, of any interruption, degradation, or discontinuance of water service, whether or not advance notice of such interruption, degradation, or discontinuance has been provided, so long as such interruption, degradation, or discontinuance was not willful, unreasonable, or without good and proper cause or for purposes and intents provided for herein. -Neither the Inverness Public Utility District, the Inverness Public Utility District Water System, nor their employees, agents, servants, or Directors shall be liable or responsible for any loss, damage, or inconvenience suffered by any person or property as a result of Acts of God or Nature, unavoidable accident, disturbance, riot, war, insurrection, calamity, disaster, or condition of any kind beyond the control of said District, System, employees, agents, servants, or Directors.

* * * * *

History

Regulation 110: Adopted, July 20, 1983 (Ord. 83-2)

Regulation 111

PRIVATELY-OWNED FACILITIES**(a) Installation and Maintenance**

The customer or the owner of any property served by the System shall, at his or her own risk, furnish, install, maintain, repair, and retain ownership and control over, and absolute liability and responsibility for, any and all pipes and water receiving, distribution, and outlet facilities on the property's side of the outlet of the System's water meter or connection, provided, however, that if any such pipes, equipment, or facilities are the proximate cause of damage, nuisance, inconvenience, or hazard to the System or the public water supply, or to other of the System's customers or consumers, or to the general welfare of the public, the System shall have an absolute right to compel the owner or user of such pipes, equipment, or facilities to adjust, repair, or replace the same, or to discontinue drawing water from the System.

(b) Nonresponsibility

Neither the Inverness Public Utility District nor the Inverness ~~Public Utility District~~Community Water System, nor their employees, agents, servants, or Directors shall be responsible or liable for any loss or damage caused by the negligent or wrongful acts or omissions of a customer, consumer, or user of System services or of such customer's, consumer's, or user's tenants, agents, employees, contractors, licensees, or permittees in installing, maintaining, using, operating, or interfering with any water receiving equipment. -The System shall not be responsible for damage caused by faucets, valves, or other outlet equipment ~~which that malfunction~~ in any way at any time ~~malfunction or which that~~ may be opened or left on at any time without the intention or knowledge of the customer.

(c) Right to Turn Off Service

System personnel, employees, and agents shall have an absolute right at any time to turn off any service, without necessarily ~~suspending the~~declaring the service to be in an anomalous ~~service~~status (as provided for in Regulation 305), when in the judgment of said personnel, employees, or agents, in the singular and the plural, such action will prevent loss or use of water unintended by the customer. In such instances, the ~~Water System Manager-Superintendent~~ shall make reasonable effort to contact and inform the customer and/or property owner of said action and of the circumstances under which said action has been undertaken.

(d) Connection to Meter or Other System Service Outlet

The owner of the property served by the System shall be solely responsible for ~~connecting connection~~ to the ~~service's~~System's meter or service outlet, ~~provided that~~ such connection ~~to~~ conforms in all respects to all applicable Standard Drawings adopted by and for the System. -However, except ~~as provided for in Regulation 105~~in the case of private fire protection systems, the System will at its option make the necessary connection if the service's pipeline is properly placed before the meter or System service outlet facilities are installed.

(e) Pressure Devices

Where it is desired to reduce or increase the pressure under which water is supplied by the System, the property owner shall be responsible for installing and maintaining any and all necessary regulators, pumps, relief valves, and related devices, subject to all applicable provisions of Regulation 112 or Regulation 113. -All such equipment shall be installed on the property side of the System's meter or service connection installation, and at property owner's risk and expenses. -Pursuant to Regulation 113, the System may require installation of pressure reducers where water pressure exceeds ninety (90) pounds per square inch at the meter or System service outlet.

Commented [WH1]: Note Comments at Reg. 113(a) and (c) about 90 psi vs. 80 psi.

(f) Ground Wire Attachments

The System shall not be responsible for providing any electrical ground through water service equipment, nor shall System aid, encourage, or abet attachment of any ground wiring to plumbing ~~which-that~~ is or may be connected to System equipment or facilities. -The System shall hold liable the customer, property owner, or consumer for any injury to System personnel or for any damage to System property resulting directly or indirectly from attachment of any ground wire or similar device to any pipes, fixtures, or equipment connected to, either directly or indirectly, System equipment, facilities, or installations.

(g) Master Valve and Backflow Check Valve

Effective October 1, 1984, each and every service connection shall be equipped, solely at the property owner's expense, with a readily accessible, hand-operated master shutoff valve installed between the meter or other service connection device and the service's first outlet closest to the service connection and as close to the meter or other service connection device as is reasonable. -Effective October 1, 1984, each and every service connection shall be provided, solely at the property owner's expense, with a backflow check valve located at the service connection and conforming to the applicable Standard Drawings adopted by and for the System.

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History

Regulation 111: Adopted, July 20, 1983 (Ord. 83-2)

Regulation 112**LOW-PRESSURE SERVICE****(a) Nonresponsibility**

Notwithstanding any provisions of any other of these Regulations, the System shall not be obliged in any way to provide service to any property the highest elevation of which is less than one hundred (100) feet below the elevation of the normal System service outlet of the System storage tank, reservoir, or similar storage facility from which service to said property would normally be provided.

(b) Exception

The System may, at its sole discretion, declare any property to which it has ~~not~~ obligation to provide service under paragraph ~~(a-)~~ of this Regulation to be a “Low-Pressure Service” for purposes of providing and/or maintaining a service connection.

(c) Conditions of Low-Pressure Service

The System may provide a service connection and water service to a Low-Pressure Service ~~which~~ that satisfies in their entirety all the following conditions:

- (1) Applicant for the Low-Pressure Service enters into an agreement running with title to the affected property to accept service at such pressure as the System is able to provide, and releasing District and System from any liability deriving from degraded service as a result, either directly or indirectly, of said low pressure and from any and all responsibility or obligation to provide water service at normal pressure, and agreeing to maintain in suitable, functioning, and operable condition and repair, without cost to the System, any necessary pumping, carriage, and storage facilities required in or for the provision of said service.
- (2) The System determines the feasibility of serving the Low-Pressure Service from existing System facilities as would normally be used to provide service in the same general locale, taking into consideration the quantity and elevation of water storage facilities to which the service is or is to be connected, as well as the availability and transportability of water intended for the service.
- (3) The System determines that availability of water of normal pressure to the served property via standard gravity-type distribution system facilities is neither presently feasible for whatever reason, nor to become feasible within a reasonable period of time.
- (4) The applicant accepts the System’s specifications of and requirements for any special pumping and storage facilities reasonably necessary in the System’s sole judgment to provide said Low-Pressure Service to the applicant’s service connection from existing facilities.

(d) Installation

All special equipment and installation provided for under subparagraph (4) of paragraph ~~(c-)~~ of this Regulation, as a condition of and prior to receiving service, shall be installed by the applicant without cost to the System and shall be installed on the applicant’s property side of the System’s meter or service connection, shall be to the System’s satisfaction and specifications, and shall conform in all respects to all applicable Standard Drawings adopted for and by the System. ~~The applicant shall present to the System documentary evidence provided by a licensed plumber, registered engineer, or recognized pump manufacturer~~ or licensed pump service that applicant’s entire system complies with the System’s requirements, both generally and specifically, and shall provide documentary evidence to the System’s satisfaction that said system complies with all applicable performance standards provided for in paragraph ~~(g-)~~ and h. of this Regulation. ~~Such evidence notwithstanding, the System~~

reserves to itself final, complete, and absolute right to inspect, test, and approve, or withhold approval of, applicant's system.

(e) **Meter or Service Connection Location**

A meter or service connection serving a Low-Pressure Service must be at an elevation and location determined by the System and which in System's sole judgment will provide for the best possible supply of water to the service. -The System reserves absolutely the right to specify the size of the service connection line.

(f) **Protection of System Facilities**

The design and manner of installing applicant's pump and related piping and equipment shall not be done so as to foreseeably harm, damage, degrade, or interfere with normal operation and maintenance of any System facilities, and specifically must not create negative suction pressure in applicant's or System's piping and installations.

(g) **Pumping and Storage Facilities**

(1) The Applicant for low-pressure service shall cause to be installed on the Applicant's side of the water meter a pump, hydro pneumatic storage tank, and related piping, all of which facilities shall be adequate to provide water for fire protection either through residential sprinklers or supplemental on-site storage, or both, and which shall not create a negative suction pressure. Any pump installed, functioning, operating or required in conjunction with providing a service to a Low-Pressure Service shall meet the following minimum design and operational requirements and standards:

(2) The pump shall:

- i. Be of centrifugal type;
- (1)ii. Have a motor rated at not less than one horsepower;
- iii. Have a rated capacity of not less than ~~twelve-fifty~~ (1250) gallons per minute;
- iv. Be capable of maintaining a minimum pressure of twenty (20) pounds per square inch (psi) or the required pressure for proposed sprinkler operation, whichever is greater, under normal maximum water usage conditions at the highest elevation to which a service outlet is or will foreseeably be provided;
- v. Have electrical power supplied via a circuit separate from one connected to dwelling units or structures to prevent interruption of power to the pump in the event of a fire; and
- (2)vi. Be protected against damage to the pump or motor by a low-pressure cutoff switch that interrupts power to the pump when the suction water pressure to the pump drops to 5 psi or less.

(3) The hydro pneumatic storage tank shall:

- i. Have a nominal storage capacity of not less than one hundred and eighty (180) gallons, except that when the applicant is required to provide storage as described in subparagraph (4) of this paragraph (g) of this Regulation, this capacity may be reduced;
- ii. Have a minimum working pressure equal to 75 psi and a minimum hydrostatic test pressure of 150 psi;
- iii. Be equipped with a pressure relief valve set to relieve pressures in excess of stated safe design limits and have a release capacity equal to the Low-Pressure Service's maximum pumping rate; and
- iv. Be equipped with a backflow protection device or check valve to prevent contamination of System water.

- (4) If the low pressure service is located within a State Responsibility Area for fire protection purposes, and/or the District determines that adequate and reliable water service for fire-fighting is not available to the served parcel, a storage tank shall be provided and sized to meet the requirements of the State of California Public Resources Code, Section 4290, which tank shall have a capacity of not less than 3,000 gallons and be equipped with a valved fire department connection meeting the requirements of the responsible fire department, and the pump shall be as described in subparagraph (2) of paragraph (g) of this Regulation.
- ~~(3) — Be capable of maintaining a minimum pressure of twenty (20) pounds per square inch under normal maximum water usage conditions at the highest elevation to which a service outlet is or will foreseeably be provided.~~

~~(h) —~~ **Storage Tank**

~~Any storage tank or facility installed, functioning, operating or required in conjunction with providing service to a Low Pressure Service shall meet the following minimum design and operational requirements and standards:~~

- ~~(1) Have a nominal storage capacity of no less than one hundred and ten (110) gallons;~~
- ~~(2) Have working pressure equal to the shutoff pressure of the Low Pressure Service's pump;~~
- ~~(3) Be equipped with an automatic air charging system;~~
- ~~(4) Be equipped with a pressure relief valve set to relieve pressures in excess of stated safe design limits and have a release capacity equal to the Low Pressure Service's maximum pumping rate;~~
- ~~(5) Be equipped with a backflow protection device or check valve to prevent contamination of System water.~~

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History

Regulation 112: *Adopted, July 20, 1983 (Ord. 83-2)*

~~—Paragraph (i), "New Service Connection Charge Rebate," added, April 20, 1987 (Ord. 9-87)~~

~~—Paragraph (i), "New Service Connection Charge Rebate" deleted, February 26, 1996 (Ord. 42-96)~~

Regulation 113**HIGH-PRESSURE SERVICE****(a) General**

The System maintains and reserves an absolute right to provide service to any and all portions of its service area under conditions of "High-Pressure Service," wherein pressures at meters or service connections exceed ninety (90) pounds per square inch.

Commented [WH1]: NMWD sets high pressure threshold at 80 psi. Should we use the same?

(b) Property Owner's Responsibility

In any area of High-Pressure Service, it shall be the responsibility of the property owner of each such served connection, at property owner's expense and risk, to provide, operate, and maintain a pressure regulating device of a design, type, standard, and installation specified by the System and conforming in all respects to all applicable Standard Drawings adopted by and for the System.

(c) System Installed Regulators

In the event service to a connection not already designated a High-Pressure Service is affected as a result of a System improvement program or project such that pressure at the meter or service connection will exceed eighty (80) pounds per square inch, the System shall install or cause to be installed at said service connection, and at System's sole expense, a pressure regulator device. Upon such installation, ownership of the regulator device shall pass to the property owner who shall from that time on be solely responsible for its operation, maintenance, repair, and replacement.

Commented [WH2]: Why 80 psi here, but 90 psi in (a)?

(d) New Service Connection

An applicant for a new service connection designated by the System as a High-Pressure Service shall, as a condition of acceptance by the System of the application agree in writing to provision of a High-Pressure Service and to the applicability of this Regulation to the service being applied for.

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History

Regulation 113: Adopted, July 20, 1983 (Ord. 83-2)

Regulation 114**IMPROVEMENT OF SYSTEM FACILITIES****(a) General**

The Inverness Public Utility District and/or the Inverness Public Utility District Water System may at any time undertake improvements to, including additions to, expansion of, or extension of, installations and facilities of the Inverness Public Utility District Water System, at their sole discretion, when in said District's or System's judgment such improvements are consistent with the intents and purposes of these Regulations and with the general obligations and intents of the utility service, and will result in improvement of System operation, service, and capacity. Any such improvement program or project shall be undertaken in full compliance with all codes, rules, statutes, regulations, and requirements of government agencies having proper jurisdiction, and upon securing any and all licenses, permits, and permissions required for such improvement program or project by government agencies of proper jurisdiction, and shall conform in all respects with all applicable Standard Drawings adopted by and for the System.

(b) Limited ~~Area~~ Improvements Area

In the event an improvement program or project will benefit, for practical purposes, only a limited portion of the System's total service area or customers (such as, but not limited to, a "loop" interconnection between two System water mains), the System may undertake such program or project without entering into an extension agreement and without all or a portion of the costs thereof being advanced by an applicant or applicants ~~or customer or customers~~, as provided for in Part B of these Regulations. The System may at its sole discretion allocate such project or program costs among the various parcels of land susceptible of service therefrom and shall identify and designate each such parcel for inclusion in the Limited Improvement Area, whether or not such parcels are at the time receiving service and whether or not any applications for service thereto have been received. Such designation for inclusion and allocation of costs shall be on such fair and equitable basis, as the ~~System~~ General Manager shall ~~determine~~ propose and be approved by the Board of Directors, taking into consideration such factors as, but not limited to, area of parcel, parcel's potential water requirement, and parcel's frontage (if any) on or access to the said new System facilities. Each such parcel's so-allocated costs shall be paid to the System prior to any commencement of ~~as a condition precedent to water providing~~ service to the said parcel ~~and as a condition for provision of water service to said parcels as provided for in subparagraph (9) of Paragraph (f) of Regulation 101 of these Regulations,~~ and such costs shall be in addition to any other costs, rates, charges, ~~or~~ and fees provided for in these Regulations.

