



Fair Oaks CPAC  
Presentation  
August 30, 2021

# Fair Oaks Water District Corporation Yard Redevelopment Project



FAIR OAKS  
WATER DISTRICT

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# Presentation Outline

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2. Project Site History
3. Project Need
4. Project Scope
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# About the District

The Fair Oaks Water District is a “Fee-for-Service” special district operating in the County of Sacramento.

- ❖ FOWD revenues comes from water sales
- ❖ FOWD receives no tax money

In general, the Fair Oaks Water District can only spend ratepayer money on water related projects.





# About the District

Given the rules and regulations for FOWD operations, the primary benefits of the Corporation Yard Redevelopment Project must be related to the mission of the District.

- ❖ All other public benefit must be residual to the project and therefore must have little financial or operational impact.



# Project Site History

FOWD purchased the 1.59 acre site in 1979 from the Diamond International Company, which previously used the facility as a lumberyard. The site's main building is a heavy timber structure reportedly built in the 1920s or 30s.

*The current facility is nearly 100 years old!*



# Project Site History

Over the more than 40-plus years that FOWD has owned the site, the District has made minor renovations to the main building and property to accommodate changed conditions and to repair flood damage.





# Project Need

There are drainage and flooding problems. The current site slopes towards the main building with the existing drainage infrastructure being inadequate during heavy rain periods - causing water to frequently drain into the building.





# Project Need

Existing restrooms do not comply with current ADA (Americans with Disability Act) accessibility codes - counters and doorways throughout the building are not ADA accessible.

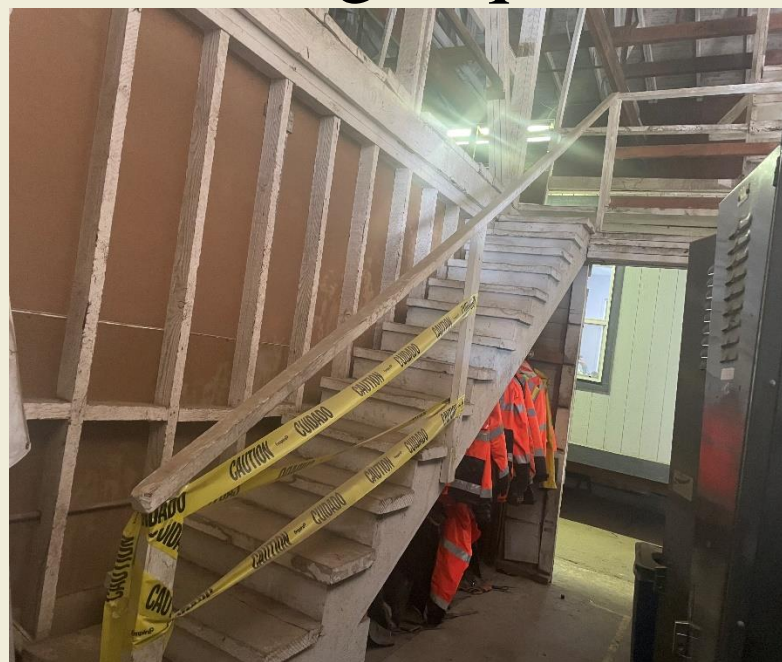






# Project Need

Preliminary structural investigations indicate the building does not meet current building codes, including seismic or wind loading requirements.





# Project Need

The existing office space is inadequately ventilated, worn and poorly lit.







# Project Need

The ceiling in the main building is not sealed - allowing external dust to settle into the interior office spaces, computers and air space.

Animals routinely reside in the buildings and on the site – resulting in frequent flea infestations that impact FOWD staff.





# Project Need

The existing site cannot be maintained in a manner that makes it an asset to the Fair Oaks Village.





# Project Scope

Fair Oaks Water District (FOWD) is planning a major renovation of its Corporation Yard located at 10317 Fair Oaks Boulevard in order to:

- ❖ Increase the quality of public service
- ❖ Accommodate internal needs
- ❖ Enhance our presence in the Fair Oaks Village.





# Project Scope

In general, the intended outcome of the project is to replace the existing site infrastructure with safer, more efficient, and aesthetically pleasing upgrades in a cost efficient manner.

- ❖ Existing site function will not change
- ❖ Employee count will not change
- ❖ Traffic impacts are estimated at zero





# Project Status

The project is currently in the planning and preliminary design stage – therefore all comments received on the project are relevant and timely.



# Customer Outreach

At the July 7, 2021 Fair Oaks Community Planning Advisory Council meeting, it was clear that both the Public and Council thought that public outreach completed to date was poor.

