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SECTION 4

GENERAL INFORMATION

WATER & SEWER



## ANNUAL SEWER BASE CHANGES FOR RESIDENTIAL CUSTOMERS

Sewer usage charges for residential customers are based on indoor water use. This is estimated by averaging your water usage during the December, January and February billing periods. These are normally wet months when it can be reasonably assumed that all water entering the property is exiting as wastewater.

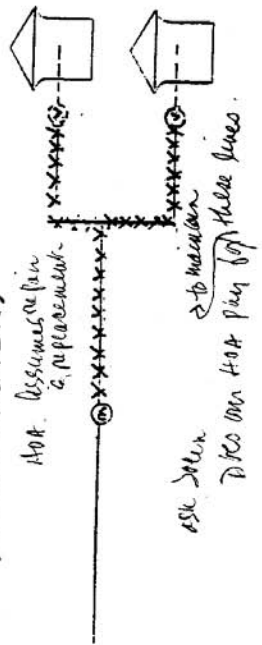
Your average indoor water usage is called your "Sewer Base." If, for example, you average 6,000 gallons of water per month during the winter, you would receive a Sewer Base of "6" starting with the July statement. Your sewer usage charges for the next 12 months would then be:  $6 \times \$4.09 = \$24.54$  per month. If you use less than 6,000 gallons of water during any month, you would be charged for sewer on only the amount of water used, and not for 6,000 gallons. (There is also a sewer fixed charge ranging from \$6.67 to \$486.18, according to the size of your water meter. The purpose of this charge is to assist in recovering the costs of billing, customer service and maintaining the City sewer system.)

The Sewer Base concept does not apply to certain residential accounts where there is no significant outdoor water usage. For residential customers who use non-City water part or all of the time, the Sewer Base is established on the average winter use of similar households with City-metered water.

If you have any questions about your annual Sewer Base, please call Utility Billing Customer Service at 619-594-5555.

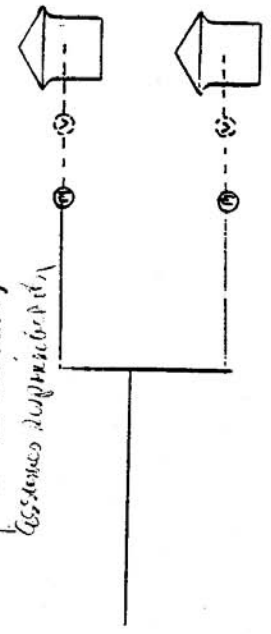
WATER LINES

A) ASSOC. PAYS WATER (COMMON METER)



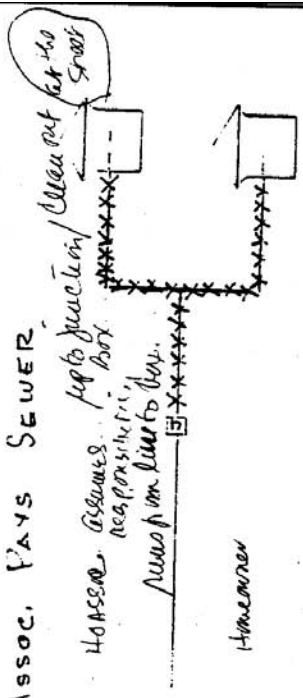
note: Distinguish between HOA/Assoc. Responsibility

B) HOMEOWNER PAYS WATER (INDIVIDUAL METER)

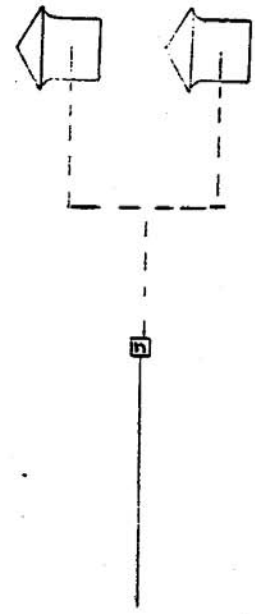


SEWER LINES

A) ASSOC. PAYS SEWER



B) HOMEOWNER PAYS SEWER



KEY: ~~XXXXXX~~ CITY (INCLUDES METER) ASSOC. (INCLUDES COMMON VALVES) (M) METER (S) SEWER JUNCTION

BACKFLOW PREVENTION DEVICE



CITY OF  
*Santa Rosa*

Typical Notice from the City  
re: Testing of backflow  
prevention devices.

September 01, 1994

OAK ISLAND OWNERS ASSN  
6637 OAKMONT DR  
SANTA ROSA CA 00015

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Customer:

Your backflow prevention device is due for its periodic test as required under California State Health Department Title 17. This test is performed by a backflow prevention device tester, certified by the City of Santa Rosa Utilities Department (See Attachment).

If the test discloses that the device is not operating satisfactorily, please have the necessary repairs made and the device retested by the tester. Upon completion of a test showing that the device is operating satisfactorily, have the tester complete the attached test form and forward it to this office no later than the date noted on the test form.

Additional information may be obtained by writing to this department or by calling our Backflow/Water Quality Office at 707/543-3965.