(c) Exclusion

The provisions of paragraph b. of this Regulation shall not be applied to any improvement program or project in which more than one-third (1/3) of the parcels ~~which~~ that will benefit directly therefrom are already connected to the System.

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History

Regulation 114: Adopted, July 20, 1983 (Ord. 83-2)

Regulation 115**ADJUSTMENT OF CUSTOMER'S USAGE CHARGE ~~FOR UNINTENTIONAL OR INADVERTENT USAGE~~****(a) Policy**

It is the policy of the District that a charge shall be made to each customer for all water that passes through the customer's meter during each billing period, with only the following exceptions: (1) Any component of usage that is provided without charge under the System's schedule of rates and charges (Regulation 301); (2) Any usage ~~by the System itself or by the District~~ for firefighting or for Fire Department training or other authorized firefighting or fire protection activities; (3) Any usage incorrectly measured as a result of malfunction or misreading of the customer meter; (4) Any usage that occurs as a consequence of an event declared by the Board of Directors as a natural disaster; (5) Usage that is unintended or inadvertent as provided for in Paragraphs (c) through (k) of this ~~regulation~~Regulation.

(b) Meter Reading Error or Meter Reading Transcription Error

Whenever it becomes apparent that a statement has been rendered to a customer that includes usage charges based on an erroneous reading of the customer's water meter or an erroneous transcription of the customer's meter reading, the General Manager shall ~~immediately~~ cause the appropriate credit or debit to be posted to the customer's account so as to rectify the erroneous charge. In the event a credit is posted against erroneous charges that a customer has already paid, the General Manager shall refund the credit amount to the customer if the customer so requests, provided that the amount of the credit equals or exceeds \$100.00 and provided that the refund request from the customer is received at the District office at least 21 days before the next scheduled statement date.

(c) Unintended or Inadvertent Usage

In the event of unintended or inadvertent usage of water by a customer during a billing period and upon application by the customer on the District's form, the General Manager shall adjust the customer's water usage charge, provided that all the following conditions are satisfied:

- (1) The customer's total metered usage during the billing period in which the unintended or inadvertent usage occurred was at least 2,100 cubic feet (21 ccf).
- (2) The customer's total metered usage during the billing period in which the unintended or inadvertent usage occurred was at least 150% of the customer's normal usage for that billing period, based on the average of the customer's usage during the same billing period over the three preceding years, as determined pursuant to Paragraph (f) of this Regulation.
- (3) If the cause of the ~~unintentional-unintended~~ or inadvertent usage was a fault or malfunction in the customer's plumbing system or fixtures, repairs adequate to correct the fault or malfunction have been made and documentation thereof has been submitted; if the cause of the ~~unintentional-unintended~~ or inadvertent usage is unknown, the customer has submitted a signed affidavit that the reason for the high usage is unknown to the customer.
- (4) The customer's service connection is in compliance with Regulation 108, "Cross-Connection and Backflow Prevention," of the Regulations of the Inverness Public Utility District Water System.
- (5) The customer has not had a usage charge adjusted under the provisions of Paragraphs (c) through (k) of this Regulation as a result of ~~unintentional-unintended~~ or inadvertent usage that occurred during the 36 months preceding the first day of the billing period during which the current ~~intentional-unintended~~ or inadvertent usage occurred.

(d) **Adjusted Usage Charge**

A qualifying customer's adjusted usage charge for the billing period in which the ~~unintentional~~ ~~unintended~~ or inadvertent usage occurred shall be the usage charge that would apply had the customer's usage been equal to the customer's normal usage for the billing period, based on the average of the customer's usage during the same billing period over the three preceding years (as determined pursuant to Paragraph (f) of this Regulation), plus the Usage Adjustment Processing Charge specified in Paragraph (n) of Regulation 301, "Rates and Charges," of these Regulations of the Inverness Public Utility District Water System.

(e) **Application Requirements**

- (1) An application for adjustment of usage charge must be made on the District's form and must be received at the District office within 60 days of the date of the customer billing statement that includes the charge requested for adjustment. An application that does not include all information requested and necessary in order to grant the adjustment shall be returned to the customer for completion and must be resubmitted within 21 calendar days. Failure of the customer to resubmit the application within 21 days or failure of the customer to provide the omitted information shall be deemed to constitute a withdrawal by the customer of the application.
- (2) An application for adjustment of usage charge shall state the cause of the ~~unintentional~~ ~~unintended~~ or inadvertent usage to the best of the customer's knowledge and must include a statement of the measures taken by the customer to prevent recurrence of the cause of the ~~unintentional-unintended~~ or inadvertent usage.
- (3) If the cause of the ~~unintentional-unintended~~ or inadvertent usage is unknown to the customer, the customer must include with the application a signed affidavit that the cause is unknown to the customer and that to the best of the customer's knowledge and belief the higher than normal usage was not made knowingly or intentionally.
- (4) **Documentary evidence of repairs.** If the ~~unintentional-unintended~~ or inadvertent usage was caused by or resulted from a fault or malfunction in a component of the customer's plumbing system or fixtures, including an irrigation system, documentary evidence that repairs have been made must be submitted as a prerequisite to adjustment of the usage charge. Documentary evidence may consist of a copy of a plumber's or contractor's invoice, or copies of receipts for materials purchased for making repairs. Such documentary evidence, when required, must be submitted within 90 days of receipt by the General Manager of the application for adjustment of usage charge; extensions may be granted by the General Manager under unusual circumstances. Failure to submit required documentary evidence within the prescribed time limit shall be construed as a withdrawal by the customer of the application. The General Manager may for good cause waive the requirement that documentary evidence be submitted or may require an inspection of the repairs by a District employee in lieu of or in addition to requiring submission of documentary evidence.

(f) **Determination of Customer's Normal Usage**

For purposes of determining a customer's eligibility for adjustment of usage charge and for determining the customer's adjusted usage charge, the General Manager shall determine the customer's normal usage for the billing period by calculating the customer's average usage during the same billing period over the three preceding years. In the event that any of the data for the three preceding years is not available or is not reflective of the customer's normal usage, the General Manager may use any alternative averaging or determination method that is reasonable.

(g) **Inspection**

As a prerequisite to granting an adjustment of usage charge, the General Manager may require onsite inspection by System personnel of repairs made in connection with the application and/or may require

a general inspection of the customer's plumbing system and fixtures. The General Manager may reject an application for adjustment of usage charge if in the judgment of the General Manager repairs that have been made are inadequate to reasonably prevent recurrence of ~~unintentional-unintended~~ or inadvertent usage or if the customer's plumbing system fails to meet applicable building code standards.

(h) **Service Call Charges**

Nothing in this regulation shall preclude or limit the System from levying its normal service call charges for calls made by System personnel to the customer's premises in connection with locating, investigating, verifying, or correcting the cause of an ~~unintentional-unintended~~ or inadvertent usage of water or in order to conduct inspections of repairs or of an applicant's plumbing system.

(i) **Subsequent Application for Adjustment of Usage Charge Within 36 Months**

If the General Manager denies an application for adjustment of usage charge on grounds that the applicant has already been granted an adjustment of usage charge within the preceding 36 months, the General Manager shall inform the applicant of the right to appeal the denial to the Board of Directors. Such an appeal must be filed in writing with the Clerk of the Board within 30 days of notification to the customer of the General Manager's denial of the application. Upon receipt of an appeal, the Clerk of the Board shall place the appeal on the next agenda to be prepared for a regular meeting of the Board of Directors, provided that such meeting date is scheduled for no fewer than ten (10) days from the date of receipt of the appeal. The decision by the Board of Directors on the appeal, and if an adjustment is made on the amount of the adjustment, shall be solely at the discretion of the Board of Directors, whose determination shall be final. -In making its determination, the Board may consider such circumstances as, but not limited to, the following: -the immediate cause of the ~~unintentional-unintended~~ or inadvertent usage, the surrounding circumstances, the amount of the ~~unintentional-unintended~~ or inadvertent usage, the circumstances of the previous ~~unintentional-unintended~~ or inadvertent usage, the similarities between the current and the previous instances of ~~unintentional-unintended~~ or inadvertent usage, the history at the ~~service-served~~ premises of ~~unintentional-unintended~~ or inadvertent usage, the condition of the customer's plumbing system, fixtures, and facilities, the likelihood of recurrence, financial hardship on the customer, the occupancy of the served premises, use at the served premises of an irrigation system and/or an automated watering system control device, and the amount of Water System staff time expended on locating, investigating, making temporary repairs, etc., in conjunction with the ~~unintentional-unintended~~ or inadvertent usage. The burden of demonstrating that mitigating circumstances exist shall rest with the applicant.

(j) **Compliance with Regulation 108**

The General Manager shall deny an application for adjustment of usage charge that occurred at a customer service that is subject to the requirements of Regulation 108 ("Cross-Connection and Backflow Prevention") but is not in compliance with the requirements of Regulation 108.

(k) **Appeal**

Any determination, finding, or decision made by the General Manager in applying the provisions of this regulation or in handling an application for adjustment of usage charge may be appealed to the Board of Directors. Such an appeal must be filed in writing with the Clerk of the Board within 30 days of notification to the customer of the General Manager's determination, finding, or decision. The appeal shall be placed on the next agenda to be prepared for a regular meeting of the Board of Directors, provided that such meeting date is scheduled for no fewer than ten (10) days from the date of receipt of the appeal. The decision ~~of by~~ the Board of Directors shall be final.

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History

Regulation 115: 1988, January 18: Adopted (Ordinance 11-87)
1989, November 20: Revised in its entirety (Ordinance 23-89)
1991: October 21: Revised in its entirety and retitled (Ordinance 29-91)
1993, May 17: Paragraph (k) added (Ordinance 33-93)
1995, January 16: Revised in its entirety and retitled (Ordinance 39-95)
1997, May 27: (1) in Paragraph (c) and (2) in Paragraph (d) revised (“...2100 cubic feet (21 ccf)...” amended to “...1500 cubic feet (15 ccf)...”) (Ordinance 44-1997)
1997, October 27: (1) in Paragraph (c) and (2) in Paragraph (d) revised (“...1500 cubic feet (15 ccf)...” amended to “...2100 cubic feet (21ccf)...”) (Ordinance 47-1997)
2023, July 26: Paragraph (d) revised changing the determination of the adjusted usage charge; paragraph (j) revised deleting obsolete references to Ordinances 83-4 and 28-91; non-substantive changes made in subparagraphs (2) and (4) of paragraph (c) (Ordinance 112-2023)
2025, November 18 (Ordinance 117-2025): Revised Paragraph (d) to refer to Regulation 301 for the amount of the Usage Adjustment Processing Charge.

Regulation 116**OUT-OF-DISTRICT SERVICE CONNECTION****(a) Policy**

It is the policy of the Inverness Public Utility District that water service shall be provided to a parcel that is not within the boundaries of the Inverness Public Utility District only under limited circumstances of necessity or significant lack of reasonable alternatives and provided that the System has available to it sufficient water to supply the reasonably estimated demand of the new service and sufficient capacity to safely and reliably produce, deliver, and provide water to the new service. -It is also the policy of the District that service may be provided to a parcel outside the District's boundaries only if there is no need for significant extension of the District's distribution system in order to provide the requested service. -For purposes of this Regulation, a "significant extension" is when new distribution system facilities would be required because the parcel to be served does not abut a District boundary or does not have accessible frontage on a road in which the District already has an adequate distribution main.

(b) Findings and Approval by Board of Directors

An applicant for a new service connection to serve a parcel that is not within the boundaries of the Inverness Public Utility District shall present to the Board of Directors the circumstances of necessity or significant lack of reasonable alternatives that constitute the grounds for receiving water service from the District. -If the parcel to be served is within the boundaries or jurisdiction of another water district or recognized water service provider, the General Manager shall certify to the Board of Directors that the other water district or water service provider has given its permission for service to be provided by the Inverness Public Utility District Water System. -The request for a service connection must be approved by the Board of Directors of the Inverness Public Utility District, which approval shall not be provided in the absence of a finding by the Board that the policy requirements set forth in paragraph (a) of this Regulation are satisfied and that all applicable "Conditions Precedent to Service" as set forth in paragraph (f) of Regulation 101 would be satisfied.

(c) Applicability of Regulations

Except as provided for in this Regulation, all Regulations of the Inverness Public Utility District Water System shall apply to any service or request for service at a parcel that is not within the boundaries of the Inverness Public Utility District in the same manner as they apply to new-service connections within the District's boundaries.

(d) Service Area Expansion Charge

In addition to the applicable New Service Connection Fee provided for in subparagraph (5) of paragraph (f) of Regulation 101, a service outside the District's boundaries must pay, as an additional condition precedent to service, a Service Area Expansion Charge. -If the parcel to be served is not within the boundaries or jurisdiction of another water district or recognized water service provider, the Service Area Expansion Charge shall be equal to fifty percent (50%) of the Inverness Water System's New Service Connection Fee that is in effect at the time the application for the new service connection is accepted by the District, ~~pursuant to approval by the Board of Directors~~. -If the parcel to be served is within the boundaries or jurisdiction of another water district or recognized water service provider, the Service Area Expansion Charge shall be one-hundred percent (100%) of the Inverness Water System's New Service Connection Fee that is in effect at the time the application for the new service connection is accepted by the District, ~~pursuant to approval by the Board of Directors~~.

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History

Regulation 116: Adopted, June 18, 2001 (Ordinance 55-2001)

Regulation 117**WATER SHORTAGE EMERGENCY
(Water Conservation Program)****(a) Declaration of a Water Shortage Emergency**

A Water Shortage Emergency may be declared by Resolution of the Board of Directors of the Inverness Public Utility District under the conditions cited in, and pursuant to the provisions of, Sections 350 through 358 of the Water Code of the State of California. Except in the event of a wildfire or a breakage or failure of a dam, pump, pipeline, or conduit causing an immediate emergency, adoption of a Resolution declaring a Water Shortage Emergency shall be made only after a public hearing at which consumers of the water supply shall have an opportunity to be heard to protest against the declaration and to present their respective needs to the governing board. Notice of the time and place of the hearing shall be published pursuant to Section 6061 of the Government Code at least seven (7) days prior to the date of the hearing in a newspaper printed, published, and circulated within the area in which the water supply is distributed, or if there is no such newspaper, in any newspaper printed, published, and circulated in the county in which the area is located.