*Without making any excuses, FOWD Management agreed with the assessment of the projects outreach to date ... and set out on a mission to exceed expectations of both our Customers and the Council.*



# Customer Outreach

The following documents were developed for immediate public distribution after the July 7, 2021 CPAC meeting.

1. A written summary of the project for use at all meetings and for mass distribution to anybody that may have interest in the project.
2. A written announcement for a public workshop scheduled for August 18, 2021.





# Customer Outreach

## FOWD Staff Customer Outreach – Corporation Yard Redevelopment Project – Since July 7, 2021

Item	Date	Task
1	July 28, 2021	AM discussion and materials distribution to the Fair Oaks Village Enhancement Committee (FOVEC)
		Post documents from items 1&2 on FOWD Website
		Post documents from items 1&2 outside of FOWD Administration Building
		Add documents from items 1&2 to the County sign posted at the project location as takeaways
		Send documents from items 1&2 to FOWD email distribution list
		PM Presentation to the Fair Oaks Community Action Partnerships (FOCAP)
2	July 29, 2021	Hand deliver documents from items 1&2 to project neighbors
3	August 3, 2021	Distribute documents from items 1&2 to Fair Oaks Chamber Members
4	August 10, 2021	Vintage Oaks Lane Neighborhood Meeting
5	August 9, 2021	Presentation at FOWD Board Meeting
6	August 18, 2021	Community Presentation hosted at the FOWD
7	August 23, 2021	Presentation to Fair Oaks Rotary Club
8	September 1, 2021	Presentation to Fair Oaks CPAC



# Customer Feedback

- ❖ Public outreach for the project was poor
- ❖ FOWD should move the corporation yard outside of the Village SPA
- ❖ FOWD should add more parking to the Village SPA
- ❖ The Spanish Eclectic style does not fit into the Fair Oaks Village





# Customer Feedback

- ❖ The Spanish Eclectic style will dominate the Fair Oaks Village
- ❖ FOWD did not follow through on promises made to the public when the administration building was approved



# FOWD Response

Public outreach for the project was poor

*FOWD agreed and it is the hope of FOWD Management that documented actions since July 7, 2021 have exceeded the expectations of our customers and the CPAC members.*



# FOWD Response

FOWD should move the Corporation Yard outside of the Village SPA

*After over 16 years serving the community of Fair Oaks as the District's General Manager, I have never been presented a proposal for relocating the Corp Yard - FOWD projects represent the largest investments in redevelopment of the Village SPA.*





# FOWD Response

FOWD should move the Corporation Yard outside of the Village SPA

*Assuming a rezone and extensive permitting would be required to relocate the Corp Yard within the community of Fair Oaks – the additional cost would result in an unnecessary financial impact to FOWD ratepayers.*