Sincerely,

WILLIAM W. URTON  
Water Quality Supervisor

34 OAK ISLAND CIR  
89520205 1  
63313  
165,441

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IRRIGATION

### MONTHLY IRRIGATING ADVICE

- NOTE: For those meters which supply only irrigation water, you are not charged a sewer charge. The advice regarding avoiding winter-time watering pertains only to meters which supply both culinary and irrigation water.
- JANUARY:** Hopefully it is raining and you have shut down your irrigation circuits. If there is no rain, do not panic. Do not be tempted to irrigate unless the drought is severe. Remember it costs you sewer money later. Open up your locked controller panels...if you see ants, spray with insecticide.
- FEBRUARY:** Pretty much the same advice as for January, except that if a drought has prolonged through-out the winter, give the lawns a little shot of water, but keep in mind the sewer bill complication up through February 23.
- MARCH:** Everything is green hopefully. The afternoon winds are picking up, but temperatures are still mild. ~~Oakmont~~ sewer bills are based on average water consumption from about November 23 to about February 23, so you need not be too conservative with water use this month--if the lawns really need it.
- APRIL:** Everything is still green and April showers are still helping, but spring winds are picking up. So watch for spots in the lawns drying up. Add water as needed.
- MAY:** The big transition month. The hills were green at the beginning of the month, but end up brown at month-end. This is the month to be most alert to your lawns. Anticipate drying-out winds by increasing your lawn sprinkling durations.
- JUNE:** Afternoon winds continue and you should consider high amounts of irrigation to avoid brown spots.
- JULY:** Winds start to abate but grasses are probably still distressed. So, keep pouring on the water.
- AUGUST:** Keep pouring on the water until late August.
- SEPTEMBER:** OK, now that Labor Day has passed, the hot weather starts to decline. Shorter days, morning fogs, cooler nights. Start diminishing the watering, day-by-day and week-by-week.
- OCTOBER:** Now start to relax and start backing off the water to the grasses. Be careful to avoid over-watering some spots.
- NOVEMBER:** Now is the time to really back off on water application - except of course if there is a big early drought a-building. Be aware of the November 23 date which begins the 3-month period for determining your sewer base for one year beginning next July 1st!
- DECEMBER:** Hopefully, we have some rain so you can avoid irrigating. The timing motors in your timer control boxes should be left running during the winter months to help keep the air dry and avoid corrosion. However, the master switch for the contacts should be in the off position. Check for ants and other insects inside the timer boxes and spray as required.  
Insulate exposed above-ground back-flow prevention valves.

PROBLEMS/SOLUTIONS with COMPONENTS of IRRIGATION SYSTEMS

	<u>Typical Problem</u>	<u>Usual Reasons</u>	<u>What to do???</u>
Water Meters	Reads too high or too low	Long-term wear of internal parts	Check your utility bill. Call City Water Dept. (524-5182). It is their meter.
Backflow Prevention Valves (Double check valves or pressure type vacuum breakers)	Fails to pass annual test required by the City	Internal rubber parts don't hold tight under prescribed pressure testing.	Must use plumber on City-approved list. Simple servicing allowed, e.g. replace valve seat disc, if more major replacement parts required, then must replace with reduced pressure backflow preventer above ground near meter.
Backflow Prevention valves (Reduced pressure backflow preventer).	Fails to pass annual test required by the City.	Internal rubber parts don't hold tight under prescribed pressure testing.	Must use a plumber on the City-approved list. Replace defective parts.
Solenoid Operated Control Valves	Will not allow sufficient water to pass thru to sprinkler heads. Emits throttling noise. Brown spots in lawns.  Even tho closed, allows water to seep thru. Evidence is water coming out at lowest sprinkler in the circuit.  Won't open at all, even tho you have the timer set properly.	Internal wear of certain parts, each valve is unique in construction, but principal of operation is identical.  Rubber seat disc worn.  Solenoid armature hung up, or coil shorted out . . . . or Loose electrical splice in valve box.	Repair yourself with resident who is knowledgeable or take your chances with landscape contractor who will probably replace whole valve even if not necessary.  Remove valve cover, reverse disc or install new one. Re-install cover.  Unscrew solenoid and inspect its armature. Replace the solenoid.  Resplice



	Typical Problem	Usual Reasons	What to do ???
Solenoid Operated Control Valves	Won't open at all, even tho you have the timer set properly. Valve opens by itself without any electrical message from timer.	Broken electrical supply wire (underground). Manual bleed-off petcock on valve cover has vibrated open or corroded.	Unless you can identify location of break & re-splice, call electrician. Tighten the petcock or replace it.
Timers	Not energizing the solenoid valves at the right time.	Someone changed the circuit settings... Master switch in off position Corroded or worn contacts	Re-set settings. Take into account change to/from daylight saving time. -- Turn to 'on' position. Call electrician

NOTE: I recommend keeping your timer clocks running throughout the winter. Also spray for ants and spiders in the timer cabinets.

Sprinkler Heads	Broken off its riser Odd spray pattern. Low volume from only one sprinkler in the circuit.	Lawn mowers or other errant vehicles. Partially plugged with pebbles, earwigs, glue from repair jobs upstream, bark washed in from surrounding ground ... or Grass impinging on sprinkler Partially plugged, or adjusting screw has vibrated toward closed position.	Excavate & replace riser. Don't use steel pipe, use PVC. Dislodge debris with a knife or open the sprinkler and clean it. Cut the grass back. Dislodge the debris or re-adjust the screw.
Pipe and Fittings:	Most of our irrigation systems have PVC pipe and fittings. I have not seen any corrosion on PVC, but breakages do occur because of water hammer in long runs, shifting ground, heavy vehicles getting off driveways onto lawns, impinging tree roots, and people digging for shrubs and flowers. I have found that 95% of irrigation system leaks are in elbows and tees in or near solenoid valve boxes. These crack or develop pin-hole leaks under the stresses enumerated. Replace as necessary with your volunteer resident or your landscape contractor. Sometimes it is possible to modify the piping configuration at the location of the failure to reduce stress in elbow and tee fittings.		

RL 12/93

# Schematic of Typical Irrigation System

Maintained Areas - Oakmont