(b) Purpose

The purpose of this Regulation is to provide during a Water Shortage Emergency a “Water Conservation Program” consisting of regulations and restrictions on the demand for water, the delivery of water, and the consumption of water supplied for public use as will, in the sound discretion of the District’s Board of Directors, conserve the District’s water supply for the greatest public benefit, with particular regard to public health and sanitation, fire protection, domestic use, and preservation of the ecological health of the community and the District’s watershed, by reducing wasteful uses of water and allocating the available water supply fairly and equitably among the customers and users. This Regulation is intended to be operative pursuant to a declaration by the Board of Directors that a Water Shortage Emergency condition prevails within the area served by the District’s Water System.

(c) Implementation

This Regulation and its provisions shall be in effect and shall be binding on the customers of the District’s Water System and users of District-provided water with the full force and effect of law immediately upon adoption by the Board of Directors of the Inverness Public Utility District of a Resolution declaring that a Water Shortage Emergency condition prevails within the area served by the District’s Water System, unless said Resolution provides otherwise, and shall remain in full force and effect until the Board of Directors of the Inverness Public Utility District declares by Resolution an end to the Water Shortage Emergency. In its Resolution declaring a Water Shortage Emergency, the Board of Directors may provide for regulations and restrictions on the demand for, delivery of, and consumption of water other than as provided for in this Regulation, or in addition to the regulations and restrictions provided for in this Regulation; it may also exempt enumerated provisions of this Regulation from being placed in effect during a declared Water Shortage Emergency.

(d) Effectiveness

This Regulation and all its provisions individually and collectively shall be effective, applicable, and enforceable while, but only while, a duly declared Water Shortage Emergency is in effect in the District.

(e) New Service Connections

- (1) At any time a Water Shortage Emergency is in effect, there shall be a moratorium on connecting to the District's Water System and providing a meter for any new service the application for which is submitted to the District while the duly declared Water Shortage Emergency is in effect.
 - (2) The District's Water System shall continue to receive applications for New Service Connections while a Water Shortage Emergency is in effect (called the "moratorium period"). Applications for a new service connection that are received during a moratorium period, accompanied by the applicable New Service ~~Connection~~-Application fee, and deemed complete, shall become eligible to be accepted and processed for allocation of a New Service Connection only when the Water Shortage Emergency is cancelled by action of the Board of Directors.
 - (3) Any application for a New Service Connection that is submitted and received during a moratorium period shall not be deemed complete unless and until the applicant acknowledges in writing that acceptance and processing by the District shall be at the risk and expense of the applicant and that receipt by the District shall confer no right upon the applicant or anyone else during the moratorium period and until the Water Shortage Emergency has been cancelled, and that the applicant releases the District for all claims of damages arising out of or in any manner connected with the moratorium on connections.
 - (4) An exception, called the "deferred landscaping exception," to the moratorium in subparagraph (e)(1) may be enabled by the Board of Directors either in the resolution declaring the Water Shortage Emergency or in a subsequent resolution adopted while the Water Shortage Emergency is in effect, by which exception a New Service Connection shall be eligible for installation at a property for which the application for the New Service Connection is deemed complete, the applicable New Service Application Fee and New Service Connection fee ~~has~~ have been paid, and the applicant agrees to defer landscape installation until after the Water Shortage Emergency has been cancelled. An applicant for a deferred landscaping exception must acknowledge and accept in writing as follows: the terms of the deferred landscaping exception; a notice that the District does not in any way represent, suggest, or warrant that the deferred landscaping exception will be recognized or accepted by any other agency or will insure that permits by other agencies will be granted; and that willful violation of the terms of the deferred landscaping exception after reasonable notice may result in forfeiture of connection to the District's Water System. At any time this exception is enabled, its effectiveness and applicability to subsequent applicants may be withdrawn and cancelled by action by resolution of the Board of Directors.
 - (5) For purposes of this paragraph (e), an application for a New Service Connection for which an extension of Water System facilities is required cannot be deemed complete until all applicable and necessary agreements for provision of the required extension facilities have been executed by the applicant.
- (f) **Three-Stage Water Conservation Program**
- The District's program to conserve the public water supply during a Water Shortage Emergency shall consist of the three stages detailed in subparagraphs (1), (2), and (3) below. These stages shall be implemented as provided for in paragraph (g) below.
- (1) **Stage 1: General Conservation and Prohibition of Nonessential Uses of Water**
- While Stage 1 is in effect, the Water System shall implement a program to encourage its customers and users to conserve System-provided water and informing them of the need to

reduce ~~water~~ usage of System-provided water. In addition, the following nonessential uses of System-provided water shall be prohibited during Stage 1:

- a. Any use of System-provided water in conjunction with installation of new landscaping or in support of replacement within a 180-day period of more than 25 square feet of existing landscaping, except as necessary for erosion control or for dust control at construction sites.
- b. ~~Use of Drawing of~~ water through ~~any service~~ the System-provided water meter when the customer, the user, or the owner of the premises is aware of, or should have cause to be aware of, any ~~broken or defective~~ connected plumbing, sprinkler, watering, or irrigation system that is broken or defective, and the customer or owner has failed to effect necessary repairs of said break or defect within ten (10) days.
- c. Use of System-provided water ~~which that~~ results in flooding or runoff into a gutter, street, roadway, or elsewhere of similar nature, including any runoff of any nature off the property intended to be served by the meter.
- d. Use of System-provided water through a hose not equipped with a positive activation mechanism for washing cars, busses, boats, trailers, or any other types of vehicles.
- e. Use of System-provided water through a hose for washing the exteriors of buildings or structures, or for washing sidewalks, driveways, patios, parking lots, athletic or game courts (such as tennis courts), or other hard-surfaced outdoor areas.
- f. Use of System-provided water for filling any new swimming pool or for refilling any existing swimming pool, except for reasonable “topping off” or reasonable backwashing-to-waste of existing swimming pools at intervals of not less than fourteen (14) days.
- g. Use of System-provided water to clean, fill, or maintain levels in decorative fountains, pools, or ponds exceeding one hundred (100) gallons capacity, except as minimally necessary to maintain existing piscine life.
- h. Use of System-provided water for construction purposes, such as consolidating backfill, unless no other source of water or method is reasonably available to be used and a permit for said use has been issued by the General Manager of the Inverness Public Utility District.
- i. ~~Service Provision~~ of System-provided water to a customer by any restaurant or food-service establishment except when requested by the customer.
- j. Use of System-provided water without a permit issued by the General Manager to fill any privately-owned water storage tank whose capacity exceeds one hundred (100) gallons unless said tank is directly online in and an integral part of the customer’s water service connection.

(2) Stage 2: Prohibitions on Outdoor Uses of Water and/or Restrictions on When Outdoor Watering Is Permitted

In addition to the provisions of Stage 1, which shall remain in effect during Stage 2, Stage 2 shall consist of such restrictions on outdoor uses of System-provided water as in the judgment of the General Manager are necessary to conserve the District’s water supply. Any or all of the following restrictions on usage of System-provided water ~~usage~~ may be placed in effect in any order or in any combination by the General Manager during Stage 2:

- a. Prohibition of use of System-provided water for washing vehicles (cars, vans, trucks, busses, trailers, boats, etc.).
- b. Prohibition of use at any time of sprinkler devices for outdoor watering using System-provided water.

- c. Prohibition of use at any time of timer-activated automatic outdoor watering or irrigation systems that draw System-provided water.
- d. Prohibition of use of the public water supply to fill swimming pools, outdoor spas, or ornamental ponds whose capacity exceeds one hundred (100) gallons.
- e. Prohibition of outdoor watering using System-provided water on specified days of the week or month or during specified times of the day.
- f. ~~Permitting~~ Restricting outdoor watering using System-provided water only ~~at~~to specified times or on specified days or on a specified schedule, such as permitting outdoor watering on a schedule based on whether a property has an even-numbered or an odd-numbered street address.
- g. Requiring that any use of System-provided water outdoors be by handheld hose equipped with a positive activation and automatic shutoff mechanism or by watering can or container not exceeding five (5) gallons capacity.
- h. Prohibition of the use of the public water supply for any type of outdoor watering at any time, except that under unusual circumstances of unavoidable necessity and for the protection of public health and welfare, the General Manager may grant on a case-by-case basis permits for specified uses of System-provided water outdoors while a general prohibition on use of the public water supply outdoors is in effect.

(3) Stage 3: Water Rationing

In the event the Board of Directors receives from the General Manager a recommendation that it is necessary to conserve an even greater portion of the public water supply than is achieved by implementation of Stage 2 restriction(s), the Board of Directors may impose mandatory water rationing throughout the service area of the Inverness Public Utility District Water System by adopting a Resolution activating mandatory rationing, as provided for in the District's most recently enacted Mandatory Water Rationing Ordinance. Said Resolution shall be adopted only after a public hearing at which consumers of the water supply shall have an opportunity to be heard to protest against the rationing proposal and to present their respective needs to the governing board. Notice of the time and place of the hearing shall be published pursuant to Section 6061 of the Government Code at least seven (7) days prior to the date of the hearing in a newspaper printed, published, and circulated within the area in which the water supply is distributed, or, if there is no such newspaper, in any newspaper printed, published, and circulated in the county in which the area is located.

(g) Authorization to Implement Stages

- (1) The General Manager shall have authority to place Stage 1 in effect.
- (2) The General Manager shall have authority to place any any combination, or all of the restrictions of Stage 2 in effect, provided that within five (5) days of placing any Stage 2 restriction in effect the General Manager shall notify in writing each member of the Board of Directors of the circumstances which, in the General Manager's judgment, make it necessary to place said Stage 2 restriction or restrictions in effect, which notification to the Directors shall also be made available to the public. The Directors may, at a subsequent regular meeting or a duly called special meeting, rescind the General Manager's action placing any Stage 2 restriction(s) in effect.
- (3) Only the Board of Directors shall have authority to place Stage 3 (mandatory water rationing) in effect, as provided in subparagraph (f)(3) of this Regulation.
- (4) Upon adoption by the Board of Directors of a Resolution declaring a Water Shortage Emergency to be in effect, the General Manager shall devise and implement a program to inform the public

of the applicable provisions of this Regulation, including the applicability of the restriction on new service connections in paragraph (e) above and whether or not the “deferred landscaping exception” in subparagraph (e)(4) above is in effect.

- (5) The General Manager shall devise and implement means of informing the public whenever a stage or restriction is placed in effect, whenever a change occurs in the applicability of the “deferred landscaping exception” in subparagraph (e)(4), and whenever a declared Water Shortage Emergency is ended. As appropriate, these outreach efforts shall include informing other governmental agencies, local Realtors, and others the General Manager has reasonable reason to believe have an interest in the District’s Water Conservation Program.

(h) **Enforcement**

- (1) While Stage 1 or any Stage 2 restriction is in effect, the following penalties shall be applied in the event of a use of water that is in violation of a provision of this Regulation. Violations are cumulative only during the same duly declared Water Shortage Emergency.
 - a. First violation at a customer’s service: An oral warning shall be issued upon detection of the violation, and a letter explaining the violation shall be mailed to the customer within seven (7) working days.
 - b. Second violation at the same customer’s service: ~~An administrative fine of one hundred dollars (\$100.00)~~ two times (200 percent of) the System’s current Service Restoration Charge (Regulation 301) shall be added to the customer’s service account, and a letter explaining the violation and the fine penalty shall be mailed to the customer within seven (7) working days.
 - c. Third violation at the same customer’s service: ~~An administrative fine of four times (400 percent of) the System’s current Service Restoration Charge (Regulation 301)~~ two hundred dollars (\$200.00) shall be added to the customer’s service account, and a letter explaining the violation and the fine penalty shall be mailed to the customer within seven (7) working days.
 - d. Fourth violation at the same customer’s service: The General Manager shall notify the Board of Directors and shall place on the agenda for the next duly noticed meeting of the Board of Directors for which an agenda has not yet been posted a public hearing to consider restricting or discontinuing water service to the property at which the violation occurred, and shall notify the customer of record for said property of the impending hearing, at which hearing the Board of Directors may take action to restrict or discontinue water service to the customer’s property. The Board of Directors at such public hearing may, in its sole discretion, based on testimony received and findings of fact, place such restrictions on water service to the affected property as it deems in its sole discretion to be necessary to protect the public water supply, including but not limited to directing Water System staff to place a flow restricting device at the service’s water meter or to discontinue water service to the property, pursuant to Section 356 of the Water Code of the State of California. The Board may set a period of time during which a flow restriction device will be in place or a period of time during which service will be discontinued, but no such restriction shall remain in effect past the date on which the declared Water Shortage Emergency is declared ended by the Board of Directors, except that any service restriction or discontinuance that is in effect shall remain in effect as long as any currently unpaid rates and charges, including administrative fines, assessed to the property for water service remain unpaid.
 - e. If at the time a violation is detected there is no responsible adult present on the premises, the customer’s service connection shall be turned off and service shall be restored only

upon payment of ~~an administrative fine equal to the System's current service~~ Service Restoration Charge (Regulation 301) of fifty dollars (\$50).

- f. If at the time a violation is detected there occurs a refusal by the person or persons engaged in the violation to immediately cease the usage of water that is in violation of this Regulation, the customer's service connection shall be turned off and service shall be restored only upon payment ~~of an administrative fine equal to the System's current Service Restoration Charge (Regulation 301).~~ a service restoration charge of fifty dollars (\$50).
- (2) A customer charged with a violation of a provision of this Paragraph (h)(1) of this Regulation may submit an appeal in writing to the Board of Directors within ~~fourteen~~ twenty-one (421) days of notification of the violation. The Board shall conduct a hearing on the appeal at its next duly noticed meeting that is no fewer than ten (10) days subsequent to the date the appeal is received in the District office. If an administrative fine that is the subject of an appeal of a second or third violation has not already been paid by the appellant, the ~~An~~ appeal must be accompanied by a deposit ~~in equal to~~ in the case of an appeal of a second or third violation. If the Board sustains an appeal of a violation ~~for which a subject to an service restoration charge administrative fine was paid by the appellant,~~ the amount of the paid administrative fine service restoration charge shall be refunded to the customer. The decision of the Board of Directors on an appeal shall be final and binding.

(i) **Appeals**

Appeals of enforcement of provisions of this Regulation, other than as provided for elsewhere in this Regulation, may be submitted in writing to the Board of Directors, which Board shall conduct a public hearing on the appeal at its next duly noticed meeting that is no fewer than ten (10) days subsequent to the date the appeal is received in the District office. The Board shall grant, or partially grant, such an appeal only upon making findings that granting the appeal would resolve an inequity of enforcement, or is necessary to protect the general health and welfare of individuals or of the community, or is necessary to protect property and public safety; economic hardship shall not be considered to constitute grounds for granting an appeal from any requirement or provision of this Regulation. The Board of Directors shall not grant an appeal of any provision of paragraph (e) of this Regulation ("New Service Connections") when doing so would weaken or diminish the comprehensiveness of the moratorium on installation of new service connections in subparagraph (e)(1) (other than as provided for in subparagraph (e)(4)) or would expand the applicability of the exception in subparagraph (e)(4).

