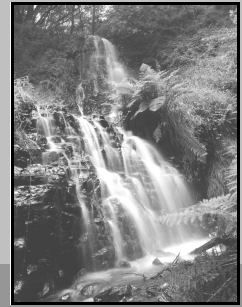


BPUD PipeLine

Summer 2006



In Brief...

*Low water pressure?
Give us a call! It
could be an indica-
tion of a leak.*



Suspect a leak on your side of the meter? Here's how to check: first, make sure no water is running inside or outside your house. Go to your water meter and look at the sweep hand and low-flow indicator (the small triangular dial). When no water is running at your house, neither of these indicators should move. If the sweep hand is running or the low-flow indicator is spinning, you may have a leak. If you determine that you likely have a leak on your side of the meter, you should call a plumber. You can also call the BPUD at 868-1224 for assistance in reading your meter.

**Water or
Sewer-related
emergency?**

**868-1224
(24 hours)**

Post-Winter Update on the BCPUD Roads



about the requirements applicable to road work on the BCPUD rights of way; we therefore thought it would be helpful to provide some clarification about those requirements in this article.

1. *As owner of the public rights of way on the Gridded Mesa, BCPUD regulates the use, maintenance, repair and improvement of these roads and all such projects require a BCPUD permit.* The unpaved roads on the Gridded Mesa were dedicated to public use by the original subdivision owners. BCPUD, as the community's responsible public entity, has established by ordinance a set of rules and procedures governing the use, maintenance, repair and improvement of these roads. BCPUD Ordinance 30 (as it has been amended from time to time) sets forth these rules and procedures and requires that folks seeking to maintain, repair or improve the unpaved roads need to apply in writing to the BCPUD for permission to do so—this is an intentionally simple permit process and there is NO FEE charged for

Whew! What a winter! The heavy and extended rains wreaked havoc on the BCPUD roads on the Gridded Mesa and they are in bad shape. Not surprisingly, many of you have contacted us about potential road repair and maintenance projects—often to be coordinated with drainage projects you would like to do. We applaud these efforts and the cooperative neighborhood process (and expense!) that is involved. The recent inquiries we have received reveal that some folks in the community are confused

Ditching Project at BCPUD Sewer Pond Property – A Big Success

You may have noticed recently that a seemingly “new” drainage ditch has appeared around the perimeter of the BCPUD sewer pond property (along Mesa and Overlook Roads). In fact, this drainage ditch is not new; it is an existing ditch that was cleaned out and re-established via a partnership effort between the BCPUD and the staff of the Marin/Sonoma Mosquito & Vector Control District (“M&VCD”).

The drainage ditch is part of the original design of the sewer pond property; over the years, it became overgrown with vegetation and debris (*see “before” photo below*) which caused the ditch to hold the water that collected there, resulting in inefficient drainage and creating a potential mosquito breeding habitat. BCPUD approached the M&VCD about the possibility of working together to clear the ditch and reestablish the de-



signed drainage ways in furtherance of our districts' mutual commitment to use mechanical (rather than chemical) means of mosquito control and abatement.

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an application. BCPUD desires to facilitate—not hinder—road maintenance, repair and improvement projects; the permit process is in place primarily to ensure due process and coordination among the necessary participants in such projects.

2. *The General Manager or the Board will work with you to approve the permit application in accordance with Ordinance 30.* If your application involves routine maintenance work on the roads, the General Manager is authorized to make this determination and issue a permit “over the counter” for the work. Among other things, the permit will specify the materials to be used in conducting your project and notices to be given to Underground Service Alert, if any. If your application involves other than routine maintenance, the General Manager will notify other affected property owners/tenants of the proposed project and place the matter on the agenda of the BCPUD Board of Directors for hearing at the next regularly scheduled meeting. If your project is found to be in the public interest, the Board will grant the permit, subject to such terms and conditions it determines are appropriate under the circumstances.

3. *Once your permit has been issued, please remember to contact the BCPUD (and, if applicable, the Underground Service Alert, “USA”, 800-227-2600) at least 48 hours before starting your road project.* It is very important that you notify BCPUD a minimum of 2 days before you intend to start your road project because it is necessary for our staff to come out to the project site and mark the location of the district valves in the area (our valves are located under the circular metal plates labeled “water” in the middle of the roads throughout town). It is critical that your contractor **not** cover these valves in the course of your road project; BCPUD must have immediate access at all times to our water lines in the event of an emergency or other circumstance. In addition, if your project involves ditching, digging, drilling or other underground excavation, you are required by law to notify USA so that any other underground utilities can be identified and marked.

A Note on Encroachments and Obstructions: BCPUD receives many requests to remove “encroachments” and “obstructions” (as defined in Ordinance 30) such as trees, piles of wood, fences and other such things planted, dumped or built in the BCPUD roads. Most of the BCPUD roads are 40 feet in width and some are 60 feet in width; over time, however, the roads have “narrowed” or even become impassable due either to deliberate encroachment or to the placement or inadvertent growth of obstructions. A number of these encroachments and obstructions pose health and safety dangers, either by inhibiting or preventing Fire Department access to certain areas of the Mesa, or by inhibiting or preventing BCPUD access to the water lines. BCPUD and Fire Department staff are in the process of identifying and prioritizing for removal the encroachments and obstructions that pose the greatest public health and safety dangers. Stay tuned to future issues of the Pipeline and/or notices in your post office box for updates and developments on this important topic!

(Continued from page 1, Ditching Project)

M&VCD readily agreed and, during the first week of May 2006, M&VCD staff transported an invaluable piece of ditching equipment to the BCPUD sewer pond property. The M&VCD allocated staff time over the next several days to operate this equipment and assist BCPUD with the reestablishment and clean-out of the peripheral drainage ditch. (See “during” photo above.) BCPUD staff worked collaboratively with the M&VCD district staff to prepare and plan for this ditching work and, as a result of the successful implementation of this project, the standing water has been “freed” to move and drain properly on our property as originally designed. (See “after” photo below.) At press time, the ditch is virtually empty of water.



The BCPUD is very grateful to the M&VCD for its assistance with this important project. BCPUD and M&VCD staffs tentatively have discussed additional peripheral cleaning of existing ditch's projects at the BCPUD sewer pond property to be implemented this

Fall (and perhaps in upcoming years) in furtherance of our agreed-upon mechanical means of controlling mosquito breeding habitat and eliminating the need for any chemical or pesticide treatments. As always, we will keep you informed of these and other BCPUD activities.

Friendly Reminder: Spray season at the sewer ponds runs from April 15th to October 15th each year and we generally spray between 8:00 a.m. and 3:00 p.m. Please avoid the spray fields (including the paths) during these times.