

Marina Community Partners, Building #2862
Sewer backup on 9/15/11 and History of Backwater Complaints

Summary: The Executive Committee has requested District staff summarize the series of events preceding and following the backup of sewage into the office building of Marina Community Partners LLC on 9/15/11. Marina Community Partners currently occupies Building # 2862, located at 100, 12th Street, Marina. This report is intended to answer any questions the Executive Committee may have concerning the special circumstances regarding this event and how past District practices in this vicinity of our service area relate to past and present general practices in the rest of our service area.

The sewer lines in the vicinity of the Marina Community Partners LLC, Building #2862, located at 100 12th Street, have been maintained by MCWD since 1996 on a corrective maintenance schedule. See attached map for reference location. In previous years, District staff installed four cleanouts at the top of the hill to facilitate corrective maintenance of the side sewers serving the occupied buildings in the 100 12th Street vicinity. Staff has confirmed the subject side sewers were in fact deeded to the District when the Former Fort Ord water and wastewater infrastructure was conveyed to the District in 2001. Please refer to attached Bestor Engineering map of the wastewater collection infrastructure in this area, which has been deeded to the District.

These sewer lines are not properly constructed sewer mains, as they were installed by the Army at the time these barracks were built some 70 years ago. The common wastewater lines that convey flow from multiple buildings in this vicinity are technically “side sewers” by definition, as they do not properly tie into receiving manholes. Most of these lines are directly tied into a sewer main or tied into a manhole in a manner with no access for preventative or corrective maintenance. If sewer mains are to be properly maintained, the utility tasked with maintenance needs proper access to insert a hydro-jetting hose below the blockage. As seen on the attached map, most of these lines do not terminate into a properly constructed manhole or even have a cleanout or manhole at the bottom of the hill prior to the connection to the sewer main.

On 9/15/11, Marina Coast Water District Operations and Maintenance staff responded to a call from the occupants of the building reporting their sewer lateral was not accepting flow at Building #2902. Upon arrival by MCWD staff, the cleanout of the subject building was observed to not be accepting flow. In an attempt to clear the blockage, MCWD staff hydro-jetted the side sewer from the cleanout above the blockage. As a result of our efforts, sewage backed up into building #2862. This building is currently the office for Marina Community Partners LLC. For clarification, please refer to the attached hand sketch drawing of placement of vehicles, staff, and equipment in relation to the buildings and facilities. This was not a required reportable spill since it occurred on a private lateral. The cause of this blockage appears to be root intrusion.

District staff has responded to numerous corrective maintenance events of this kind over the last 15 years in this vicinity. After surveying the historical records concerning this type of activity and interviewing staff it is estimated that similar backup events into buildings in this vicinity have taken place on three separate occasions. These backup events, including the subject event, have occurred two times at Building # 2862, occupied by Marina Community Partners and once into building #2861, previously occupied by FORA.

Since this last backup event, District Operations and Maintenance staff has been directed to only jet the properly constructed sewer mains in this area as we typically do for the rest of the Marina and Ord communities. This direction to District staff is an effort to minimize the likely hood of a repeat event similar to what happened at the Marina Community Partners building on 9/15/11. District staff have been instructed that if these side sewers are blocked or not receiving adequate flow in the future, they are to notify the Interim Assistant Operations and Maintenance Superintendent, Joe Correa and the Interim Operations and Maintenance Superintendent so that MCWD can adequately address the situation with the customer calling in the request.

In addition, in an effort to reduce the likelihood of a repeat backup event at building # 2862, District staff has installed a backwater device on the lateral that enters the Marina Community Partners building at our cost. The meter box and device costs \$190, and the installation took District Operations and Maintenance staff two hours to install. Total cost is to the district is \$310.

This part of the former Fort Ord has been slated for demolition for many years. Due to slowdown in development and the prolonged “temporary” status of these buildings the infrastructure has never been adequately modified to facilitate preventative or corrective maintenance of the side sewers in this area. There are currently five buildings occupied in this vicinity. The Operations and Maintenance staff plans to install four or more cleanouts at the bottom of each of the side sewers before they connect into the sewer main and modify a connection to a manhole # SMH-15 at the below the subject properties to facilitate corrective maintenance in this area. Staff estimates the cost to install the four cleanouts to be in the range of \$2,000 total in equipment, labor and materials.

Typically when District customers call us to report a slow or blocked lateral, District staff will make a site visit to investigate if it is the District owned and operated sewer main or if it is the customers lateral. If District staff finds the sewer main is clear of obstructions and flowing freely we kindly inform the customer that they need to call a plumber to clear their lateral. If it is found that the sewer main is blocked or backing up we respond accordingly to clear the blockage. Standard MCWD practice in hydro-jetting sewer blockages is to jet from below the blockage against the flow of the pipe. This is done at all times possible to minimize the possibility of sewage backing up into a building.