(j) **Exclusions**

Nothing in this Regulation shall limit or restrict any public agency engaged in providing emergency services from making any reasonable use of the public water supply for purposes associated with the provision of emergency services. Nothing in this Regulation shall limit or restrict the Water System itself from using water in any manner or fashion or for any use it deems necessary in order to operate the Water System and maintain the public water supply.

* * * * *

Regulation 117: Adopted, July 2, 2001 (Ordinance 58-2001)

July 22, 2009: The reference in paragraph (f)(4) to Ordinance 82-1 as providing the mechanisms for imposing water rationing was superseded by Ordinance 78-2009, which provides mechanisms for water rationing that are to be enforced in the event of implementation of Stage 4.

December 16, 2020: Subsection (f)(1)a rewritten; reference in subsection (f)(4) to "Ordinance 82-1" updated to "Ordinance 78-2009." (Ordinance 98-2020)

June 23, 2021: Revised in its entirety (Ord. 101-2021).

Regulation 118**WATER CONSERVATION
AND PROHIBITIONS ON WATER WASTAGE****(a) Purposes**

The purposes of this regulation are to ensure that the water available to the customers of the District's Water System is used beneficially, to encourage the Water System's customers to embrace and support a water conservation ethic, and to establish that usage of water in a manner that wastes the District's water resources is prohibited.

(b) Water Conservation

Water conservation embraces policies, strategies, and activities to sustainably manage the natural resource of fresh water, to protect the hydrosphere, and to meet the current and future demand of our customers and our community. Water conservation is essential if we are to ensure that the District's water system is able to provide sufficient water for human consumption, sanitation, and fire protection. The reality is that Inverness has a fragile water supply that is wholly dependent on the day-to-day flows in a network of quite small streams. An awareness of ~~good~~-proactive water conservation practices must be embraced by our customers and all our residents, all the more so as we transition into a time of climate change, rising sea level, and weather uncertainty. Maintaining our water system as an independent, self-sufficient entity means that we must master the art of living within our own resources and not becoming dependent on water imported from someone else's watershed. The key to accomplishing this is a commitment by the entire community to a vigorous protocol of water conservation practices.

(c) Prohibitions on Water Wastage

Customers shall not permit any water furnished by the District to be used for the following purposes, which uses are declared to be nonessential uses and to constitute violations of this regulation.

1. The washing of sidewalks, walkways, driveways, parking areas, and other hard-surfaced areas, including structures, by direct hosing when resulting runoff water flows directly to a gutter or storm drain, or otherwise off-site, except as may be necessary to properly dispose of flammable or other dangerous liquids or substances, to wash away spills that present a trip-and-fall hazard, or to prevent or eliminate materials dangerous to the public health and safety.
2. The escape of water as a result of any break or leak within a customer's plumbing or private distribution system for a length of time within which such break or leak should reasonably have been identified and stopped. It shall be presumed that a period of seventy-two (72) hours from the time the customer discovers such a break or leak or receives notice of a break or leak constitutes a reasonable length of time within which to stop the flow of water from the break or leak.
3. Irrigation in a manner or to an extent that allows more than an incidental amount of water to be deposited in or onto an area not intended to be irrigated or not capable of directly benefiting from a reasonable irrigation regime.
4. Decorative water fountains, ponds, or features that do not recycle water.
5. The direct washing of motor vehicles, boats, trailers or other vehicles, machinery, or structures with a hose that is not equipped with a positive-pressure activation nozzle.

(d) Exempt Water Uses

Water uses associated with the operation and maintenance of fire suppression equipment (including fire hydrant flushing), associated with fire suppression and fire prevention activities, and associated with District's water treatment and water quality maintenance, flushing, and sanitation operations shall be exempt from the provisions of this regulation. Uses of water supplied by a private well or in the form of recycled water, gray water, or rainwater utilization systems ~~is-are~~ also exempt from the provisions of this regulation, provided that such uses ~~does~~ not violate regulations pertaining to water runoff pollution prevention requirements of the Marin County Stormwater Pollution Prevention Program or the requirements of any other agency whose jurisdiction is applicable.

(e) **Variances**

A customer of the Inverness Public Utility District Water System may make written application for a variance from any water usage restriction in this regulation, and shall describe in detail in said application the need for the variance and the specifics of the intended use of the water, including when and for how long the water is intended to be used. The General Manager may grant a variance only upon finding and determining that refusal to do so would cause an emergency condition affecting the health, sanitation, fire protection, or safety of the applicant or the public, or may result in an unnecessary and undue hardship on the applicant or the public, including (but not limited to) adverse economic impacts (such as loss of production or jobs). A decision by the General Manager on an application for a variance may be appealed to the Board of Directors by the applicant for the variance or by any member of the public in writing within 21 calendar days from the date of the General Manager's decision, in which case the Board of Directors must conduct a de novo hearing on the application under appeal at its next regularly scheduled meeting that is at least 10 calendar days subsequent to the date the appeal letter to the Board of Directors is received at the District's office. The decision of the Board of Directors shall be final and binding. Any grant of a variance that is approved by the General Manager and is then properly appealed as provided for herein shall be suspended until the decision on the appeal has been made by the Board of Directors.

(f) **Enforcement**

At the discretion of the General Manager, taking into account the circumstances and extent of the water wastage, some or all of the following actions may be taken:

1. Contact the customer or a person at the location of the water wastage by telephone, in-person visit, and/or by electronic means (such as email, texting, etc.) about the water wastage violation and specify a timeframe for correcting the violation (including demand for immediate cessation of the water wasting activity if reasonably feasible).
2. Provide written notice to the customer of record by mail and by posting at the service location detailing the water wastage violation and providing a timeframe within which the violation must be corrected.
3. Install a flow-restricting device on the service line to the property where the violation has occurred, such device to remain in place until the General Manager determines that the violation has been corrected.
4. Levy a penalty charge on the customer account for the service at which the violation has occurred, such charge to be at the highest commodity rate then in effect for residential customers applied to the amount of water estimated by the District to have been wasted (such penalty charge to be separate from and in addition to the regular charges payable on the service location's bimonthly water bill (or bills)).
5. Suspend water service to the service location by shutting the water meter (including padlocking the meter shut if the General Manager elects to do so) or by shutting a customer's master water shutoff valve. This action may be instituted by and at the discretion of Water System personnel when the integrity of the Water System or the adequacy of the water supply would be threatened.

if the leak were to continue unabated. It may also be instituted by the General Manager in the event a customer has failed to repair a significant leak or has failed to otherwise eliminate or desist from a water wasting activity within 20 days of receiving written notice of the water wasting activity and of the violation. Service shall not be reactivated until the District has verified that the violation has been corrected and all outstanding charges, including any applicable penalty charges, have been paid in full.

* * * * *

History

Regulation 118: 2023, August 23: Adopted (Ord. 111-2023)



Inverness Public Utility District Board Meeting

Agenda Item No. 5

Reports

Receive Reports On Administrative and Operational Activities for July 2026

A. General Manager's Administrative Report

- 1) Colby-Seahaven Tank Project DWR Update on Budget Amendment request.
- 2) Upper Perth Fire Road Report
- 3) NOAA El Nino Prediction Report Update – July 2026
- 4) Diversified Utility Billing Platform Implementation

B. Operations Reports

1) Water System Report July 2026 – Rich Perez

- GIS Mapping Project
- Historic Rainfall Data Report
- Annual Water Billing Summary FY 2025-2026
- Colby Tank Site Drainage Project

2) Fire Department Report July 2026 – David Briggs

- Inverness Disaster Council
- Inverness Firewise Community Event

3) Marin Wildfire Prevention Authority (MWPA) Report July 2026 – David Briggs

Perth Fire Road Condition Report

Watershed Road / State Park Road Extension

Field observations and photo documentation dated August 5, 2026

Prepared For	Prepared By	Field Documentation	Report Status
Shelley Redding, General Manager	Richard Perez, Water Utility Manager	Photos and notes by Cassidy Russell	Internal maintenance documentation

Report purpose

This report documents existing conditions observed along the Perth Fire Road / State Park Road Extension, including roadway deterioration, drainage failures, erosion, vegetation encroachment, and access obstructions. The information and photographic documentation contained herein are intended to support maintenance planning, infrastructure assessment, prioritization of corrective actions, and long-term watershed access management. The report also serves as a baseline record of site conditions observed on August 5, 2026.

1. Source Documentation

Field	Information
Source file	Perth_Fire_Road_Photo_Log 2.docx
Field observation date	August 5, 2026
Photographs and notes by	Cassidy Russell
Compiled for	Richard Perez, Water Utility Manager / Shelley Redding, General Manager
Location	Perth Fire Road / State Park road extension, Inverness area

2. Summary of Observed Conditions

Primary conditions documented

- Failed and filled-in water bars.
- Blocked and overgrown in-slope drains forcing water onto the road surface.
- Active erosion of the road prism.
- Downed trees obstructing the roadway and contributing to drainage failure.
- Heavy overgrowth and debris accumulation.

3. Condition Findings by Area

Area / Issue	Observed Condition	Photo Reference	Priority
Entrance / State Park Gate Area	Road is greatly eroded at the entrance. In-slope drains are blocked and overgrown, and vegetation/fill is forcing water onto the roadway.	Photos 1-4	High
Failed Water Bars	Multiple failed water bars are allowing water to run down the road surface and accelerate erosion.	Photos 5-6	High
Drainage Failures and Road Erosion	Failed drains and water bars are causing significant erosion. Debris and overgrowth are forcing water into the road prism.	Photos 7-10	High
Downed Trees Obstructing Road	Downed trees are blocking the roadway and contributing to erosion and drainage failure by trapping debris and redirecting water.	Photos 11-12	High

4. Maintenance Items for Review

Maintenance Area	Review Item
Water Bars	Evaluate failed and filled-in water bars for repair or reconstruction to reduce concentrated runoff down the road surface.
In-slope Drains	Clear blocked and overgrown in-slope drains where drainage is being directed onto the roadway.
Road Prism / Erosion	Evaluate eroded road prism sections and identify stabilization needs before runoff causes additional road loss.
Vegetation / Debris	Remove vegetation, debris, and accumulated material where drainage paths are blocked.
Downed Trees	Remove downed trees obstructing the roadway and trapping debris in drainage areas.

5. Photo Documentation



Photo 1: State Park road / Perth extension entrance

Road is greatly eroded. In-slope drain is blocked and overgrown.



Photo 2: Erosion at entrance to State Park / property

Road is failing with overgrown vegetation and filled-in slope drains.



Photo 3: Just past State gate

Condition immediately past the State gate on the Perth Fire Road.



Photo 4: Just past State gate, additional view

Additional view showing road surface and adjacent drainage.



Photo 5: Failed water bar

Failed water bar visible in the center of the photo.



Photo 6: Failed water bar

Failed water bar contributing to surface runoff and erosion.



Photo 7: Erosion from failed drains and water bars

Erosion caused by failed drains and failed water bars.



Photo 8: Failed in-slope drain and overgrowth

Failed in-slope drain with heavy overgrowth.



Photo 9: Erosion, failed drain, debris, and overgrowth

Erosion and failed drain; debris and overgrowth force water into the road.



Photo 10: Extensive erosion from failed systems

Erosion from failed water bars and drainage systems.



Photo 11: Downed trees obstructing road

Downed trees obstruct the road and contribute to erosion and drain failure.



Photo 12: Downed tree blocking road

Downed tree blocking the road.

6. Recordkeeping Notes

- All photographs were documented as taken by Cassidy Russell on August 5, 2026.
- The documented location is Perth Fire Road / State Park road extension, Inverness area.
- The source photo log states that the document consolidates the photo series for maintenance prioritization and record-keeping.

7. Document Control

Field	Value
Document title	Perth Fire Road Condition Report
Prepared for	Shelley Redding, General Manager
Source document	Perth_Fire_Road_Photo_Log 2.docx
Field observation date	August 5, 2026
Status	Internal maintenance documentation

END OF DOCUMENT

EL NIÑO/SOUTHERN OSCILLATION (ENSO) DIAGNOSTIC DISCUSSION

issued by

CLIMATE PREDICTION CENTER/NCEP/NWS

13 August 2026

ENSO Alert System Status: **El Niño Advisory**

Synopsis: El Niño is strengthening, with a greater than 90% chance of a very strong event during the Northern Hemisphere fall and winter 2026-27.

El Niño strengthened over the past month, with sea surface temperature anomalies exceeding +2.0°C in the eastern equatorial Pacific (Fig. 1). The July Niño index values were +1.4°C in Niño-3.4, +1.7°C in Niño-3, and +2.9°C in Niño-1+2 (Fig. 2). The equatorial subsurface temperature index (average from 180°-100°W) increased during July (Fig. 3), reflecting a deeper-than-average thermocline (Fig. 4). Subsurface temperature anomalies were significant, reaching +10.0°C at depth. Low-level westerly wind anomalies and upper-level easterly wind anomalies extended from the western to east-central equatorial Pacific. Convection and rainfall were enhanced from the central to eastern Pacific and were suppressed over Indonesia (Fig. 5). The traditional and equatorial Southern Oscillation indices were significantly negative, with values near 2 standard deviations during July. Collectively, the coupled ocean-atmosphere system reflected a strengthening El Niño.

The [CPC Official ENSO outlook](#), which synthesizes multiple models from North America and abroad, indicates El Niño will continue to strengthen through the end of the year (Figs. 6-8). During the October-December 2026 season, there is a 69% chance of a historic event that would exceed the strength of previous El Niño events dating back to 1950 (+2.5°C or more for a [3-month RONI value](#)). With an event of this magnitude, the chances of experiencing impacts consistent with El Niño are larger, but they are not guaranteed (see [CPC outlooks](#) for probabilities of seasonal anomalies). In summary, El Niño is strengthening, with a greater than 90% chance of a very strong event during the Northern Hemisphere fall and winter 2026-27.

This discussion is a consolidated effort of the National Oceanic and Atmospheric Administration (NOAA), NOAA's National Weather Service, and their funded institutions. Oceanic and atmospheric conditions are updated weekly on the Climate Prediction Center website ([El Niño/La Niña Current Conditions and Expert Discussions](#)). A probabilistic strength forecast is [available here](#). The next ENSO Diagnostics Discussion is scheduled for 10 September 2026. To receive an e-mail notification when the monthly ENSO Diagnostic Discussions are released, please send an e-mail message to: ncep.list.enso-update@noaa.gov.