# FOWD Response

FOWD should add more parking to the Village SPA

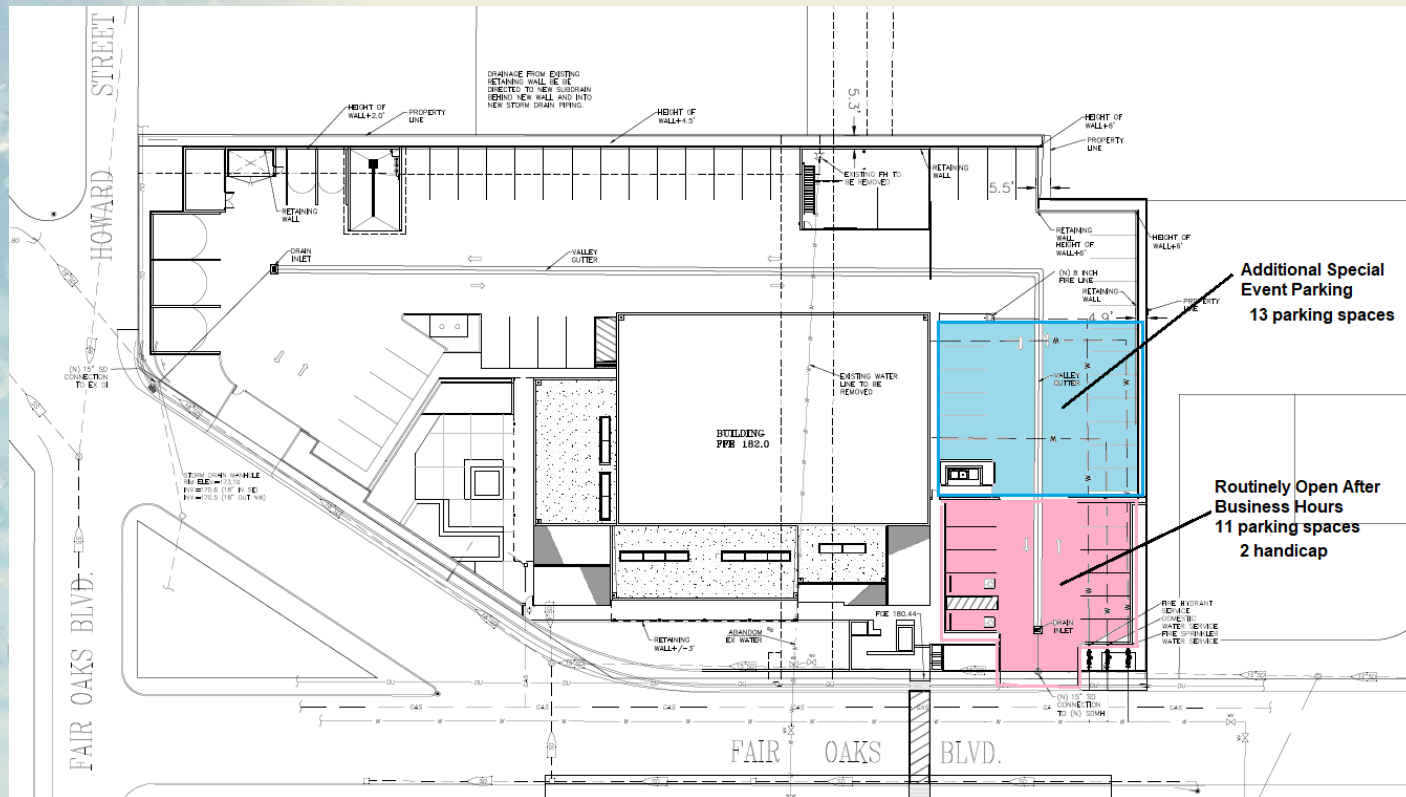
*Preliminary project design results in the following:*

- ❖ *Up to 11 parking spaces available to the public during non-work hours.*
- ❖ *Up to 24 parking spaces available to the public during weekend special events.*



# FOWD Response

FOWD should add more parking to the Village SPA







# FOWD Response

FOWD has and will add more parking to the Village SPA

*Combining the parking at the FOWD admin. Building (27) and this project results in FOWD being responsible for:*

- ❖ *Up to 38 parking spaces available to the public during non-work hours.*
- ❖ *Up to 51 parking spaces available to the public during weekend special events.*



# FOWD Response

FOWD should add more parking to the Village SPA

*Please clearly note that providing public parking to the FO Village is secondary to the mission of the FOWD. Though important to the FOWD as neighbor and friend to the FO Village, any significant or ongoing negative issues with public parking will result in restricting use to accomplishing the FOWD mission.*



# FOWD Response

The Spanish Eclectic style does not fit into the Fair Oaks Village

*During the extensive public outreach completed in 2007 for the FOWD Administration Building Project, it was understood that the conceptual design scheme selected would also be used for the redevelopment of the FOWD site located at 10317 Fair Oaks Boulevard – with the community clearly expressing that the Spanish Eclectic design concept best represented the community of Fair Oaks and the Fair Oaks Village.*





# FOWD Response

The Spanish Eclectic style will dominate the Fair Oaks Village

*The public determined that the Spanish Eclectic Concept also tied into the existing architectural expression of the buildings that make up the village center, including the theater building and the community clubhouse – stating that the proposed concept has a modest presence and an old town look which the public felt was important.*



# FOWD Response

FOWD did not follow through on promises made to the public when the administration building was approved

- ❖ FOWD did not provide public parking

*It is true that the FOWD does not provide 24/7 access to our administration building parking – but we do allow public parking after normal business hours and on weekends – when the Village needs the parking most.*



# FOWD Response

FOWD did not follow through on promises made to the public when the administration building was approved

- ❖ FOWD did not provide use of the facilities to the public

*FOWD stated that the new facilities could be seen as the FO location for public government – FOWD routinely host local government meetings.*





# District Public Service Goals

The goal of the FOWD is to provide a high quality and reliable water supply to our customers while maintaining a reputation for outstanding customer service.

*We will continually strive to work in our community's interest, modeling integrity, honesty, dependability, enthusiasm, and professionalism.*

# Proposed FO Village Investment





# Questions?