Staff has estimated that MCWD typically gets about 6-12 calls per year from customers experiencing slow or blocked drains. Roughly 90% of the time it is determined that the problem resides in the customers lateral rather than the Districts sewer mains. When this happens District staff will kindly recommend the customer call a plumber for clearing their lateral.

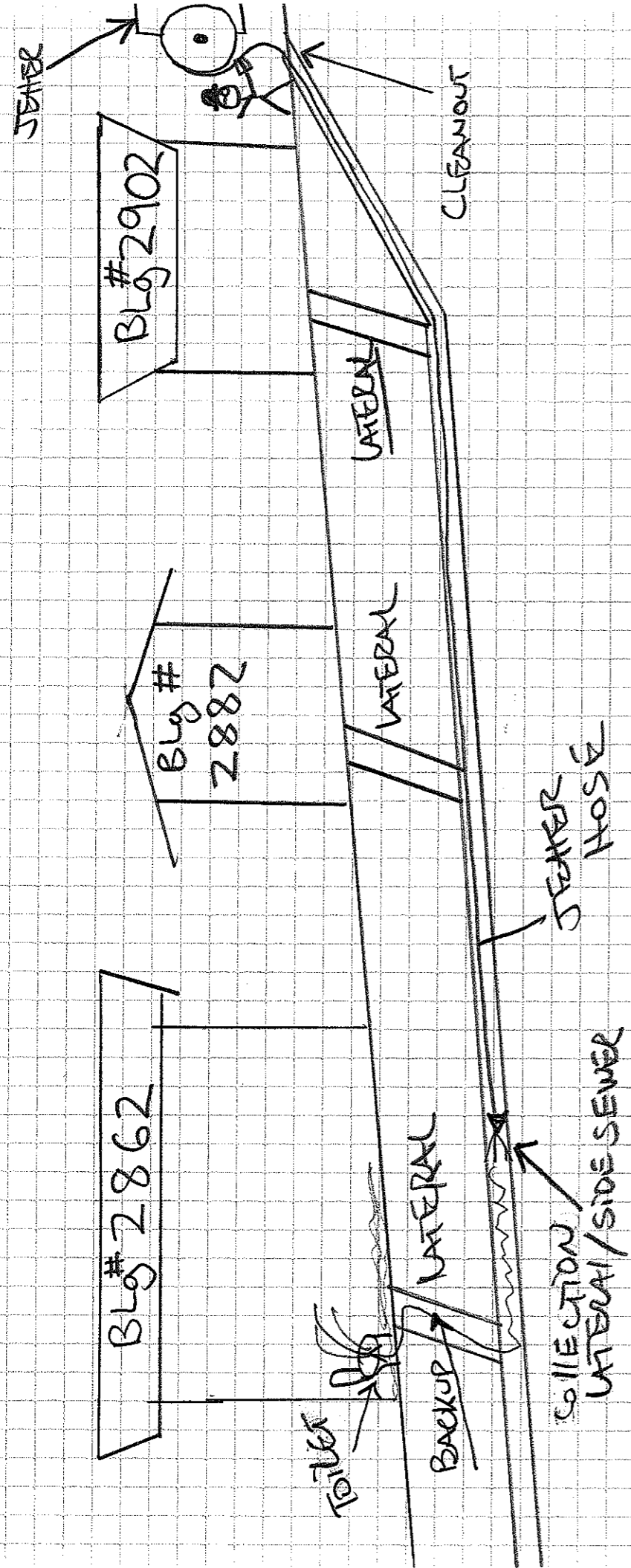
Customer service records regarding backwater issues:

SEWAGE OVERFLOWS FROM CUSTOMERS CLEANOUTS

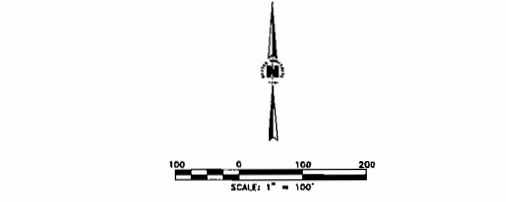
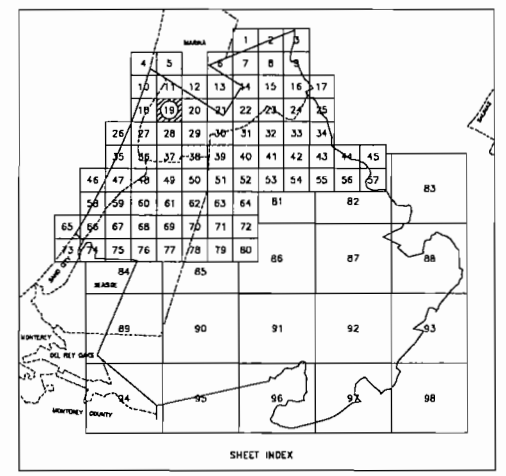
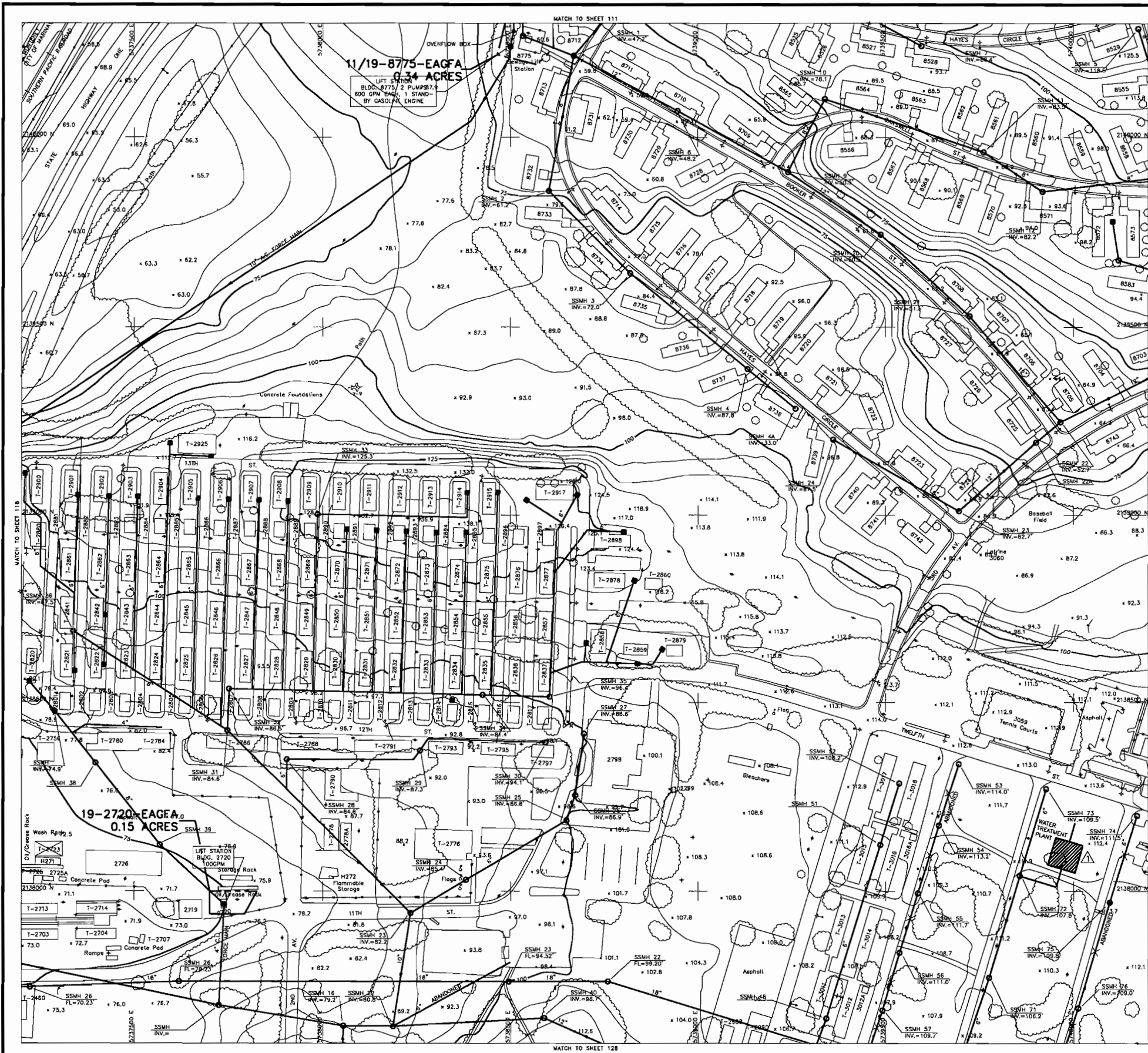
MARINA		ORD	
DATE	ADDRESS	DATE	ADDRESS
10/19/2001	3167 Eucalytus St.	10/23/2001	103 New Guinea
		6/25/2002	247 Ardennes
		12/3/2002	6874 Malmedy
2/5/2003	3097 Ellis Ct.	1/3/2003	164 Corregidor
4/26/2003	252 Carmel Ave	3/16/2003	338 Ardennes
7/30/2003	248 Carmel Ave	9/17/2003	187 Monterey St
		9/28/2003	123 Noumea
		8/10/2004	150 Gigling Rd.
3/19/2005	234 Pennisula Dr		
3/20/2005	222 Pennisula Dr		
2/26/2006	3002 Ellen Ct	8/2/2006	210 Ardennes
		11/10/2006	Naples/Anzio
		12/23/2006	314 Aachen
		3/4/2007	301 Elbe
		12/12/2008	270 Tunisia
		2/13/2008	* FORA Building
10/19/2009	248 Carmel Ave	2/24/2009	212 Metz
		10/20/2010	183 Monterey Rd
		2/11/2011	212 Normandy
		4/6/2011	Gigling Police Sta.
		6/29/2011	* 1130 Remates
		9/15/2011	* Marina Comm. Partners