Climate Prediction Center
National Centers for Environmental Prediction
NOAA/National Weather Service
College Park, MD 20740

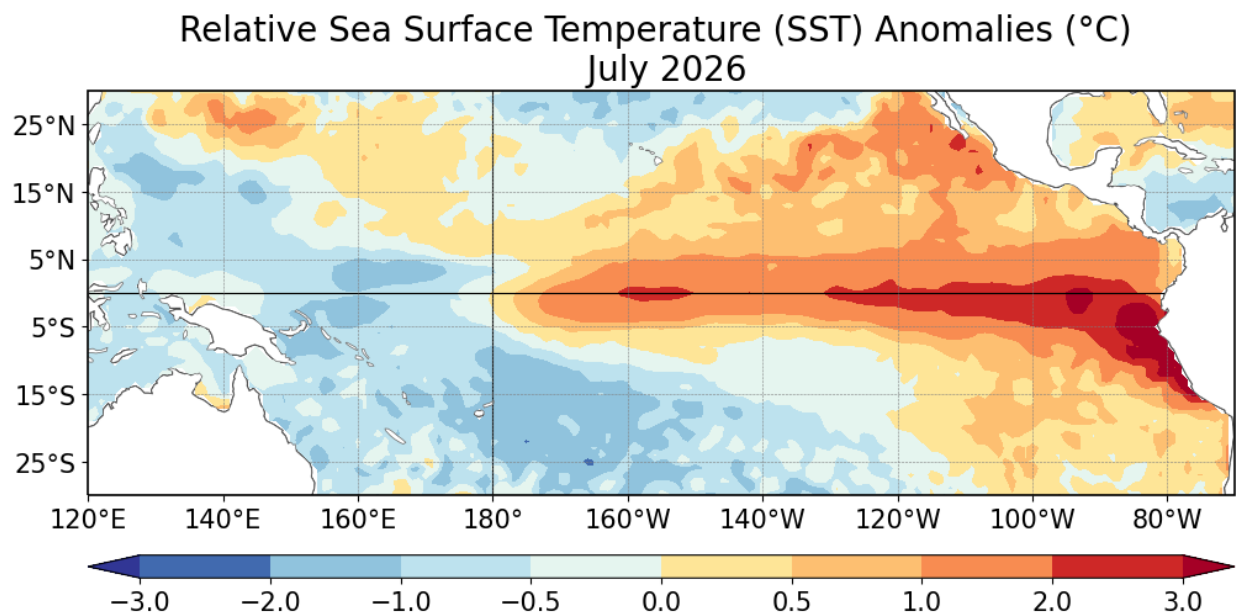


Figure 1. Average relative sea surface temperature (SST) anomalies (°C) for July 2026. Anomalies are computed with respect to the 1991-2020 base period monthly means. Data: OISSTv2.1.

https://www.cpc.ncep.noaa.gov/products/analysis_monitoring/enso_update/Monthly_RelSSTA_map-hr.png

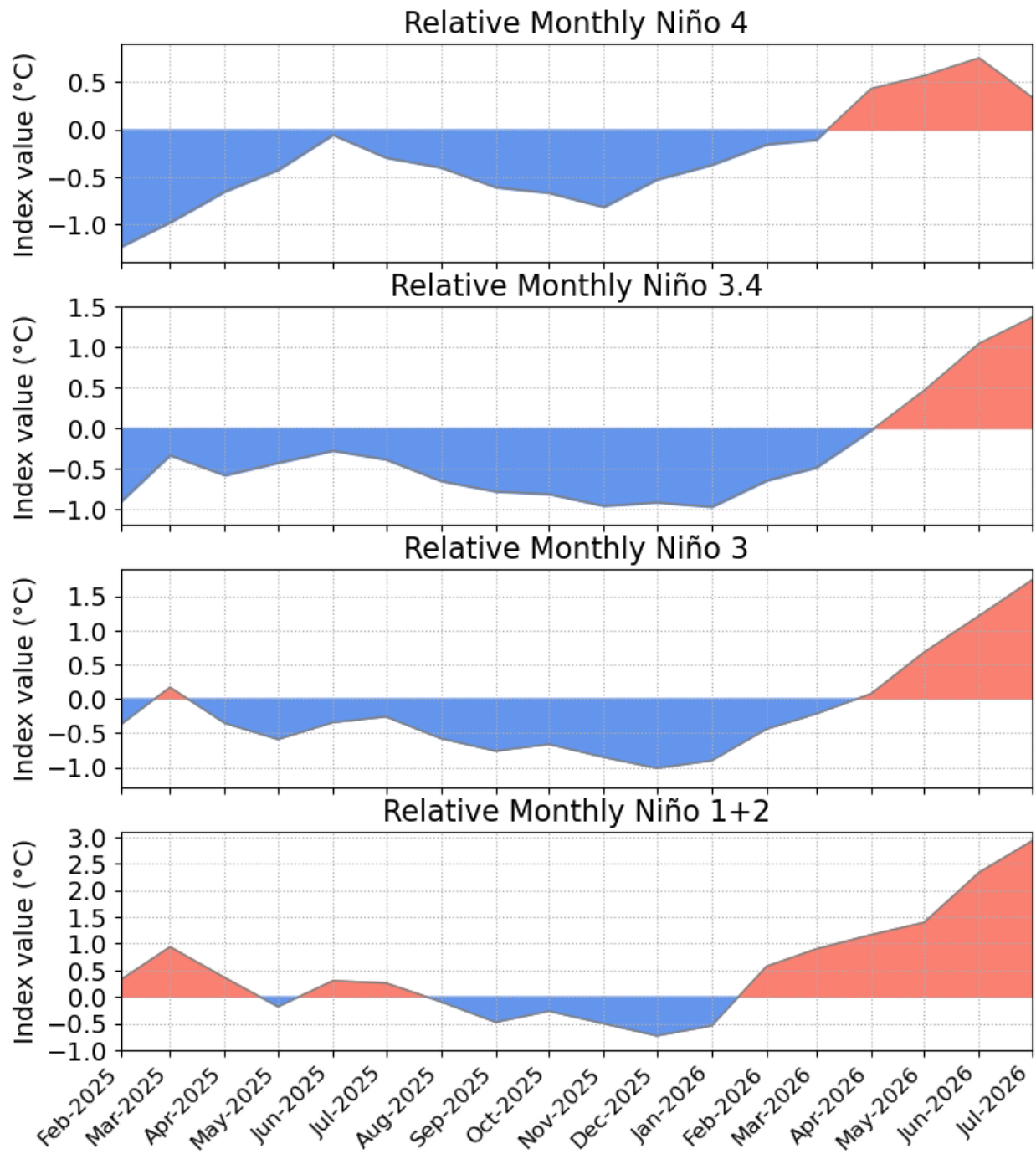


Figure 2. Time series of area-averaged relative sea surface temperature (SST) anomalies ($^{\circ}\text{C}$) in the Niño regions [Niño-4 (5°N - 5°S , 160°E - 150°W), Niño-3.4 (5°N - 5°S , 170°W - 120°W), Niño-3 (5°N - 5°S , 150°W - 90°W), Niño-1+2 (0° - 10°S , 90°W - 80°W) minus tropical mean (20°N - 20°S). The relative indices are re-scaled to match the variance of traditional indices. Anomalies are departures from the 1991-2020 base period monthly means. Data: OISSTv2.1.

https://www.cpc.ncep.noaa.gov/products/analysis_monitoring/enso_update/rel_nino_monthly.png

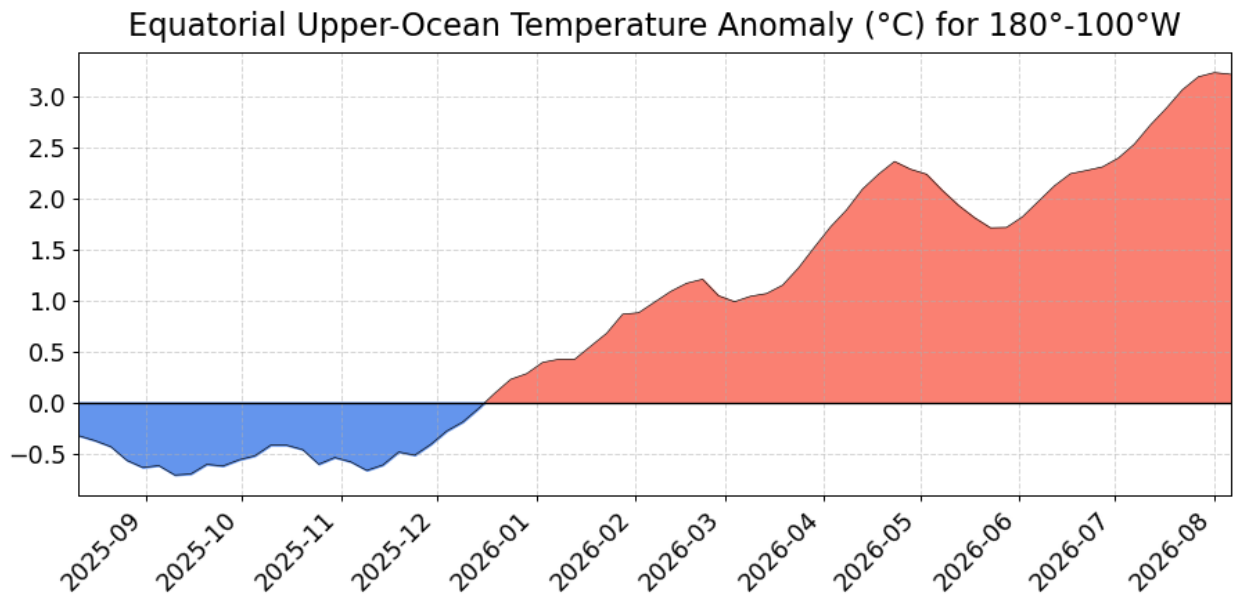


Figure 3. Area-averaged upper-ocean (0-300m) temperature anomaly (°C) in the equatorial Pacific (5°N-5°S, 180°-100°W). The temperature anomaly is computed as the departure from the 1991-2020 base period pentad means. Data: GODAS.

https://www.cpc.ncep.noaa.gov/products/analysis_monitoring/enso_update/heat-last-year-hr.png

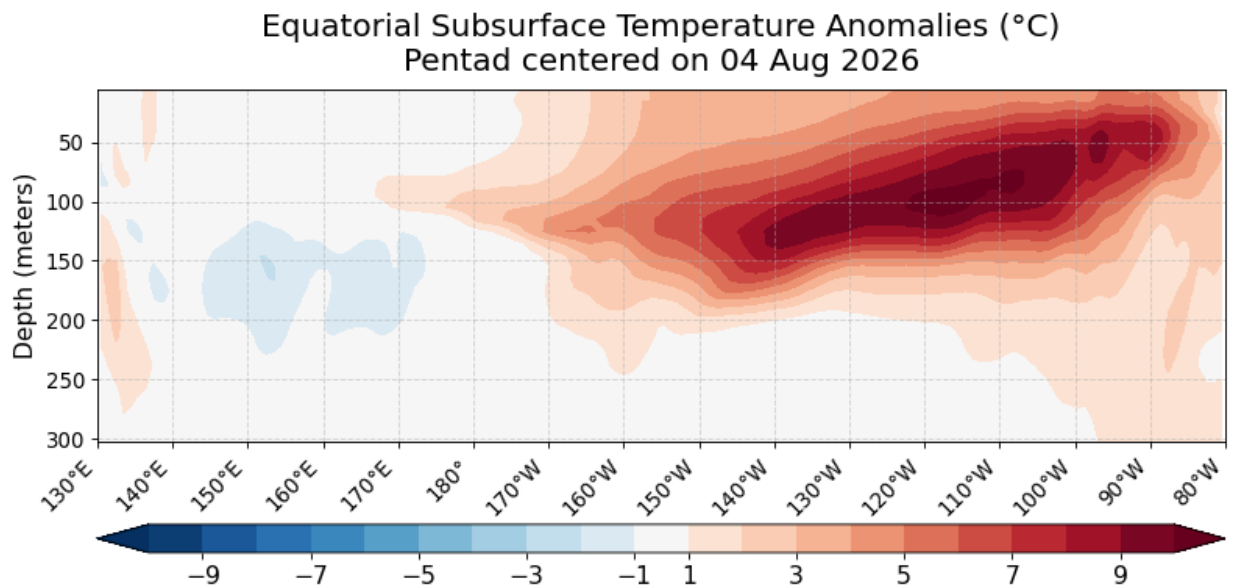


Figure 4. Depth-longitude section of equatorial Pacific upper-ocean (0-300m) temperature anomalies (°C) centered on the pentad of 4 August 2026. Anomalies are departures from the 1991-2020 base period pentad means. Data: GODAS.

https://www.cpc.ncep.noaa.gov/products/analysis_monitoring/enso_update/zlon_last-hr.png

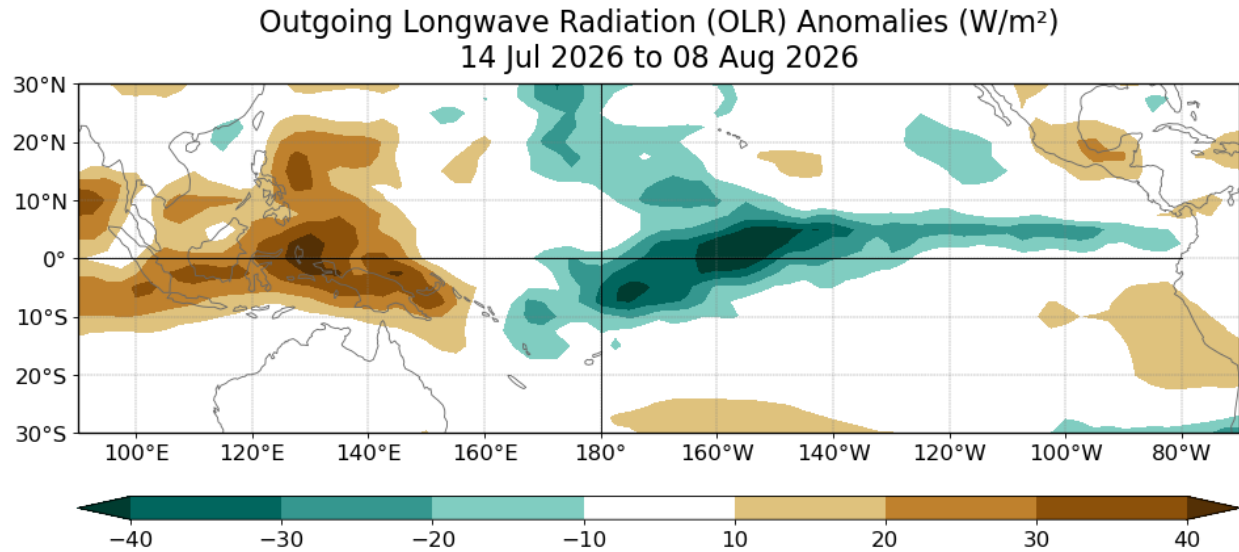


Figure 5. Average outgoing longwave radiation (OLR) anomalies (W/m^2) for the period 14 July – 8 August 2026. OLR anomalies are computed as departures from the 1991-2020 base period pentad means. Data: CBOv1.

https://www.cpc.ncep.noaa.gov/products/analysis_monitoring/enso_update/olra_last30days-hr.png

NOAA CPC Official ENSO Outlook (issued August 2026)

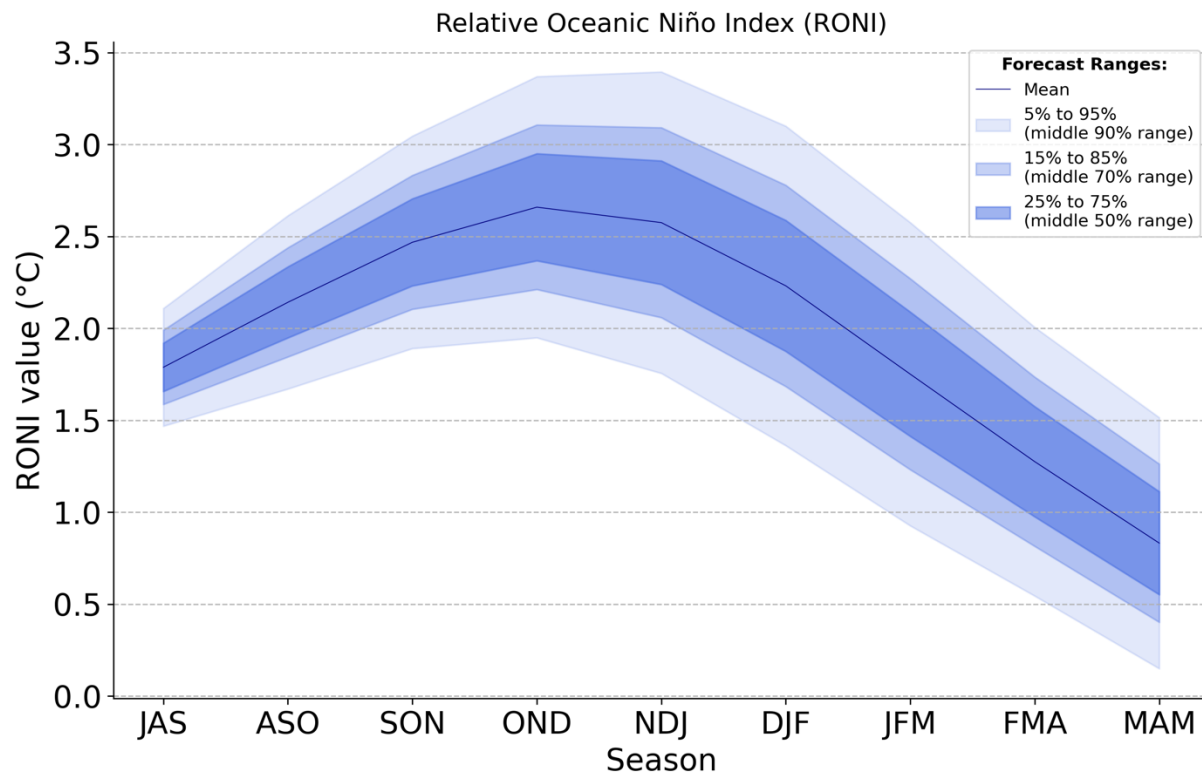


Figure 6. Official ENSO outlook (°C) for the Niño-3.4 relative sea surface temperature index (5°N-5°S, 170°W -120°W) minus tropical mean (20°N-20°S). The relative index is re-scaled to match the variance of the traditional index. Figure updated 13 August 2026. Higher resolution image/table: https://www.cpc.ncep.noaa.gov/products/analysis_monitoring/enso/roni/outlook/

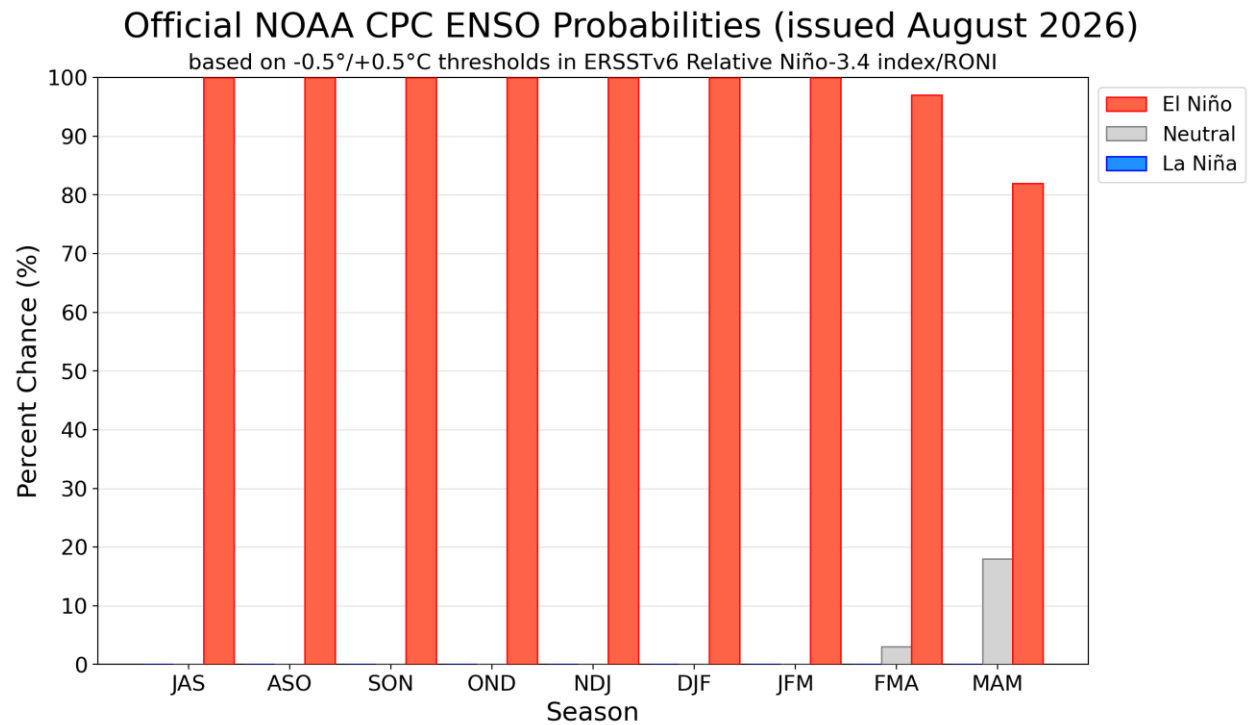


Figure 7. Official ENSO probabilities for the Niño-3.4 relative sea surface temperature index (5°N - 5°S , 170°W - 120°W) minus tropical mean (20°N - 20°S). The relative index is re-scaled to match the variance of the traditional index. Figure updated 13 August 2026. Higher resolution image/table: https://cpc.ncep.noaa.gov/products/analysis_monitoring/enso/roni/probabilities/

NOAA CPC ENSO Strength Probabilities (issued August 2026)

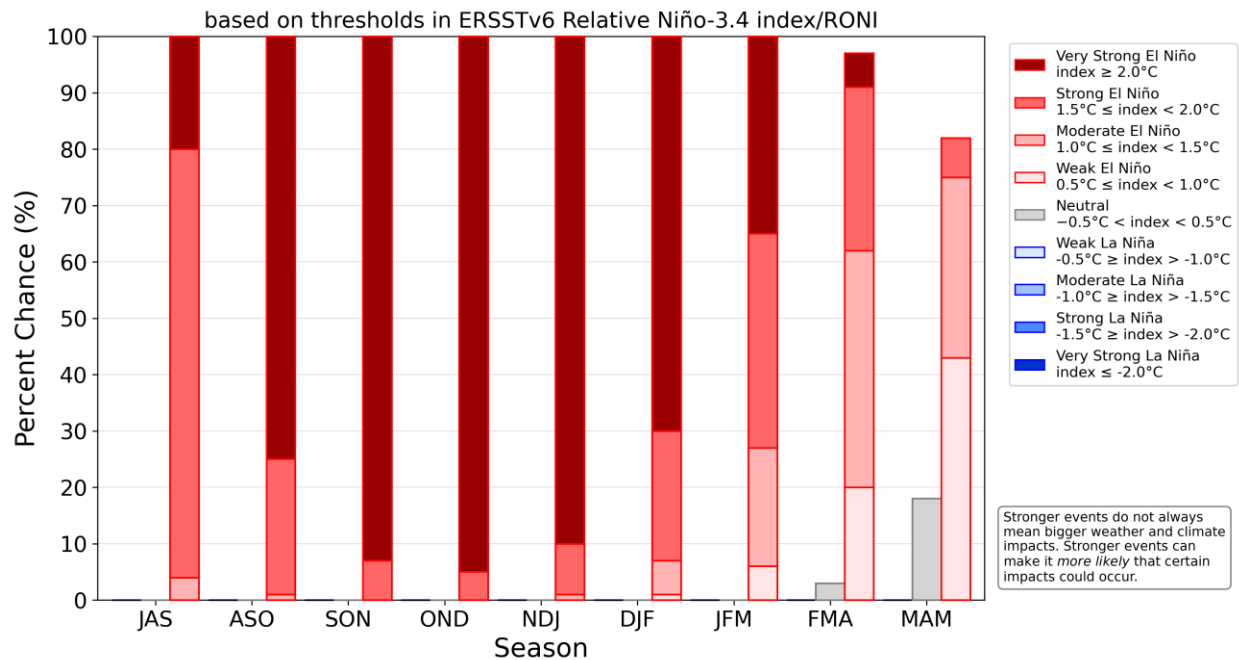


Figure 8. ENSO strength probabilities for the Niño-3.4 relative sea surface temperature index (5°N-5°S, 170°W-120°W) minus tropical mean (20°N-20°S). The relative index is re-scaled to match the variance of the traditional index. Figure updated 13 August 2026. Higher resolution image/table: https://cpc.ncep.noaa.gov/products/analysis_monitoring/enso/roni/strengths/



Town of Inverness Monthly Water System Report

July 2026

Operations & Maintenance

Daily operations continue to consist primarily around ensuring our treatment plants are operating efficiently, from diversions to finished water and that our tank levels are full.

Diversion inspections and cleaning performed (July 1-2)

Via De La Vista flushing performed. (July 6-7)

Continued watershed access, trail, diversion, and water bar maintenance throughout July.

85 Via De La Vista meter read and move-out activity completed. (July 1)

Douglas @ Perth service replacement in process, ongoing (July)

Hydrant Maintenance and Flushing Program continued throughout July

(81) USA ticket investigations and utility locating work performed throughout July

Completed Projects

F1 and F3 security camera installation completed (July 6-7)

Colby site cleanup completed and lock installed on shed (July 6)

Material acquisition and planning completed for the Colby drainage project. (July 7)

QGIS mapping and development activities continue (July 10)

Van diesel repair completed in Point Arena (Diesel) (July 14)

Preventative Maintenance

Routine PM throughout the month consisted of treatment plant inspections, tank inspections, diversion inspections, hydrant flushing, operational analytics review, and equipment monitoring to ensure the water system performs efficiently.

NTU analyzer calibration completed documented (July 1)

Treatment plant inspections performed (July 9, 10, 13, 14)

Tank inspections performed (July 9, 10, 14)

L1 source cleaning performed (July 13-14)

F3 plant Computer installed (July 6)

Conner tank pressure transducer failure identified and troubleshoot (July 24)

Reporting / Compliance

District meets monthly state reporting requirements

SAFER Clearinghouse monthly (drought, conservation, production & demand)

Monthly water system report to SWRCB

Safety & Training

No injuries or close calls

Weekly Safety Tailgate Meetings (AWWA 52-week outlines)

Monthly Team Training with SDRMA, Vector Solutions, Weekly vehicle inspections

USA locate training (July 10), WebTime training (July 13), QGIS mapping and development training (July 10)

August Goals

SCADA server installation, Continue F1 PLC swaps / SCADA access and control updates., Hydrant Maintenance and Flushing Project (continues), begin MRP (Meter Replacement Project), Diversified Billing System integration



Inverness Public Utility District

(July 2026)

Rainfall (inches)	2026	2025
Month	0	0.17
Year to Date	36.27	42.89
Running Average	37.49	37.49

Stream Flows (averages)	GPM	GPD
First Valley	54	77,760
Second Valley	63	90,720
Third Valley	29.5	42,480
Lower Intake L1	0	0
Total	146.5	210,960

Distribution System (Used)	Gallons	Percent
Colby	117,819	7.21%
Tenney	826,481	50.61%
Conner	120,500	7.38%
Stockstill	374,748	22.95%
Seahaven	193,452	11.85%
Monthly Total	1,633,000	100.0%

Production / Consumption	Gallons	CCF
Produced	2,513,500	3,360
Billed (gross)	0	0
Unbilled	0	0

Sources In		Percent
D1, D2, D3	All	36.86%
D4, D5, D6	All	43.00%
D7, D8	D7	20.14%
Lower Intake L1		0.00%
Total		100.00%

System Wide	GPD	GPM
Usage	81,080.65	1351.34
Residential (80%)	64,865	45.04
Non- Residential (20%)	16,216	11.26
Accounts		
Total Accounts	521	
Active Accounts	521	

Customer Service	#	Issue / Resolution
Water Quality Issues	2	Chlorine tast / smell Flushed
Inquiries	2	Changed operations
Other		

The information provided is based on monthly calculations with some data averaged.
X / 0 indicated no bi-monthly meter reading or billing data available.