* Sewage came up in building

Attachments: Drawing 9_15_11
 12th Street Old FOR A
 Ord WW Easement Map



* NOT TO SCALE



- | FACILITIES MAPPED FROM AERIAL PHOTOGRAPHS | FACILITIES DIGITIZED FROM MASTER PLAN BASIC INFORMATION MAPS |
|---|---|
| <ul style="list-style-type: none"> — FENCE — RETAINING WALL — SMALL SIGN — LARGE SIGN ○ MANHOLE — HYDRANT — ELECTRIC POLE — TRAFFIC SIGNAL — SIGNAL ON ARM — LIGHT POLE — ELECTROLIER — DOUBLE ELECTROLIER — STORM DRAIN | <ul style="list-style-type: none"> — 6" SANITARY SEWER MAIN — 12" SANITARY SEWER MAIN — MAN-OLE, WITH INV. ELEV. — CLEANOUT — DIRECTION OF FLOW ○ ○ MANHOLE |

- NOTES:
1. ALL SEWER MAINS, VITRIFIED CLAY UNLESS NOTED.
 2. LOCATION UNVERIFIED.
 3. SURVEYED FACILITIES COMPILED FROM AERIAL PHOTOGRAPHS, 1994. SANITARY SEWER INFORMATION DIGITIZED FROM MASTER PLAN BASIC INFORMATION MAPS, 1" = 500' SCALE, 1984. LOCATIONS OF STORM DRAINAGE FACILITIES ARE APPROXIMATE. THIS MAP IS NOT TO BE USED TO DESIGN OR SITE FACILITIES.

DERIVATION OF COORDINATES:
 THE COORDINATES LISTED ARE NOT STATE PLANE COORDINATES. THEY ARE GROUND COORDINATES COMPUTED BY SCALING THE STATE PLANE COORDINATES BY THE RECIPROCAL OF A MEAN PROJECT COMBINATION FACTOR OF .9983088. TO OBTAIN GRID DISTANCES, MULTIPLY THE GROUND DISTANCES BY THE MEAN PROJECT COMBINATION FACTOR. NO ROTATION WAS APPLIED WHEN THE STATE PLANE COORDINATES WERE SCALED. THEREFORE, THE BEARINGS SHOWN ARE GRID BEARINGS BASED ON THE LAMBERT PROJECTION FOR CALIFORNIA STATE PLANE ZONE 4.

BESTOR ENGINEERS, INC.
 ONE DIABLOVIEW SURVEYING - LAND PLANNING
 6701 BLUE LARKSPUR LANE, MONTEREY, CALIFORNIA 93940

FRANKLIN WALKER 8407 Eggenwiler Drive, Oakland, CA 94621
 THIS MAP WAS PREPARED PHOTOGRAMMETRICALLY BY RW & ASSOCIATES, OAKLAND, CALIFORNIA USING AERIAL PHOTOGRAPHY DATED 08-06-84.
 (510) 838-6122

REVISED 6/20/97 SCHAAF & WHEELER M. WILSON
 200 12TH STREET, STE 200
 MARINA, CA 93933

ADD WATER TREATMENT PLANT		
REVISION	DATE	DESCRIPTION
1	Mar 1997	Added or Modified Sewer Facilities
		C.B.
JONES & STOKES ASSOCIATES 2600 V STREET SACRAMENTO, CALIFORNIA 95818		DEPARTMENT OF THE ARMY SACRAMENTO DISTRICT CORPS OF ENGINEERS SACRAMENTO, CALIFORNIA
DESIGNED: M. LOZANO DRAWN: M. LOZANO CHECKED: B. BOYD SUBMITTED:		Sacramento District California Sanitary Sewer Facilities 186-13-997-F
DATE APPROVED: 6/20/97 SCALE: 1" = 100' SHEET: 19 of 98		SPEC. No.: XXXX FILE No.: 186-13-997-F