RAINFALL AT INVERNESS, CA, OCTOBER 1925 - JUNE 2026

YEAR	NO.	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	All rainfall data shown in inches; most recent year shown first.		
Monthly Averages		.06	.09	.30	1.94	4.81	7.23	7.68	6.50	5.00	2.50	1.00	37	Average for all years (through end of most recent year): 37.48		
Cumulative Averages		.06	.15	.45	2.39	7.19	14.43	22.11	28.61	33.61	36.11	37.11	37.48	YEAR TOTAL	RUNNING AVG	COMMENT
2025/26	96	.17	.10	.73	2.00	5.95	8.03	6.04	5.83	.13	5.76	1.43	.10	36.27	37.48	
2024/25	95	.03	.09	0.00	.59	13.32	11.30	2.30	9.66	5.04	.43	.10	.03	42.89	37.49	
2023/24	94	.01	.03	.28	1.07	3.27	9.44	9.22	8.76	6.19	2.05	1.43	0.00	41.75	37.43	
2022/23	93	.20	.08	.75	.20	3.36	11.23	13.76	4.19	12.49	1.39	.96	.02	48.63	37.38	End of drought
2021/22	92	.02	.05	.64	11.40	2.82	9.57	.87	.09	1.74	3.85	.13	.87	32.05	37.26	Very dry year; very low rainfall Jan-Jun.
2020/21	91	.05	.22	.03	.09	2.01	2.88	4.90	2.72	2.31	.11	.02	.17	15.51	37.32	Driest year on record. Severe drought period. Outdoor watering restricted.
2019/20	90	0.00	0.00	.17	.07	2.53	9.91	4.41	0.00	2.21	1.58	2.20	0.00	23.08	37.56	2nd driest yr since IPUD took over; Water Shortage Emerg. declared 7/22/2020
2018/19	89	0.00	0.00	.23	1.43	5.95	3.53	8.55	18.92	8.13	1.59	4.83	0.00	53.16	37.72	
2017/18	88	0.00	.02	.09	.56	6.42	.13	8.43	.17	7.57	5.20	.41	.03	29.03	37.55	
2016/17	87	0.00	0.00	0.00	6.76	5.13	6.66	14.73	13.23	3.63	4.40	.04	.42	55.00	37.65	
2015/16	86	.16	.07	.56	.02	1.59	10.23	9.77	2.30	8.81	1.37	.17	.12	35.17	37.45	
2014/15	85	.21	.06	.69	.76	5.79	16.06	.14	3.41	.15	1.65	.11	.35	29.38	37.47	
2013/14	84	0.00	0.00	1.01	0.00	1.71	.91	.23	15.76	3.55	2.74	.23	.03	26.17	37.57	
2012/13	83	.25	.01	0.00	2.22	8.01	12.14	1.09	.72	1.48	1.84	.41	1.80	29.97	37.71	
2011/12	82	.02	.09	0.00	3.50	4.70	.42	6.43	2.11	9.99	2.61	.55	.27	30.69	37.80	
2010/11	81	0.00	0.00	.10	5.09	4.42	11.60	2.32	5.71	12.69	1.57	2.76	2.44	48.70	37.89	
2009/10	80	0.00	.01	.41	5.11	1.24	4.42	12.36	7.22	4.41	5.67	2.72	.03	43.60	37.75	
2008/09	79	.01	.06	.04	1.00	3.43	2.40	.81	11.15	2.84	.64	3.41	0.00	25.79	37.68	Dry year
2007/08	78	.16	0.00	.26	3.85	.94	7.08	12.38	5.38	.62	.35	.06	0.00	31.08	37.83	
2006/07	77	0.00	0.00	0.00	1.14	5.81	8.10	.90	9.85	.58	2.34	.83	0.00	29.55	37.92	
2005/06	76	0.00	.03	.04	1.43	3.55	20.59	8.61	7.40	10.54	8.81	.47	0.00	61.47	38.03	El Nino Year
2004/05	75	0.00	0.00	.40	4.68	1.65	10.86	5.34	5.87	8.25	3.11	6.57	2.84	49.57	37.72	
2003/04	74	0.00	0.00	0.00	.11	2.95	13.52	5.97	8.34	1.92	1.49	.17	0.00	34.47	37.56	
2002/03	73	0.00	0.00	0.00	0.00	3.45	18.46	4.19	2.58	3.16	5.25	1.34	0.00	38.43	37.60	
2001/02	72	0.00	0.00	.09	.92	10.47	16.74	6.25	3.47	3.66	.64	.85	0.00	43.09	37.59	
2000/01	71	0.00	.02	.58	3.12	1.58	1.36	6.16	6.74	2.08	1.50	.02	1.13	24.29	37.51	Dry year
1999/00	70	0.00	.09	.05	1.43	5.85	1.29	7.74	12.89	3.02	3.18	1.90	.51	37.95	37.70	
1998/99	69	.03	0.00	.11	1.17	7.35	2.84	6.99	14.54	5.54	2.98	.23	.32	42.10	37.69	
1997/98	68	0.00	1.72	.55	2.54	10.32	3.00	16.29	24.05	4.22	4.21	5.04	.06	72.00	37.63	Second wettest year on record.

YEAR	NO.	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL	AVG	COMMENT	PAGE 2
1996/97	67	0.00	0.00	.14	1.60	4.34	14.99	11.46	.50	1.65	1.04	.47	.42	36.61	37.12	Only 4.1" fell between 2/1 and 6/30/97, leading to summer drought conditions.	
1995/96	66	0.00	0.00	0.00	.27	.72	12.85	8.62	8.97	2.07	4.10	3.95	.04	41.59	37.12		
1994/95	65	0.00	0.00	0.00	.40	10.47	5.80	24.61	1.92	14.08	3.79	2.02	.56	63.65	37.06		
1993/94	64	0.00	0.00	0.00	1.88	5.00	3.78	3.12	6.83	.57	2.09	1.36	.14	24.77	36.64	Dry year	
1992/93	63	0.00	.07	.04	4.18	.66	8.19	13.54	8.10	3.88	1.68	1.90	.41	42.65	36.83		
1991/92	62	0.00	.44	0.00	3.86	1.94	4.74	2.76	10.72	7.09	1.67	0.00	2.10	35.32	36.74	Last year of 6-year dry spell.	
1990/91	61	0.00	0.00	.02	.48	.41	1.98	1.16	4.77	13.97	1.43	.36	.25	24.83	36.76		
1989/90	60	0.00	.04	1.36	3.04	2.34	0.00	8.35	3.60	2.16	.90	6.02	.04	27.85	36.96		
1988/89	59	0.00	0.00	0.00	.20	7.63	5.73	2.56	1.76	13.81	2.17	.20	.16	34.22	37.12		
1987/88	58	.03	0.00	0.00	1.35	4.38	9.62	9.28	.65	.10	2.19	1.64	.25	29.49	37.17		
1986/87	57	0.00	0.00	1.80	.37	.52	3.97	7.09	6.98	4.78	.45	.09	.13	26.18	37.31	1st year of 6-year dry spell.	
1985/86	56	.07	.10	1.01	1.90	6.49	4.48	11.31	18.08	8.27	1.09	1.06	0.00	53.86	37.50		
1984/85	55	0.00	.18	.23	3.19	14.10	3.56	1.52	3.92	6.29	.24	.11	.06	33.40	37.20		
1983/84	54	.51	.76	.51	1.13	13.95	13.99	.56	2.88	2.85	1.91	.75	.81	40.61	37.27		
1982/83	53	0.00	0.00	.55	4.27	12.77	5.72	9.31	13.44	19.67	4.69	.61	0.00	71.03	37.21		
1981/82	52	0.00	0.00	.60	3.46	9.79	14.95	24.03	5.71	9.08	5.29	0.00	0.00	72.91	36.56	Gauge overflow 1/3-4; estimated 8" added to recorded total of 16.03" for Jan.	
1980/81	51	0.00	0.00	0.00	.89	.57	5.85	8.43	2.99	6.13	.22	.54	0.00	25.62	35.84		
1979/80	50	0.00	0.00	0.00	3.31	7.29	7.94	8.03	8.48	3.35	2.30	.40	0.00	41.10	36.05	IPUD takes over Water System, 1/1/1980	
1978/79	49	0.00	0.00	1.25	0.00	3.31	1.03	13.79	6.17	3.58	1.75	1.13	.03	32.04	35.94		
1977/78	48	0.00	0.00	1.81	.87	9.10	6.33	11.02	7.25	6.30	4.46	0.00	0.00	47.14	36.03		
1976/77	47	0.00	1.50	.45	.60	2.25	1.45	3.61	2.35	3.12	.62	2.35	0.00	18.30	35.79	2nd year of 2-year drought. 2nd driest year on record	
1975/76	46	.30	0.00	0.00	5.53	1.97	.92	.50	4.35	1.72	3.04	0.00	0.00	18.33	36.17	1st year of 2-year drought. 3rd driest year on record.	
1974/75	45	2.55	0.00	0.00	1.70	1.75	4.30	2.05	12.13	9.42	2.81	.17	0.00	36.88	36.57		
1973/74	44	0.00	0.00	1.40	4.00	21.40	7.80	11.40	6.10	14.10	1.65	0.00	.45	68.30	36.56		
1972/73	43	0.00	0.00	2.08	3.50	7.34	5.65	15.26	10.10	5.32	.02	.21	0.00	49.48	35.82		
1971/72	42	0.00	.19	.10	.71	4.03	7.93	2.56	5.07	1.00	2.49	0.00	.30	24.38	35.50		
1970/71	41	0.00	0.00	0.00	2.43	11.44	12.82	4.13	.75	7.25	2.03	.95	0.00	41.80	35.77		
1969/70	40	0.00	0.00	.02	3.64	2.45	14.03	23.87	5.01	2.66	.11	.12	.50	52.41	35.62		
1968/69	39	0.00	0.00	.15	3.75	5.25	12.30	13.60	9.85	2.10	3.70	0.00	0.00	50.70	35.19		
1967/68	38	0.00	0.00	.04	1.24	2.76	3.01	7.25	4.83	4.55	.52	.36	0.00	24.56	34.78		
1966/67	37	0.00	0.00	.54	0.00	12.70	9.80	18.31	.54	8.00	5.60	.30	3.45	59.24	35.05		
1965/66	36	0.00	.29	0.00	.21	6.87	4.91	11.08	5.37	1.58	1.16	.12	0.00	31.59	34.38		
1964/65	35	0.00	0.00	0.00	4.00	8.43	8.84	7.95	2.15	2.41	5.57	0.00	0.00	39.35	34.46	No data available for period July 1959 through June 1964.	
1958/59	34	0.00	0.00	.40	0.00	.50	1.90	9.01	7.31	0.00	0.00	0.00	0.00	19.12	34.32	Fourth driest year on record.	
1957/58	33	0.00	0.00	2.78	6.11	1.60	4.54	8.49	21.20	5.00	5.22	.50	.50	55.94	34.78		
1956/57	32	0.00	0.00	.18	2.95	.25	.84	4.71	6.88	4.86	2.33	.83	0.00	23.83	34.12		
1955/56	31	0.00	0.00	.45	.89	3.92	19.87	17.71	8.18	.31	2.73	1.10	0.00	55.16	34.45		

YEAR	NO.	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	TOTAL	AVG	COMMENT	PAGE 3
1954/55	30	0.00	.98	.21	.95	5.01	7.41	5.75	.78	.68	5.87	0.00	.06	27.70	33.76		
1953/54	29	0.00	.50	0.00	1.07	3.62	1.91	8.94	4.36	7.61	4.57	.35	.23	33.16	33.97		
1952/53	28	.30	.20	.03	.16	2.74	16.16	9.81	.18	3.95	5.39	1.10	.55	40.57	34.00		
1951/52	27	0.00	.07	.08	2.53	6.73	11.51	12.85	4.75	5.94	1.62	.33	1.68	48.09	33.75		
1950/51	26	0.00	0.00	0.00	4.29	8.38	10.80	6.25	5.48	2.32	1.22	1.27	.04	40.05	33.20		
1949/50	25	.38	.05	0.00	0.00	0.00	9.00	8.08	6.46	4.35	1.14	.07	.05	29.58	32.93	Last year of 4-year drought. 9" in Dec. is noted as total from 9/1 – 12/31/49.	
1948/49	24	0.00	0.00	0.00	.92	2.51	6.94	2.42	5.23	8.03	.17	.39	0.00	26.61	33.07		
1947/48	23	0.00	0.00	0.00	6.30	1.92	2.14	3.91	2.90	6.39	7.45	.95	.42	32.38	33.35		
1946/47	22	.21	0.00	.14	.27	3.75	4.60	.96	2.93	5.52	.64	.72	2.31	22.05	33.39	1st year of 4-year drought.	
1945/46	21	0.00	0.00	.05	2.46	6.18	15.08	2.99	4.32	3.75	.26	1.08	0.00	36.17	33.93		
1944/45	20	.10	0.00	0.00	3.25	5.44	5.52	3.29	6.74	6.34	.50	1.69	0.00	32.87	33.82		
1943/44	19	.08	0.00	0.00	1.10	1.61	3.29	7.50	9.25	2.04	3.40	2.48	.39	31.14	33.87		
1942/43	18	0.00	0.00	.10	.95	7.37	6.28	10.48	2.89	6.26	2.61	.95	.63	38.52	34.02		
1941/42	17	0.00	.29	0.00	1.63	4.41	8.67	8.80	10.12	3.11	5.53	2.61	0.00	45.17	33.76		
1940/41	16	0.00	0.00	.26	2.18	3.40	12.63	14.00	12.43	5.90	2.21	.16	0.00	53.17	33.04		
1939/40	15	0.00	0.00	.27	.44	.74	3.78	14.09	13.98	8.43	2.08	2.08	0.00	45.89	31.70		
1938/39	14	0.00	0.00	.35	1.55	2.91	3.92	5.34	2.48	3.69	.14	1.07	.05	21.50	30.69	Fifth driest year on record	
1937/38	13	0.00	0.00	0.00	1.50	5.55	5.76	6.60	9.02	10.02	2.62	.06	0.00	41.13	31.39		
1936/37	12	.10	0.00	0.00	.36	0.00	3.95	7.07	11.93	9.06	2.38	.41	1.73	36.99	30.58		
1935/36	11	0.00	.06	.25	1.23	2.53	4.81	10.28	11.97	1.87	1.99	1.36	.82	37.17	30.00		
1934/35	10	0.00	0.00	.05	2.62	6.49	3.35	10.00	4.22	7.00	5.45	.08	0.00	39.26	29.28		
1933/34	9	0.00	0.00	.10	2.66	0.00	7.57	1.92	6.31	.99	.72	1.44	.88	22.59	28.20		
1932/33	8	0.00	0.00	0.00	.05	2.17	4.48	7.70	1.68	4.89	.14	3.01	.02	24.14	28.90		
1931/32	7	0.00	0.00	.02	1.67	2.42	14.10	5.59	2.57	1.69	2.10	1.59	0.00	31.75	29.58		
1930/31	6	0.00	0.00	.70	1.37	2.26	2.52	7.58	2.33	2.64	.35	1.00	1.03	21.78	29.22		
1929/30	5	0.00	0.00	0.00	0.00	0.00	10.92	6.43	3.92	4.46	1.88	.26	0.00	27.87	30.70		
1928/29	4	0.00	0.00	.18	.39	5.01	6.72	2.25	2.85	2.07	1.42	0.00	2.14	23.03	31.41		
1927/28	3	0.00	0.00	0.00	1.81	6.33	5.56	4.11	2.81	8.19	2.49	.15	0.00	31.45	34.20		
1926/27	2	0.00	0.00	0.00	2.26	12.34	3.37	8.09	11.09	2.62	4.30	0.00	0.00	44.07	35.58	For August, the record contains the notation "Heavy showers."	
1925/26	1				.19	3.28	.35	5.31	9.27	.05	8.24	.40	0.00	27.09	27.09	Record begins with October 1925	

Colby Tank Site Drainage Completed Project

Tank Overflow / Drainage Redirection Work

Completed project documentation with email background, cost record, and photo record

Prepared For	Prepared By	Date	Document Status
Shelley Redding General Manager	Richard Perez Water Utility Manager	August 13, 2026	Completed project documentation

Purpose and project background

- The project addressed drainage concerns at the Colby Tank site that affected the adjacent property.
- The planned work was to modify the tank overflow / drainage system so discharge would be redirected away from the neighboring property line and toward the opposite side of the large steel tank.
- The project was communicated as active in June 2026, updated in August 2026, and is documented here as completed using the attached completion photos and PACE Supply order record.

1. Project Summary

Project Item	Description	Completion Status
Colby Tank site drainage / overflow redirection	Installed drainage piping and related termination/control components to route tank overflow / drainage away from the adjacent property side of the site.	Completed

2. Cost Record

Vendor / Order	PO / Job	Order Date	Delivered	Document Status
PACE Supply Order #0111673847	COLBY OVERFLOW	08/11/2026	08/12/2026 at 12:06 PM	Invoiced

Included Material	Part	Qty	Unit Cost	Subtotal	Cost Treatment
Flexdrain Highway Wastewater Pipe, 8 in, Solid, 20 ft L	DRNFLEXSOLIDHWY820	20 ft	\$7.30 / ft	\$146.00	Included
Cherne Gripper Mechanical Pipe Plug, 8 in, ABS	CHRGRIPPERPLUG8	1 each	\$54.00 / each	\$54.00	Included

Excluded Item	Part	Qty	Unit Cost	Subtotal	Reason
FORD Insert, 3/4 in, Insert, 304/304L Stainless Steel	FOR51	10 each	\$3.00 / each	\$30.00	Excluded per report instruction

Cost Summary Item	Amount	Notes
Included material subtotal	\$200.00	\$146.00 Flexdrain pipe + \$54.00 Cherne pipe plug; FORD insert cost excluded.
PACE order freight	\$15.00	Order-level freight shown on PACE order.
PACE order tax	\$20.21	Order-level tax shown on PACE order; not itemized by line in the source document.
Documented cost total with FORD item excluded	\$235.21	\$200.00 included material subtotal + \$15.00 freight + \$20.21 order-level tax.

Cost Summary Item	Amount	Notes
from material subtotal		

Cost note

- The FORD Insert, 3/4 in, Insert, 304/304L Stainless Steel line item is intentionally left out of the project material subtotal as requested.
- Freight and tax are listed as order-level amounts from the PACE Supply order because the source document does not provide line-item freight or tax allocation.

3. Completed Work Observed in Photo Record

Completion observations from photos

- Black corrugated drainage pipe is installed along the tank access corridor and around the stair area.
- A pipe termination or access point includes a visible yellow gripper-style plug/cap inside the pipe opening.
- Rock, soil, and excavation areas are visible around the installed pipe, indicating completed installation and site restoration work in progress or recently completed.
- Clean access around the tank stairway and pipe alignment is visible in the completed project photos.

4. Communication Record

Date / Source	Relevant Information	Status
June 22, 2026 email thread	IPUD stated the drainage system / tank overflow would be modified so drainage would be redirected away from the neighboring property line and toward the opposite side of the large steel tank.	Project planned
June 29, 2026 reply	Neighboring property owner acknowledged that progress was being made to resolve drainage issues affecting the adjacent property and requested an on-site review before construction.	Communication received
August 6, 2026 update	IPUD noted the project had been moved to August and that an update would be provided once completed.	Schedule update
August 2026 photo documentation	Photos show installed drainage pipe, pipe termination detail, and completed site drainage routing around the tank/stair area.	Completed

5. Photo Documentation



Photo 1. Installed pipe termination detail with removable gripper-style plug/cap visible inside drainage pipe.



Photo 2. Completed drainage routing along tank access area, with corrugated pipe installed along the tank/stair corridor.



Photo 3. Completed drainage piping and tie-in area adjacent to the tank access stairs, with rock and soil restoration visible.

6. Completion Statement

Completed project statement

- The Colby Tank site drainage work has been documented as completed, with drainage/overflow routing modified away from the adjacent property side of the site and photo documentation showing the completed pipe installation and site drainage improvements.
- The documented project cost record includes the Flexdrain pipe, Cherne pipe plug, freight, and order-level tax, while intentionally excluding the FORD insert line item from the project material subtotal as requested.
- This report should be retained with the project communication record, order record, and completion photos for future reference.

7. Document Control

Field	Value
Document title	Colby Tank Site Drainage Completed Project Report with Cost Record
Prepared date	August 13, 2026
Source documents	Re_ Colby (site drainage).msg; Re_ Colby (drainage project).msg; Untitled.msg; IMG_8091.jpeg; IMG_8093.jpeg; IMG_8090.jpeg; PACE Supply _ Order Details.pdf
Review status	Completed project documentation with cost record

END OF DOCUMENT

FIRE DEPARTMENT REPORT

July 2026 / August Board Meeting

Incidents

Number Date

- #26-083 7/2 **EMS** @ Point Reyes Lighthouse for unresponsive patient on the stairs. M94 code 2 transport.
Attendance: Burton Eubank
- #26-084 7/3 **Vehicle accident** @ Ottinger's Hill (SFD). Cyclist lost control and went head-on into a vehicle; Sonoma medical helicopter transported to Santa Rosa Memorial.
Attendance: Brian Cassel, David Briggs, Dennis Holton, Jonah Thomas, Maya Wolf, Tom Fox
- #26-085 7/7 **EMS** @ Edgemont Way for elderly female unable to stand. Caretaker injured her back lifting; caretaker transported code 2 by M96.
Attendance: Brian Cassel, Burton Eubank, Cassidy Russell, David Briggs
- #26-086 7/8 **Lines down** @ Inverness Way.
Attendance: Greg Eastman, Jonah Thomas, Maya Wolf
- #26-087 7/14 **Vehicle accident** @ 12301 SFD. Vehicle into a power pole, unoccupied on arrival. Inverness cancelled.
Attendance: David Briggs, Dennis Holton, Jonah Thomas, Tim Olson
- #26-088 7/15 **Motorcycle down** @ Shoreline Hwy., Point Reyes Station. Non-injury. Inverness cancelled.
Attendance: David Briggs, Jonah Thomas
- #26-089 7/16 **EMS** @ Via De La Vista for a lift assist.
Attendance: Brian Cassel, David Briggs, Dennis Holton, Jonah Thomas, Tim Olson
- #26-090 7/16 **Water rescue** @ Dancing Coyote resort / IYC. Youth sailor in distress; No merit.
Attendance: Brian Cassel, David Briggs, Greg Eastman, Jonah Thomas, Ken Fox, Tom Fox, Tim Olson, Shawn Collins
- #26-091 7/17 **Fire alarm** @ 12835 SFD. CO alarm sounding in one room. No merit.
Attendance: Sydney Knudsen, Tom Fox
- #26-092 7/23 **Vehicle accident** @ SFD and Argyle. Non-injury.
Attendance: Brian Cassel, Burton Eubank, David Briggs, Dennis Holton, Jonah Thomas, Tom Fox
- #26-093 7/26 **Vehicle accident** @ Mesa Rd. and Hwy. 1, Pt. Reyes. Non-injury.
Attendance: Burton Eubank, Greg Eastman
- #26-094 7/27 **EMS** @ Point Reyes firehouse for a possible rattlesnake bite. Inverness responded for LZ; LZ cancelled by Pt. Reyes units. M94 code 3 transport.

Attendance: Burton Eubank, David Briggs

#26-095 7/28 **Tree down** @ Vision Rd. and Cameron.

Attendance: David Briggs, Dennis Holton, Greg Eastman, Tom Fox, Shawn Collins

Trainings

July 13: EMS patient assessment

Attendees: Burton Eubank, David Briggs, Brian Cassel, Jonah Thomas, Greg Eastman, Ken Fox, Tim Olson, Maya Wolf, Dennis Holton, Tom Fox

July 25: LUCAS device and CPR review

Attendees: David Briggs, Ken Fox, Tim Olson, Greg Eastman, Shawn Collins, Brian Cassel, Dennis Holton

Activities and Maintenance

1. NEIRS data preparation.
2. MWPA work plan planning.
3. Clean up/rearrange firehouse.
4. Generator quotes and planning.
5. Type 6 quotes and planning.
6. Skywalker prescribed burn on July 9
7. MCFD wildland fire training on July 11

Personnel

Jim Fox, Ken Fox, Tom Fox, Burton Eubank, Brian Cassel, Tim Olson, Dennis Holton, David Briggs, Greg Eastman, Jay Borodic, Andrew Bock, Jacob Leyva, Cassidy Russell, Andrew Bock, Sydney Knudsen, Maya Wolf, Jonah Thomas, Shawn Collins

Overview of Special Fire Tax, FY 2026/27

Gross revenue from tax, FY 2026/27	\$77,187.80
County fee withheld (@\$2.00/parcel x 687 taxable parcels)	\$1,374.00
Net proceeds to District	\$75,813.80
Net proceeds in previous year (FY 2025/26)	\$75,716.96
Dollar increase from previous year	\$96.84
Percentage increase from previous year	0.128%
Total number of assessor's parcels in District	744
Untaxable parcels	57
Taxable parcels	687
Taxable developed parcels (taxed at 6¢ per sq ft of structural space)	536
Taxable undeveloped parcels (taxed at \$5.00 per parcel)	151
Taxable parcels with a residential Use Code ¹	524

¹ The Water System serves 501 residential customer services, plus 18 commercial/institutional customer services, for a total of 519 customer connections. Of the 501 residential customer services, eight are inactive on undeveloped lots, leaving a total of 493 parcels served by an active residential water meter. There are also 23 developed residential parcels within the District but outside the Water System's service area (1 on Kehoe Way, 13 on Highland Way, 8 on Vision Road, and 1 on Camino del Mar). This produces a total of 516 developed residences within the District.



Board Agenda Item Staff Report

Subject: Inverness Disaster Council
Meeting Date: August 18, 2026
Date Prepared: August 13, 2026
Prepared by: Davis Briggs, Fire Chief; Shelley Redding, General Manager
Attachments: None

Recommended Action: Receive the report as an informational item regarding the potential integration of the Inverness Disaster Council into the Point Reyes Disaster Council. No Board action is requested at this time.

Background: Staff is evaluating the potential integration of the Inverness Disaster Council (IDC) into the Point Reyes Disaster Council (PRDC) to reduce administrative workload and strengthen regional emergency coordination. The concept remains preliminary and is presented for informational purposes pending further discussions with PRDC and Marin County Fire, which oversees PRDC. Any formal proposal would return to the Board for consideration at a future meeting.

Discussion: In June it was discovered that the Inverness Disaster Council was not a registered entity under the Secretary of State. Our bank account at Wells Fargo was subsequently closed and funds were transferred into the IPUD budget. Staff took this as an opportunity to think about the structure of the IDC.

The IDC is comprised of volunteers including the coordinator position. The PRDC is also comprised of volunteers, however the coordinator position there is paid for approximately 10 hours per week. This, as well as the full-time position of county fire personnel, who oversee the PRDC, has allowed the PRDC to thrive and create a very organized and up to date organization. The benefits of integration would be a decreased administrative workload for IPUD staff and IDC leadership as well as a more coordinated disaster readiness structure, for the entire Inverness Ridge and surrounding area.

Under a potential integrated structure, PRDC would serve as the lead organization for disaster response coordination. Inverness would remain represented through Inverness Fire Department leadership and local disaster council participants, preserving local knowledge and a direct role in coordinating the response for the Inverness area. This structure could provide a stronger support system by connecting Inverness more directly with PRDC, Marin County Fire, and the Marin County Office of Emergency Management, while maintaining the Inverness Fire Station and officers as points of radio contact for local disaster council members.

IDC would remain autonomous within PRDC as a planning area within their organization. The IDC roster, hazard zone and operations plan would be incorporated into the PRDC framework. Inverness Fire Department leadership would continue to coordinate with PRDC. And IDC volunteers would start receiving PRDC training and documentation, aligning IDC with PRDC standards. Our equipment would be added to PRDC's resource tracking system.

Before any proposal is advanced for Board consideration, staff would continue discussions with PRDC and Marin County Fire and confirm governance authority, financial and asset treatment, volunteer roles, liability and insurance responsibilities, records management, required approvals, and an implementation and volunteer communication plan.

Fiscal Impact: IDC currently receives a small annual grant from the West Marin Community Services CRT for community outreach services. The District also budgets for IDC expenses and has previously funded a monthly stipend for the IDC coordinator. If integration proceeds, staff proposes re-directing an undetermined amount of District financial support to PRDC; staff would return to the Board with the proposed amount, funding source, eligible uses, payment terms, and any resulting change in IDC-related expenditures before implementation.

Conclusion: The potential integration of IDC into PRDC may strengthen regional disaster preparedness and response by preserving Inverness representation while improving coordination and access to resources through PRDC, Marin County Fire, and the Marin County Office of Emergency Management. This report is informational only; staff will continue discussions with PRDC and Marin County Fire and will return to the Board with a fully developed proposal, including governance, operational, and fiscal details, before requesting any action.

MWPA MONTHLY REPORT

July 2026 / August Board Meeting

Local Projects

- Inverness will use \$24,316 toward evacuation route vegetation management.
 - A grant though PGE may funded work on Via de la Vista, that we had planned to use our local funds on. Staff is exploring other areas to use local funds.
- Three days of PGE funded roadside evacuation route work on Via de la Vista completed on August 5.

Defensible Space

- Defensible space inspections for approximately half of Inverness will resume this summer.
- Chipper program resumed in April.

West Marin CORE Project Activity

- \$554,489 approved for West Marin agencies. Inverness' portion will be \$133,000 which we will use for fuel reduction between the Seahaven neighborhood and Tomales Bay State Park.
 - Inverness plans to begin work in late August.

Meetings / Committees

July 9: Coastal planning meeting.

July 23: Coastal planning meeting.

- Planning
 - Action item: Inverness to provide general training on 8/3 based on materials shared by Panorama.
 - Reminder of daily pre-survey for wildlife while conducting work required by Statewide Fuels Reduction Environmental Protection Plan
- Implementation
 - Inverness
 - Action item: Panorama to submit DPW notification for treatment work along Via de la Vista
 - Action item: David Briggs to acquire signed RTE from homeowner along Via de la Vista
 - Action item: Panorama to coordinate with California State Parks on potential treatment near Shell Beach parking lot this year
- PWP will likely go in front of Coastal Commission in October



Inverness Public Utility District
Board Meeting

Agenda Item No. 06

Committee Meetings/Reports



Inverness Public Utility District
Board Meeting

Agenda Item No. 7

Adjournment